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Certified that the above mentioned document are the part of this document  
C. Case No. 107 S 761324  
Dt. 15/02/2021

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District Sub-Registrar  
Alipore South 24 Parganas

J (I) Rs. ... 250/-  
J (II) Rs. ... 300/-  
Total Rs. ... 550/-

**DEVELOPMENT AGREEMENT**

18 FEB 2021

15/02/2021

D.S. R-1  
Alipore South 24 Parganas

THIS DEVELOPMENT AGREEMENT is made on this 15<sup>th</sup> day of February, 2021 (Two Thousand Twentyone) BETWEEN SRI BALAI CHANDRA SADHUKHA, PAN : BZYPS4889K, Aadhaar No.757202282181, Mobile No.6291872731, S/o. Late Brajo Dulal Sadhukha, by faith - Hindu, by occupation-Business, residing at 59, Kalupara Lane, P.O.-Dhakuria, P.S.- Kasba, Kolkata - 700031,

Baloi Chandra Sadhukha.

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No.....Rs. **1000/-** Date.....

Name: Amalendu Chakrabarti

Address: .....

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

Advocate  
**ALIPORE JUDGE COURT**  
Kolkata - 700 027

Sayib Sathukha

Balai Sathukha

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Alipore, South 24 Parganas

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Amalendu Chakrabarti  
S/o late Ramkrishna Chakrabarti  
Advocate, Alipore Judge's Court,  
44D, Kalipara Lane, Dhakuria,  
P.S. - Kesba, Kolkata-700031  
Regd. No. WB/512/1978  
Mobile - 9831925042

hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include his heirs, successors, executors, administrators, legal representatives, assigns), the party of the **FIRST PART**.

**AND**

**M/S. SHIVANGI TOWERS PRIVATE LIMITED, Pan No. AAOCS4249J**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 14F, Swinhoe Street, P.O.-Ballygunge, P.S.-Gariahat, Kolkata - 700 019, being represented by one of its Directors **SRI ANANT NATHANY, PAN - ACRPN7067R**, Aadhar No. 832523219317, Mobile No. 9831656951, S/o. Sri Rajesh Nathany, by faith- Hindu, by occupation- Business, residing at 10A, Ballygunge Circular Road, P.S.- Ballygunge, P.O.- Ballygunge, Kolkata- 700 0019, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include the other Directors, executors, administrators Legal representatives and assigns), the party of the **OTHER PART**.

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WHEREAS by virtue of a Deed of Partition registered in the office of the D.S.R. Alipore and recorded in Book No.1, Volume No.86, Pages 102 to 109, being No.2679 for the year 1973, the OWNER herein along with his mother Indumati Sadhukha became the joint owners and possessors of ALL THAT Mourashi Mokarary Land admeasuring more or less 4 Kathas 12 Chhataks 35 Sq.ft., lying and situated at Mouza Dhakuria, J.L. No. 18, Khatian No.285, Dag No.540, Premises No.59A, Kalupara Lane, P.O.- Dhakuria, P.S.- Kasba, Kolkata - 700031, hereinafter referred to as property No.I.

AND WHEREAS by the same Deed of Partition one Dasharathi Sadhukha, son of Haricharan Sadhukha, also got 4 Kathas 12 Chhataks 27 Sq.ft. of land with a common passage on the Eastern side lying and situated in Mouza- Dhakuria, J.L. No.18, Khatian No.285, C.S. Dag No.540, Premises No.59, Kalupara Lane, P.O.- Dhakuria, P.S.- Kasba, District- South 24- Parganas, Kolkata-700 031, hereinafter referred to as property No.II.

AND WHEREAS in course of peaceful enjoyment, occupation and possession of the said 4 Kathas 12 Chhataks 27 Sq.ft. of land with a common passage on the Eastern side, the said Dasharathi Sadhukha died intestate on 29<sup>th</sup> day of September, 1974 leaving behind him his widow Smt. Gouri Sadhukha, only son Amal Kumar Sadhukha and two

Balaji Chandra Sadhukha.

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married daughters **Sandhya Rani Mal**, W/o. Sri Madhusudan Mal and **Renuka Sadhukha**, W/o. Sri Nemaï Chandra Sadhukha , as his legal heir, heiresses and successors in respect of his estate.

**AND WHEREAS** by a Deed of Gift dated 1<sup>st</sup> day of August, 2003 duly registered in the office of the Addl. Registrar of Assurances , Kolkata and recorded in Book No.I , Volume No. , Pages ..... to .... ,being no.3229 for the year 2003 , the said **GouriSadhukha** , **Sandhya Rani Mal** and **Renuka Sadhukha** transferred their undivided 3/4<sup>th</sup> share and / or interest of the said 4 Kathas 12 Chhataks 27 Sq.ft. of land with common passage in the Eastern side situated at Premises No.59, Kalupara Lane ,P.O.- Dhakuria, P.S.-Kasba , Kolkata-700031 unto and in favour of the said **Amal Kumar Sadhukha**.

**AND WHEREAS** by virtue of the said Deed of Gift Amal Kumar Sadhukha became the sole owner and possessor of the said plot of land measuring 4 Kathas 12 Chhataks 27 Sq.ft. with common passage in the Eastern side of the Premise No.59, Kalu Para Lane ,P.O.-Dhakuria, P.S.-Kasba, Kolkata-700031.

**AND WHEREAS** the **OWNER** herein along with his mother Indumati Sadhukha had entered into an Agreement for purchase of the said

*Baloi Chandra Sadhukha.*

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plot of land i.e., property No.II measuring about 4 Kathas 12 Chhataks 27 Sq.ft.with common passage from the said Amal Kumar Sadhukha.

**AND WHEREAS** by a **Deed of Conveyance** registered with the D.S.R.-III, South 24 Parganas, Alipore and recorded in Book No.1 ,C.D.Volume No.17, ,Pages from 3543 to 3562 ,being No.09026 for the year 2010, the said Amal Kumar Sadhukha sold ,transferred and conveyed the said property No.II being premises No.59,Kalupara Lane,Kolkata, admeasuring 4 Kathas 12 Chhataks 27 Sq.ft.with the common passage to the said Indumati Sadhuka and Balai Chandra Sadhuka for a valuable consideration.

**AND WHEREAS** prior to the date of such purchase of the property No.II, the said Indumati Sadhukha and Balai Chandra Sadhukha had entered into a Memorandum of Understanding dated 24-09-2010 with **M/S SHIVANGI TOWERS PRIVATE LTD**, represented by one of its Directors namely Anant Nathany as the **DEVELOPER** for the development of the amalgamated two properties i.e., property Nos. I & II along with the strip of private passage between the above two premises admeasuring 8 Chhataks 19 Sq.ft., totaling in all 10 Khathas 1 Chhitak 36 Sq.ft. of land area , with certain terms and conditions .as recorded therein.

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**AND WHEREAS** after the purchase of property No.II that was amalgated with property No. I along with the said private passage in the records of the K.M.C.so as to form a single premises admeasuring 10Kathas 1Chhatak 36 Sq.ft.which was known and numbered as 59, Kalupara lane, P.O.-Dhakuria P.S.-Kasba, Kolkata700031.

**AND WHEREAS** on the strength of the said M.O.U. the **DEVELOPER** obtained various necessary permissions, clearance including N.O.C. under the Urban Land Ceiling Act 1976 and got the Building Plan duly sanctioned for a G+IV multistoried Building by the K.M.C. on the said landed property having the building Permit No. 2013100103 ,dated 05-07-2013.

**AND WHEREAS** during the subsistence of the said M.O.U. Smt. Indumati Sadhukha, one of the two **OWNERS** therein , died in the year 2017 and after that Balai Chandra Sadhukha became the sole and absolute owner of the amalgamated property numbered as Premises No. 59 , Kalupara Lane , Kolkata -700031 where the said Shivangi Towers Pvt. Ltd. had already started the proposed construction on the basis of the said **M.O.U.**

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**AND WHEREAS** the said Balai Chandra Sadhukha, the **OWNER** herein, after the death of his mother Indumati Sadhukha as the absolute owner of the said amalgamated premises described in the First Schedule, has intended to proceed with the development of the said premises through the **DEVELOPER** as before.

**AND WHEREAS** due to the death of Indumati Sadhukha it has become essential for the **DEVELOPER** to have a new **registered Development Agreement** and a **Power of Attorney** from the **OWNER**.

**NOW THIS AGREEMENT** witnesseth and it is hereby agreed by and between the **OWNER** and the **DEVELOPER** as follows:

1. **PREMISES** shall mean the amalgamated premises numbered 59, Kalupara Lane, P.O.-Dhakuria, P.S.-Kasba, Kolkata-700031 admeasuring 10 Kathas 1 Chhatak 36 Sq.ft. described under the **Schedule -A** hereunder, being the subject matter of this **Development Agreement**, situated at Mouja-Dhakuria, J.L. No. 18, Dag No.540, Khatian No.285.
2. **BUILDING** shall mean G + IV storied building to be constructed in the said land of premises numbered 59, Kalupara Lane in accordance with the sanctioned plan of the K.M.C. by the **DEVELOPER** at his

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own cost for residential purpose and a portion of area at the Ground floor as commercial purpose with necessary fittings and fixtures and common space.

3. **TITLE DEED** shall mean different important documents described in the recital above i.e., Partition Deed ,Gift Deed and Sale Deed.
4. **OWNER** shall mean Sri Balai Chandra Sadhukha ,S/o.Late Brajo Dulal Sadhukha , including his successors or assigns.
5. **DEVELOPER** shall mean **M/S. SHIVANGI TOWERS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act,1956 and having its registered office at 14F, Swinhoe Street , P.O.-Ballygunge, P.S.- Gariahat , Kolkata - 700 019, being represented by one of its Directors **SRI ANANT NATHANY**, PAN No : **ACRPN7067R**, Aadhar No. **832523219317**, Mobile No.: **9831656951**, S/o. Sri Rajesh Nathany, by faith- Hindu, by occupation - Business, residing at 10A, Ballygunge Circular Road , P.S.- Ballygunge , P.O- Ballygunge, Kolkata- 700 0019, called and referred to as the **DEVELOPER** including the other Directors, executors, administrators Legal representative and assigns.

