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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Mr. Sanjay



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

[Signature]
Additional Registrar
of Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

30 MAY 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this
30th day of *MAY* 2022 (Two Thousand Twenty Two)

BETWEEN

Shine Enterprise
Shankar Das
Proprietor

26 MAY 2022

26 MAY 2022

19101

500/-

NO..... DATE..... RS..... (ADJ)
 NAME..... *Ajoy Chatterjee*
 ADDRESS..... *Shree Jagds Comf*
 ALIPORE JUDGES COURT
 A. K. SAMAJPATI
 SIGNATURE.....



[Handwritten signature]

ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 3 MAY 2022

1) **SMT. JHARNA HALDAR**, PAN- AYLPH4521J, Aadhaar No.- 7045 6603 2958, wife of Late Prasad Haldar, daughter of Late Bipin Behari Haldar, by faith - Hindu, by occupation - Housewife, residing at Purba Hotar, P.O.- Hotar, P.S.- Magrahat, District - South 24 Parganas, Pin.- 743610, 2) **SMT. RIMA PAILAN**, PAN- BWUPP2498G, Aadhaar No.- 9005 0101 4222, wife of Sri Shanti Pailan, daughter of Late Nalini Chandra Halder, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Sitala Park, P.O. & P.S.- Bansdrani, Kolkata - 700070, District - South 24 Parganas, 3) **SRI RABINDRA HALDER**, PAN- BIAPH8508K, Aadhaar No.- 9420 8617 3638, son of Late Nalini Chandra Halder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 17, Chittaranjan Park, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata - 700032, District - South 24 Parganas,, 4) **SRI BISWAJIT HALDAR**, PAN- BHWPH9277A, Aadhaar No.- 8890 8107 6193, 5) **SRI SURAJIT HALDAR**, PAN- BHWPH9278R, Aadhaar No.- 9994 0543 4428, both by faith - Hindu, by occupation - Business, by Nationality - Indian, both sons of late Dulal Haldar, both are residing at Mirpur, P.O.- Daulatpur, P.S.- Baruipur, Pin.- 743610, District - South 24 Parganas, 6) **SMT. SWAPNA DAS**, PAN- FGQPD6807R, Aadhaar No.- 9812 7325 1393, wife of Sri Manik Das, daughter of Late Dulal Haldar, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 13, Kali Bari Lane, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata - 700032, District - South 24 Parganas, 7) **SMT. MAYA SARKAR**, PAN- NUMPS7381K, Aadhaar No.- 8595 8910 9450, wife of Tarak Sarkar, daughter of Late Nalini Chandra Halder, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 17, Chittaranjan Park, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata - 700032, District - South 24 Parganas, 8) **SRI ASHOK HALDER**, PAN- AOHPH0906B, Aadhaar No.- 5852 9495 8086, 9) **SRI RAMESH CHANDRA HALDER**, PAN- AJBPH7030B, Aadhaar No.- 6571 7123 6881, both sons of Late Nalini

Chandra Halder, both by faith – Hindu, by occupation – Business, by Nationality – Indian, both are residing at 17, Chittaranjan Park, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata – 700032, District – South 24 Parganas, 10) **SMT. PURNIMA DAS**, PAN- ESBPD0975C, Aadhaar No.- 5199 3484 1309, wife of Sri Babu Das, daughter of Late Nalini Chandra Halder, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 17, Chittaranjan Park, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata – 700032, District – South 24 Parganas, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless repugnant to the context either expressly or impliedly shall deem to mean and include their heirs, legal representatives, successors in interest and assigns) of the **ONE PART.**

AND

“SHINE ENTERPRISE”, a Proprietorship Firm, represented by its sole Proprietor **SRI SHANKAR DAS**, PAN- AHZPD1306N, Aadhaar No. 2314 2204 2226, son of late Nemaï Chandra Das, by faith Hindu by Occupation Business, by Nationality Indian, residing at 17/4, Lokenath Bose Garden Lane, P.O.- Gobinda Khatick Road, P.S.- Topsia, Kolkata - 700046, District – South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless repugnant to context either expressly or impliedly shall deem to mean and include its heirs, legal representatives, successors in office) hereinafter also referred to as the **OTHER PART.**

WHEREAS one Bipin Behari Halder was the C.S. Recorded owner of **ALL THAT** piece and parcel of Bastu land measuring about 14 decimals equivalent to 08 (eight) Cottahs, 08 (eight) Chittaks be the same or a little more or less, lying and situated at Mouza – Rajapur, Touzi No.- 109 J.L. No.-23, under C.S. Khatian No.- 339, C.S. Dag No.- 262, corresponding to R.S. Dag No. 303, P.S.- Jadavpur, Dist.- 24 Parganas.

