

012635/22 P-05812011/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 818927

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29/10/22

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

District Sub-Registrar-II  
Hswrah

12 OCT 2022

### DEVELOPMENT AGREEMENT

**THIS INDENTURE OF AGREEMENT** is made at this 12<sup>th</sup> day of October, Two Thousand Twenty Two (2022).

**BETWEEN**



SL. NO. 1521 DATE 16/9/22

VALUE 100 RUPEES PAISE

NAME TIMIR BARAN MANDAL Advocate

ADDRESS P. Natunpara, 5th Bye Lane P.O. - D. S. Lane, Howrah-711109

STAMP VENDOR- HARAN CHANDRA MUKHERJEE Mob. 9831599383 / 8296953648 CIVIL COURT, HOWRAH

*[Handwritten signature]*



✓  
District Sub-Registrar-II  
Howrah

7.2 OCT 2022

*[Handwritten signature]*  
Howrah Court



**M/S KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD** (PAN : AADCK7161J), having its office at Sahu Colony, Damodarpur, P.S. Kanti, P.O. Damodarpur, District Muzaffarpur, Pin Code - 843113, State - Bihar, represented by its Director - **SMT. MEENA SINHA**, (PAN -AQQPS8814A, AADHAAR NO- 8079 1116 7587), wife of Shiv Nandan Sah, by faith Hindu, by occupation Business, by nationality Indian, residing at Sahu Colony, Damodarpur, P.S. Kanti, P.O. Damodarpur, District Muzaffarpur, Pin Code - 843113, State - Bihar, hereinafter referred to as the **OWNER/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**M/S. LOKENATH CONSTRUCTION** having its office situated at Vivekananda Nagar, P.S. Sankrail, P.O. Podrah, District - Howrah - 711109, West Bengal, represented by its Sole proprietor - **SRI BIPLAB CHAKRABORTY** (PAN - AIAPC4206E Aadhaar No. 7185 2145 9570), son of Late Basudeb Chakraborty, by faith Hindu, by Occupation Business, by nationality Indian, residing at Vivekananda Nagar, P.S. Sankrail, P.O. Podrah, District - Howrah - 711109, West Bengal, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs,



executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** total area of Bastu land measuring about 16 Cottah 01 Chittaks 30 Square feet comprised under R.S. Dag No- 265, 266, 267 & 268, Khatian No- 236/1, 285, L.R. Khatian No- 1096, Mouza - Podrah, J.L. No-38, Police Station -Sankrail, District Howrah is exclusively belongs to the vendor therein i.e. Fatik Chandra Baidya.

**AND WHEREAS** in pursuance with a registered Deed of Sale executed on the year of 1927 enter into Book No- I, Volume No- 16, Pages from 156 to 158, being No- 1240 for the year 1927 before the Domjur Sub Registry Office and another Deed of Sale executed on the year 1942 enter into Book No- I, Volume No- 23, Pages from 286 to 288, being No- 1252 for the year 1942 before the District Sub Registrar at Howrah, one late Beni Madhav Baidya purchased the said property along with adjacent other properties form the then Vendor Smt. Chamatkari Bewa and Sri Pasupati Basu respectively.

**AND WHEREAS** after purchasing the said properties, the said Beni Madhav Baidya became the sole owner and occupier of the same and mutated his name before appropriate concern of settlement office.

**AND WHEREAS** the said Beni Madhav Baidya died on 17/07/1966 intestate leaving behind and surviving three sons, Fatik Chandra Baidya, Asutosh Baidya, Sombhunath Baidya and two daughter namely Smt. Lakhmi Bala Naskar and Smt. Bhanumoti Naskar, who became the joint owners in respect of



undivided 1/5<sup>th</sup> share of the said property as left by their predecessor in interest.

**AND WHEREAS** subsequently the said co-owners failed inconvenience to joint possession of the said properties, for which the said Fatik Chandra Baidya filed a suit for partition and separation of shares of the said properties, against his other brothers and sisters, which was being registered as title suit No-7 of 1985, before the Ld 3<sup>rd</sup> Civil Judge (Sr. Divn) at Howrah. In pendency of the said suit the dispute and difference between the parties of the said suit was amicable settled and they jointly filed a comprised petition and on the basis of such comprised petition the Ld. Court vide its order dated 19/03/2010 has been pleased to pass a compromise decree in the said suit in presence of all the parties.