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6. **COMMON AREA AND FACILITIES** shall mean and include the open spaces and other common facilities whatsoever required or necessary for the enjoyment of the dwellers of the proposed building as described in the **Schedule- D** hereunder.
7. **ROOF RIGHT** will mean and signify the joint equal right to be enjoyed by the **OWNER** and the **DEVELOPER** on the ultimate roof of the G+ IV storied proposed building.
8. **SALEABLE PORTION** shall mean the portion of the newly constructed building under **DEVELOPER's Allocation** mentioned hereunder excepting **OWNER's** allocated portion and common spaces or portions.
9. **OWNER's ALLOCATION shall mean as follows:**
- a) 1<sup>st</sup> Floor Flat No. A – 1170 Sq.ft. super built-up / 838 built up area with adjoining terrace
  - b) 1<sup>st</sup> Floor Flat No. B – 1167 Sq.ft. super built-up / 836 built up area with adjoining terrace
  - c) 2nd Floor Flat No.A – 1170 Sq.ft. super built up / 838 built up area
  - d) 3<sup>rd</sup> Floor Flat No. A – 1170 Sq.ft. super built-up / 838 built up area
  - e) 3<sup>rd</sup> Floor Flat No. B- 1167 Sq.ft. super built up/ 836 built up area
  - f) Ground Floor 100% Commercial space about 656 Sq.ft. built up and a Toilet.

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- g) 1<sup>st</sup> Phase (front portion), the entire car parking space being properly is to be marked with border green colour (As shown in the plan of the said ground floor )
- h) Rupees.10,00,000/- (Ten Lac) amount receivable from the **DEVELOPER** at the time of signing this Agreement.  
[Out of that amount of Rs. 10,00,000/- (Ten Lac) the OWNER will return back Rs. 8,00,000/- (Rupees eight lacs) only to the DEVELOPER afterwards.]
- i) Undivided impartible proportionate share of land as mentioned in the Schedule –A hereunder.

10. **DEVELOPER's ALLOCATION shall mean as follows:**

- a) 1<sup>st</sup> Floor Flat No. C – 1954 Sq.ft. super built up / 1392 builtup area
- b) 2<sup>nd</sup> Floor Flat No.B – 1167 Sq.ft. super built up / 836 builtup area
- c) 2<sup>nd</sup> Floor Flat No.C – 1954 Sq.ft super built up / 1392 builtup area
- d) 3<sup>rd</sup> Floor Flat No.C – 1954 Sq.ft. super built up / 1392 builtup area
- e) 4<sup>th</sup> Floor Flat No.A – 1170 Sq.ft. super built up / 838 builtup area
- f) 4<sup>th</sup> Floor Flat No.B – 1167 Sq.ft.super built up / 836 builtup area
- g) 4<sup>th</sup> Floor Flat No.D – 1368 Sq.ft.super built up / 975 builtup area

with the adjoining terrace.

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- k) 2<sup>nd</sup> Phase (back portion). The entire car parking space being properly is to be marked with border Orange Colour (As shown the plan of the said ground floor)
- l) Undivided impartible proportionate share of land mentioned in the Schedule-A hereunder.
11. **BUILDING PLAN** shall mean the Building plan of a G+4 storied building duly sanctioned by the K.M.C. dated 05-07-2013 along with the further modified, corrected or renewed plans with the permission of the KMC.
12. **ARCHITECT** shall mean and include any qualified Engineer or Engineering firm appointed by the **DEVELOPER** to have his guidance in the construction of the G+4 multistoried building as per the sanctioned plan with all technical perfection.
13. **UNDIVIDED SHARE** shall mean and include the undivided, impartible and proportionate share or interest in the land of the said premises No.59, Kalupara Lane, P.O.- Dhakuria, P.S.- Kasba, Kolkata- 700031, Mouja- Dhakuria, J. L. No. 18, Khatian No.285, K.M.C. Ward No. 91.

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14. **CONSTRUCTED AREA** shall mean and include the total area of construction as sanctioned by the K.M.C. Authority through the sanctioned Building Plan.
15. **FLOOR AREA** shall mean and include the maximum floor area ratio available for construction of the said multistoried building according to the prevalent rules, regulations and building laws of the K.M.C.
16. **SUPER BUILT UP AREA** shall mean and include the plinth area of all apartments/flats and other constructed areas in the said multistoried building adding a percentage of the common spaces according to the plinth area of the apartment , flat or other constructed area.
17. **COMMON EXPENSES** shall mean and include all expenses to be incurred for maintenance ,management ,administration and to upkeep the said multistoried building which is to be constructed.
18. **SPECIFICATIONS** shall mean and include the fittings, fixtures and appurtenances to be fitted and provided in the apartments /flats which are morefully described in the **Schedule- E** hereunder.
19. **TENANT** shall mean one tenant namely Mr. Suresh Agarwal who had been running a grocery shop and who has already been shifted by the **OWNER** within the premises temporarily and after the completion of

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the constructional work the **OWNER** will provide him with proper accommodation (out of his own allocation).

20. **TRANSFeree** shall mean a person, firm, limited company and/or association to whom flat or car parking space of **DEVELOPER's** allocation is to be sold.

#### ARTICLE - I

##### **OBLIGATIONS OF THE OWNER:**

- 1.1 The **OWNER** being the sole owner of the said premises has every right to enter into this **Development Agreement** and as such it will be his obligation to provide the **DEVELOPER** with necessary documents as will be required.
- 1.2 The **OWNER** shall sign all the necessary documents for renewal or modification of the sanctioned Building plan or for other purposes which will be necessary to proceed with the construction of the Building as per the provision of law.
- 1.3 The **OWNER** shall have to grant a **General Power of Attorney** in favour of the **DEVELOPER** so that the **DEVELOPER** shall be able to proceed with the constructional work and to receive any advance /

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Earnest money from intending purchasers of flats, car-parking spaces in the new building out of **DEVELOPER's** Allocation.

- 1.4 The **OWNER** shall have to sign the Deed of Conveyance in favour of the intending purchaser/s who will purchase flat/s and/or car-parking space/s of the **DEVELOPER's** Allocation, as the Confirming Party
- 1.5. The **OWNER** shall take all endeavour so that there will be no problem from his side or from the side of his tenant which would stand against the constructional work of the said multistoried building.
- 1.6 The **OWNER** throughout the entire process of construction of the Building and distribution of **OWNER's** Allocation, selling out of **DEVELOPER's** allotted portion, forming of the Flat Owners' Association etc., shall render his fullest cooperation to the **DEVELOPER**.

## ARTICLE - II

### **DEVELOPER's RESPONSIBILITY**

- 2.1 The **DEVELOPER** shall complete the residue constructional work of the G+IV multistoried building in all respects with 1<sup>st</sup> class standard materials within 16 months from the date of signing of the this

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Development Agreement and for this purpose grace period may be allowed for 4 months only if it is so needed.

2.2 That all costs, charges, expenses and liabilities for construction of the proposed new G+4 storied building on the said premises shall solely, wholly and exclusively be borne, incurred and paid by the **DEVELOPER** herein and the **OWNER** shall not be liable to bear any constructional expenses and tax liabilities in that behalf in any manner whatsoever and under any circumstances.

2.3 The **DEVELOPER** shall abide by all the laws , by laws and regulations of the K.M.C.in respect of the construction of the building and should be abide by the W.B. Housing Industry Regulations Act and be exclusively responsible for any deviation, violation and/or breach of law and shall have to bear the entire risk of the construction.

2.4 In order to raise essential fund to meet a part of the expenditure for the said constructional work the **DEVELOPER** will enjoy the right to receive any advance / Earnest money from intending purchasers of Flats or car-parking spaces in the new building out of **DEVELOPER's** Allocation, but he should not make the **OWNER** liable in any way out of such transaction.

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- 2.5. The **DEVELOPER** shall have the right to enter into registered/ unregistered Agreement for Sale and sell out flats and car-parking space of **DEVELOPER's** Allocation at his own initiation and risk , however he can register Deed of Conveyance only after delivery of the possession of the **OWNER's** Allocation to the **OWNER** .
- 2.6. The **DEVELOPER** shall arrange Electricity Connection for the entire new building though the **OWNER** and the intending Purchasers of flats and/or car-parking spaces shall bear and pay proportionately the amount of deposits and all expenses as to be required to obtain electricity from CESC Ltd. for the individual and common Electric meter & transformer in the new building .
- 2.7. Upon completion of construction of the new Building , it will be the responsibility of the **DEVELOPER** to inform the **OWNER** for taking the delivery of possession of his allocation in the new building and after handing over the possession to the **OWNER** and selling out of **DEVELOPER's** Allocation, the **DEVELOPER** shall have the responsibility to handover the photo copy of Completion Certificate to the **OWNER** and to the flat Owners ,as would be issued by the K.M.C.in due course of time.

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- 2.8. For the convenience of both the parties, the **OWNER** would be entitled to get the entire front side of the Ground floor as car parking space and the **DEVELOPER** would be able to get the entire back side of the Ground floor, as car – parking space.
- 2.9 The **DEVELOPER** shall have the responsibility, if required, to do the needful to the intending purchasers of the **DEVELOPER's** Allocation who will intend to obtain home loan from any approved Bank or Financial Institution provided that will not go against the interest of the **OWNER** in any way.
- 2.10 After completion of construction and after delivery of possession of the respective allocation to the **OWNER** and selling out of **DEVELOPER's** allocation, the **DEVELOPER** shall take endeavour to form an Association of the Owners of the flats and/or car-parking spaces in the new building for the purpose of maintenance , safety, security of the building and common portions thereof and the members of such Association shall observe the rules and regulations thereof. Cost of Association formation to be born proportionately by the owners & intending purchasers of the developer.

Balaji Chandra Sashidhara.

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**ARTICLE – III**  
**MONEY TRANSACTION**

3.1. Rupees 10,00,000/- (Rupees Ten Lac) only will be given by the **DEVELOPER** to the **OWNER** at the time of signing of this Agreement.

[Out of that amount of Rs. 10,00,000/- (Ten Lac) the **OWNER** will return back Rs. 8,00,000/- (Rupees eight lacs) only to the **DEVELOPER** afterwards.]

