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 Additional Registrar of  
 Assurances-IV, Kolkata

Certified that the Document is admitted of  
 Registration. The Signature Sheet and the  
 endorsement sheets attached to this document  
 are the part this Documents

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 Additional Registrar of  
 Assurances-IV, Kolkata

27 JUL 2023

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is made on this the 14<sup>th</sup> day of July, Two Thousand  
 Twenty Three (**2023**) of the Christian Era

**BETWEEN**

**SRI KUNAL KUMAR LAW**, son of Late Jatindra Nath Law, (**PAN**  
**No.AAVPL7101J**), (**AADHAAR No.695511707630**), (**MOBILE NO.98302**  
**13758**), by faith Hindu, by Nationality Indian, by occupation self-employed,  
 resident of 68, Jatindra Mohan Avenue, Police Station Shyampukur, Post

*Handwritten signature: Kunal Kumar Law*      *Handwritten signature: Kunal (Kumar) Law*



15 JUN 2023

16549

NO. .... DATE .....

SOLD TO..... KISHORE MUKHERJEE

ADDRESS..... Advocate  
High Court, Calcutta

RS..... 100/-  
1st Floor, Mezzanine, Kolkata - 700 001  
Mob-9830092721

15 JUN 2023

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L.S. VENDOR (O.S.)  
HIGH COURT, KOLKATA - 700 001

15 JUN 2023



ADDITIONAL REGISTRAR  
ASSURANCES  
27 JUL 2023





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



270720232014478063

GRIPS Payment Detail

GRIPS Payment ID: 270720232014478063 Payment Init. Date: 27/07/2023 10:23:25  
Total Amount: 90008 No of GRN: 1  
Bank/Gateway: State Bank of India Payment Mode: Online Payment  
BRN: IK0CJLLVQ8 BRN Date: 27/07/2023 10:24:55  
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

Depositor's Name: KISHORE MUKHERJEE  
Mobile: 9830092721

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240144780641	Directorate of Registration & Stamp Revenue	90008
Total			90008

IN WORDS: NINETY THOUSAND EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



Office Hatkhola, Kolkata 700005, hereinafter referred to and called as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**ANUSKA ENGINEERING WORKS PVT. LTD**, a Private Limited Company registered under the Companies Act, having (**PAN being No. AAHCA9863F**), having its registered office at 19 Deshapriya Nagar Colony, Post Office Baranagar, Police Station Baranagar, Kolkata 700050, District 24 Paraganas (North), represented by its one of the Directors, namely **SHRI TAMAL CHAKRABORTY**, son of Late Sukha Ranjan Chakraborty, by faith- Hindu, by occupation Business, having **PAN being No. AFAPC1141H, AADHAAR NO. 3428 9734 4651, MOBILE No. 9830443227**, residing at 6/2 Kali Charan Ghosh Road, Flat No:05, 2nd floor, South Sinthee, Kolkata-700050, hereinafter referred to and called as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the said Private Limited Company, its Director/s, and their administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** by virtue of a Deed of Conveyance dated 07.06.1939, registered before the office of the Registrar of Assurances, Calcutta, recorded in Book 1, Volume No. 67, Pages from 188 to 190, bearing Deed No. 1958 for the year 1939, one Satindra Nath Law and his brother Jatindra Nath Law jointly purchased in equal shares, in respect of the property being **ALL THAT** the piece and parcel of land situated at and being Plot Numbers 3, 4 and 5 of the surplus lands in Calcutta Improvement Scheme VII Calcutta measuring an area about 15 Cottah 15 Chhittacks 35 Sq. Ft. more or less, at and for the consideration mentioned therein.

**AND WHEREAS** after being jointly seized, possessed and sufficiently entitled to the said plot of land, the said Satindra Nath Law and Jatindra Nath Law jointly constructed a Partly two storied and partly three-storied

*Mumal Kumar Law*

*Tamal Chakraborty*



building thereupon as per the provision of the Sanctioned Building Plan issued by the then Corporation of Calcutta and started to reside therein with their respective families.

**AND WHEREAS** the said piece and parcel of land situated at and being Plot numbers 3, 4 and 5 of the Calcutta Improvement Scheme VII Calcutta, as aforesaid, together with the said partly two-storied and partly three-storied building hereditaments and premises constructed and erected thereon was assessed and numbered by the Calcutta Municipal Corporation as Premises No.68, Jatindra Mohan Avenue, Calcutta-700005 fully and more fully described in the First Schedule hereunder written (hereinafter referred to as the "said Premises").