**AND WHEREAS** as per terms and condition of the comprised Decree, the said Fatik Chandra Baidya became the absolute owner and occupier of the said property as specifically and they mentioned as Lot - B of the said comprised petition and in colour 'Green' in the annexed plan of the said comprised decree.

**AND WHEREAS** as per terms and condition Decree, the said Kali Pada Baidya & ors are the absolute owners and occupiers of the said property as specifically mentioned as Lot - E of the said comprised petition and in colour 'Yellow' in the annexed plan of the said comprised decree.

**AND WHEREAS** in pendency of the said partition suit the said Lakhmi Bala Naskar died on 13/09/1998 leaving and surviving her sons and daughter namely Kalipada Naskar, Dulal Naskar, Goutam Naskar, Arup Naskar, Meena Naskar, Prabha Naskar,



Shibani Naskar and Sandhya Mondal, who became the joint owners and occupiers of the said property as left by their predecessors namely Lakhmi Bala Naskar since deceased subsequently the said Dulal Baidya died on 01/11/2011 intestate as bachelor and all the aforesaid legal heirs inherited all the property left by the said deceased Dulal Baidy.

**AND WHEREAS** the said Fatik Chandra Baidya while seized and possessed the same sold away an area 08 Cottah 06 Chittaks 34 Square feet land within the First Schedule mentioned land property in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part herein and executed and registered a deed of Sale in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part herein and simultaneously delivered possession in respect of the said piece of land transferred by him and the said deed of sale was registered before the office of District Sub-Registrar, Howrah dated 27/07/2012 and the said deed was recorded in Book No- I, CD Volume No- 18, Page from 1578 to 1595, Being No- 06518, for the year 2012.

**AND WHEREAS** the said Fatik Chandra Baidya also sold away the an area 07 Cottah 08 Chittaks 1 Square feet land within the First Schedule mentioned land property in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part herein and executed and registered a deed of Sale in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part and simultaneously delivered possession in respect of the said piece of land transferred by him and the said deed of sale was registered



before the office of District Sub-Registrar, Howrah dated 27/07/2012 and the said deed was recorded in Book No- I, CD Volume No- 18, Page from 1686 to 1703, Being No- 06523, for the year 2012.

**AND WHEREAS** the said Kalipada Naskar & ors also sold away the an area 04 Cottah 13 Chittaks 38 Square feet land within the First Schedule mentioned land property in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part herein and executed and registered a deed of Sale in favour of KAUSHALYA KRISHNA INFRASTRUCTURE CONSTRUCTION PVT LTD i.e. First Part and simultaneously delivered possession in respect of the said piece of land transferred by them and the said deed of sale was registered before the office of District Sub-Registrar, Howrah dated 27/07/2012 and the said deed was recorded in Book No- I, CD Volume No- 18, Page from 1992 to 2010, Being No- 06531, for the year 2012.

**AND WHEREAS** the present owner herein got its name mutated in respect of the schedule mentioned landed property under R.S. L.R. Dag No- 265, 266, 267 & 268, L.R. Khatian No- 5252, Mouza - Podrah, J.L. No-38, P.S. Sankrail, District Howrah and also converted its nature of land under L.R. Dag No- 265, 266 & 268 from Danga, Bastu, Danga to commercial Housing complex vide Memo No- X/S-29/SNK/36/14/SNK/Com/1219/SDLS/LR dated 02/09/2014 and L.R. Dag No- 267 from Bagan to Housing Complex vide Memo No- X/S-29/5763/1(4)/SANK/14 dated 09/10/2017 and the present owner herein is the absolute



owner and occupier of the schedule mentioned property and possessed the same peacefully without any interruption disturbance from any corner.

**AND WHEREAS** while thus obtained absolute right, title, interest followed by peaceful and khas possession thereto by way of purchase as well as mutated its name in the all concerned authorities, The Owner/First Party hereto desires to raise multi-storied building at the Schedule premises but due to some problems and in lack of experience and further in lack of sufficient funds, the Owner hereto is not capable to do the same and that the Owner hereto approach the Second Party/Developer to do said acts by raising the new constructions of a masonry building as per sanctioned plan vide Memo No-416/032/HZP/EP dated 11/03/2016 upon the land mentioned in the Schedule First below.

**AND WHEREAS** the Developer/Second Party will erect multi-storied several buildings or more storied building subject to approval of competent authorities.