**ARTICLE – IV**  
**CONSIDERATION**

4.1. That as the **DEVELOPER** has agreed to develop the said premises commercially by constructing a multistoried building thereon in accordance with the sanctioned plan by the K.M.C. with such modification or alteration as may be required or be made by the **DEVELOPER** at his own cost, the **DEVELOPER** will get as consideration the flats ,car-parking spaces etc., as enumerated in **Schedule-C** and the **OWNER** as the consideration of the land provided by him will be entitled to get as consideration the flats, car-parking & commercial space etc., as enumerated in **Schedule- B** hereunder.

4.2. The **DEVELOPER** will be entitled to entire Sale proceedings of the flats / units / car parking spaces enumerated in schedule C.

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**ARTICLE - V**  
**STIPULATIONS**

- 5.1 Barring force majeure / or circumstances beyond control , i.e., flood , earthquake , delay of availability of building materials under quota , strike, change of Govt. policies, any legal or other litigations, the **DEVELOPER** will complete the residue constructional work of the said proposed building within 16 (sixteen) months and grace period for 4 month from the date of signing of this Development Agreement.
- 5.2. In case of reasonable difficulties and circumstances, beyond control the stipulated time 16 months (grace period) shall be extended but it must not exceed 4(Four) months and in that case a prior Notice indicating the cause for such extension shall have to be informed to the **OWNER** by the **DEVELOPER** within the stipulated time for such construction.
- 5.3. In case the **DEVELOPER** fails to construct the stated building and fails to deliver the possession of **OWNER's** allocation , within the stipulated time of 16 months from the date of this Agreement , the **DEVELOPER** shall have to pay compensation @ Rs. 1,00,000/- ( Rupees One Lac ) only per month and will go on paying the stated amount on monthly basis till handing over the possession of flats and

Balaji Chandra Sathurka.

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car-parking spaces and Commercial Space to the **OWNER**. On the other hand if on account of any problem from the **OWNER**'s part the work is suspended the **OWNER** shall be liable to compensate at the same rate for the period of such suspension.

- 5.4 The **DEVELOPER** shall be entitled to enter into Sale Agreement/s registered / unregistered in respect of his allocated portion only with the intending purchasers and would be able to execute Deed of Conveyance in favour of the intending purchaser from **DEVELOPER**'s Allocation only.
- 5.5. The **DEVELOPER** should act as per the provision of HIRA.
- 5.6. The **DEVELOPER** shall not be able to make any Deed of Conveyance in favour of any intending purchaser unless and until the **OWNER**'s Allocation is handed over to the **OWNER**.

#### ARTICLE - VI

#### **CONSTRUCTION AND POSSESSION**

- 6.1 That the **DEVELOPER** will construct , erect and complete the said building in the said premises and handover the **OWNER**'s **Allocation** within 16 (sixteen) months and grace period for only 4

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months from the date of registration of the Development Agreement. If the **DEVELOPER** fails to complete the project within such time and deliver the **OWNER's** Allocation to the **OWNERS**, the **DEVELOPER** shall pay the **OWNER** a penalty of Rs. 1,00,000/- (Rupees one lac) per month.

- 6.2. That the infringement of any of the above clauses will empower the **OWNER** to repudiate this Agreement.
- 6.3 That the **DEVELOPER** shall complete the constructional work of the said building strictly as per the sanctioned plan /modified plan/renewed plan of the K.M.C.

#### ARTICLE VII

#### MISCELLANEOUS

- 7.1. That from the date of signing of this Development Agreement the **DEVELOPER** shall pay and discharge all taxes and outgoing including Municipal taxes and all other charges, rates, levies, taxes that may be levied by the public body or authorities in respect of the said property .

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- 7.2. That the **DEVELOPER** will indemnify and keep indemnified the **OWNER** against all losses, damages, costs, charges, expenses that will be incurred or suffered by the **OWNER** on account of and / or arising out of breach of any of these terms or any law, rules or regulations and due to accident or any mishap during construction or otherwise howsoever.
- 7.3. That the **OWNER** shall be entitled to visit or inspect the constructional works and to look into the progress by himself and with prior intimation, if necessary, accompanied with his own Engineer.
- 7.4 That all risk, responsibilities, liabilities regarding the construction of the said building shall exclusively be upon the **DEVELOPER** viz. any loss of life of worker , mishaps and allied natures of things and the **OWNER** shall not be liable for any of such events at all.
- 7.5 That all costs, taxes, charges and expenses including Architects' fees shall be discharged and paid by the **DEVELOPER** and the **OWNER** shall not be liable to pay any amount in this context.
- 7.6 That the **DEVELOPER** shall be at liberty to advertise in the daily newspapers and through other media for the sale of the flats and car-

Balaji Chandra Sathukha,

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parking spaces of the **DEVELOPER's** allocation and invite application from the intending purchaser or purchasers and to do all the acts, deeds and things as may be necessary to prepare the necessary Sale Deeds as per Agreement/s between themselves.

- 7.7. That the multistoried building will be completed as per specification mentioned in Schedule 'E' hereunder written, but for any additional works done at the request of the intending Purchasers/Owners the intending Purchasers/Owners will be liable to pay for the same.
- 7.8 **That** the **DEVELOPER** shall complete the project work within 16 (sixteen) months positively and if needed extra grace period for 4 months only.

#### ARTICLES VIII

#### **FORCE MAJEURE**

- 8.1. That the **DEVELOPER** shall not be liable for the performance of his relevant obligations within the stipulated time in connection with the constructional work of the said multistoried building if he is prevented by the existence of the force majeure.

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- 8.2. That force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, any restraining order of the Court or the K.M.C. and / or other act or commission beyond the reasonable control of the **DEVELOPER**.
- 8.3. That subject to force majeure the stipulated time for the construction of the building shall be limited to 16 (sixteen) months only and if needed extra grace period for 4 months only.

#### ARTICLE IX

##### **DISPUTE**

- 9.1 In case of any dispute or difference between the **OWNER** and **DEVELOPER** or for the implementation of the terms of this Agreement or regarding the interpretation of the languages of this Agreement or in respect of any of the terms of this Agreement, the parties shall try to settle up the matter amicably through the Advocates of both the parties.

#### ARTICLE X

##### **JURISDICTION**

- 10.1 In case of no solution through the Ld. Advocates, the parties will take the help of the Civil Courts of District South 24 Parganas having

Balaji Chandra Sankhita.

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territorial jurisdiction over the said property including Hon'ble State Commission at Calcutta to settle up the matter relating to or arising out of this Agreement.

**THE SCHEDULE "A" ABOVE REFERRED TO**

**(THE LAND PROPERTY)**

**ALL THAT** the piece and parcel of land measuring 10 (Ten) Kathas 01 (One) Chattak, 36 (Thirty Six) Sq.ft.. known and numbered as premises No. 59, Kalupara Lane, P.O. Dhakuria, P.S. – Kasba, Kolkata – 700 031 after amalgamation of two plots of land numbered 59A, Kalupara Lane and 59, Kalupara Lane, Dhakuria, Kolkata – 700 031, being butted and bounded as follows:-

- ON THE NORTH** : By Plot of Mr. Patra, premises No. Banerjee para Lane, Dhakuria, P.S. Kasba, Kolkata – 700 031
- ON THE SOUTH** : By K.M.C. Road,
- ON THE EAST** : By "Exclusive Mansion" Premises No. 59/C, Kalupara Lane, P.S. Kasba, Kolkata – 700 031
- ON THE WEST** : By Residence of Mr. Patra

Balaji Chandra Sathukha.

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**THE SCHEDULE "B" REFERRED TO**  
**(OWNER'S ALLOCATION)**

**ALL THAT** the following flats in the newly constructed multistoried building situated at 59, Kalupara Lane, P.O Dhakuria, P.S. – Kasba, Kolkata - 700 0311.

- (i) First Floor Flat No. A – 1170 sqft super built up, / 838 built up area  
with adjoining terrace.
- (ii) First Floor Flat No. B – 1167 sqft super built up, / 836 built up area  
with adjoining terrace
- (iii) Second Floor Flat No. A – 1170 sqft super built up. / 838 built up area.
- (iv) Third Floor Flat No. A – 1170 sqft super built up. / 838 built up area.
- (v) Third Floor Flat No. B – 1167 sqft super built up. / 836 built up area.
- (iv) Ground floor 100% (Commercial Space about 656 sqft builtup area and  
a toilet.
- (vii) The entire car parking area 1<sup>st</sup>Phase (front space) **OWNER PART**  
being properly is to be marked with Border Green Colour ( as shown  
the plan of the said ground floor).
- (viii) Rupees 10,00,000/- (ten lacs) the premium amount will be given by the  
party of the **DEVELOPER** at the time of signing of this agreement.

[Out of that amount of Rs. 10,00,000/- (Ten Lac) the OWNER will  
return back Rs. 8,00,000/- (Rupees eight lacs) only to the  
DEVELOPER afterwards.]

*Balaji Chandra Sasthika . Anirpunam*



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- (ix) Undivided impartible proportionate share of land as mentioned in the schedule – A hereunder.

**THE SCHEDULE 'C' REFERRED TO**

**(DEVELOPER'S ALLOCATION)**

**ALL THAT** the following flats in the newly constructed multistoried building situated at 59, Kalupara Lane, P.O. Dhakuria, P.S. Kasba Kolkata – 700 031

- i) First floor flat No. C – 1954 sqft super built up / 1392 built up area
- ii) Second floor flat No. B – 1167 sqft super built up / 836 built up area.
- iii) Second floor flat No. C – 1954 sqft super built up / 1392 built up area.
- iv) Third floor flat No. C – 1954 sqft super built up / 1392 built up area.
- v) Fourth floor flat No. A – 1170 sqft super built up / 838 built up area.
- vi) Fourth floor flat No. B – 1167 sqft super built up. / 836 built up area.
- vii) Fourth floor flat No. D – 1368 sqft super built up. / 975 built up area with adjoining terrace.

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- xi) The entire car parking area. 2<sup>nd</sup> Phase (backspace) **DEVELOPER PART** being properly is to be marked with Border Orange Colour ( as shown the plan of the said ground floor).
- xii) Undivided impartible proportionate share of land mentioned in the schedule – A

**THE SCHEDULE "D" ABOVE REFERRED TO**

**(PARTICULARS OF THE COMMON AREAS AND FACILITIES)**

1. Boundary walls, parapet walls, common drain, sewerage system, roof and common spaces.
2. Common Staircase, landing and half landing.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter, CCTV / EPABX Transformer and Pump – Motor.
5. Main entrance gate from public road to the said proposed building.
6. Entrance passage of the building to be the common entrance from Public Road to the proposed building.
7. Water supply lines from underground Reservoir and Overhead Water Tank to Toilets, Kitchen etc.
8. Common egress and ingress to the other parts of the said proposed building.

