

95830

5-5271/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

At the time of registration, the signature should be in endorsement sheet attached with the document and not of this stamp. 467361

Handwritten signature and date: 23/5/2018

Handwritten signature and stamp: District Sub-Registrar-TV Alinore, South 24-Parganas

**AGREEMENT FOR DEVELOPMENT**

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made on . 24th Day of August 2018 (Two Thousand Eighteen) BETWEEN

**SRI SANKAR KUMAR GHOSAL**, PAN: ACWPG3169Q, Son of Late Baidya Nath Ghosal, BY Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at Mankundu Station Road, P.O. Chandannagar, P.S. Chandannagar, District-Hoogly, PIN-712136, hereinafter referred to as the "OWNER/FIRST PARTY" (which term or expression unless excluded by or repugnant to the context shall deem to mean and include his heirs, successors, administrators and assigns) of the ONE PART.

AND

**"RDS REALTORS"**, A Proprietorship business, having its office at 32, Dr. B. C. Roy Road (Rajpur), P.O. Rajpur, Kolkata-700149, 24 Parganas (South), being represented by its sole Proprietor **SRI DYUMANI SAMADDER**, PAN:AXKPS9881Q, Son of Late Ranajit Kumar Samadder, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at R-166, Kamdahari Purba Para, Post Office: Garia, Police Station: Bansdrani, Kolkata-700084, District South 24-Parganas, hereinafter referred to as the "DEVELOPER/SECOND"

19647

20 AUG 2018

No.....Rs. **100/-** Date.....

Name:..... *Dyuman, Somadhar*

Address:..... *R-166, Kambahari purba para*

Vendor:.....

*KO-84*

**Alipur Collectorate, 24 Pgs. (S)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27



Sub-Registrar  
Registrar-1/5 7(2) of  
Registration Act 1908  
Alipur, South 24 Parganas  
**24 AUG 2018**

*Nilu Mondal*  
*S/o Late C.L. Mondal*  
*Alipur Police Court*  
*P.O. Alipur*  
*P.S. Alipur*  
*Kol-27*

**PARTY** (which term or expression unless excluded by and repugnant of the context shall mean and include its successor-in-office, administrators, legal representatives and/or assignees) of the **OTHER PART**.

**WHEREAS:**

- A. By one Deed of Conveyance dt. 4.11.2011, one Amitava Goswami purchased all that land admeasuring about 1193 square feet, more or less, in R.S. Dag No. 185, under R.S. Khatian No. 1279, 1308 and 1323, in Mouja Rajpur, J.L. No. 55, P.S. Sonarpur, Distt. South 24 Parganas from the rightful owner, viz., Basanti Dutta, wife of late Swapan Dutta for consideration. Said Deed was registered in the office of the DSR-IV at Alipore and recorded in Book No. 1, CD volume No. 26, pgs 4339 to 4352, being No. 7986 for the year 2011.
- B. By another Deed of Conveyance dt. 4.11.2011, the said Amitabh Goswami also purchased all that land measuring about 1188 sq. ft. more or less, inside R.S. Dag No. 185, under R.S. Khatian No. 1279, 1308 and 1323, in Mouja Rajpur, J.L. No. 55, P.S. Sonarpur, Distt. South 24 Parganas from the then rightful owner, viz., Mihir Lal Dutta for consideration. Said deed was registered in the office of DSR-IV at Alipore and recorded in Book No. 1, CD volume No. 26, pgs 4325 to 4339, being No. 7985 for the year 2011.
- C. Amitava Goswami also purchased all that land measuring about 1210 sq. ft., more or less, lying in said Mouja Raipur, J.L. No. 55, being portion of R.S. Dag No. 185, under R.S. Khatian No. 1279, 1308 and 1323, P.S. Sonarpur, Distt. South 24 Parganas, from the then rightful owner Kalyani Dutta and Debasree Pal for consideration. Said Deed was registered in the office of DSR-IV at Alipore and recorded in book No. 1,

CD volume No. 27, pages 913 to 928, being number 8091 for the year 2011.