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AND WHEREAS said Bipin Behari Halder while being owned, seized, possessed and sufficiently entitled to the above referred property died intestate on 06.04.1971 leaving behind his wife Subodhbala Halder, one son Nalini Chandra Halder and one daughter Smt. Jharna Halder as his legal heirs and successors.

AND WHEREAS said Subodhbala Halder died intestate in the year 1998 leaving behind her one son Nalini Chandra Halder and one daughter Smt. Jharna Halder as his legal heirs and successors and they became the joint owners each having undivided $\frac{1}{2}$ share of the aforesaid property left by their father Bipin Behari Halder and the said Nalini Chandra Halder recorded his name in the office of the Kolkata Municipal Corporation and the said property became known numbered and identified as K.M.C. Premises No. 75, Chittaranjan Colony - "A" and assessed for taxation vide Assessee No. 311020700754 and paying taxes regularly to the concerned municipal offices.

AND WHEREAS Smt. Chhaya Haldar, wife of Late Dulal Halder, one of the daughter of Nalini Chandra Halder, died intestate on 06.07.2017 predeceased her father Nalini Chandra Halder, leaving behind her two sons namely Biswajit Halder and Surajit Halder and one daughter namely Swapna Das as her legal heirs and successors and they became the joint owners of undivided property left by their mother.

AND WHEREAS the said Nalini Chandra Halder died intestate on 20.01.2021 leaving behind his three sons namely Rabindra Halder, Ashok Halder and Ramesh Chandra Halder and three daughters namely Rima Pailan , Maya Sarkar and Purnima Das and two

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

GRN Details

GRN: 192022230037066008 Payment Mode: Online Payment (SBI Epay)
GRN Date: 27/05/2022 20:55:43 Bank/Gateway: SBIPay Payment Gateway
BRN : 5878843280733 BRN Date: 27/05/2022 20:57:00
Gateway Ref ID: 893272484 Method: Axis Bank-Retail NB
Payment Status: Successful Payment Ref. No: 2001538498/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Sudip Basu
Address: 4 Govt Place North
Mobile: 9830671772
Depositor Status: Advocate
Query No: 2001538498
Applicant's Name: Mr AJAY CHATTERJEE
Identification No: 2001538498/4/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001538498/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	9521
2	2001538498/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	11542

IN WORDS: ELEVEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

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grandsons namely Biswajit Halder, Surajit Halder and one granddaughter namely Swapna Das (who are sons and daughter of Smt. Chhaya Halder, since deceased) as his legal heirs and successors and they became the joint owners of undivided $\frac{1}{2}$ share left by Nalini Chandra Halder.

Be it mentioned here that the wife of said Nalini Chandra Halder namely Parulbala Halder died intestate on 13.09.2016 predeceased her husband Nalini Chandra Halder.

AND WHEREAS the said 1) Smt. Jharna Halder, 2) Smt. Rima Pailan, 3) Sri Rabindra Halder, 4) Sri Biswajit Halder, 5) Sri Surajit Halder, 6) Smt. Swapna Das, 7) Smt. Maya Sarkar, 8) Sri Ashok Halder, 9) Sri Ramesh Chandra Halder, and 10) Smt. Purnima Das, are the joint owners of **ALL THAT** piece and parcel of Bastu land measuring about 14 decimals equivalent to 08 (eight) Cottahs, 08 (eight) Chittaks be the same or a little more or less, lying and situated at Mouza - Rajapur, Touzi No.- 109 J.L. No.-23, under C.S. Khatian No.- 339, C.S. Dag No.- 262, corresponding to R.S. Dag No. 303, within the limits of Kolkata Municipal Corporation Ward No. 102, being K.M.C. Premises No. 75, Chittaranjan Colony "A", P.S.- Jadavpur, District - South 24 Parganas, Kolkata - 700032 together with 100 square feet brick built tile shed structure standing thereon altogether with the all right of easement through the common passage leading to the main road of the land, more fully described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the owners are desirous of developing their said property by construction of multi storied building thereon for Residential and commercial purposes but due to insufficient of fund and lack of knowledge, the Owners herein while searching a Developers for construction of a new multistoried building, the Other Part herein being informed about the intention of the Owners and have

approached the Owners to construct a new multi storied building and the Owners being convinced with the said approach accepted the Developers' proposal with the following terms and conditions as are mentioned hereinafter.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the PARTIES as follows:-