Balaji Chandr. Sankhita.

Anirpunam



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9. Drive ways for parking of Motor car.
10. Automatic center opening door with cabin type SS and High Speed Lift. LT Elevators ( with machine room).

**THE SCHEDULE "E" ABOVE REFERRED TO :**  
(Specifications)

**SPECIFICATION OF CONSTRUCTION AND FEATURES**  
**FIXTURES AND FITTINGS**

**CONSTRUCTION CHAPTER**

A	<b>BUILDING</b>	The building will be of R.C. structure as per the guidance and decision of the LBS and Structural Engineer.
B.	<b>FOUNDATION AND R.C.C. WORK</b>	Plain cement concrete thick in leveling course for foundation bedding, providing and lying concrete mixture with reinforcement as per design foundation. The beams, stair - case, chajja as per guidance and decision of LBS.
C)	<b>FLOOR</b>	Plain concrete floor with 4" brick soling

*Balaji Chandra Sarthakha, Karimnagar*



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	<b>BEDDING</b>	(Average) at Ground floor, cement to be used for construction is Lafarge / Ambuja / Bansal / Konark / Birla Gold / ACC / Ultratec.
D)	<b>WALLS</b>	All outside walls will be of good quality red brick 8" thick treated with ,all inside walls will be of 3" or 5" thick.
E)	<b>PLASTER</b>	i) The inside of the building will be plastered with P.O.P. ii) Outside of the building will be plastered and painted with waterproofing colour.
F.	<b>BUILDING FLOOR</b>	i) Entire residential area of Owners share will be made of marble slabs. ii) Entire commercial area will be of 24" x 24" vitrified Tiles . iii) Ground floor Garage & others common space will be of tiles. iv) Entire stairs will be of designed Marble slabs.

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Aliore, South 24 Parganas

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		v) Entire roof floor will be of Moosaic and safety wall of the roof will be of 4' or 5' height.
G.	<b>OUTSIDE WALL</b>	<p>i) Entire outside wall should be plastered and painted with Weather Proof Colour.</p> <p>ii) Entire walls including residential / Commercial stair walls and garage will be of plaster of paris.</p> <p>iii) Minimum height of Boundary walls will be 8' height.</p>
H.	<b>MAIN ENTRANCE</b>	The main entrance gate will be of modern designs and of minimum height of 8'.
I	<b>FRAME &amp; DOORS</b>	Frames will be Malayasia Sal. The frame will be of 4" x 2 1/2" thickness of with 1 1/2" rapid. Flush Doors will be 1 1/2" thick with Godrej lock and the main door will be wooden door with 1 1/2" thickness having Godrej Lock.

Balaji Chandra Sachintha, Karimnagar



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J.	<b>WINDOW</b>	Natural Anodised Aluminium sliding windows with clear tinted glass andout protect Balcony will be semi covered with grill.
K.	<b>KITCHEN&amp; SANITARY</b>	Kitchen table with granite stone top and ceramic glazed tiles upto 2' height above kitchen table top, marble floor or equivalent.  One Black stone sink, one tap-over, the sink and one tap below the sink for washing utensils
L.	<b>TOILET&amp; SANITARY</b>	Decorative Ceramic Tiles upto door height and matching floor tiles.  One white commode, one tap near the commode, one cistern, one cistern tap, one mixing hot and cold bath tap, one mixing water tap over basin and one angular stop cock below the basin, one tap for the hot water, one shower tap. Sanitary ware with E.W.C. with ceramic cistern and basin of Hindware pipe of Supreme / Skipper /

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Alipore, South 24 Parganas

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		Oriplast.
M.	<b>LIFT</b>	Automatic Centre Opening door, Cabin type SS (304 grade), LT Elevators.  Control Panel with V3F drive & ARD.
N.	<b>WATER SUPPLY</b>	As per sanctioned plan water will come through KMC water connection and from deep tubewell. The water will be stored in semi under ground reservoir and through pump the water will be stored at overhead tank. Installed in stair roof. The overhead tank will be of R.C.C. Polythene based i.e. Sintex /Patton / Reno.
O.	<b>BASIC COMMON</b>	One toilet & caretaker room in the ground floor will be for common for the security guard and others.
P.	<b>PAVEMENT</b>	Driveway pavement covered with decorative tiles and with well illuminated surroundings.

Balaji Chandras Sastry. Anirpunany



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District Sub-Registrar  
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Q.	<b>ROOF TREATMENT</b>	Water proofing treatment at roof with mosaic / tiles and roof top.
R.	<b>ELECTRICAL CHAPTER</b>	Drawing cum dining room : 2 fan points, 2 light points, 115 Amp socket, 1 T.V. point, 1 cable point, 1 calling bell point. MCB Havel's or equivalent, A.C. Point in all rooms, Geyser Point. Modular Switches of ISI branded Console Box of requested brand. cable TV, point in living and master bedroom. Toilet fittings of modern design.
1.	<b>BED ROOM</b>	2 light points, 1 fan point, 15 Amp plug for A.C. and T.V. point.
2.	<b>KITCHEN</b>	One light point, one exhaust point, one 15 Amp Plug Point.
3.	<b>TOILET</b>	One light point, one exhaust point, one Geyser 15 AMP point.
4.	<b>W.C.</b>	One light point, one exhaust fan point.
5.	<b>VERANDAH</b>	One light point

Balai Chandra Sathukra. Karipunang



→  
District Sub-Registrar  
Alipore, South 24 Parganas

15 FEB 2021

IN WITNESS WHEREOF the parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF

Balaji Chandra Sathukko.

(1) Sanjib Sathukko. \_\_\_\_\_

59/c, Kalypaven Lane.

OWNER

Dhulcwara, Kol-31,

(2) Bipin Kumar Verma

74, Lenin Sarani

Kolkata - 700 073

**Divangi Towers (P) Ltd.**

*Kanjanmay*  
Director

DEVELOPER

DRAFTED & PREPARED BY

A. Chakrabarti  
(Amalendu Chakrabarti, Advocate)  
Alipore Judges' Court,  
Kolkata - 700 027



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District Sub-Registrar-1  
Alipore, South 24 Parganas











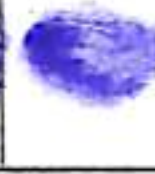
5 FEB 2021

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					










Name \_\_\_\_\_  
Signature \_\_\_\_\_

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name BALAI CHANDRA SADHUKHA.  
Signature Balai Chandra Sasthika.

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name Anant Nathany ANANT NATHANY.  
Signature Anant Nathany



↗  
District Sub-Registrar-  
Alipore, South 24 Parganas

5 FEB 2021











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16012000103960/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

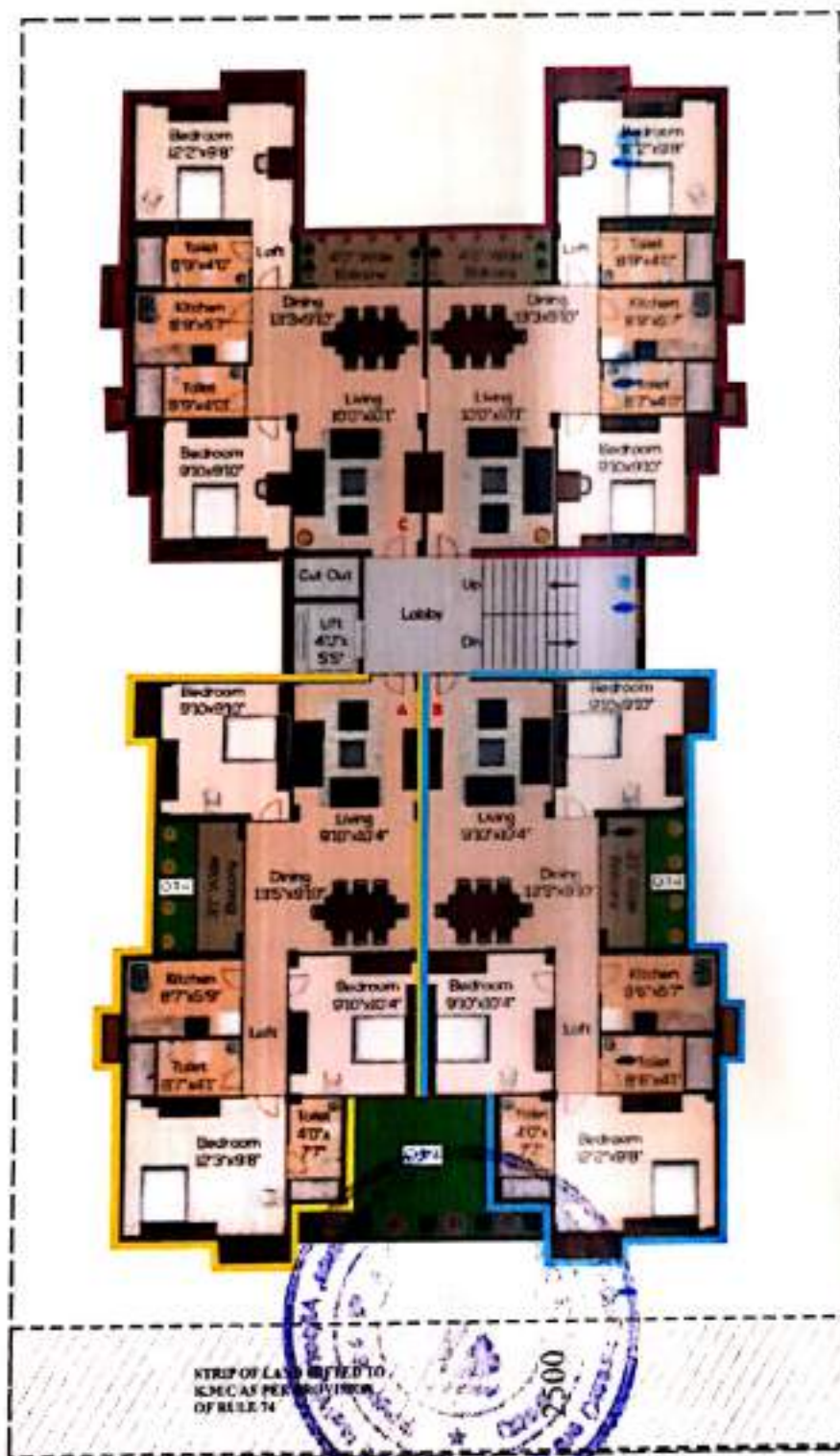
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BALAI SADHUKHA Alias Mr BALAI CHANDRA SADHUKHA 59, Kalupara Lane, P.O.- Dhakuria, P.S.- Kasba, District-South 24- Parganas, West Bengal, India. PIN - 700031	Land Lord			Balai Sadhukha Alias Balai chandra Sadhukha
2	Mr ANANT NATHANY 10A, Ballygunge Circular Road, P.O.- Ballygunge, P.S.- Bullygunge, District-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Developer [SHIVANG I TOWERS PRIVATE LIMITED ]			Anant Nathany
SI No.	Name and Address of identifier	Identified by	Photo	Finger Print	Signature with date
1	Mr Amalendu Chakrabarti Son of Late Ramkrishna Chakrabarti 44D, KALUPARA LANE, P.O.- KASBA, P.S.- Kasba, District- South 24-Parganas, West Bengal, India, PIN - 700031	Shri BALAI SADHUKHA, Mr ANANT NATHANY			A. Chakrabarti