- D. Said Amitava Goswami became the absolute owner of the total land measuring about 4 (four) Cottahs, 15 Chhitaks 39 sq. ft., more or less, being R.S. Dag number 185, under R.S. Khatian No. 1279, 1308 and 1323, in Mouja Rajpur, J.L. No. 55, P.S. Sonarpur, Disst. South 24 Parganas. Said demarcated portion of land has been known as 184, K. C. Dutta Road, under Ward No. 17 of Rajpur-Sonarpur Municipality.
- E. While in possession of the said land, the said Amitava Goswami, by one Deed of Donveyance dt. 28.01.2015, sold, transferred and conveyed the said land measuring about 4 (four) Cottahs, 15 Chhitaks 39 sq. ft., more or less, lying in Mouja Rajpur, J.L. No. 55, being portion of R.S. Dag No. 185, under R.S. Khatian No. 1279, 1308 and 1323, P.S. Sonarpur, Distt. South 24 Parganas, to Sri Sankara Kumar Ghoshal, the owner herein for consideration. The said Deed was registered in the office of ADRS Sonarpur and recorded in Book No. 1, CD volume No. 1, pages 4602 to 4618, being no. 00370 for the year 2015.
- F. Being owner in the manner stated above, the first party/owner herein, converted the nature of said land from Garden (Bagan) to Homestead (Bastu) from the office of B.L. & L.R., vide case No. 607/NR/15 dated 7.12.2015 and mutated his name in respect thereof in the office of B.L. & L.R. vide reference number 822/15, Memo No. MU/2004/BL-SNP/15 and also in the office of Rajpur-Sonarpur Municipality. Since then the owner is in possession and enjoyment of the said land upon payment of all rent and taxes thereof, without any interruption of disturbance from others and the said land has not been vested under U. L. (C&R) Act, 1976 as per Report of Competent Authority.

G. With an intention to develop the said land by raising building thereon, the Owner herein approached the Developer of these presents and considering the proposal of the Owner, the Developer has agreed to develop the same land by raising building thereon, as per plan to be approved by the Rajpur-Sonarpur Municipality at his own cost and initiative for their mutual benefit under the following terms and conditions.

**Article I: Project**

The Developer shall at his own cost and initiative, construct one multi-storied building on the land of the Owner morefully described under Schedule "A" below, as per plan to be approved by the Rajpur-Sonarpur Municipality.

**Article II: Owner's Representations & Warranties**

- A. That the Owner is the absolute owner of the said Premises morefully and specifically described under "Schedule A", and is in possession of the Premises, and the Owner has marketable title thereto and that the said Premises is free of all encumbrances.
- B. The said Premises is free from acquisition and/or requisition in any nature whatsoever.
- C. The Owner will comply with all the requisitions and co-operate with the Developer regarding development of the Premises, and in relation thereto, undertakes to execute as and when necessary, all papers, documents, plans, instruments, etc. for the purpose of development of the Premises.
- D. The Owner hereby agrees and covenants with the Developer, not to cause any interference and/or hindrance in the development of the said Premises as per the terms of this Agreement.

- E. The Owner hereby agrees and covenants with the Developer, not to act in a manner or cause interference, which may prevent, hinder or otherwise harass the Developer in the process of selling off the Developer's allocation, as per the terms of this Agreement.

**Article III: Owner's Obligations & Duties**

- A. Immediately upon execution of this Agreement, the Owner will handover possession of the Premises to the Developer for the Developer to commence the development work.
- B. All the papers and documents relating to the Premises, in original and/or copies thereof duly certified to be true copy, shall be handed over to the Developer.
- C. The Owner will obtain all necessary permission and approval from the competent authorities, with regard to development of the said Premises, and ensure that no legal discrepancy will arise in future.
- D. The Owner shall, simultaneously with these presents, execute a general power of attorney in favour of the Developer for development of the said Premises and sale of the developer's allocated portion, morefully described under Schedule "B".
- E. The Owner undertakes that in case any discrepancy arises in future with respect to the marketable title of the Premises, and/or it is found that the Premises is not free from encumbrances, in such case/s, the Owner shall remove such defect and/or irregularities at his own cost and initiative and make the property free from all encumbrances.
- F. The Owner hereby undertakes to execute and register all/any agreement for sale/memorandum of understanding/deed of conveyance or deed of

transfer of any other nature with respect to all/any part of the Developer's allocation in favour of its nominees/transferees/assigns, as and when called by the Developer to do so.