**AND WHEREAS** in terms of development of the said piece or parcel of Bastu land measuring more or less 20 (Twenty) Cottahs, 12 (Twelve) Chittaks 28 (Twenty eight) sq. ft (more or less), comprised in R.S Dag No. 265, 266, 267 & 268, L.R. Dag No. 265, 266, 267 & 268 L.R. Khatian No. 5252, within Mouza Podrah, J.L. No. 38, P.S. Sankrail, under Thanamakua Gram Panchayet, District - Howrah, the owner/First Party hereto the



Owner/landlord is allowing the Developer to develop the said property by raising the construction of multi storied building on the said property and the owner will be entitled to have the allocation as Owner's Allocation which will be allotted as follows:-

The Landowner will get 40% of the construction area (including the area of lift & stair) which will be allocated to the owner as follows (fully described in the Schedule B hereunder) :-

- a) The developer shall allocate entire 100% on Second Floor of the Block **A, B, C & D** to the owner.
- b) The developer shall allocate entire 40 % on Ground Floor of the Block **A, B, C & D** to the owner.
- c) If out of the rest portion area The developer shall allocate in Fourth Floor of the Block **A, B, C & D** to the owner.
- d) Adjustable or Refundable money shall pay by the Developer at the time of agreement to the Owners, a sum of Rs. 50,00,000/- ( Rupees Fifty Lakhs) only and amount shall be paid Owner to the Developer or area adjustable after sale out all owner allocation.
- e) Owner allocation area Sale agreement, money receipt, demand notice to bank all document sign authority give to developer by owner and sale deed of owner allocation sign authority & Saleable amount received only Owner/First Party.



**AND WHEREAS** the remaining portion of the build-up area of the proposed cluster of buildings and premise and all other construction, erections of the buildings and premises except owner's allocation as per Schedule - B, including the proportionate undivided interest or share in the land and building shall be treated as "**DEVELOPER'S ALLOCATION**" fully described in "**Schedule - C**" hereunder.

**AND WHEREAS** the building project shall be completed within 48 (Forty Eight months) from the date of registration of Agreement subject to that any force majeure or any cause which is beyond control of the Developer's and/or owner's as the case may be either from the date of sanctioning building plan or the vacant and free possession handed over to the Developer by the owner/landlord which ever will be later on.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the parties hereto as follows :-

1. In pursuance of this agreement the Owner/First Party hereby grants exclusive right to the Developer/Second Party to erect/built G+4 storied (or more) building upon the said property at the cost of Developer/Second Party containing several self contained flats/garages /shops/rooms in accordance with the sanctioned building plan and the Developer shall be at liberty to allot/sell or transfer the said flats/garages/shops and other spaces and portion of the building (save and except Owner's Allocation



as per Schedule - B) to the intending allottees/buyers, and to obtain necessary advances and to receive the part or full consideration money from the intending purchaser/s on such terms and conditions as the Developer/Second Party may deem fit and proper.

2. It is agreed by the parties that the Developer/Second Party shall complete the said project by investing his own funds and resources.
3. That the khass possession of the said property shall be handed over to the Developer by the owner at the time of signing and registration of the Development Agreement as well as Power of Attorney.
4. The Developer/Second Party deliver the Owner's Allocation portion within 36 (thirty six) months from the date of sanction of building plan and put the Owner/First Party in peaceful possession at the owner's allocated portion being the consideration in kind by way of delivery of the said completed flats of the proposed building being the owner's allocation as fully described in the Schedule 'B' subject to the performance by the owner of her obligations and conditions as herein contained.
5. That the Owner/First Party shall execute a Registered Power of Attorney for development and sale in favour of the Developer/Second Party appointing him as Constituted Attorney, which is mandatory as per provision of the Law, to enter into agreement for sale, and to execute and register the sale deed/s and other deed/s of transfer and to receive Earnest or booking money of Developer's Allocation



including the proportionate share of land of the developer's allocation and to do any other act, deeds or things in terms of this agreement. And by virtue of such registry power the Developer/Second party shall be entitled to execute and Register Deed of Conveyance or any Deed of Transfer in respect of Developer's Allocation and the Owner/First Party need not be necessary to join as a party.

6. That the Developer/Second Party in compliance of the terms of this agreement after delivery of possession of the said portion as set forth in Schedule - B' being Owner's Allocation being the consideration in kind, the Developer /Second Party shall be exclusive owner of the remaining portion and same shall be treated as Developer's Allocation as set forth in the Schedule - C, and hereinabove in the proposed building with the exclusive right of the Developer/Second Party to Sell, transfer or deal with the same or retain the same for their own use without any right claim or interest therewith whatsoever from any Owner/First Party and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation and the Owner shall not be entitled to cancel or revoke this agreement on any plea or pretext as this agreement being an exchange of properties between the respective allocation i.e. owner's Allocation and Developer's Allocation on duly stamped paper these presents shall always be deemed to be 'Deed of Exchange' between two allocations.