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District Sub-Registrar-1  
Alipore, South 24 Parganas

05 FEB 2021

# 1st Floor to 3rd Floor Plan



A  
B  
C

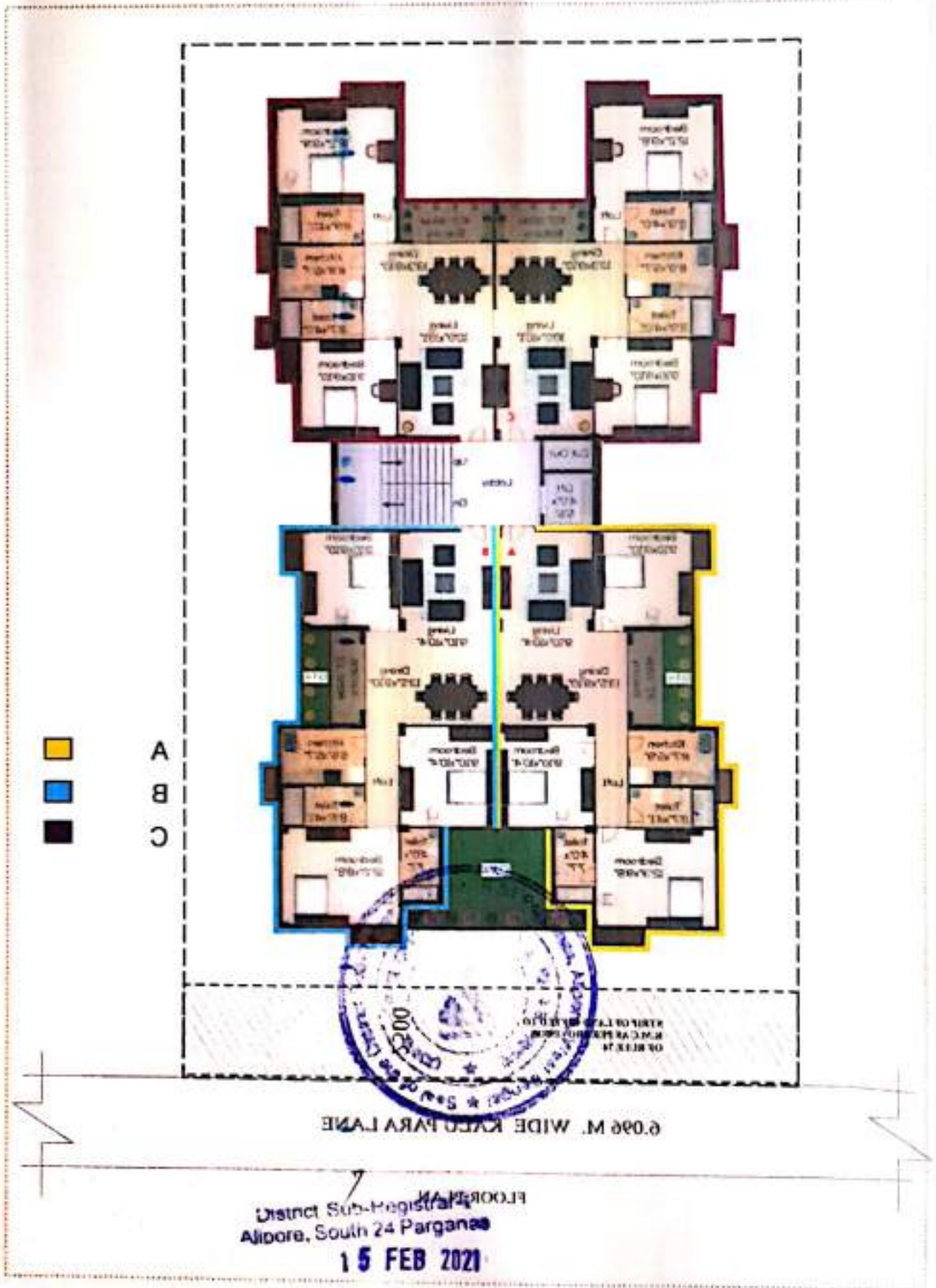


STRIP OF LAND REFERRED TO  
AS PER PROVISION  
OF RULE 74

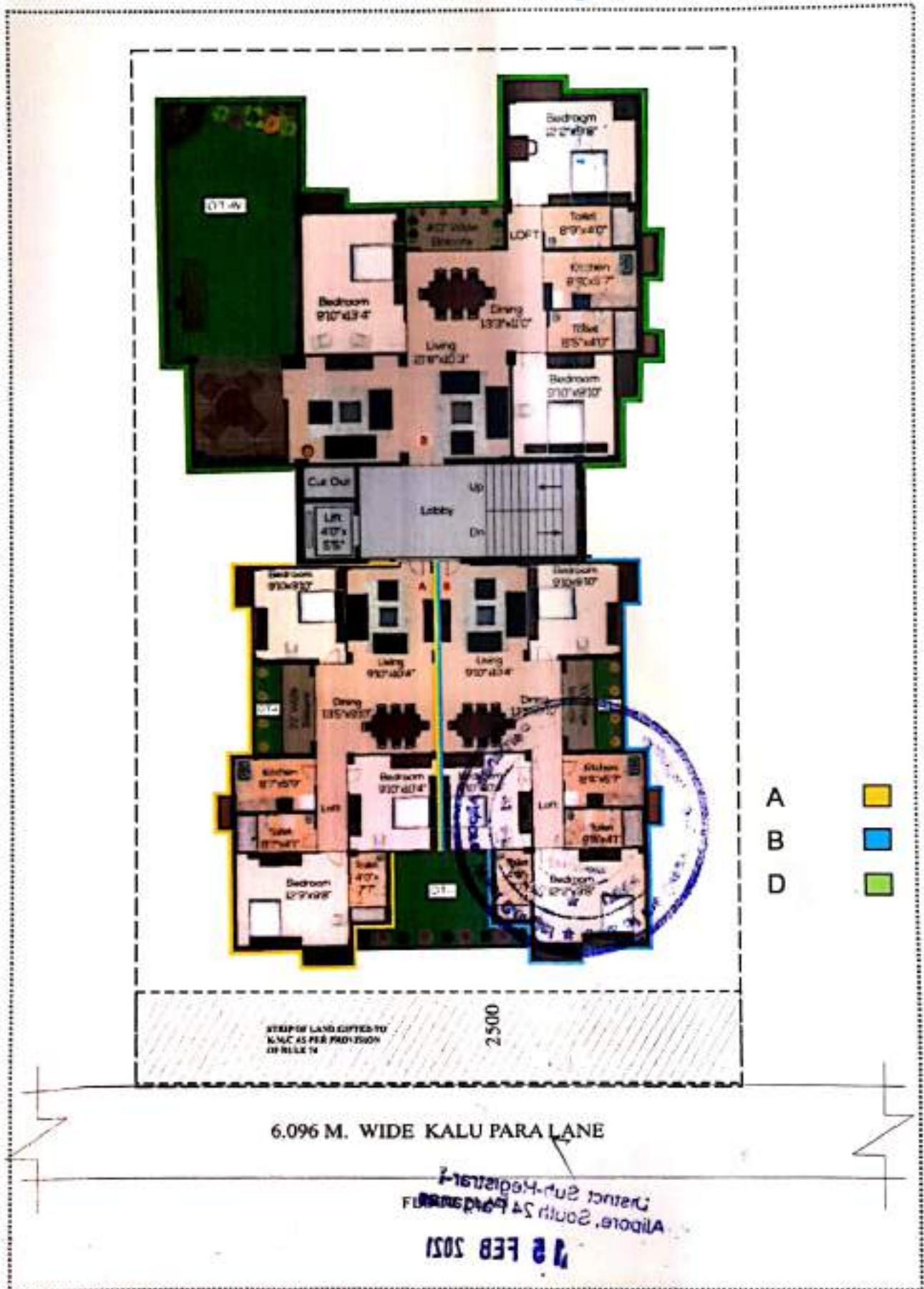
6.096 M. WIDE KALU PARA LANE

FLOOR PLAN  
District Sub-Registration  
Alibore, South 24 Parganas  
18 FEB 2021

