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

[Signature]

Advt. Dist. Sub-Registrar
Uttara, South 14 Parganas
25 AUG 2017

DEVELOPMENT AGREEMENT

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

BETWEEN

LOKENATH CONSTRUCTION
Jaladul Chatterjee
Proprietor

26 JUL 2017

Sl. No. 2357 Rs. 100/- Date
Name Sumakha Construction
Address 42 P. J. M. Lane. Kol- 27
Vendor Sign. S. C. Halder

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

Signature.....

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

Suman Ghosh
S/o Sukhahari Ghosh
Gulabpur P.O. - Joka.
PS- Narinderpur Kol-700106.
Hindu. Business

SUMUKHAA CONSTRUCTION, PAN - ABGFS0602R, a Partnership Firm, having its Principal Official address at 10, Canning Street, P.S. Hare Street, Kolkata 700 001, represented by its Partners 1) **RAHUL BAID**, PAN - AFZPB3269G, son of Karan - Singh Baid, and 2) **SAURABH BAID**, PAN - AGEPB7177P, son of Anand Singh Baid, both of 10, Canning Street, P.S. Hare Street, Kolkata 700 001, hereinafter called the "**OWNER/FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed mean and including its successors-in-office and/or assigns) of the **FIRST PART**.

AND

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

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

WHEREAS :-

- A. One (Smt.) Bimala Sundari Deb, since deceased, wife of Late Munindra Nath Deb, was the absolute owner and was absolutely seized and possessed of, inter alia, 1) **ALL THAT** the piece and parcel of revenue redeemed land totally admeasuring 9 (Nine) Cottahs, a bit more or less together with tiled shed structures with chitebera walls standing thereon lying and situate at the Premises No. 42A and 42D, Jainuddin Mistry Lane, P.S. previously New Alipore presently Chetla, Calcutta 700 027, out of which 5 (Five) Cottahs, a bit more or less lying and situate at the Premises No. 42D, Jainuddin Mistry Lane, Calcutta - 700 027, **AND 2)** 4 (Four) Cottahs, a bit more or less lying and situate at the Premises No. 42A, Jainuddin Mistry Lane, Calcutta - 700 027, are free from all encumbrances, charges and lien whatsoever.
- B. During her lifetime the said Bimala Sundari Deb executed her last Will and Testament on 25th January, 1953 whereby

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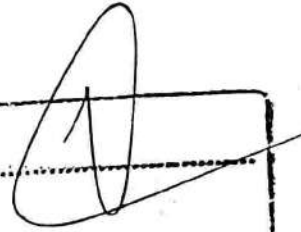
25 AUG 2017

ADDL DIST. SUB-REGISTRAR
AT IPORE, SOUTH 24 PGS.

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

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

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25 AUG 2017

**ADDL. DIST. SUB-REGISTRAR
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- D. In the said last Will and Testament of the said Bimala Sundari Deb devised and bequeathed the demarcated plots of land being Premises No. 42A and 42D, Jainuddin Mistry Lane, P.S. Chetla, Calcutta in favour of her unmarried fourth daughter (Miss.) Jyoti Prova Deb absolutely and forever with the right to sell, convey, transfer assign and assure all her right, title and interest in the said properties and partitioned the said properties in such manner so that there should not be any difficulties amongst her daughters.
- E. By virtue of the Probate of the said Will and Testament of the said Testator, Bimala Sundari Deb, her daughter (Miss.) Jyoti Prova Deb, became the absolute owner and is absolutely seized and possessed of **ALL THAT** the piece and parcel of revenue redeemed land totally admeasuring 9 (Nine) Cottahs, a bit more or less together with tiled structures standing thereon lying and situate at the Premises No. 42A and 42D, Jainuddin Mistry Lane, P.S. previously New Alipore presently Chetla, Calcutta out of which 4 (Four) Cottahs, a bit more or less lying and situate

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

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

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

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

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

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

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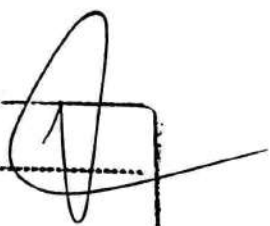
**ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.**

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

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

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

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

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

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

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

5. The Owner hereto shall also give a General Power of Attorney to the Developer for construction of the said multi-storied building or buildings and also deliver the possession of the **SCHEDULE- 'A' & 'B'** properties free from all encumbrances together with all the original documents and title deeds to the Developer.