- G. Subject to payment of proportionate share of charges for maintenance of the common area, the Owner shall have the right to use the common areas and facilities to be provided.

**Article IV: Developer's Obligations & Duties**

- A. Upon execution of this present, the Developer is entitled to receive complete possession of the Premises in order to commence and undertake developmental work as per the terms of this Agreement.
- B. All costs towards regularizing title, payment of tax dues, other preparatory work, etc., prior to obtaining sanction plan, will be borne solely by the Owner, and if such costs are incurred by the Developer, then the same will be recoverable by the developer from the Owner.
- C. The developer at his own cost, shall ensure and/or take necessary steps for,-
- a. For obtaining clearances and no-objection certificate(s) from the statutory and/or municipal authorities
  - b. To prepare plans for construction of new building(s) and get the same approved by the municipal authority.
  - c. To do all such acts, deeds and things necessary for the construction and development of the Premises and for such purpose to appoint necessary architects or other professionals.

- d. To erect temporary construction on the Premises for storage of construction materials and accommodation for labourers.
- e. To obtain temporary water and electricity connection, and separate temporary meter, for the purpose of construction, and will ensure discontinuation of such separate meter before handing over possession to the prospective buyers and the Owner, once developmental work on the Premises is complete.
- f. To make its best efforts to commence and complete construction and development off the Premises within a period of 24 months, from the date of obtaining sanction unless prevented by reason beyond its control.
- g. To develop the Premises in accordance with the sanctioned plans and to take all precautions, safety, insurance and follow the norms prescribed by the relevant prevailing laws of the land and to comply with and/or take necessary permission as required under any law for the time being in course.
- h. The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connection of water connection, electricity supply, etc.
- i. To act diligently and efficiently in the matter of development of the Premises and hereby agrees to indemnify and/or keep the Owner indemnified from and against compensation and actions arising out of any act or omission of the Developer or any action relating to the development of the said Premises.



- j. The developer shall be entitled to deal with the Developer's allocation in his absolute discretion without any hindrance/objection from the Owner and shall be entitled to receive payments in this regard.
- k. The Developer shall allot and give possession of the Owner's allocation in the new constructed property in good and habitable condition within a period of 24 months from the date of sanction of the building plan or getting possession of the Premises, whichever is late.

**Article V: Owner's Allocation**

- A. The Owner shall be entitled to the entire 2<sup>nd</sup> floor of the proposed building, morefully described under **Schedule "B"** herein, comprising of 3 flats towards the consideration of the undivided share of the land which is hereinafter referred to as the Owner's Allocation to be used and enjoyed by him alongwith right to use and enjoy the common areas and facilities thereto, morefully described under **Schedule "D"** herein, to be provided thereat.
- B. It has been agreed in between the parties that the Owner's consideration/allocation may be amended or revised in due course of time on mutual consent, if necessary.
- C. After getting the sanction of the said plan of the proposed building said Owner's Allocation should be demarcated by **RED** border lines in the photo copy of the said approved Plan to be signed by both the parties which will deemed to be part of this Agreement.
- D. The Owner's Allocation shall be constructed as per specification mentioned herein below. The owner shall remain liable to pay the cost for any additional work beyond the said specification.

- E. Upon getting the Owner's Allocation as per terms of this Agreement the Owner shall execute the deed of conveyance in respect of undivided share of all his right, title and interest in the remaining land at the said premises to the Second Party or his nominee/s by executing appropriate deed in this regard.
- F. Simultaneously with the execution of this agreement the Owner shall appoint the Developer as his constituted attorney to execute the said work and to transfer the Developer's Allocation, by executing one registered General Power of Attorney at the cost of the Developer.