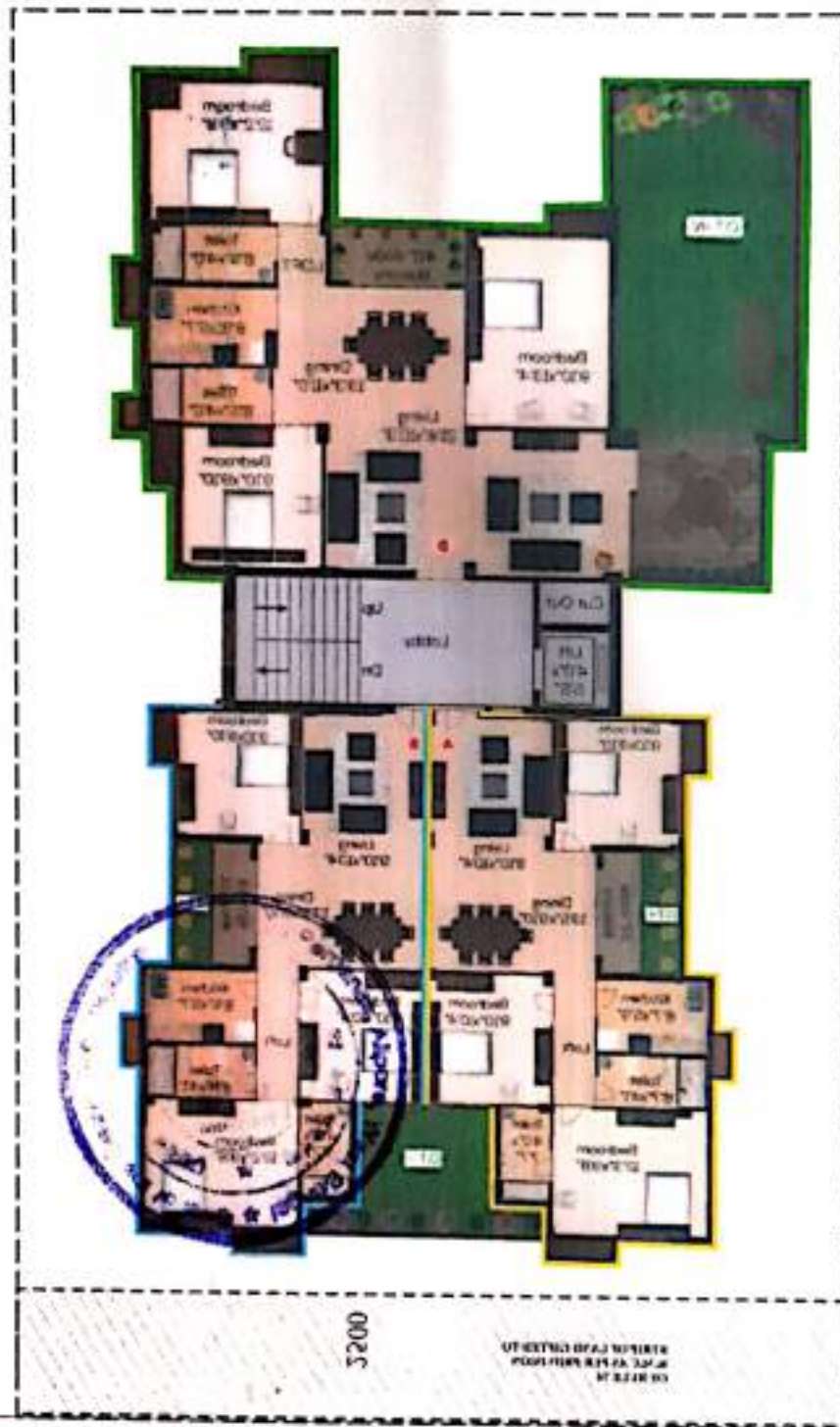
# 1st Floor to 3rd Floor Plan



# Fourth Floor Plan



# Fourth Floor Plan



A  
B  
D

0020

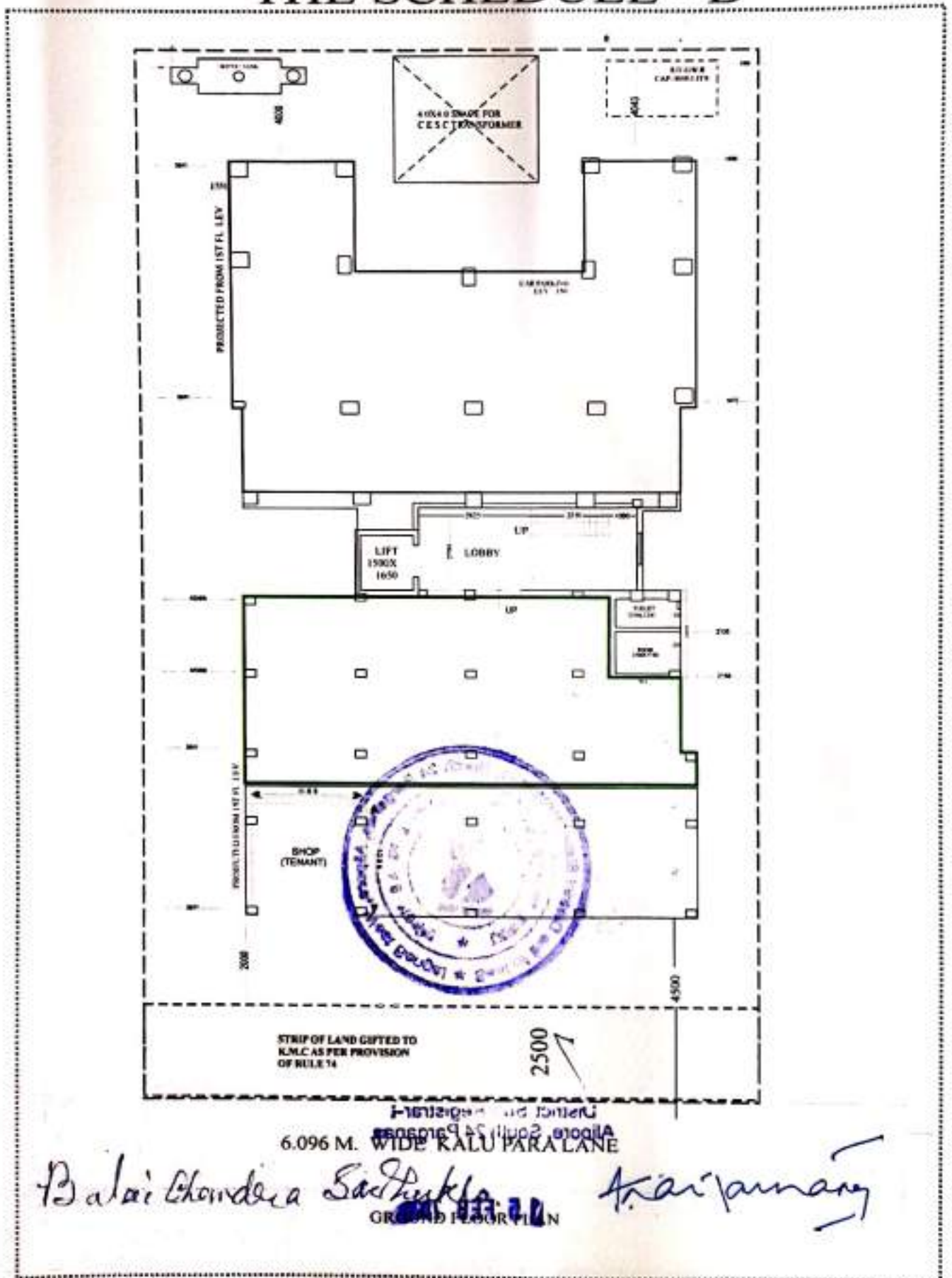
UTRECHT UNIVERSITY  
LIBRARY

0.096 M. WIDE KALU PARA LANE

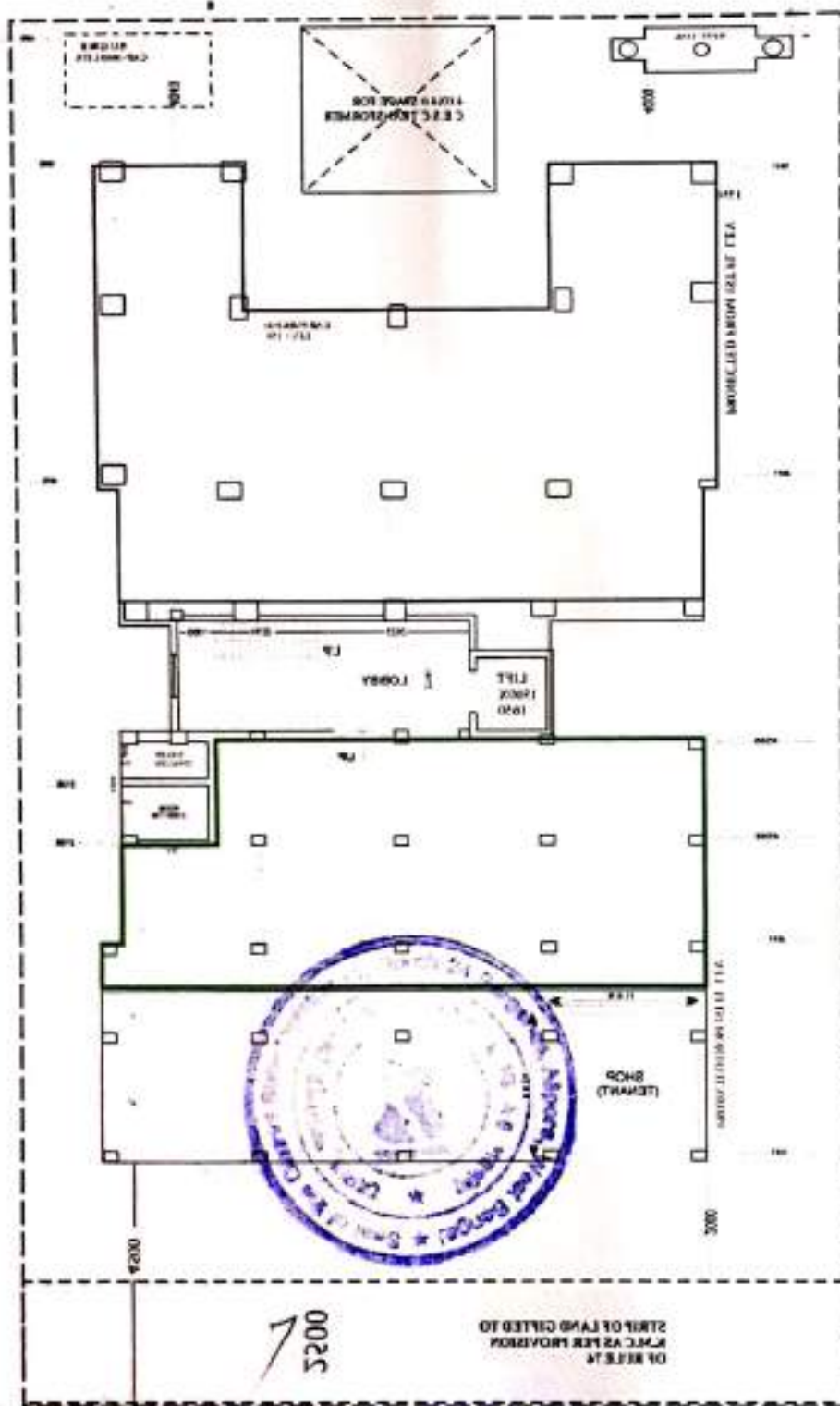
District Sub-Registrar  
Alipore, South 24 Parganas