**AND WHEREAS** on or about 22<sup>nd</sup> August, 1969, the said Satindra Nath Law, who was a Hindu Governed by the Dayabhaga School of Hindu Law, died being seized and possessed of his undivided one-half share and/or interest in the said premises and leaving behind him surviving only his widow Smt. Nirupama Law as his only heiress and legal representative.

**AND WHEREAS** during his lifetime, the said Satindra Nath Law, since deceased had duly executed his last WILL and Testament dated 4<sup>th</sup> November, 1968 appointing thereunder his brother, the said Jatindra Nath Law, and his wife said Nirupama Law as the executor and executrix of the said WILL, in respect of his estates out of which his undivided one-half share of Premises No. 68, Jatindra Mohan Avenue, subject to the life interest of the said Smt. Nirupama Law for and during the term of her natural life with the right to use and enjoy one-half share of the income from the said premises during her natural life and also gave devised and bequeathed absolutely and forever his undivided one-half share and/or interest in the said premises No.68, Jatindra Mohan Avenue, in the town of Calcutta in equal shares to the said Kunal Kumar Law and Tamal Kumar Law both sons Jatindra Nath Law.

Kunal Kumar Law

Tamal (Kumar) Law



the parties of the Second Part thereto, in lieu of the vested undivided one-fourth share and/or interest of the said Kunal Kumar Law in the said Premises and the life estate and/or interest of the said Smt. Nirupama Law in the undivided one half share in the said premises with the right to reside therein during the term of her natural life, both of them Kunal Kumar Law and Nirupama Law allotted jointly to held, possessed and enjoyed the hereditaments and premises comprised in the land measuring about 7 cottahs, 9 chittacks and 23 square feet together with the partly two storied and partly three storied building standing on portion thereon being the divided and demarcated Northern portion of the land and building being Municipal premises No.68, Jatindra Mohan Venue, Kolkata-700005, police station Shyampukur, Registration Office Calcutta, District Calcutta, within the Municipal limits of the Calcutta Municipal Corporation marked as LOT-A of the Scheme of Partition, fully and more fully particularly described in the Schedule in the partition Deed with freed and discharged from any right title interest and share or any charge or annuity of the parties of the First Part thereto in the manner that the said Nirupama Law only entitled to reside therein during the term of here natural life and have a limited and/or life estate therein and subject to the same the said LOT "A" vested exclusively, absolutely and forever in favour of KUNAL KUMAR LAW, and for the purpose of equalising the said partition between the parties thereto, the said parties of the Second Part Kunal Kumar Law paid to the parties of the First Part thereto the welty money and/or compensation for the purpose of equalising the said partition and making the same effective and complete.

**AND WHEREAS** subsequently the said Nirupama Law died testate on 27.11.2003, and accordingly the said Kunal Kumar Law, the party of First Part herein became the sole and absolute owner of the said divided and demarcated Northern portion of the said partitioned property and accordingly mutated and separated his said divided and demarcated Northern portion of the said property before the Authority of Kolkata Municipal Corporation and after granting the separation the said portion has been registered in the Assessment Department of the KMC as and being Premises No.68, Jatindra Mohan Avenue,

*Kunal Kumar Law*

*Smt (Nirupama)*



Kolkata-700005, within the limits of Kolkata Municipal Corporation under Ward No.010, Assessee No.11-010-17-0019-7.

**AND WHEREAS** thus the present Land Owner herein is lawfully seized and possessed the aforesaid property being **ALL THAT** the land measuring about 7 Cottahs 9 Chhittacks 23 Sq. Ft. more or less together with the partly two storied and partly three storied building situated at and being Premises No. 68, Jatindra Mohan Avenue, Police Station Shyampukur, Kolkata 700005, in the District of Kolkata, within the jurisdiction of Additional Registrar of Assurances, Kolkata, within the local limits of Ward No. 010 of the Kolkata Municipal Corporation, hereinafter to be mentioned as "**THE SAID PROPERTY**", specifically stated in the schedule A written hereunder along with all other rights and easements, appurtenances, privileges thereof, without any interruption of others and it has the absolute right, title and interest on the aforesaid property and the same bears a good and marketable title and free from all encumbrances.

**AND WHEREAS** the present owner of the said property being absolutely seized, possessed and sufficiently entitled to the said property became jointly desirous of developing the said property by construction of a multi storied building thereon comprising of several residential flats, Car Parking Spaces and/or shops but owing to paucity of fund and lack of experience and knowledge failed to materialize the same.