6. The Owner shall also give a General Power of Attorney as mentioned in Clause No.5 in favour of the Developer to facilitate the construction work of the said multi-storied building or buildings including to sell /transfer/assign the constructed portion allocated in favour of the developer including proportionate share of land excluding the areas

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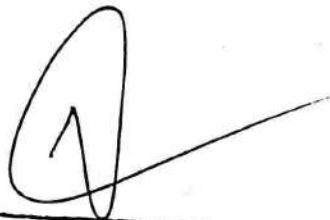
of the Owner's allocation to any intending purchaser/purchasers at his own discretion.

7. The Owner shall not object against or put any hindrance to enter into any Agreement for Sale or to sell any flat or flats to any intending purchaser/purchasers, save and except the said constructed area to be allotted to the Owner. The Developer will also be entitled to enter into agreement for sale of his allocated portion to any intending purchaser / purchasers. The Developer shall also execute, sign the Agreement for Sale as well as other relevant papers as Constitute Attorney of the owner.

8. The Owner shall not interfere into the construction work of the said multi-storied building or buildings, provided the developer shall proceed with the construction work as per Sanctioned Plan and/or modified plan and also construct further floor / floors after sanction of the building plan. The said further floor or floors will be t he developers allocation where the owner shall not claim any money or portion share of the further floor.

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

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

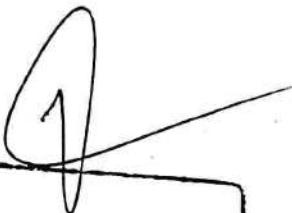
13. The Developer shall, at its own cost, appoint Architect, LBS and Advocates, the labour Contractor, watchman, Masons etc. for the said construction work of the multi-storied building or buildings.
14. The Developer shall be liable to settle any dispute and/or agreement with the third party without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

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16. The Developer shall deliver the possession of the Owner's allocation to the Owner of the flat and the Owner shall receive the owner's allocation as per **SCHEDULE - "C"** as total consideration as their share in the project or as the owner's allocation alternatively if the owner intends to sell the said flat i.e. owner's allocation in that event the developer shall every right to purchase either his own name or his nominee or assignee the same by paying Rs.40,00,000/-(Rupees Forty Lakhs) only as per the payment schedule written into **SCHEDULE - 'C'** written hereunder.
17. **The Owner do hereby declare as follows :-**
- a) Their respective property, described in the **SCHEDULE- 'A' & 'B'** written hereunder is free from all encumbrances and lispens.
- b) There is no impediment to construct the building under the provisions of Urban Land (Ceiling & Regulation) Act, 1976



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

c) There is no bar for and on behalf of the Owners to enter into this agreement or otherwise to transfer their properties.

d) There is no impediment to obtain the sanctioned plan in respect of the premises of the Owners subject to the clearance to be obtained from the Kolkata Improvement Trust, KMDA, and Urban Land Ceiling Department, if required.

18. The Developer do hereby declare as follows :-

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

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- b) The Developer shall provide and install the necessary facilities and amenities to the beneficial use of the several self-contained flat or flats to be constructed into the said new multi-storied building or buildings.

 - c) After completion of the said multi-storeyed building or buildings and also fulfillment of the owner's allocation written hereunder of the newly constructed building shall have exclusive right of the new building and shall deal with the property as developer as well as representative of the owner.