15 FEB 2021

# Demarcation of Car Parking Space of OWNER'S ALLOCATION. with border green colour THE SCHEDULE - B



**Demarcation of Car Parking Space of  
OWNER'S ALLOCATION  
with border green colour  
THE SCHEDULE - B**



৭  
১২০০

৬০০৬ M. WIDE KAILU KARAJANE  
Alipore, South 24 Parganas  
District, West Bengal

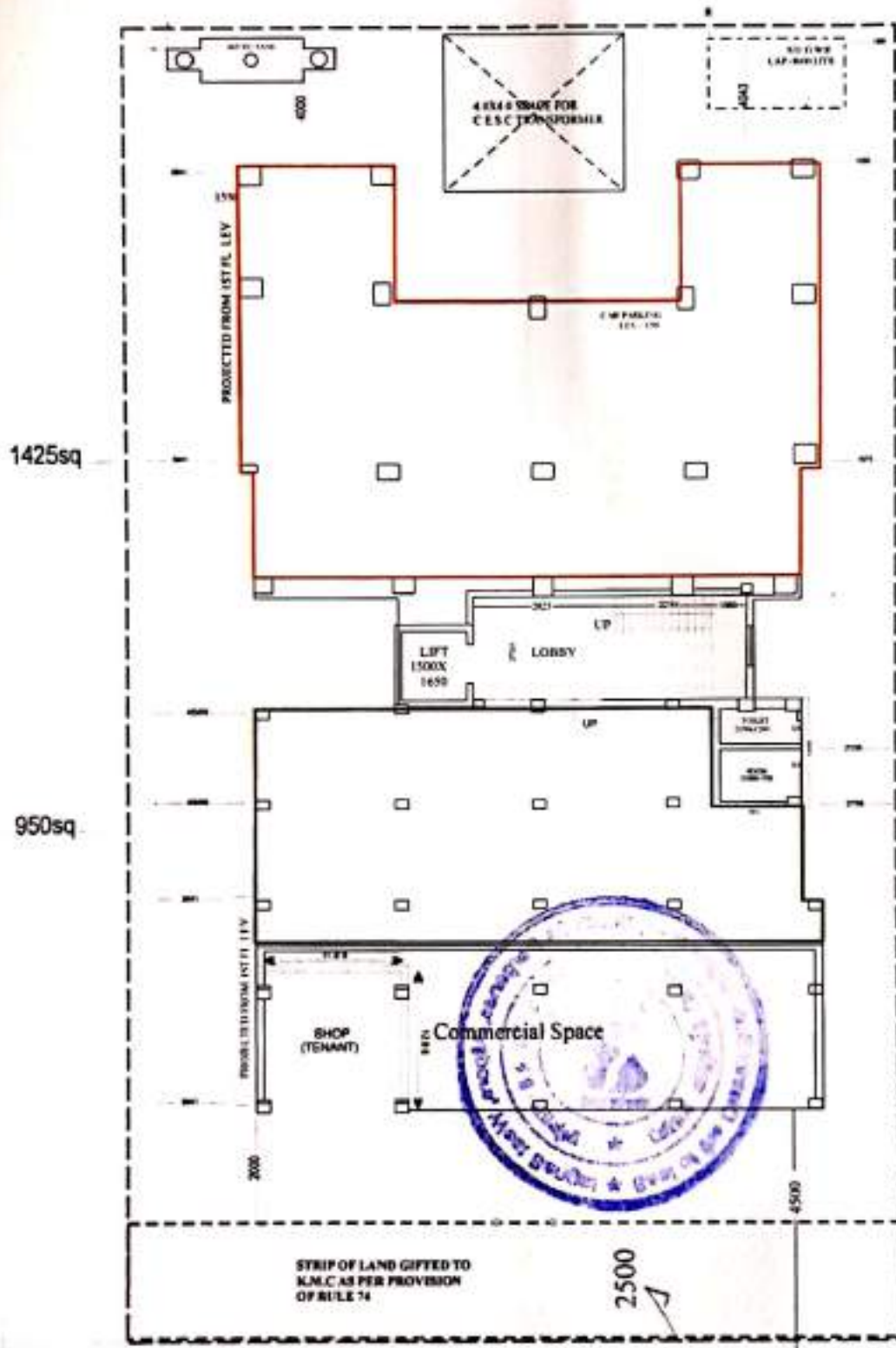
১৫/০৫/১৯৯৫  
১৯৯৫

K. Karim  
to the Member, East Bengal  
GRAND FLOOR PLAN



# Demarcation of Car Parking Space of DEVELOPER'S ALLOCATION.

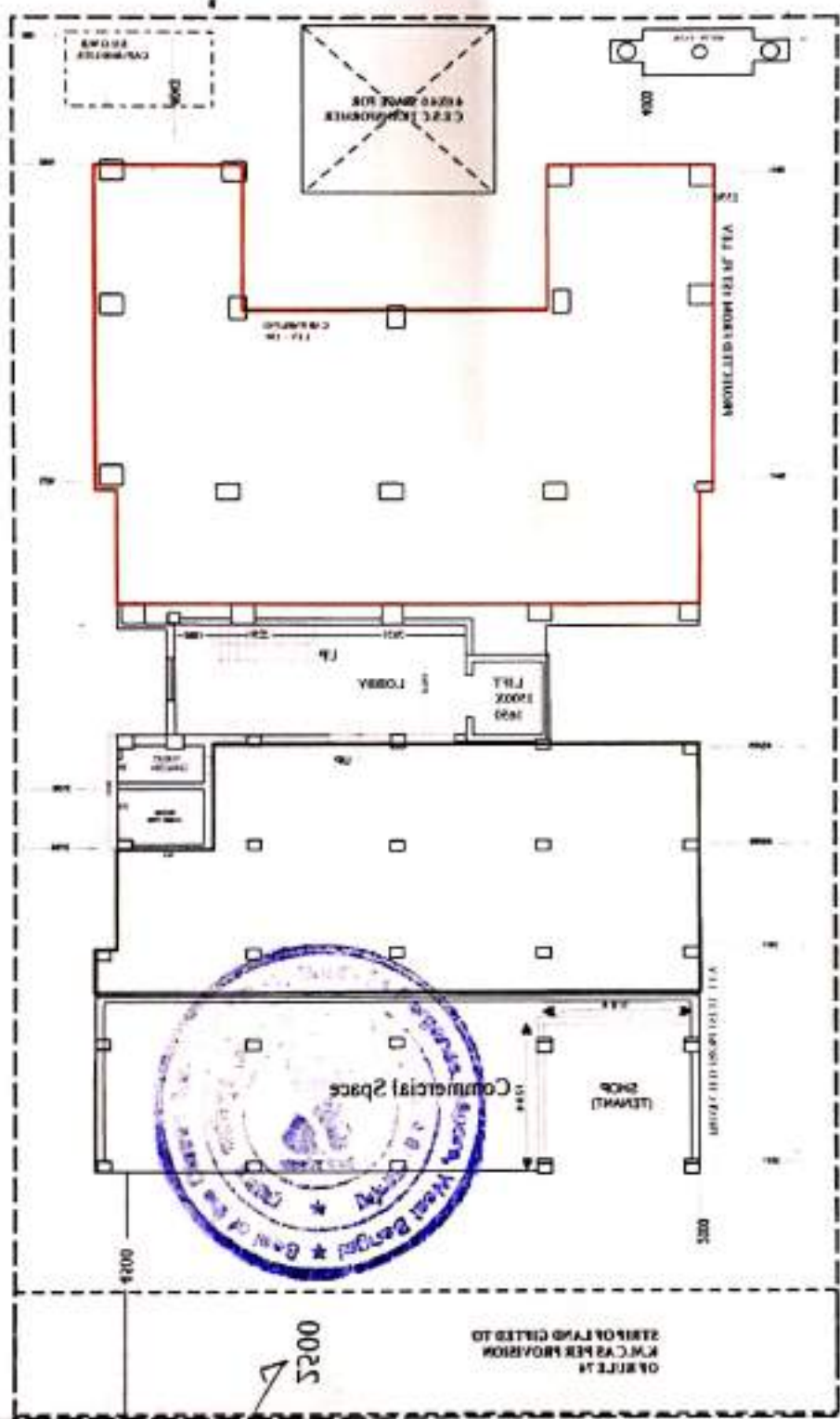
With border orange colour  
**THE SCHEDULE - C**



6.096 M. WIDE KALUPARA LANE

*Balaji Chandra Sathurka*  
*A. Karim*

**THE SCHEDULE - C**  
**With border orange colour**  
**DEVELOPER'S ALLOCATION**  
**Demarcation of Car Parking Space of**



1425ad

8208d

6086 M. WIDE KATHI PAVANE

Alipore, South 24 Parganas

*Handwritten signature: Arjun...*

**13-06-2024**

**GRAND OFFICER**

**Alipore, South 24 Parganas**



# ভারত সরকার

Unique Identification Authority of India  
Government of India

স্বাক্ষরিত অর্ডার নং / Enrollment No. : 1040/19876/27877

To  
Balai Sadhukha  
বালী সখা  
59C  
KALUPARA LANE  
Dhakura S.O  
Dhakura, Kolkata  
West Bengal - 700031

28/01/2013



KL180345924DF  
18034592



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**7572 0228 2181**

আধার - সাধারণ মানুষের অধিকার



নাম  
Balai Sadhukha

পিতা  
BRAJA DULAL SADHUKHA

জন্ম তারিখ  
28/01/1946

লিঙ্গ  
Male

স্বাক্ষরিত অর্ডার নং / Enrollment No. : 1040/19876/27877



7572 0228 2181

আধার - সাধারণ মানুষের অধিকার



Government of India



# তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অ্যাকাউন্ট খোলার ক্ষেত্রে সহায়ক।

# INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate or/online.

■ আধার সারা দেশে মান্য।

■ আধার অধিভুক্তি সরকারী ও বেসরকারী পরিষেবায় সহায়ক হবে।

■ Aadhaar is valid throughout the country.  
■ Aadhaar will be helpful in availing Government and Non-Government services in future.