**AND WHEREAS** the present Land Owners/First Part herein approached the Developer to implement a Housing Project as aforesaid, i.e. G+4 storied building structures (Describe the Project), in the said property and also to materialize their desires on a joint venture basis as per sanctioned plan by the Kolkata Municipal Corporation of the proposed multi-storeyed buildings.

**AND WHEREAS** the Developer has accepted the proposal to implement the said project in the said plot and agreed to construct the said building complex at its own costs and expenses and implement the project

*Kunal Kumar Das*

*Sumit Chakrabarty*



subject to the terms and conditions as appearing hereunder and whereas both the parties have settled the allocation as the Land Owner herein is entitled to get 50% and after deduction of the Owner's Allocation from the entire project the Developer shall be entitled to the residue 50%.

**AND WHEREAS** for smooth works, the owner has agreed to execute a registered Development Power of Attorney in favour of the Developer to sign all papers and documents and to enter into Agreement for Sale, Deed of Conveyance/Conveyances, and any other documents with the intending buyer or buyers of the flats, parking spaces, shops etc, together with an undivided proportionate share of land, in respect of Developer's allocation in respect of the proposed multi-storeyed building or housing complex to be constructed by the Developer at his own cost and responsibility;

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-**

1. That the said KUNAL KUMAR LAW, the party of First Part herein became the sole and absolute Owner of the property mentioned in Schedule-A written hereunder and the property is free from all encumbrances and charges and the owner bears good marketable title. Furthermore, the property is not on the Heritage List of the Kolkata Municipal Corporation.
2. That the Developer shall obtain a sanction plan from the Kolkata Municipal Corporation for the construction of G+4 storied housing cum commercial multi-storied building on the said land at its own costs.
3. That all costs for the construction of the building shall be borne by the Developer and it has been proposed and admitted by the Developer that the construction work shall be completed within 36 months from the date of handing over of the vacant possession of the existing property by the Land Owner to the Developer herein. Furthermore, if the Developer shall not complete the said project within the period

*Kunal Kumar Law*

*Joint (Kunal)*



stipulated herein, for the reason excluding the same stated in Clause 32 hereof, the Land Owner shall be entitled to get an amount of Rs.15,000.00 only per month from the Developer till hand over the possession. Provided further that the Developer shall arrange the alternative accommodation for the Land Owner according to the choice of the Landowner herein at the time of such handing over of the vacant possession of the existing property by the Land Owner to the Developer herein and the cost and as well as rents for the said alternative accommodation shall be borne by the Developer herein which the developer will pay to the Land Owner herein in advance at the time of vacating the said property, which is to be paid to the Landlords of the said tenanted accommodation. The Developer shall also bear the shifting charges to the Land Owner herein for the purpose of his shifting to the occupier's accommodation and the said Tenanted accommodation must be within a radius of 2 K.M. from the present property, mentioned in the schedule written hereunder Furthermore the said alternative occupiers accommodation including the owners shall consist of 2 Flats, having 3 Bedrooms, 1 Kitchen, 1 Dining along with Bath and Privy and measuring an area of 1100 to 1200 Sq. Ft. more or less with the facility of Lift along with a Garage space on the Ground Floor and an office space measuring about 150 sq. ft. more or less with the facility of toilet, and after getting the temporary accommodation and/or shifting into new accommodation, the Landowner/first party shall handover the vacant possession in favour of the Developer.

4. That the Developer shall construct the said buildings in terms of this agreement and in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation.
5. That during the construction of the new proposed building, if the existing partition wall shall damage in any circumstances, in that event the Developer shall be liable and/or responsible to restore the same as its before at his own costs.