7. That in case of any dispute relating to the inheritance opening out for the death of Owner/First Party, the Developer/Second Party's work-in-progress shall not hamper in any manner and shall not be affected. The heirs, executors, administrators of the owner, shall settle themselves mutually and legally or if they choose they may take legal course for settlement of their dispute, such settlement shall immediately be bound to execute a fresh Power of Attorney in similar terms in favour of the Developer/Second Party to proceed with construction work and complete and/or finish the deal in all respects in terms of this agreement. In default of executing and registering any Power of Attorney within thirty days from the date of death of Owner/First Party, the Developer/Second Party shall be entitled to deal with his Allocation (Developer's Allocation) including proportionate share of land and common areas, treating this agreement as an instrument of exchange of properties conferring the developer's all rights as owner of the Developer's Allocation.
8. That the Developer/Second Party shall be entitled to prepare the building plan of the proposed multi-storied building at his cost and choice or discretion and will be submitted as Attorney of the First party for necessary sanction by the competent authority or authorities.
9. If due to any reason the submitted plan is initially rejected by the authority on any ground the Second Party/ Developer shall prepare a fresh or revised plan as Attorney of the Owner.



10. Simultaneously with execution of this agreement the Owner/First Party makes over peaceful vacant possession of the said land and property described In the Schedule - A hereunder in favour of the Developer/ Second Party to progress with construction work in terms of this agreement.
11. That both the First Party and the Second Party shall not be in a position to cancel or rescind this agreement in any way after execution of this agreement except the violation of terms of this agreement. In case of any cancellation of this agreement on the Part of the First Party without any valid reason, the party of the first part shall forthwith refund back to the Second Party the advanced sum (if any), construction cost and shall also pay to the Second Party all other legal expenses including cost of Non-Judicial Stamp papers, Registration fees and also the cost of construction incurred by the second party upto the date of cancellation. The valuation of the construction should be assessed or determined by a licensed valuer based on schedule of valuation as applicable.
12. The common area and facilities shall context on the following :-
  - a) The land on which the building stands without easement rights and appurtenances to that land of the reserved or meant for parking and other purpose of the Developer being the Developers Allocation.



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- b) The foundations, columns, girders beams, roof slab supports main walls, staircase and stairway, entrance and exit.
  - c) Electric Meter Room.
  - d) Water tanks, septic tanks, pumps, Motors, Sewerage and water pipe line and all such apparatus for common use.
  - e) Installation of common services and common facilities which may be specifically provided in the Schedule
  - f) The rooftop of the building shall be common to all the co-owners/occupiers of the building premises.
  - g) Two wheeler and cycle parking place.
13. Common areas and facilities shall remain undivided and no owner of any portion of the building shall be entitled to bring any action for partition or division of any part thereof.
14. The First party shall be entitled to use the common areas and facilities together with all other co-owners of the building without hindering or encroaching upon the lawful rights of the other co-owners. Further the owner or occupier of the flats shall not place or cause to be placed in the lobbies, vestibules, stairways, corridors and other areas and facilities both common and restricted any furniture,



package or object of any kind and such areas shall be used for other purpose than for normal transit through them.

15. That the Second Party/Developer is assuring that he shall enter into others land in amalgamated.
16. The First party shall not entitle to do any act, deed or things presenting the Second Party/Developer from selling assigning and/or disposing or charging Developer's Allocation in the building and premises subject to handover possession of Owner Allocated portion in the manner noted herein before.
17. The Owner/First party shall also pay proportionate rates and taxes in respect of the Owner's Allocation from the date of handing over possession and shall be bound to pay regularly proportionate share of maintenance and common service charges and default in payment of such maintenance and common service charges, in that case the common services and facilities including supply of water from overhead tank may be suspended until the recovery of such dues with interest or as the sole discretionary rights of the Association which to be formed.
18. The Owner/First Party hereby declares that the property describe in Schedule - A hereunder is free from all encumbrances, attachments, liens, lispensens, charges whatsoever and agrees to the terms and conditions of this



present and declares that the First Party as sole owner of the Schedule - A mentioned property has full right, title and authority to deal with the same in any manner.