স্বাক্ষরিত অর্ডার নং / Enrollment No. : 1040/19876/27877



Address: 59C, KALUPARA LANE, Dhakura S.O, Dhakura, Kolkata, West Bengal, 700031



1803 4592



1040/19876/27877



www.aadhaar.gov.in



P.O. Box No. 1847, Bangalore-560 015



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

BALAI SADHUKHA  
BRAJA DILAL SADHUKHA

27/09/1948

Permanent Account Number  
BZYPS4889K

Signature



*Balai Chandra Sachukha*







ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1215/80001/39434

To  
 অর্থ নথনী  
 Anant Nathany  
 10A BALLYGUNGE CIRCULAR ROAD  
 Ballygunge  
 Ballygunge  
 Circus Avenue Kolkata  
 West Bengal 700019  
 9831656951

28/11/2015  
 309759196



MA097691964FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8325 2321 9317**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



অর্থ নথনী  
 Anant Nathany  
 পিতা : রাজেশ নথনী  
 Father : Rajesh Nathany  
 অধিকার / DOB : 02/06/1980  
 লিঙ্গ / Male



8325 2321 9317

আধার - সাধারণ মানুষের অধিকার

Sign.....

Date...07.12.2020.....

Purpose...DEVELOPMENT. AGREEMENT  
 Not to be used for REGISTRATION  
 any other purpose OF 59,  
 KALUPARA  
 LANA



### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার শুধুমাত্র সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



কেন্দ্রীয় পরিচয় প্রমাণীকরণ  
Unique Identification Authority of India

ঠিকানা:  
১০১, বালীগঞ্জ সার্ভিস রোড,  
বালীগঞ্জ, কোলকাতা, পশ্চিম  
বঙ্গ, ৭০০০১৯

Address:  
10A, BALLYGUNGE CIRCULAR  
ROAD, Ballygunge, Kolkata,  
Ballygunge, West Bengal, 700019

8325 2321 9317

1947  
1800 301 1947

India@uidai.gov.in

www.uidai.gov.in

Sign.....

Date... 07.12.2020.....

Purpose.. DEVELOPMENT AGREEMENT

Not to be used for REGISTRATION OF 59, KALUPARA LANE any other purpose





4 Anant Nathany  
Sign.....  
Date..07.12.2020.....  
Purpose..DEVELOPMENT AGREEMENT REGISTRATION  
Not to be used for OF 59, KALUPARA CANE  
any other purpose





**भारत सरकार**  
 Identification Authority of India

Enrollment No.: 1325/13522/00555

To  
 Amarendra Chakrabarti  
 S/O: Ramkrishna Chakrabarti  
 44D KALUPARA LANE  
 DHAKURIA  
 Dhakuria  
 Circus Avenue Kolkata  
 West Bengal 700031  
 9831925042



MA988598739FT



आपका भूटल क्रमांक / Your Aadhaar No.:

**2361 8518 9312**

मेरा आधार, मेरी पहचान



भारत सरकार

Amarendra Chakrabarti  
 DOB: 13/03/1940



2361 8518 9312

मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणिकरण द्वारा प्राप्त करें।

**INFORMATION**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

■ आधार देश भर में मान्य है।  
 ■ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।  
 ■ Aadhaar is valid throughout the country  
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार

Unique Identification Authority of India

Address:  
 S/O: Ramkrishna Chakrabarti, 44D KALUPARA LANE  
 DHAKURIA, Dhakuria Kolkata, Dhakuria, West Bengal  
 700031

2361 8518 9312





आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHIVANGI TOWERS, PRIVATE LIMITED



04/06/2010

Permanent Account Number

AAOCS4249J

08072010





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192020210210922281  
GRN Date: 21/01/2021 15:52:28  
BRN : 1349896995  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: HDFC Bank  
BRN Date: 21/01/2021 15:01:04  
Payment Ref. No: 2000103960/7/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SHIVANGI TOWERS PVT LTD  
Address: 14F SWINHOE STREET KOLKATA 700019  
Mobile: 9831940638  
EMail: TANMAYDEY1@HOTMAIL.COM  
Contact No: 40052699  
Depositor Status: Buyer/Claimants  
On Behalf Of: Mr A SAMANTA  
Identification No: 2000103960/7/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000103960/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	74021
2	2000103960/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	10021
			<b>Total</b>	<b>84042</b>

IN WORDS: EIGHTY FOUR THOUSAND FORTY TWO ONLY.







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

GRN: 19-202021-021092228-\*

Payment Mode Online Payment

GRN Date: 21/01/2021 15:52:28

Bank: HDFC Bank

BRN: 1349896995

BRN Date: 21/01/2021 15:53:04

DEPOSITOR'S DETAILS

Id No. 20001039607 2021  
(Valid for 60 days)

Name SHIVANGI TOWERS PVT LTD  
Contact No.: 40052699 Mobile No.: +91 9831940638  
E-mail: TANMAYDEY1@HOTMAIL.COM  
Address: 14F SWINHOO STREET KOLKATA 700019  
Applicant Name: Mr A SAMANTA  
Office Name  
Office Address  
Status of Depositor: Buyer/Claimants  
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	20001039607 2021	Property Registration- Stamp duty	0030-02-133-003-02	84000
2	20001039607 2021	Property Registration- Registration Fees	0030-03-134-001-14	10000
Total				94000

In Words: Rupees Eighty Four Thousand Forty Two only



### Major Information of the Deed

Deed No :	I-1601-00484/2021	Date of Registration	18/02/2021
Query No / Year	1601-2000103960/2021	Office where deed is registered	
Query Date	16/01/2021 12:57:01 PM	1601-2000103960/2021	
Applicant Name, Address & Other Details	A SAMANTA 12/1, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831126719, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,93,50,226/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalu Para Lane, , Premises No: 59, , Ward No: 091 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	10 Katha 1 Chatak 36 Sq Ft		2,72,33,976/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>				<b>16.6856Dec</b>	<b>0 /-</b>	<b>272,33,976 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10500 Sq Ft.	0/-	1,21,16,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 3770 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3575 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 3155 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>10500 sq ft</b>	<b>0 /-</b>	<b>121,16,250 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri BALAI SADHUKHA, (Alias: Mr BALAI CHANDRA SADHUKHA) (Presentant )</b> Son of Late Brajo Dulal Sadhukha 59, Kalupara Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BZxxxxxx9K, Aadhaar No: 75xxxxxxx2181, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHIVANGI TOWERS PRIVATE LIMITED</b> 14F, Swinhoe Street, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.: AAxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ANANT NATHANY</b> Son of Mr Rajesh Nathany 10A, Ballygunge Circular Road, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx7R, Aadhaar No: 83xxxxxxx9317 Status : Representative, Representative of : SHIVANGI TOWERS PRIVATE LIMITED (as directors)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Amalendu Chakrabarti</b> Son of Late Ramkrishna Chakrabarti 44D, KALUPARA LANE, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031			
Identifier Of Shri BALAI SADHUKHA, Mr ANANT NATHANY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri BALAI SADHUKHA	SHIVANGI TOWERS PRIVATE LIMITED-16.6856 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri BALAI SADHUKHA	SHIVANGI TOWERS PRIVATE LIMITED-10500.00000000 Sq Ft



On 15-02-2021

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

Presented for registration at 18:30 hrs on 15-02-2021, at the Private residence by Shri BALAI SADHUKHA Alias Mr BALAI CHANDRA SADHUKHA, Executant.

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

Execution is admitted on 15/02/2021 by Shri BALAI SADHUKHA, Alias Mr BALAI CHANDRA SADHUKHA, Son of Late Brajo Dulal Sadhukha, 59, Kalupara Lane, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Identified by Mr Amalendu Chakrabarti, , Son of Late Ramkrishna Chakrabarti, 44D, KALUPARA LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-02-2021 by Mr ANANT NATHANY, directors, SHIVANGI TOWERS PRIVATE LIMITED (Private Limited Company), 14F, Swinhoe Street, P.O:- Ballygumge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr Amalendu Chakrabarti, , Son of Late Ramkrishna Chakrabarti, 44D, KALUPARA LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Advocate

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 18-02-2021

**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.

**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 3,93,50,226/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,053/- ( B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2021 3:53PM with Govt. Ref. No: 192020210210922281 on 21-01-2021, Amount Rs: 10,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1349896995 on 21-01-2021, Head of Account 0030-03-104-001-16

On 15-02-2021

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

Presented for registration at 18:30 hrs on 15-02-2021, at the Private residence by Shri BALAI SADHUKHA Alias Mr BALAI CHANDRA SADHUKHA,Executant.

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

Execution is admitted on 15/02/2021 by Shri BALAI SADHUKHA, Alias Mr BALAI CHANDRA SADHUKHA, Son of Late Brajo Dulal Sadhukha, 59, Kalupara Lane, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Identified by Mr Amalendu Chakrabarti, , Son of Late Ramkrishna Chakrabarti, 44D, KALUPARA LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-02-2021 by Mr ANANT NATHANY, directors, SHIVANGI TOWERS PRIVATE LIMITED (Private Limited Company), 14F, Swinhoe Street, P.O:- Ballygumge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr Amalendu Chakrabarti, , Son of Late Ramkrishna Chakrabarti, 44D, KALUPARA LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Advocate

*Maitreyee Ghosh*

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 18-02-2021

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### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 74,021/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1582, Amount: Rs.1,000/-, Date of Purchase: 01/10/2020, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/01/2021 3:53PM with Govt. Ref. No: 192020210210922281 on 21-01-2021, Amount Rs: 74,021/-, Bank:  
HDFC Bank (HDFC0000014), Ref. No. 1349896995 on 21-01-2021, Head of Account 0030-02-103-003-02

*Maltreyee Ghosh*

**Maltreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 22320 to 22377

being No 160100484 for the year 2021.



Digitally signed by MAITREYEE GHOSH  
Date: 2021.02.22 15:20:18 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

**(Maitreyee Ghosh) 2021/02/22 03:20:18 PM**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS**  
**West Bengal.**

**(This document is digitally signed.)**