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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 513036

02/01/19  
7.50  
0/19054/3/18  
MV = 13917683/-

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

District Sub-Register-III  
Alipore, South 24-parganas

03 JAN 2019

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT is made on this the 2nd day of January ( Two Thousand Nineleen ) 2019 of Christian Era

BETWEEN




13774

21/12/18

Sold to.....  
of.....  
Rupees... 1000

MRINMOY KR. ROY  
M. Com. LL. B.  
Advocate  
Alipore Police Court  
Kolkata-700027

  
Samiran Das  
Stamp Vender  
Alipore Police Court  
South 24 Pgs., Kol 27

*Bibhachandra Das*

V.C.T.9 NO-19

A. M. B. CONSTRUCTION

*Bibhachandra Das*  
Proprietor  
71 Kalitola Road, Kol  
M: 92315 10

V.C.T.9 NO-20

- Bharati Das

V.C.T.9 NO-21

- Tapati Das

V.C.T.9 NO-22

- Mukti Das



District Sub-Registrar-III  
Alipore, South 24 Parganas

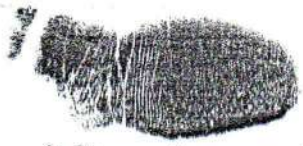
02 JAN 2019

Identified by  
Mrinmoy Kr. Roy  
Advocate  
Alipore Crl. Court  
Kolkata - 700027  
s/o Late Sisir Kr. Roy.

V.C.T.9

[1] SMT. RINA DAS [PAN- BZMPD 6493A and Mobile No. 8902710820], wife of Late Gouri Sankar Das, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 59, Purbachal Main Road, P.O. Haltu, P.S. Kasba presently Garfa, Kolkata 700 078, District South 24 Parganas, West Bengal, [2] SMT. BHARATI DAS [PAN- AHPPD 3219C and Mobile No. 8697465378] wife of Shyamal Kumar Das, daughter of Late Gouri Sankar Das, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 44/4A/10, C.N. Roy Road, P.O. & P.S. Tiljala, Kolkata 700 039, District South 24 Parganas, West Bengal [3] SMT. KRISHNA KARMAKAR [PAN - DVJPK 8999F and Mobile No. 9836659874] wife of Sri Sankar Karmakar daughter of Late Gouri Sankar Das, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 1/92, Nelinagar, P.O. Haltu, P.S. Garfa, Kolkata 700 078 District South 24 Parganas [4] SMT. ARATI DAS [PAN - CHQPD 1187E and Mobile No. 9748729224], wife of Uttam Kumar Das, daughter of Late Gouri Sankar Das, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 25, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata 700 078, District South 24 Parganas [5] SMT. JAYANTI DAS [PAN - BZPMD 6494H and Mobile No. 8902710820], daughter of Late Gouri Sankar Das, by





V.C.T. NO-23

- Krishna Karmakar



V.C.T. NO-24

- Ananti Das



V.C.T. NO-25

- Biswanath Das



V.C.T. NO-26

2TI of Rina Das

by the pen of

Mahadev Naskar



V.C.T. NO-27

2TI of Jayanti Das

by the pen of

Mahadev Naskar



District Sub-Registrar-III  
Alipore, South 24 Parganas

Mr. Minmay Kr. Roy  
Advocate

02 JAN 2019

faith Hindu, by occupation Household work, by Nationality Indian, residing at 59, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata 700 078, District South 24 Parganas, [6] SMT. TAPATI DAS [PAN - BZDPD 1898Q and Mobile No. 8017150465] wife of Dipak Das, daughter of Late Gouri Sankar Das, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 1/75, Jahura Bazar Lane, P.O. Kasba, P.S. Kasba, Kolkata 700 042, District South 24 Parganas [7] SMT. MUKTI DAS [PAN - BVGPD 8302Q and Mobile No. 9903499871] wife of Arun Kumar Das, daughter of Late Gouri Sankar Das, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Bidhanpally, School Approach Road, P.O. Ichhapur, P.S. Barrackpore, District North 24 Parganas, Pin 743144, [8] SRI BISWANATH DAS [PAN - AKGPD 8140A and Mobile No. 8902710820], son of Late Gouri Sankar Das, by faith Hindu, by occupation Un-Employed, by Nationality Indian, residing at 59, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata 700 078, District South 24 Parganas hereinafter called and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, administrators, legal representatives and assigns) of the ONE PART