**Article V: Force Majeure**

- A. Failure of either Party to enforce at any time or for any period of time the provisions hereof shall not be construed to be waiver of any provision or of the right thereafter to enforce each and every provision. Neither Party shall be held responsible for any consequences or liabilities under the Agreement, if it is prevented in performing its obligations under the Agreement by reason of act of God or natural calamity such as floods, earthquake, etc., restrictive governmental laws or regulations, riots, insurrection, war, terrorist action, acts of God, etc. provided that such Party has complied with all applicable government rules and regulations (the "Force Majeure Event").
- B. The Party claiming relief under this clause shall promptly notify the other in writing of the existence of the Force Majeure Event(s) relied on and the effect of the event on its ability to perform its obligations under the Agreement.

- C. If the Force Majeure Event continues for more than 30 days, an emergency meeting shall be called between the Parties to take note of the situation and to mutually decide on the further course of action.

**Article VI: Miscellaneous**

- A. This Agreement will supersede any prior oral or written understanding between the Parties, and may not be amended or modified except in writing signed by both Parties.
- B. If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
- C. This Agreement constitutes the entire agreement between the Parties and save as otherwise expressly provided, waiver of any provision of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the Parties hereto. But the Parties hereto shall have the right to make amendment or make addition and/or alteration of the terms on the mutual consent of the Parties.

**Article VII: Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the India and in case of any dispute arising from this Agreement, the matter will be referred to the competent courts of Kolkata who will have exclusive jurisdiction.

**SCHEDULE - "A" ABOVE REFERRED TO**

(Description Of The Entire Premises)

**ALL THAT** piece or parcel of land <sup>butted</sup> measuring about 4 (Four) Cottahs 15 Chhitaks 39 sq. ft. more or less lying in Mouja Rajpur, Pargana Medanmallah, J.L no. 55, R.S, Khatian no. 251, Touji no. 109, being portion of R.S. Dag no. 185, under R.S. Khatian no. 1279, 1308, 1323, together with tile shed structure of 400 sq. ft. <sup>Concrete Floor</sup> Thereon at present, within Ward No. 17, Holding no. 184, K. C. Dutta Road of Rajpur-Sonarapur Municipality, Police Station-Sonarapur, Distt.- South 24 Parganas, being butted & bounded by :-

- ON THE NORTH** : Plot bearing R. S. No. 188;
- ON THE SOUTH** : 10' ft wide common passage;
- ON THE EAST** : 16' Feet wide K. C. Dutta Road;
- ON THE WEST** : Portion of land in R.S. Dag no. 185

**SCHEDULE - "B" ABOVE REFERRED TO**

(Description Of The Owner's Allocations)

All the entire Second Floor of the proposed building to be constructed with standard material.

**SCHEDULE - "C" ABOVE REFERRED TO**

(Description Of The Developer's Allocation)

Remaining portion of the building comprising flats and car parking spaces or other spaces with undivided proportionate share in the land at the said Holding described in Schedule "A" above with all rights to sell or transfer as per his discretion.

**SCHEDULE - "D" ABOVE REFERRED TO**

*Dyuman Samadhan  
Sankar Kumar Ghosh*

(Description Of The Common Area)

1. Land underneath the building and pathways & passages for egress and ingress.
2. Super structure of the building, stairs, stair case, lobbies, corridor, roof, boundary walls, entrance & exit gates.
3. Septic tank, underground reservoir, overhead tank, meter room, caretaker room(if provided), common toilets, pump room, lift machine room, generator space.
4. All plumbing fittings in the common areas and distribution pipes, main electric and water supply lines and electrical installations in the common areas.
5. Water Pump, Lift, Generator, Fire Fighting Equipments.
6. No monetary transaction has been made vide this agreement.