 - d) The Developer shall complete the construction of the said new multi-storeyed building or buildings by investing his own capital.
19. The Owner, at the request of the Developer shall join themselves or their Constituted Attorney in any Agreement for Sale or Deed of Conveyance at the time of execution and registration of the same to transfer the proportionate share of land in respect of the flat or flats of the Developer's

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

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

21. The Developer is hereby authorized to sell the flat and/or flats to any intending purchaser/ purchasers, save and



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

22. The Developer/Contractor shall pay all the rates and taxes upto the date of delivery of the land to the K.M.C and also the Developer shall pay the rates and taxes during the construction period, including the arrear taxes assessed by the K.M.C. to the G.R. of annual valuation prior to the execution of this Agreement. Thereafter the Developer/Contractor shall pay the rates and taxes in respect of his allocation also pay proportionate share of expenses and maintenance of the said multi-storied building and buildings and the Owner shall pay the rates and taxes including proportionate share of maintenance cost in respect of the Owner's allocation from the date of delivery of the possession of the same.

23. The Developer shall be entitled to any vertical or horizontal construction of the building by amending or rectifying the KMC Sanctioned Plan, without the consent of the owner.

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

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

SCHEDULE - 'A' ABOVE REFERRED TO

(Description of Premises)

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

ON THE NORTH	:	By Premises No.40/1B, Jainuddin Mistry Lane.
ON THE SOUTH	:	By 42C, Jainuddin Mistry Lane;
ON THE EAST	:	By Jainuddin Mistry Lane.
ON THE WEST	:	Premises No.42D, Jainuddin Mistry Lane.

Signature.....

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ALIPORE, SOUTH 24 PGS.

SCHEDULE - 'B' ABOVE REFERRED TO

(Description of Premises)


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

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

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

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

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



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THE SCHEDULE - "C" ABOVE REFERRED TO

(Owner's allocation)

The owner shall be allotted one self contained flat measuring about 1000 square feet SBA in the second floor (North-Eastern portion) of the proposed multistoried building to be erected upon the **SCHEDULE - 'A'** property in accordance with the Sanction Building Plan of K.M.C. together with undivided proportionate share of land described in the **SCHEDULE - 'A'** written herein above along with to use the common parts and portions of the said building described in the **SCHEDULE - 'E'** written hereunder commonly with the Developer and his nominees ~~and SEPARATELY, in that a 2000 square feet flat in the second floor, the amount will required Rs.20,00,000/- (Rupees Twenty Lakhs) only if the flat will be transferred, either in his own name or his nominee or intending Buyer's name) and accordingly, Rs.50,000/- (Rupees Fifty thousand) only as part payment of consideration has been paid to the owner and also have paid Rs.4,50,000/- (Rupees Four Lakhs fifty thousand) only on 06.04.2017 and Rs.15,00,000/- (Rupees Fifteen Lakhs) only at the time of execution and registration of the Development~~

Javed Arshad

Signature.....

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

THE SCHEDULE - "D" ABOVE REFERRED TO

(Description of the Developer's Allocation)

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

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

THE SCHEDULE - "E" ABOVE REFERRED TO

(The Common Portions)

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

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



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

SCHEDULE - "F" REFERRED TO AS ABOVE

(Common expenses)

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

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

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25 AUG 2000
ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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

SIGNED, SEALED & DELIVERED

In the presence of **WITNESSES :-**

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

SUMUKHAA CONSTRUCTIONS

 Partner

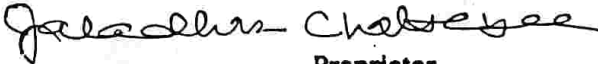
SUMUKHAA CONSTRUCTIONS

 Partner

SIGNATURE OF THE OWNER

2. Soumen Ghose
Dulapuri Jore
A. Haridevpr.
Kgt-104

LOKENATH CONSTRUCTION


 Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :-

Subhasish Mukherjee

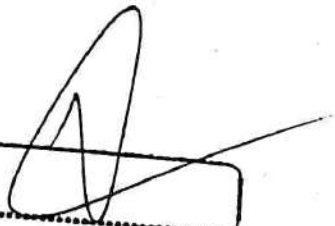
Advocate F/1447/2008

Alipore Judges' Court,
 Kolkata - 700 027.