ARTICLE -1
DEFINITIONS

1. Unless in these presents, it is repugnant to or inconsistent with the context:-
 - 1.01. **OWNERS** – shall mean 1) SMT. JHARNA HALDAR, 2) SMT. RIMA PAILAN, 3) SRI RABINDRA HALDER, 4) SRI BISWAJIT HALDAR, 5) SRI SURAJIT HALDAR, 6) SMT. SWAPNA DAS, 7) SMT. MAYA SARKAR, 8) SRI ASHOK HALDER, 9) SRI RAMESH CHANDRA HALDER, AND 10) SMT. PURNIMA DAS hereinafter jointly called and referred to as the **OWNERS** and shall include their representative heirs and assigns.
 - 1.02. **DEVELOPER** – shall mean "**SHINE ENTERPRISE**", a Proprietorship Firm, represented by its sole Proprietor **SRI SHANKAR DAS**, PAN- AHZPD1306N, Aadhaar No. 2314 2204 2226, son of late Nemai Chandra Das, by faith Hindu by Occupation Business, by Nationality Indian, residing at 17/4, Lokenath Bose Garden Lane, P.O.- Gobinda Khatick Road, P.S.- Topsia, Kolkata - 700046, District – South 24 Parganas, the Party of the **DEVELOPER/SECOND PART** and shall include its representative and/or assigns.
 - 1.03. **SAID PROPERTY** - shall mean **ALL THAT** piece and parcel of Bastu land measuring about 14 decimals equivalent to 08 (eight) Cottahs, 08 (eight) Chittaks be the same or a little more or less, together with 100 square feet brick built tile shed structure standing thereon lying and situated at Mouza – Rajapur, Touzi No.- 109 J.L. No.-23, under C.S. Khatian No.- 339, C.S. Dag No.- 262, corresponding to R.S. Dag No. 303, within the limits of

Kolkata Municipal Corporation Ward No. 102, being K.M.C. Premises No. 75, Chittaranjan Colony - "A", P.S.- Jadavpur, District - South 24 Parganas, Kolkata - 700032 together with the all right of easement through the common passage leading to the main road of the land, more fully described in the **SCHEDULE "A"** written herein below.

- 1.04. **BUILDING** - A proposed multi storied Building character as per Building Plan to be sanctioned by the concerned authority.
- 1.05. **UNIT** - shall mean a separate and self contained area intended to be used for Residential & Commercial and shall include any other place to be constructed in the building and capable of being occupied and enjoyed independently.
- 1.06. **ARCHITECT** - shall mean such Architect or Architects as may be appointed from time to time by the Developers at its own costs and expenses for designing, planning and supervising the proposed building at the said Property.
- 1.07. **COVERED AREA** - shall mean Inside Area Plus proportionate Area of Four Sides Wall and proportionate share of Stair.
- 1.08. **SUPER BUILT UP AREA OF THE UNIT** - shall mean the total covered area of the Unit, as certified by the Architect for the time being of the building/s, plus proportionate share of common areas, as shall be determined by the Developers in consultation with the Owners and the Architect and aggregate of both shall be deemed to be Super Built Up area of the Unit.

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- 1.9. **PLAN** - shall mean the Multi Storied Building Plan with the maximum available F.A.R. to be concerned authority in the name of the Owners of the First Part at the costs and expenses and guidance of the Developers for the construction of building in the said Property and shall include such additions, alterations and modification as the may make subsequently upon sanction by the concerned authority;
- 1.10. **COMMON AREA** - shall mean and include outside corridors, stairways, outside passage ways, common lavatories, stair cover, pump rooms, roof of the building underground water reservoir, overhead water tank and other areas meant for common enjoyment of the buyers/occupants in the said Property.
- 1.11. **COMMON FACILITIES AND AMENITIES** - shall mean and include stair ways, water pumps, and overhead and underground water reservoirs, provided in the building in the "Said Property" for common enjoyment of all the buyers/occupants.
- 1.12. **OWNERS' ALLOCATION** - the **Owner no.8** Sri Ashok Halder shall get one shop room measuring about 75-80 square feet more or less at the ground floor, **Owner no.9** Sri Ramesh Chandra Halder shall get one shop room measuring about 75-80 square feet more or less at the ground floor, **Owner no.3** Sri Rabindra Halder shall get one shop room measuring about 75-80 square feet more or less at the ground floor, **Owner no.7** Smt. Maya Sarkar shall get one self contained residential flat on the ground floor, back side, measuring about 574 square feet covered area Tiles flooring, consisting of two bedrooms, one