Byemanu Samadder  
 Sanjay Kumar Ghosal

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

**SIGNED, SEALED AND DELIVERED**

By the Owners at Kolkata

In the presence of:-

1. Nilu Mondal  
 At Police Police Court  
 Kal- 27

*Sanjay Kumar Ghosal*

**SIGNATURE OF THE OWNER**

2. *Mrinal Kanti Ghose*  
*At Police Police Court*  
*Kal- 27*

*Byemanu Samadder*

**SIGNATURE OF THE DEVELOPER**

Drafted by me.  
 Ananta Prabin Hazumdar  
 Advocate.  
 Judge Court, Xipona.  
 Typed by  
 A-ghosh.

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



*Sankar Kumar Ghosal*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name *Sankar Kumar*

Signature *Sankar Kumar Ghosal*



*Dyumani Samadder*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name *Dyumani Samadder*

Signature *Dyumani Samadder*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....

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

5271/18

GRN: 19-201819-027797086-1

Payment Mode Online Payment

GRN Date: 23/08/2018 14:54:17

Bank : State Bank of India

BRN : CKG8722684

BRN Date: 23/08/2018 14:55:04

DEPOSITOR'S DETAILS

Name : RANJIT BERA

Contact No. :

Mobile No. : +91 9874965333

E-mail :

Address : SONARIA

Applicant Name : Mr Nilu Mondal

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

Payment No 4

Id No. : 16041000235226/4/2018

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16041000235226/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	16041000235226/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

In Words : Rupees Six Thousand Nine Hundred Seventy Three only

6973

### Major Information of the Deed

Deed No	I-1604-05271/2018	Date of Registration	24/08/2018
Query No./Year	1604-1000235226/2018	Office where deed is registered	
Query Date	21/08/2018 1:01:33 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
<b>Applicant Name, Address &amp; Other Details</b>	Nilu Mondal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231853711, Status : Others		
<b>Transaction</b>	<b>Additional Transaction</b>		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth Value	Market Value		
Rs. 2/-	Rs. 34,14,500/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: K. C. Dutta Road, Mouza: Rajpur, Ward No: 17, Holding No:184

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-185	RS-1279	Bastu	Bastu	4 Katha 15 Chatak 39 Sq Ft	1/-	32,94,500/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8.2363Dec</b>	<b>1/-</b>	<b>32,94,500 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>1/-</b>	<b>1,20,000 /-</b>	

Major information of the Deed :- I-1604-05271/2018-24/08/2018

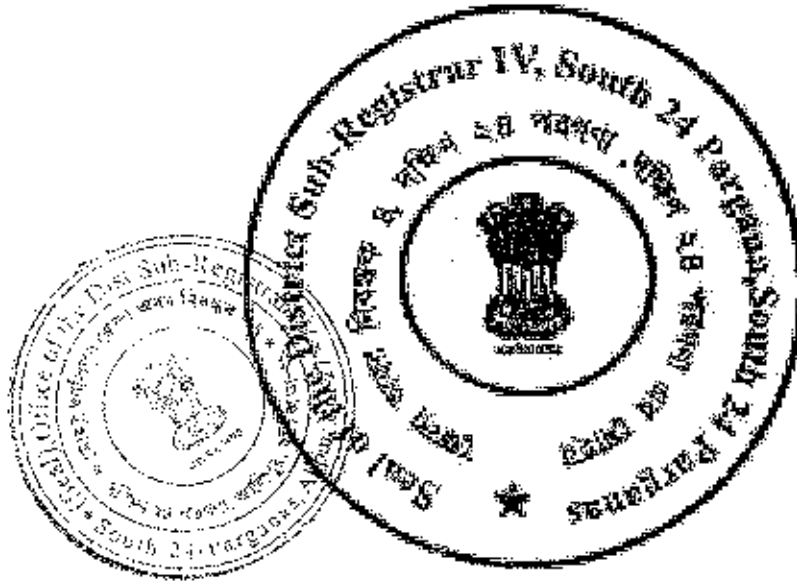


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 153289 to 153314

being No 160405271 for the year 2018.



Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2018.08.28 12:22:48 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 28-08-2018 12:21:51

DISTRICT SUB-REGISTRAR

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

West Bengal.



(This document is digitally signed.)

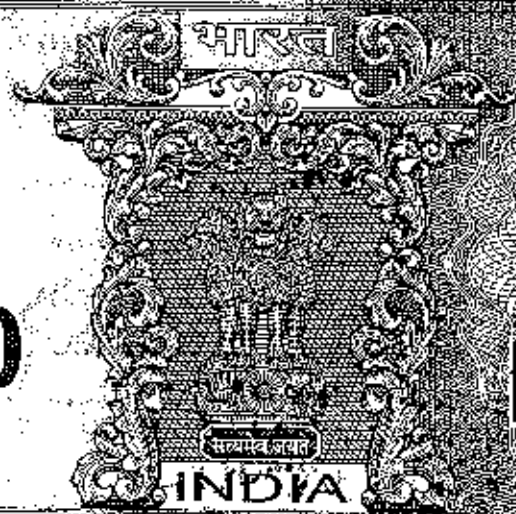
1247439

04746/19

4404/19

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

30AB 357447

...with the Registrar in charge  
Registration. The signature sheets are  
to endorsement sheets attached with  
the document and part of the document.

Registrar  
Registrar U/S  
Registration Act 1908  
Alipore, South 24 Parganas  
19 JUL 2019

Handwritten notes and signatures on the left margin.

**SUPPLEMENTARY AGREEMENT**

THIS SUPPLEMENTARY AGREEMENT is made on this the 19<sup>th</sup> day  
of July Two Thousand Nineteen (2019)

BETWEEN

17974

17 JUL 2019

No. .... Rs. **10/-** Date .....

Name: **R/S Keelond**

Address: **32 Dr. B.C. Roy Rd**

Vendor: .....

**Alipur Collectorate, 24 P.S. (S)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipur Police Court, Ke-27**

**Ke-149.**



17 JUL 2019

Registration Act 1908  
**Alipur, South 24 Parganas**  
19 JUL 2019

**Partha Sena  
S/o Late R. Sena  
Alipur police court  
Ke-27  
Dated written  
1.10.13/2013**

**SRI SANKAR KUMAR GHOSAL**, PAN - ACWPG 3169 Q, Son of Lat Baidya Nath Ghosal, by faith - Hindu, by Nationality Indian, by occupation - Business, residing at Mankundu Station Road, Post Office and Police Station - Chandannagar, District - Hooghly, Pin - 712136, hereinafter referred to as the "**OWNER/FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the context shall deed to mean and include his heirs, legal representatives, executors and assigns) of the **FIRST PART**.

**A N D**

**RDS REALTORS**, a Proprietorship Business, having its office at 32, Dr. B. C. Roy Road (Rajpur), Post Office - Rajpur, Kolkata - 700 149, Police Station - Sonarpur, District - South 24 Parganas being represented by its sole proprietor **SRI DYUMANI SAMADDER**, PAN - AXKPS 9881 Q, Son of Late Ranajit Kumar Samaddar, by faith - Hindu, by Nationality - Indian, by occupation - Business, Formerly of R-166, Kamdahari Purba Para, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084, at Present 92, Avay Doctor Lane, Post Office - Rajpur, Police Station - Sonarpur, District - South 24 Parganas, Pin - 700 149, hereinafter referred to as the "**DEVELOPER/SECOND PARTY**" (which term or expression shall unless excluded by or repugnant to the context shall deed to mean and include his heirs, legal representatives, executors and assigns) of the **OTHER PART**.

**WHEREAS**

- A. The Owner/first party herein entered into an agreement for -  
Development of his land measuring about 4 (four) Kattas 15 -  
(fifteen) Chittacks and 39 Square feet more or less in Mouja -

Rajpur, being portion of R.S. Dag No. 185, under R.S. Khatian No. 1279, 1308, 1323 being Holding No. 184, K. C. Dutta Road under Ward No. 17 of Rajpur Sonarpur Municipality with the Developer/Second party herein on 24.08.2018 under certain terms and conditions mentioned therein. Said Development agreement was registered on 24.08.2018 in the office of the District Sub-Registrar IV Aipore and recorded in Book No. 1 Volume No. 1604-2018, Pages from 153289 to 153314 being No. 160405271 for the year 2018.