19. The First Party handover all the original title deed, Parcha/R.O.R, Khazana receipt, tax bill, building plan etc to the Second Party upon receipt and the Second Party upon receipt and the Second Party will return back the same the First Part upon expiry of this Agreement in case of necessity.
18. The physical measurement of flat shall be taken from one extreme to other extreme and measurement of common area will be taken as per actual work done.

**THE SCHEDULE - A ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of Bastu land total area measuring **20 (Twenty) Cottahs 12 (Twelve) Chittaks 28 (Twenty eight) sq. ft (more or less)**, with 100 Square feet R.T.S. (out of which an area 02 Cottah 38 Sq.ft. under L.R. Dag No- 267, and an area 04 Cottahs 13 Chittaks 04 Square feet under L.R. Dag No- 266, and an area 13 Cottahs 05 Chittaks 34 Square feet under L.R. Dag No- 268 and an area 8 Chittaks 42 Square feet under L.R. Dag No-265 all L.R. Khatian No. 5252 mouza Podrah, P.S. Sankrail, District Howrah), comprised in R.S Dag No. 265, 266, 267 & 268, L.R. Dag No. 265, 266, 267 & 268 L.R. Khatian No. 5252, within Mouza Podrah, J.L. No. 38, P.S. Sankrail, under Thanamakua Gram Panchayet, District - Howrah : 711109



within the limit of Howrah Zila Parisad, within the jurisdiction of Additional District Sub Registrar Ranihat, District Sub Registrar – I & II Howrah, being butted and bounded as follows:-

ON THE NORTH : Land of Marari Mohan Baidya, Kishori Mohan Baidya & Sambhu Baidya

ON THE SOUTH : Land of Badal Dhar & Asutosh Baidya

ON THE EAST : Village Road (20 feet wide)

ON THE WEST : Border of Panchpara Mouza.

**THE SCHEDULE 'B' ABOVE REFERRED TO :**

(Owner's Allocation)

**Allotment of Owner's Allocation**

The Landowner's Allocation will be allotted as follows:-

The Landowner will get 40% of the construction area (including the area of lift & stair) which will be allocated to the owner as follows (fully described in the Schedule B hereunder) :-

- a) The developer shall allocate entire 100 % on Second Floor of the Block A, B, C & D to the owner .
- b) The developer shall allocate entire 40 % on Ground Floor of the Block **A, B, C & D** to the owner.
- c) If out of the rest portion area The developer shall allocate in Fourth Floor of the Block **A, B, C & D** to the owner.



- d) Adjustable or Refundable money shall pay by the Developer at the time of agreement to the Owners, a sum of Rs. 50,00,000/- ( Rupees Fifty Lakhs) only and amount shall be paid Owner to the Developer or area adjustable after sale out all owner allocation.
- e) Owner allocation area Sale agreement, money receipt, demand notice to bank all document sign authority give to developer by owner and sale deed of owner allocation sign authority & Saleable amount received only Owner/First Party.

**THE SCHEDULE 'C' ABOVE REFERRED TO :**

(Developer's allocation)

The developer will get 60% of the construction area (including the area of lift & stair) which will be allocated to the Developer and Developer Allocation free from all encumbrances.

**THE SCHEDULE 'D' ABOVE REFERRED TO :**

(Specification of work)

1. **GENERAL** : R.C.C. frame structures building as per approved design.
2. Outside main wall 10" thick, All Inside partition will be 5" thick.
3. **FLOORING** : All rooms, verandahs, kitchen, toilets, floor are laid with marble work with skirting on height of same things, Dado of the toilet with ceramic glazed titles up to a height of door frame".



4. **TOILETS :**
- (a) One Western commode in common toilet and will be provided in attached bath, porcelain lowdown cistern will also be provided for each toilet.
  - (b) One flash back with hand wash urin-i tap will provide in common toilet.
  - (c) One washbasin will provide at dining or in toilet.
5. **KITCHEN :** Ceramic tiles will be fixed above, from the top of the cooking table at one end. Kitchen tables top will be made of with suitable black stone covered with granite one Bib-cock will be provided. Provisions for space for gas cylinder will be kept thereon.
6. **DOOR :** Doorframe will be made of sal wood, Main door & Bed room will make with Flush Door & bathroom will make PVC door only.
7. **WINDOW :** Steel/Aluminum frame with glass fittings will provide for all windows, Iron grills will fix up in each window.
8. **WATER LINE :** All water line will be surface G.I./P.V.C. of standard dimension will be provided in water



-: 20 :-

connection. Deep tube well will provide for water supply arrangement.