Computer typed by :-

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

Signature



25 AUG 2017

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

MEMO OF RECEIPT

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

<u>Particulars</u>		<u>Amount (Rs.)</u>
1) By cheque no. 829127 , dated 27.7.16 drawn on <u>corporation Bank</u> Bank, <u>Kolkata-Alipore - P.B.B - 0649</u> Branch.	..	50,000/-
2) By cheque no. 303155 , dated 09.04.2017 , ³⁰³¹⁷⁴ 303174 , dated ^{404.2017} 404.2017 , drawn on Corporation Bank, New Alipore Branch. P.B.B 0649	..	4,50,000/-
3) R.T.U.S Corporation Bank. (New Alipore) 000008129308	..	15,00,000/-
		Total Rs.20,00,000/- =====

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

SUMUKHAA

[Signature]
Partner

[Signature]
Partner

SIGNATURE OF THE OWNER

Witnesses :-

1. *[Signature]*

2. *[Signature]*

Signature

25 AUG 2017

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

ANNEXURE-"A"**CONSTRUCTION & SPECIFICATION**

The Construction shall be done with standards quality materials.

PART-A

1. Super structure will be R.C.C. frame structures.
2. The external walls shall be 200mm thick; the internal walls will be 75 mm thick.
3. The flooring will be verified tiles finish in bed rooms, living - cum dining, kitchen, toilet & balcony.
4. Flush door at the each entrance of each flat with necessary fittings.
5. Internal doors & each flat will be flush doors with necessary fittings.
6. Windows of each flat will be glass fitted Aluminium sliding windows along with grill.
7. Kitchen counter will be finished with black stone, 2 feet height glazed tiles on your kitchen counter.
8. Water connector from over head tank with necessary paints.
9. Plaster of paris for inside walls and ceiling of each flat.

Signature

25 AUG 2017

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

10. Bathroom and Toilets will having six feet height glazed tiles, fix Indian sanitary ware, concealed water lines with bibcock or European plain console.
11. One light point and one bell point at the main door.
12. In each bedroom there will be three light points, one fan point and one plug point.
13. In living - cum - dining room, there will be three light points, one fan point, one 15 Amp. Plug point.
14. In the toilet there will be one light point and one exhaust fan point.
15. In the balcony there will be one light point and one 5 Amp. Plug point.
16. Any few electrical points will be provided free of cost if required by the owner.
17. One steel sink and one white basin.
18. Doors and windows :- Frames will be of Sal wooden 4" x 2 $\frac{1}{2}$ " & 6' - 6" height with plywood flash door will be provided and the aluminium sliding windows with glass panels including M.S. Grills and necessary fittings will be provided.

Signature.....

25 AUG 2017

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

(TYPE OF CONSTRUCTION & SPECIFICATION)**PART-B**

1. The roof and the stair room.
2. The under ground water reservoir, overhead water tank, electric meter space, rainwater pipes, parapet wall, the common water pipe lines septic tank.
3. There would be supply water from the Kolkata Municipal Corporation. The main entrance Gate, the open space around the Building, boundary wall, electric fittings and fixture fitted, in the common portion.
4. The exterior wall, the partition walls, sewerage system, drainage system.

Signature.....

25 AUG 2017

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

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *G. S. D. Chavara*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *S. S. S. S. S.*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Sauvika Rao*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Signature.....