*Kunal Kumar Das*

*Sanjay / Anubhai*



6. That it is agreed by and between the Parties, that the Land Owner herein it is entitled to get their allocations as 50:50 in respect of the total constructed area and after allotted of the Owner's Allocation 50% from the entire project the Developer shall be entitled to his own 50% of the Allocation in the total constructed area. Further, the Developer shall pay to the Landowner security Deposit amounting to Rs.90,00,000/- (Ninety Lakhs) only, out of which Rs.15,00,000/- (Rupees fifteen lakhs only) is a non-refundable Security deposit, which will be payable at the time of executing the Registered Development Agreement and Rs.75,00,000/- (Rupees seventy five lakhs only) is a refundable security deposit, which shall pay at the time of handing over of the vacant possession of the existing property by the Land owner to the Developers and the said refundable security deposit money shall be Fixed Deposit in the name of the Land Owner and the said security deposit of Rs.75,00,000/- only along with Bank interest shall be refunded by the Land Owner to the Developer at the time of the delivery of the Owner's Allocation in respect of the constructed area but refund after deduction of any Income Tax imposed on the said fixed deposit, arising out of this transaction or any other dues.
7. That after completion of the building or during the period of construction the Developer shall be at liberty to execute Agreement for Sale, any other deed/deeds and in respect of their Developer's portion mentioned in the schedule 'C' here under written to an intending purchaser/purchasers from sanctioned area of the new building and protect the common area of the building and Drive way, without any consent from the Owner hereof. However Deed of Conveyance/Sale Deed will be executed by the Developer to the Intending purchaser/purchaser's only after handing over the Owner's Allocation from the entire project after completion of the owner's allocation as per specification herein below mentioned.
8. That the Owner shall not be liable in any way for any dispute related to Income Tax, Apartment Tax or any other tax or liabilities against

*Mural Kumar Rao*

*Sumit Chakraborty*



sale and transfer of the said newly constructed building as hereunder written.

9. That it has been agreed that with regard to the multi-storied building complex to be erected at the property of the said Owner herein, the Developer shall be duty bound to fulfill their commitment to give the Owner's Allocation after completion of 100 percent construction and in habitable condition within the time which has been mentioned in Clause 6 and in Clause 3 of this Deed of Agreement hereinbefore contained for the Owner of the Other Part.
10. That the Owner will execute and register Development Power of Attorney in favour of the Developer on the date of this agreement or later on to facilitate the formalities of construction as well as to raise funds by way of booking of flats, loan from financial institution to execute documents or instruments being the registered Deed of Conveyance in favour of the intending flat purchaser/ purchasers etc. only in respect of the Developer's Allocation and other act or acts.
11. That it is clearly understood that the Land Owners shall not be liable for any default, breach of contracts so done by or on the part of the Developer due to any deviation from the sanction building plan or defective workmanship in construction or for erroneous measurement. The land Owner shall also not be held liable or responsible for consequential damage or loss so caused in property and durability of materials lacking quality of construction of the building. The Developer shall be solely and wholly responsible to the KOLKATA MUNICIPAL CORPORATION and other authorities in that regard and the Developer is also liable to all parties affected by such faulty construction.
12. That the legal expenses such as stamp duties, registration cost etc. relating to the Development Agreement, Development Power of Attorney to be executed by and between the Owner and the Developer shall be borne by the Developer only.

*Kunal Kumar Das*

*Sanjay Chakraborty*



13. That from the date of delivery of possession by the Developer, the purchasers/ Owners of the respective flats/shops/ garages shall pay the proportionate share on Municipal Tax, Maintenance Cost and other expenses in relation to the said project/Complex. However the Land Owner in respect of his Owner Allocation Flats, shops, garages etc. shall pay the maintenance cost and other expenses in relation to the said project/complex as per the rates determined by the association formed by the flat owners.
14. That Title Deed of the scheduled property shall be kept in the safe custody of the Landowner hereto and the Landowner shall produce the said title Deed as and when the same is required for sanctioned building plan and other purposes to the custody of the Developer and after formation of the Apartment Owners' Association, the Land Owner herein shall put the said Title Deeds in the safe custody of the said Association.
15. That after delivery of possession and completion or transfer of all the flats/shops/garages in the said building an association may be formed under the relevant statute to protect the right, title and interest of the respective Owner of the flats, garages and shops and for proper maintenance and preservation of the building in which both the Developer and the Owner will render active assistance and cooperation.
16. That if the Developer fails to construct the proposed building in accordance with the plan sanctioned by the KMC within the stipulated time as stated herein above and/or if there is any deviation from the said sanctioned plan the Developer will be responsible and answerable to all concerned authorities and to the Owner for such failure and deviation.
17. That the Owner shall not be liable and responsible for any damage or for any claim arising for any accident caused and/or otherwise as a

Kunal Kumar Law

Amal / Kunal Law



result of damage so caused or in connection with the construction to be carried out by the Developer while executing the said project and after completion of the said flats and/or structures also which will be extended to the Developer.