- 9.SANITARY** : All fittings i.e. Indian Pans, Washbasin, Urinal will be provided for approved I.S.I. Brand H.C.L. pipe will provide for sewerage and water line, P.W.C. pipe will provide for rain water line.
- 10.ELECTRIC** : All electric line will be concerned. Two Lights, one-fan and one-plug points will be provided in each room and dining. Two lights points will provide in verandah and kitchen. One light point and exhaust point will be provided for each toilet, 4 Nos. 15 Amp. Plug Points will provide in dining, kitchen, Washing machine and toilets.
- 11. FINISHING** : Outside finishing by weather coat and inside well be finished by putty (White Finish).

Any minor dispute and/or change in specification of works shall be decided mutually by the parties hereto.



**IN WITNESS WHEREOF** the Parties hereto set subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

At Howrah by the Parties

In the presence of:

**Witnesses**

1. *Bidish Naskar*  
vill - Thamanalca.  
P.O. D.S. lane  
Dist - Howrah - 711097

KAUSHALYA KRISHNA INFRASTRUCTURE  
CONSTRUCTION PRIVATE LIMITED

*मीना शिंदे* Director

2. *Manoj Datta Roy.*  
Chunarhati Colony.  
Howrah - 9

Signature of the Owner/  
First Part

For LOKENATH CONSTRUCTION

*Sipal Chakraborty*  
Proprietor

Readover and explain  
in Hindi and  
Drafted & Explained by me

*Timir Baran Mandal.*  
Advocate, wb/630/2002  
Howrah Judges Court  
Prepared in my Chamber and  
also type by me.

Signature of the Developer/  
Other Part



-: 22 :-

**MEMO OF RECEIPTS**

**RECEIVED Rs. 50,00,000/- (Rupees fifty lakh only) from the Developer in the following manners :-**

<b>Date</b>	<b>Particulars of cheque/DD</b>	<b>Amount Rs.</b>
12/10/2022	By Cheque No- 085771 of Bank of India	10,00,000/-
12/10/2022	By Cheque No- 085772 of Bank of India	10,00,000/-
12/10/2022	By Cheque No- 085774 of Bank of India	10,00,000/-
12/10/2022	By Cheque No- 085775 of Bank of India	10,00,000/-
12/10/2022	By Cheque No- 085776 of Bank of India	10,00,000/-
	<b>Total Rupees</b>	<b>50,00,000/-</b>

**(Rupees fifty lakh only)**

KAUSHALYA KRISHNA INFRASTRUCTURE  
CONSTRUCTION PRIVATE LIMITED

मीना शिंदे  
Director

Signature of the Owner/

First Part





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



192022230136190098

GRN Details

GRN: 192022230136190098 Payment Mode: SBI Epay  
GRN Date: 12/10/2022 12:23:41 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 5571858599428 BRN Date: 12/10/2022 12:24:26  
Gateway Ref ID: CHK6719729 Method: State Bank of India NB  
GRIPS Payment ID: 121020222013619007 Payment Init. Date: 12/10/2022 12:23:41  
Payment Status: Successful Payment Ref. No: 2002951136/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ms LOKENATH CONSTRUCTION  
Address: Vivekananda Nagar podrah howrah  
Mobile: 9831599383  
R.E.F. No: 2002951136/2/2022  
Name: STAMP AND REVENUE DEPARTMENT  
Period From (dd/mm/yyyy): 12/10/2022  
Period To (dd/mm/yyyy): 12/10/2022  
Remarks: Payment of SD and RF  
Period From (dd/mm/yyyy): 12/10/2022  
Period To (dd/mm/yyyy): 12/10/2022  
Payment Ref ID: 2002951136/2/2022  
Dept Ref ID/DRN: 2002951136/2/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002951136/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002951136/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	50021
			<b>Total</b>	<b>59942</b>

IN WORDS: FIFTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



121020222013619007

## GRIPS Payment Detail

<b>GRIPS Payment ID:</b>	121020222013619007	<b>Payment Init. Date:</b>	12/10/2022 12:23:41
<b>Total Amount:</b>	59942	<b>No of GRN:</b>	1
<b>Bank/Gateway:</b>	SBI EPay	<b>Payment Mode:</b>	SBI Epay
<b>BRN:</b>	5571858599428	<b>BRN Date:</b>	12/10/2022 12:24:26
<b>Payment Status:</b>	Successful	<b>Payment Init. From:</b>	Department Portal

## Depositor Details

**Depositor's Name:** Ms LOKENATH CONSTRUCTION  
**Mobile:** 9831599383

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230136190098	Directorate of Registration & Stamp Revenue	59942
<b>Total</b>			<b>59942</b>

**IN WORDS:** FIFTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.












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

**PAID**














FORM FOR TEN FINGER IMPRESSION

Page No. ...