25 AUG 2017

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

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

Payment Mode Online Payment

Bank : State Bank of India

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

19-201718-006323390-1

24/08/2017 17:30:58

IK00HBOHM5

DEPOSITOR'S DETAILS

Id No. : 16051000285963/6/2017
 [Query No./Query Year]

Name : BIKROM ROY

Contact No. :

Mobile No. : +91 9433207122

Email :

Address : NABAPALLY

Applicant Name : Mr JALADHAR CHATTERJEE

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Others
 Sale, Development Agreement or Construction agreement
 Payment No 5

PAYMENT DETAILS

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

In Words : Rupees Eighty Thousand Forty Two only

Major Information of the Deed

No / Year	I-1605-05449/2017	Date of Registration	25/08/2017
Year	1605-1000285963/2017	Office where deed is registered	
Registration Date	11/08/2017 3:49:36 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address Other Details	JALADHAR CHATTERJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9899178938, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
Rs 4/-	Rs. 2,66,38,321/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 40,121/- (Article:48(g))	Rs. 40,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

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

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

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

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

Structure Details :

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

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

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

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

Name, Address, Photo, Finger print and Signature

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




Developer Details :

SI No Name, Address, Photo, Finger print and Signature



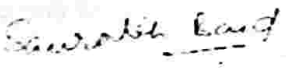
1 **M/S. LOKENATH CONSTRUCTION**
 88. BRAUN FIELD ROW, P.O:- KHIDDERPORE, P.S:- Ekbalpore, Kolkata, District:-South 24-Parganas, West Bengal India, PIN - 700023 , PAN No:: AFKPC4216P, Status :Organization, Executed by: Representative

Representative Details :



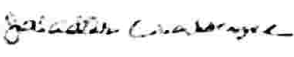
SI No Name, Address, Photo, Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Mr RAHUL BAID Son of Mr KARAN SINGH BAID Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office	 <small>Aug 25 2017 2:35PM</small>	 <small>LTI 25/08/2017</small>	 <small>25/08/2017</small>

10. CANNING STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: ANXPB9728J Status : Representative, Representative of : SAMUKHAA CONSTRUCTION (as PARTNER)

SI No	Name	Photo	Finger Print	Signature
2	Mr SAURABH BAID Son of Mr ANAND SINGH BAID Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office	 <small>Aug 25 2017 2:36PM</small>	 <small>LTI 25/08/2017</small>	 <small>25/08/2017</small>

10. CANNING STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: AJBPB9827H Status : Representative, Representative of : SAMUKHAA CONSTRUCTION (as PARTNER)

SI No	Name	Photo	Finger Print	Signature
3	Mr JALADHAR CHATTERJEE (Presentant) Son of Late AMBIKA CHARAN CHATTERJEE Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office	 <small>Aug 25 2017 2:34PM</small>	 <small>LTI 25/08/2017</small>	 <small>25/08/2017</small>

FIELD ROW, P.O:- KHIDDERPORE, P.S:- Ekbalpore, Kolkata, District:-South 24-Parganas,
West Bengal, India, PIN - 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,
AFKPC4216P Status : Representative, Representative of : M/S. LOKENATH
CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name & address

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

25/08/2017

Soumen Ghosal

Transfer of property for L1

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

Transfer of property for L2

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

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-500.00000000 Sq Ft

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160505449 / 2017

Market Value(WB PUVI rules of 2001)

the market value of this property which is the subject matter of the deed has been assessed at Rs

[Signature]

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

On 25-08-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4E (g) of Indian Stamp Act 1899.

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

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

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

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

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

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

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


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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,021/- (B = Rs 40,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2017 5:32PM with Govt. Ref. No: 192017180063233901 on 24-08-2017, Amount Rs: 40,021/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00HBOHM5 on 24-08-2017, Head of Account 0030-03-104-001-16

Duty
red Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-
0,021/-
Stamp
type: Impressed, Serial no 2357, Amount: Rs.100/-, Date of Purchase: 26/07/2017, Vendor name: S C
on of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 24/08/2017 5:32PM with Govt. Ref. No: 192017180063233901 on 24-08-2017, Amount Rs: 40,021/-, Bank
Bank of India (SBIN0000001), Ref. No. IK00HBOHM5 on 24-08-2017, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2017, Page from 146886 to 146927
being No 160505449 for the year 2017.

9430/21



Digitally signed by AMITAVA CHANDA
Date: 2017.08.29 15:50:06 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 29/08/2017 15:50:05
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)