18. That the Owners of the property shall not be liable for any dispute by and between the Developer/Second Party and any intending Purchaser/Purchasers with regard to payments or quality of construction, etc, and such Purchaser/Purchasers shall not be entitled to ask for any compensation from the Owner of the land and premises.
19. That the flats, garages and shops in the said housing project as stated herein above shall be booked and sold by the Developer from and in respect of their Allocation to the intending purchasers and the Developer will also be entitled to receive the consideration therefore from the intending purchasers by way of advance and also the full consideration for sale of flat/flats from the intending purchaser/purchasers and to appropriate the money so received in consideration of constructing the said building towards its cost and the Developer as Constituted Attorney of the Owners will convey the proportionate share in the land in respect of the flat, garage and/or shop to the purchaser but the cost and expenses of such conveyance, however shall be borne and paid by the prospective purchasers for their respective flat or garage or shop.
20. That both the parties may agree in writing to or later and/or amend any of the aforesaid provisions if mutually agreed and such amendment and/or amendments and/or make supplementary agreements pertaining to demarcating the allocations of the Land Owner and the Developer shall be made by virtue of a registered instrument only.
21. That possession of the habitable flats/space etc. to be handed over at first to the Land Owner in respect of his allotted portion and after that

Kunal Kumar Law

Amal (Amal)



possession of Developer's portion as per Developer's allocation to be made.

22. That the Developer will keep the Owner safe, harmless and indemnify against all claims, losses, expenses and proceedings as may be occurred by the reasons mentioned hereunder:-
- a) Violation of rules and regulations prescribed by the KMC and/or infringement of such act or deviation from the sanctioned building plan causing payment of fines or penalty imposed by the said authority for such violation of the building plan.
  - b) All claims and demands of the supplies of building materials etc. at the premises or all claims due to any accident suffered by employers workmen engaged by the Developer to carry out development work in the premises. The Developer shall solely be liable for compensation for such accident of any nature covered under the Workmen's Compensation Act or any other law for the time being in force.
23. That the Owner will keep the Developer safe, harmless and indemnify against all claims, losses, expenses and proceedings as may be occurred by reasons of any dispute whatsoever with regard to the title of the property described in First Schedule hereunder written.
24. All the current rates and taxes of the KMC and other dues and outgoings in respect of the said premises from the date execution of this Agreement and all the arrears thereto shall be borne by the Developer or their agents only.
25. This agreement shall commence from the date of execution of this agreement and in terms of this agreement the Developer shall be held responsible to issue a Xerox copy of the "COMPLETION CERTIFICATE" as regards completion of the proposed building to the Owner within period of one year from the date of completion of the proposed Housing Project.

*Kunal Kumar Jais*

*Jonal Chakraborty*



26. The Developer shall abide all the laws, bye-laws of the Government bodies, Municipal Corporation and shall attend before all authorities and shall be responsible to answer any deviation or departure or violation of any laws, bye-laws, rules or regulations and the Developer shall be keep the Owner protected, saved and indemnified against all this Third Party actions save and except all Third Party actions regarding the title of the First Schedule property.
27. The Developer shall also be keep the Owner protected saved and indemnified against all third party actions suits and proceedings and/or for penalties and other consequences that may arise due to any inappropriate work on the part of the said Developer.
28. All persons who will be employed by the Developer for the purpose of construction, supervision or protection of the property and the materials at the work-site shall not have any claims or dispute or concern with the Owner and the Developer shall alone be responsible to pay all their salaries, wages, compensation and for complaints of all laws relating to their services.
30. That in case there be any negligence on the part of the Developer in taking necessary steps in getting sanctioned of building plan, prompt and reasonable action in construction of building and if it is so proved, this agreement may be terminated and for that necessary steps may be taken by the Owners.
31. That the Developer undertakes to provide the Letter of possession to the Land Owner herein at the time of handing over the Owners' Allocation in its entirety and the owner shall get the possession within 15 day from the date of notice after refund the security money.
32. The Developer shall not be held responsible for any consequences or liabilities under this Agreement if the Developer is prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen

*Kunal Kumar Law*

*Jamal (initials)*



occurrences, particularly which has not been occurred by the Developer's faulty action towards the construction such as (1) acts of God, (2) acts of Nature, (3) acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) delay on account of receiving statutory permissions, (10) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (11) any notice, order of injunction, litigation, attachments, etc. and (12) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (13) Epidemic, Pandemic etc. (collectively Circumstances Of Force Majeure)