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

Signature : Prakash Chakraborty

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

Signature : সীমা খিঁচাঁ

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

Signature : \_\_\_\_\_



## Major Information of the Deed

Deed No :		I-0513-12011/2022	
Query No / Year		0513-2002951136/2022	
Query Date		06/10/2022 7:16:35 PM	Date of Registration 12/10/2022
Applicant Name, Address & Other Details		Office where deed is registered	
		D.S.R. - II HOWRAH, District: Howrah	
Transaction			
[0110] Sale, Development Agreement or Construction agreement		Additional Transaction	
Set Forth value		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]	
Rs. 12,25,000/-		Market Value	
Stampduty Paid(SD)		Rs. 83,46,470/-	
Rs. 10,021/- (Article:48(g))		Registration Fee Paid	
Remarks		Rs. 50,053/- (Article:E, E, B)	

### Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: PODRAH, Mouza: Podra, JI No: 38, Pin Code : 711109

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-265 (RS :-)	LR-5252	Bastu	Bastu	8 Chatak 42 Sq Ft	1,00,000/-	2,23,439/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-266 (RS :-)	LR-5252	Bastu	Bastu	4 Katha 13 Chatak 4 Sq Ft	4,00,000/-	19,28,130/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-267 (RS :-)	LR-5252	Bastu	Bastu	2 Katha 38 Sq Ft	2,00,000/-	8,21,498/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-268 (RS :-)	LR-5252	Bastu	Bastu	13 Katha 5 Chatak 34 Sq Ft	5,00,000/-	53,46,403/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>34.3017Dec</b>	<b>12,00,000 /-</b>	<b>83,19,470 /-</b>	
<b>Grand Total :</b>					<b>34.3017Dec</b>	<b>12,00,000 /-</b>	<b>83,19,470 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	25,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>25,000 /-</b>	<b>27,000 /-</b>	














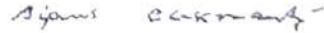


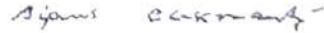


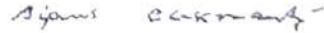
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Kaushalya Krishna Infrastructure Construction Private Limited</b> Sahu Colony, Damodarpur, City:- , P.O:- Damodarpur, P.S:-KANTI THERMAL POWER, District:-Muzaffarpur, Bihar, India, PIN:- 843113 , PAN No.:: aaxxxxxx1j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Lokenath Construction</b> Vivekananda Nagar, City:- , P.O:- Podrah, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 , PAN No.:: aixxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Meena Sinha (Presentant)</b>                      Wife of Shiv Nandan Sah                      Date of Execution - 12/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Oct 12 2022 1:03PM</td> <td>LTI 12/10/2022</td> <td>12/10/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mrs Meena Sinha (Presentant)</b> Wife of Shiv Nandan Sah Date of Execution - 12/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office				Oct 12 2022 1:03PM	LTI 12/10/2022	12/10/2022		Sahu Colony, Damodarpur, City:- , P.O:- Damodarpur, P.S:-KANTI THERMAL POWER, District:-Muzaffarpur, Bihar, India, PIN:- 843113, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx4a, Aadhaar No: 80xxxxxxxx7587 Status : Representative, Representative of : Kaushalya Krishna Infrastructure Construction Private Limited (as DIRECTOR)		
Name	Photo	Finger Print	Signature													
<b>Mrs Meena Sinha (Presentant)</b> Wife of Shiv Nandan Sah Date of Execution - 12/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office																
Oct 12 2022 1:03PM	LTI 12/10/2022	12/10/2022														
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Biplob Chakraborty</b>                      Son of Late Basudeb Chakraborty                      Date of Execution - 12/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Oct 12 2022 1:02PM</td> <td>LTI 12/10/2022</td> <td>12/10/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Biplob Chakraborty</b> Son of Late Basudeb Chakraborty Date of Execution - 12/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office				Oct 12 2022 1:02PM	LTI 12/10/2022	12/10/2022				
Name	Photo	Finger Print	Signature													
<b>Mr Biplob Chakraborty</b> Son of Late Basudeb Chakraborty Date of Execution - 12/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office																
Oct 12 2022 1:02PM	LTI 12/10/2022	12/10/2022														