- B. It was inter alia agreed between the parties that the Second Party shall construct one multi storied building on the said land of the First Party as per plan to be approved by the Rajpur-Sonarpur Municipality at his cost and initiative and after completion of construction of the building the Owner/First Party shall get the entire Second floor of the said new building towards the consideration for undivided share of land at the said holding which has been described in Schedule - B of the said agreement as "OWNER'S ALLOCATION" and remaining portion of the said building with undivided proportionate share in the land shall absolutely belong to the Developer/Second party against his investment which the Developer shall have right to transfer as per his discretion. The Developer accordingly proceeded with the said work of Development as per terms of the said agreement. The developer got the sanction of Ground plus three storied building from the Rajpur-Sonarpur Municipality vide sanction No. 15/CB/17/47 dated 30.04.2019 where it revealed that the available sanctioned area has been a bit excess than his estimation

and consequently it will require some more time to complete the construction and as such the parties hereto have mutually decided to increase the Owner's allocation as well time for completing the construction by executing this supplementary agreement under the following revised terms.

i. **OWNER'S ALLOCATION:**

Owner shall get entire 2<sup>nd</sup> and 3<sup>rd</sup> floor of the new building towards the consideration for undivided proportionate share of land each floor comprising of three self contained flats to be constructed with standard building materials.

ii) **DEVELOPER'S ALLOCATION:**

Developer Second party shall be entitled to entire ground floor and first floor of the said building with undivided proportionate share in the land at the said holding against his investment.

iii) Name of the building shall be "GL ARPINA"

iv) Building shall be completed within 30 months from the date of sanction of the building plan.

C. All other terms of the said development agreement dated 24.08.2018 shall remain unaltered and this Supplementary

agreement shall be treated as part of Development agreement dated 24.08.2018.

### S C H E D U L E

**ALL THAT** piece or parcel of bastu land measuring about 4 (Four) Cottahs 15 (Fifteen) Chhitaks 39 (Thirty-nine) sq. ft. more or less lying in Mouza - Rajpur, Pargana Medanmallah, J. L. No. 55, R.S. Khatian no. 251, Touji no. 109, being portion of R. S. Dag no, 185, under R. S. Khatian no. 1279, 1308, 1323, together with tile shed <sup>Residential</sup> structure of 400 sq. ft. Cemented floor thereon at present, within Ward No. 17, Holding no. 184, K, C, Dutta Road of Rajpur-Sonarpur Municipality, Police Station - Sonarpur, District - South 24-Parganas, being butted and bounded by :-

- ON THE NORTH      :: Plot bearing R. S. No. 188;      ↗
- ON THE SOUTH      :: 10' ft. wide common passage;      ↘
- ON THE EAST        :: 16' Feet wide K. C. Dutta Road;      ↘
- ON THE WEST        :: Portion of land in R. S. Dag no. 185.      ↘

IN WITNESSES WHEREOF the parties hereto put their respective hand and seal on the day, month and year written above.

WITNESSES:

1. Partha Sana Sannar Kumar Ghosal .  
 Alipore police court  
 Kol-27.

-----  
 OWNER/FIRST PARTY

2. Totdevdhara  
 Alipore Police court  
 Kol-27.

-----  
 DEVELOPER/SECOND PARTY

Drafted by:

Partha Sana  
**PARTHA SANA**  
 DEED WRITER  
 L. No.- 132/2013  
 ALIPORE POLICE COURT  
 KOLKATA-700027

Typed by:



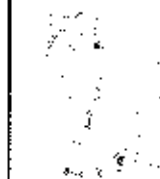








Tapan Talukdar  
 Tapan Talukdar  
 Alipore Judges' Court, Kol-27.