33. In connection with this Agreement, only the Courts at Kolkata shall have the jurisdiction to receive, entertain, try and determine all actions and proceedings.
34. In case of the demise of the Land Owner, his surviving legal heirs shall be liable and responsible for completion of this development agreement by executing necessary documents between the developer herein without demanding anything more, but without changing any terms and conditions as mentioned herein.
35. In case of the demise of the developer the surviving legal heirs shall ensure the completion of this development agreement by executing necessary documents between the developers herein and the legal heirs of the owners with the same terms and conditions as mentioned herein.
36. If the agreement gets terminated due to the fault or breach of any terms by the developer then the Security deposit along with interest will be forfeited by the Land owner and/or if the sanctioned building plan is not approved by the KMC Authority or fail to get the sanctioned building plan due to any encumber by the KMC rules and regulation, in that event the Developer shall inform to the Landowner

*Kunal Kumar Law*

*Sumit Chakraborty*



and the Landowners shall be liable to refund the above mentioned security deposit money without any interest, within a negotiable time and after acknowledge the security deposit money by the Developer, this Development Agreement will be treated as cancelled along with all terms and conditions. In above all if there be any chance to dissolve the matter by sitting both the parties amicably or on the other hand if both the parties desirous to move the matter before the appropriate forum he or she can do the same.

**THE SCHEDULE - A ABOVE REFERRED TO**  
(THE SAID PROPERTY)

**ALL THAT** the piece and parcel of land measuring about 7 Cottahs 9 Chhittacks 23 Sq. Ft. more or less together with the partly two storied and partly three storied building having covered area of 2441.42 Sq. Ft. on the Ground Floor, 2391.23 Sq. Ft. on the 1st floor and 1671.7 Sq. Ft. on the 2nd Floor, aggregating 6504.35 Sq. Ft. and servant's quarters and garage covering 365.84 Sq. Ft. standing thereon, at and being the Premises No. 68, Jatindra Mohan Avenue, Police Station - Shyampukur, Post Office Hatkhola, Kolkata - 700005, in the District of Kolkata, within the jurisdiction of Additional Registrar of Assurances, Kolkata, within the limits of the Kolkata Municipal Corporation under Ward No.010, Assessee No.11-010-17-0019-7, District Kolkata and which is butted and bounded by:

**ON THE NORTH** : By Premises Nos. 70, Jatindra Mohan Avenue.  
**ON THE EAST** : By Premises No. 8C, Raja Naba Krishna Street.  
**ON THE SOUTH** : By Premises No.68A, Jatindra Mohan Avenue.  
**ON THE WEST** : By Jatindra Mohan Avenue,

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

The Land Owner herein is entitled to get their allocations as 50:50 in respect of the total constructed area. Further the Developer shall pay to the Landowner security Deposit amounting to Rs.90,00,000/- (Ninety Lakhs)

Kunal Kumar Das

Jm (Chhittak)



only of which Rs.15,00,000/- non-refundable, non-adjustable Security deposit will be payable at the time of executing the Registered Development Agreement and Rs.75,00,000/- refundable, adjustable security deposit at the time of handing over of the vacant possession of the existing property by the Land owner to the Developers as Fixed Deposit in the name of the Land Owner and refund the said security deposit of Rs.75,00,000/- along with Bank interest by the Land Owner to the Developer after deduction of any Income Tax imposes on fixed deposit for arising out of this transaction or any other dues at the time of the delivery of the Owner's Allocation in respect of the constructed area.

Together with the proportionate share of land and common areas.

**Land owner's allocation in the new building, is as below:**

Ground Floor	:	50% (Commercial + Garage)
1 <sup>st</sup> Floor	:	50% (fully Commercial sanction)
2 <sup>nd</sup> Floor	:	(N/A)
3 <sup>rd</sup> Floor	:	(Entire Floor area as Residential purposes)
4 <sup>th</sup> Floor	:	50% (Western Side/Front portion Residential purpose)
Roof right	:	Common with all the owners of the building.

**THE SCHEDULE - C ABOVE REFERRED TO  
(DEVELOPER'S ALLOCATION)**

After deduction of the above-mentioned owner's allocation, the rest portion of the constructed area only, i.e., the residue 50% shall belong to the Developer exclusively and all other common amenities and facilities thereto and the Developer or their assignee will get and enjoy an undivided proportionate share of land attached to and beneath the building property and common use of Roof.