-AND-

Biswanath Das

M/S. A.M.B. CONSTRUCTION, a Proprietorship Firm, having its registered office at 19/1, Kalitala Road, P.O. Haltu, Police Station Kasba now Garfa, Kolkata 700 078, District – South 24 Parganas, West Bengal represented by its Sole Proprietor SRI BIBHAS CHANDRA NASKAR (PAN – ADMPN 5087H and Mobile No.9163856638) son of Late Bimal Kumar Naskar, *alias Bimal Chandra Naskar,* by faith Hindu, by occupation Business, by Nationality Indian, residing at 19/1, Kalitala Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata 700 078, District – South 24 Parganas, West Bengal, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives, successors- in -office and assigns) of the OTHER PART;

WHEREAS one Smt. Usha Rani Bhattacharya daughter of Sri Gopinath Bhattacharya of Santoshpur, Jadavpur, P.S. Tollygunge Sadar, District 24 Parganas by virtue of a Sale Deed, written in Bengali language, registered in the Office of Sub-Registrar at Alipore Sadar on dated 15.09.1952 and recorded in



THE SCHEDULE "A" ABOVE REFERRED TO:  
(SAID LAND / PREMISES)

ALL THAT the piece and parcel of a plot of land measuring more or less 5 Cottahs 8 Chittacks 35 sq.ft. alongwith 400 sq.ft. 5 years old cemented flooring single storied building thereupon, lying and situated in Mouza Garfa, Touzi No. 155, 10 & 12, R.S. No. 2, J.L. No. 19 comprised in R.S. Dag No. 1993 / 2475 and 1992 under R.S. Khatian No. 1244 & 142 under Police Station Kasba presently Garfa, within the limits of the Kolkata Municipal Corporation, Ward No. 106, Being KMC Premises No. 370, Purbachal Main Road, under Assessee No. 31-106-16-0370-4, also being Postal Premises No. 59, Purbachal Main Road, P.O. Haltu, Kolkata 700 078, District South 24 Parganas which is butted and bounded as follows:-

ON THE NORTH : By Purbachal Main Road /  
ON THE SOUTH : By Premises No. 49/11, Purbachal.  
ON THE EAST : By Premises No. 61, Purbachal  
Main Road;  
ON THE WEST : By Premises No. 57, Purbachal  
Main Road;

THE SCHEDULE "B" ABOVE REFERRED TO:

(OWNERS' ALLOCATION)

(B-i)

The Owners shall be entitled to the 50% of the constructed area, out of which the entire third and fourth floor flats and 50% of the car parking spaces on the ground floor including a shop with shutter measuring 120 sq.ft. approx. of the proposed G + 4 Storied Building to be constructed as per the building plan to be sanctioned by the Kolkata Municipal Corporation and also a sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs) only as non refundable consideration shall be paid by the Developer to the Owners as per Schedule written below, along with undivided proportionate share of land of the Premises togetherwith all common easement rights and facilities of the common areas and spaces and also over the common civic amenities of the proposed building at KMC Premises No. 370, Purbachal Main Road, Kolkata 700 078. The said non refundable consideration shall be paid by the Developer to the Owners herein as per the following Schedule.

- i) Rs. 10,00,000/- has already been paid by the Developer to the erstwhile Owner Gouri Sankar Das now deceased, who



received the same on the date of execution of the previous Agreement for Development date 07.02.2018, during his life time.

- ii) The balance amount of Rs. 15,00,000/- shall be paid within the period from sanction of building plan to delivery of Owners' allocation to the Owners by equal two installments.

SCHEDULE 'B' (ii)

Developer's Allocation

DEVELOPER'S ALLOCATION The Developer shall be entitled to the balance constructed area in the entire first and second floor flats and 50% of the car parking space on the ground floor out of his 50% after providing for Owners' Allocation along the undivided proportionate share of land underneath the building togetherwith all common easement rights and facilities of the common areas and spaces and also over the common civic amenities of the proposed G + 4 storied residential building at KMC Premises No. 370 Purbachal Main Road, Kolkata 700 078.

ate of Registration under section 60 and Rule 69.  
stered in Book - I  
me number 1603-2019; Page from 943 to 1004  
ng No 160300015 for the year 2019.



Digitally signed by ASISH GOSWAMI  
Date: 2019.01.04 12:36:48 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 04/01/2019 12:36:22  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)