		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Saunakar Kumar Ghosal</i>	left hand					
	right hand					

Name... *Saunakar Kumar Ghosal* .....

Signature... *Saunakar Kumar Ghosal* .....

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Ayemani Samal</i>	left hand					
	right hand					

Name... *Ayemani Samal* .....

Signature... *Ayemani Samal* .....



Govt. of West Bengal

Directorate of Registration & Stamp Revenue  
e-Challan

4404/19

GRN: 192019200043167278 Payment Mode : Net Banking-SELF  
GRN 17/07/2019 19:56:14 Payment Gateway SBI EPay-State Bank of India  
BRN : 6785589743517 BRN Date: 17/07/2019 19:57:40  
SBI ePay txn No. : IGAGPNSHC6 SBI ePay txn Date: 17/07/2019 19:56:49

DEPOSITOR'S DETAILS

Name : SANKAR KUMAR GHOSAL Id No. : 16040001155775/4/2019  
Contact No. : Mobile No. +91 9681308538  
E-mail : amab.final@gmail.com  
Address : MANKUNDU STN ROAD CHANDANNAGAR  
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16040001155775/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	53
2	16040001155775/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	7020
Total Amount				7073

In Words : Rupees Seven Thousand Seventy Three Only.



### Major Information of the Deed

Deed No.:	I-1604-04404/2019	Date of Registration:	19/07/2019
Query No / Year	1604-0001155775/2019	Office where deed is registered	
Query Date	17/07/2019 2:52:46 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Daed Writer		
Transaction:	Additional Transaction:		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value:		
Rs. 2/-	Rs. 34,14,500/-		
Stamp duty Paid (SD)	Registration Fee Paid:		
Rs. 7,030/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: K. C. Dutta Road, Mouza: Rajpur, , Ward No: 017, Holding No:184 JI No: 55, Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-185	RS-1279	Bastu	Bastu	4 Katha 15 Chatak 39 Sq Ft	1/-	32,94,500/-	Property is on Road
<b>Grand Total :</b>					<b>8.2363Dec</b>	<b>1/-</b>	<b>32,94,500/-</b>	

#### Structure Details :

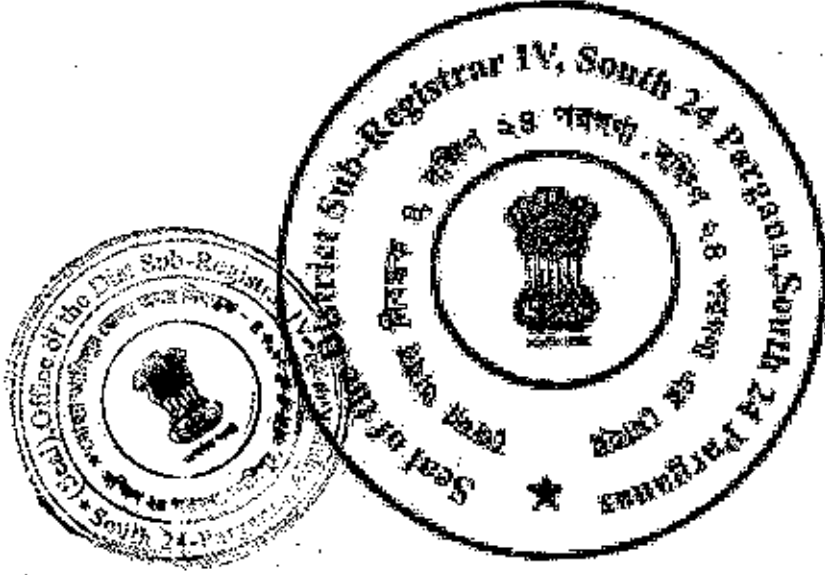
Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>1/-</b>	<b>1,20,000/-</b>	

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1604-2019, Page from 157617 to 157637

being No 160404404 for the year 2019.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2019.07.19 11:28:55 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 19-07-2019 11:28:48  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)