Vivekananda Nagar, City:- , P.O:- Podrah, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx6e, Aadhaar No: 71xxxxxxx9570 Status : Representative, Representative of : Lokenath Construction (as PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Aswini Kumar Rana</b> Son of Late Bhupati Charan Rana Howrah Court, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
	12/10/2022	12/10/2022	12/10/2022
Identifier Of Mrs Meena Sinha, Mr Biplob Chakraborty			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-0.92125 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-7.94979 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-3.38708 Dec

**Transfer of property for L4**

SI.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-22.0435 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Kaushalya Krishna Infrastructure Construction Private Limited	Lokenath Construction-100.00000000 Sq Ft



## and Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: PODRAH, Mouza: Podra, JI No: 38, Pin Code : 711109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 265, LR Khatian No:- 5252	Owner:মে: কৌশল্যা কৃষ্ণ ইন: কন: প্রা: লি:, Gurdian:মীনা সিনহা, Address:এম.বি.বি.এল কলেজ পাথনা টলি, দামোদরপুর মক্ষফরপুর, বিহার, Classification:ডাঙ্গা, Area:0.01000000 Acre,	Kaushalya Krishna Infrastructure Construction Private Limited
L2	LR Plot No:- 266, LR Khatian No:- 5252	Owner:মে: কৌশল্যা কৃষ্ণ ইন: কন: প্রা: লি:, Gurdian:মীনা সিনহা, Address:এম.বি.বি.এল কলেজ পাথনা টলি, দামোদরপুর মক্ষফরপুর, বিহার, Classification:বাস্তু, Area:0.07000000 Acre,	Kaushalya Krishna Infrastructure Construction Private Limited
L3	LR Plot No:- 267, LR Khatian No:- 5252	Owner:মে: কৌশল্যা কৃষ্ণ ইন: কন: প্রা: লি:, Gurdian:মীনা সিনহা, Address:এম.বি.বি.এল কলেজ পাথনা টলি, দামোদরপুর মক্ষফরপুর, বিহার, Classification:বাগান, Area:0.03000000 Acre,	Kaushalya Krishna Infrastructure Construction Private Limited
L4	LR Plot No:- 268, LR Khatian No:- 5252	Owner:মে: কৌশল্যা কৃষ্ণ ইন: কন: প্রা: লি:, Gurdian:মীনা সিনহা, Address:এম.বি.বি.এল কলেজ পাথনা টলি, দামোদরপুর মক্ষফরপুর, বিহার, Classification:ডাঙ্গা, Area:0.22000000 Acre,	Kaushalya Krishna Infrastructure Construction Private Limited



On 12-10-2022

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

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

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

Presented for registration at 12:59 hrs on 12-10-2022, at the Office of the D.S.R. - II HOWRAH by Mrs Meena Sinha ,

**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 83,46,470/-

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

Execution is admitted on 12-10-2022 by Mrs Meena Sinha, DIRECTOR, Kaushalya Krishna Infrastructure Construction Private Limited (Private Limited Company), Sahu Colony, Damodarpur, City:- , P.O:- Damodarpur, P.S:- KANTI THERMAL POWER, District:-Muzaffarpur, Bihar, India, PIN:- 843113

Indetified by Mr Aswini Kumar Rana, , Son of Late Bhupati Charan Rana, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-10-2022 by Mr Biplob Chakraborty, PROPRIETOR, Lokenath Construction (Sole Proprietorship), Vivekananda Nagar, City:- , P.O:- Podraha, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Indetified by Mr Aswini Kumar Rana, , Son of Late Bhupati Charan Rana, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,053.00/- ( B = Rs 50,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 50,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2022 12:24PM with Govt. Ref. No: 192022230136190098 on 12-10-2022, Amount Rs: 50,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 5571858599428 on 12-10-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1521, Amount: Rs.100.00/-, Date of Purchase: 16/09/2022, Vendor name: H C Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2022 12:24PM with Govt. Ref. No: 192022230136190098 on 12-10-2022, Amount Rs: 9,921/-, Bank: SBI EPay ( SBlePay), Ref. No. 5571858599428 on 12-10-2022, Head of Account 0030-02-103-003-02

*Panchali Munshi*

**Panchali Munshi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
Howrah, West Bengal**



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0513-2022, Page from 337302 to 337332  
being No 051312011 for the year 2022.



Digitally signed by Panchali Munshi  
Date: 2022.10.12 15:24:12 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2022/10/12 03:24:12 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)