**THE SCHEDULE - D ABOVE REFERRED TO  
(SPECIFICATION OF FLATS/SHOPS/GARAGES AND ANY OTHER  
AMENITIES)**

*Kunal Kumar Jain*

*Jain (Arb)*



1. **FLOORING** : Marble.
2. **KITCHEN** : Black Stone kitchen platform with stainless Steel sink, dado of glazed tiles upto lintel level.
3. **ELECTRICAL**: Concealed ISI copper wiring with branded switches. AC points and Geysers points.
4. **TOILETS** : Colored/Pink Sanitary fixture of approved make (Hindusthan, Parryware, Cera etc.), flooring with marble along with glazed tiles on walls upto lintel height. Toilet doors will be made of Sintex Fibre base.
5. **PLUMBING** : Concealed Plumbing line with best quality fittings.
6. **DOORS**: Decorative main door with wooden frame and wooden shutter of First class Tick Wood all other doors will be of wooden frame and flush door.
7. **WINDOWS** : Anodized Aluminium windows with Pallah with 3/4 mm glass covered by safety iron grill.
8. **WALLS** : All inside surface to be finished with Plaster of Paris. All doors, grills painted/polished with 2 coats of Synthetic enamel paints.
9. **WATER** : Jet Pump with submersible pump to be installed at the cost of Developer, and proper connection of Municipal Water Supply Line through inside Pipe lining at the cost of Developer.
10. **FOUNDATION**: Sand filling and full raft footing as per architect drawing on the basis of soil test.
11. **STRUCTURE**: R.C.C. frame Structure as per sanctioned Plan.
12. **BRICK WORKS**: Standard Bricks.
13. **LIFT**: Installation of Lift of Standard company.

**THE SCHEDULE-E ABOVE REFERRED TO**  
(COMMON EXPENSES)

1. **Maintenance**: All costs and expenses for maintaining, whitewashing, painting, repainting, repairing, renovating and replacing the common areas, machineries, equipments installations and accessories for common services, utilities and facilities (including the outer walls of the buildings).

Kunal Kumar Gaur

Jonal Chakraborty



2. **Operational:** All expenses for running and operating all machineries, equipments, installations and accessories for common facilities and utilities (including generator, water pump with etc.)
3. **Staff:** The salaries and all other expenses on the staff to be employed for the common purpose (including bonus and other emoluments and benefits).
4. **Association:** Establishment and all other expenses of the Association (including its formation) and also similar expenses of the owner or any agency looking after the common purposes until handing over the same Association.
5. **Taxes:** Municipal and other rates, taxes and levies and all other outgoings in respect of the premises (save those assessed separately in respect of any unit).
6. **Common Utilities:** Expenses for serving / supply of common facilities and utilities (including electricity, water etc.) and all charges incidental thereto.

Kunal Kumar Jau

Jamal (Arbabi)



**IN WITNESSES WHEREOF** All the parties hereto have hereunto set and subscribed their respective hands with their signatures and seals on the day, month and year first above written

**SIGNED, SEALED AND DELIVERED**

by the parties in presence of:

1. *Malharaj Law*  
Son of Kunal Kumar Law  
68, Jatin Das Mahan Avenue  
Kolkata - 700005

*Kunal Kumar Law*  
**SIGNATURE OF THE OWNER**

2. *Poulami Sen.*  
D/o Kunal Kumar Law  
135B, Raja Rammohan Roy  
Sarani Kolkata - 700009.

For ANUSKA ENGINEERING WORKS PVT. LTD.  
*Lawal Chakrabarty*  
Director  
**SIGNATURE OF THE DEVELOPER**

3. *Ragheemath Dalui*  
s/o Bijoy Dalui  
9/1/5, Sashi Bheem Basak Lane  
Kolkata - 700036  
Drafted by me  
*Soumyajit Mukherjee*  
**SOUMYAJIT MUKHERJEE**

Advocate  
High Court, Calcutta  
Bar Association Room No. 5  
Enrolment No. WB/2154/2009



**RECEIPT OF SECURITY DEPOSIT**

Received by and within named the Landowner a sum of Rs.15,00,000/= (Rupees fifteen lakhs only) on account of refundable security deposit from the Developer as per the MEMO given herein below :-

**DETAILS**

1. Through Demand Draft bearing No. 275195 dated 26.06.2023, Drawn on Punjab National Bank, South Sinthee Branch

**Rs. 15,00,000/-**

**(RUPEES FIFTEEN LAKHS ONLY)**

**WITNESS :**

1. *M. Shashi Law*

*Kunal Kumar Law .*

**SIGNATURE OF THE LANDOWNER**













2. *Poulami Sen.*

3. *Ragheerath Dali*



Page No.

Specimen Form For Ten Finger Prints

 <p>Kunal Kumar Lawa</p>					
 <p>Zawal (Chakrabarty)</p>					



## Major Information of the Deed

Deed No :	I-1904-10362/2023	Date of Registration	27/07/2023
Query No / Year	1904-2001809254/2023	Office where deed is registered	
Query Date	17/07/2023 2:51:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Soumyajit Mukherjee 94/17, Vivekananda Abasan, Nayapatty Road,, Thana : Dum Dum, District : North 24- Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9073219349, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 4,43,39,043/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,101/- (Article:48(g))	Rs. 15,011/- (Article:E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jatindra Mohan Avenue, Road Zone : (Arabindo Sarani Crossing -- Rajballav Park Crossing On Road) , , Premises No: 68. , Ward No: 010 Pin Code : 700005



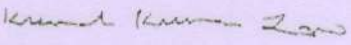
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	7 Katha 9 Chatak 23 Sq Ft	1/-	4,12,08,899/-	Property is on Road
<b>Grand Total :</b>				12.5308Dec	1 /-	412,08,899 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6504.35 Sq Ft.	1/-	29,63,385/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2441.42 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2391.23 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1671.7 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	365.84 Sq Ft.	1/-	1,66,759/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 365.84 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		6870.19 sq ft	2 /-	31,30,144 /-	






**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr KUNAL KUMAR LAW</b> Son of Late Jatindra Nath Law Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	 <small>27/07/2023</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>
Jatindra Mohan Avenue, 68, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx1J, Aadhaar No: 69xxxxxxxx7630, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>ANUSKA ENGINEERING WORKS PRIVATE LIMITED</b> Deshapriya Nagar Colony, 19, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TAMAL CHAKRABORTY (Presentant)</b> Son of Late Sukha Ranjan Chakraborty Date of Execution - 14/07/2023 , , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	 <small>Jul 27 2023 12:40PM</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>
Kali Charan Ghosh Road, Flat No: 5, 6/2, City:- Dum Dum, P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1H, Aadhaar No: 34xxxxxxxx4651 Status : Representative, Representative of : ANUSKA ENGINEERING WORKS PRIVATE LIMITED (as DIRECTOR)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOUMYAJIT MUKHERJEE</b> Son of Mr Debabrata Mukherjee High Court, Calcutta, City:- Kolkata, P.O:- New Secretariat Building, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	27/07/2023	27/07/2023	27/07/2023
Identifier Of Mr KUNAL KUMAR LAW, Mr TAMAL CHAKRABORTY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr KUNAL KUMAR LAW	ANUSKA ENGINEERING WORKS PRIVATE LIMITED-12.5308 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr KUNAL KUMAR LAW	ANUSKA ENGINEERING WORKS PRIVATE LIMITED-6504.35000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr KUNAL KUMAR LAW	ANUSKA ENGINEERING WORKS PRIVATE LIMITED-365.84000000 Sq Ft



On 27-07-2023

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

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

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

Presented for registration at 11:36 hrs on 27-07-2023, at the Office of the A.R.A. - IV KOLKATA by Mr TAMAL CHAKRABORTY ,.

**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 4,43,39,043/-

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

Execution is admitted on 27/07/2023 by Mr KUNAL KUMAR LAW, Son of Late Jatindra Nath Law, Jatindra Mohan Avenue, 68, P.O: Hatkhola, Thana: Shyampur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Others

Indetified by Mr SOUMYAJIT MUKHERJEE, , Son of Mr Debabrata Mukherjee, High Court, Calcutta, P.O: New Secretariat Building, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-07-2023 by Mr TAMAL CHAKRABORTY, DIRECTOR, ANUSKA ENGINEERING WORKS PRIVATE LIMITED (Private Limited Company), Deshapriya Nagar Colony, 19, City:- Baranagar, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Mr SOUMYAJIT MUKHERJEE, , Son of Mr Debabrata Mukherjee, High Court, Calcutta, P.O: New Secretariat Building, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,011.00/- ( B = Rs 15,000.00/- ,E = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 15,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2023 10:24AM with Govt. Ref. No: 192023240144780641 on 27-07-2023, Amount Rs: 15,007/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CJLLVQ8 on 27-07-2023, Head of Account 0030-03-104-001-16

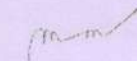
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16549, Amount: Rs.100.00/-, Date of Purchase: 15/06/2023, Vendor name: A BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2023 10:24AM with Govt. Ref. No: 192023240144780641 on 27-07-2023, Amount Rs: 75,001/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CJLLVQ8 on 27-07-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 499494 to 499525  
being No 190410362 for the year 2023.



*Mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.07.31 16:58:41 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/07/31 04:58:41 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)