

21/2/2018

051300/18.9/18



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

D 512941

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  
Howrah

District Sub-Registrar-II  
Howrah

15 FEB 2018

— :: AGREEMENT FOR DEVELOPMENT :: —

THIS AGREEMENT FOR DEVELOPMENT is made on this the 30<sup>th</sup> day of January, Two Thousand Eighteen (2018) A.D. BETWEEN

Contd...

2258

15/1/18

SL. No. .... DATE .....

VALUE. .... RUPEES. .... PAISE .....

NAME. Godawari Nivas Pvt Ltd,

ADDRESS. A. Gopinath Changan Lane, P.O. Dist. Howrah

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH



*[Handwritten signatures and scribbles]*



District Sub-Registrar-II  
Howrah

15 FEB 2018

*Original Nabh -  
Spot Serial No. Nabh  
Howrah Court.  
Advocate's Clerk*

(1) MRS. SUMITRA BHATTACHARJEE, [PAN AEIPB5758C] Wife of Late Arun Kumar Bhattacharyya, (2) SRI AVIK BHATTACHARYYA, [PAN AHUPB3098C] Son of Late Arun Kumar Bhattacharyya, both by faith Hindu, both by Nationality Indian, both by occupation Business, both residing at 54/2, Hindustan Park, Millennium Court, Third Floor, Post Office Hindustan Park, Police Station Gariahat, Kolkata, Pin-700029, West Bengal, (3) MRS. ANAMIKA DAS BHATTACHARYYA, [PAN AEAPB6344J] Wife of Mr. Debopriyo Das and Daughter of Late Arun Kumar Bhattacharyya, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 12, Jatin Bagchi Road, "Das Villa", Post Office Sarat Bose Road, Police Station Gariahat, Kolkata, Pin-700029, hereinafter jointly called the 'LAND OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to include all his heirs, legal representatives, administrators, executors, successors and assigns) of the FIRST PART;

AND

GODAWARI NIVAS PRIVATE LTD., [PAN AACCG0277A] A

Joint stock company, incorporated under Companies Act, 1956 having

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its Registered Office at 4, Gopinath Chongdar Lane, Post Office, Police Station & District Howrah, Pin-711101, in the State of West Bengal, Represented by its Directors (1) MR. SANTOSH KUMAR SINGH [PAN AMNPS5536R] and (2) MR. RAJ KUMAR SINGH, [PAN AINPS7189K], both Sons of Late Triloki Nath Singh, both by faith Hindu, both by Nationality Indian, both by occupation Business, both residing at 4, Gopinath Chongdar Lane, Post Office, Police Station & District Howrah, Pin-711101, in the State of West Bengal, hereinafter referred to as the "BUILDER/DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to include all their heirs, legal representatives, administrators, executors, successors and assigns) of the OTHER PART;

WHEREAS ALL THAT piece and parcel of Mokorari Mourashi Bastu land having a total area of 1 (One) Bigha 1 (One) Cottah 14 (Fourteen) Chittaks 36 (Thirty Six) Square feet together with 300 Square feet R.T. Shed structure standing thereon, comprised in Howrah Municipal Corporation Ward No.44 and Holding No.58,

Contd...

AND WHEREAS after purchasing the said property and after getting their names mutated in the records of concerned authorities the said Amarendra Nath Bhattacharyya made some construction over the same and were in joint possession;

AND WHEREAS the Court of the Competent Authority & S.D.O. Sadar Howrah in U.L.C. Case No.6(i)/1986/76 has already passed an order that the Schedule mentioned property is below the ceiling limit upon disposing an application under the U.L.C. Act, made by Sri Birendra Nath Bhattacharjee;

AND WHEREAS subsequently the said Amarendra Nath Bhattacharyya died intestate leaving behind him his widow Smt. Gita Bhattacharyya, three sons Alok Bhattacharjee, Arun Bhattacharyya and Asit Bhattacharjee as his only legal heirs, who jointly inherited the undivided 1/7th Share left by the said Amarendra Nath Bhattacharyya out of the above said property;

AND WHEREAS thereafter, the said Rabindra Nath Bhattacharjee died intestate leaving behind him only his widow Smt. Nirmala Bhattacharjee as his only legal heir, who inherited the undivided 1/7th share left by her husband out of the above said property;

AND WHEREAS the above said Nirmala Bhattacharjee being the exclusive owner of her 1/7th share sold out the same in favour of the said Alok Bhattacharjee and Arun Bhattacharyya by a

Registered Deed of Conveyance being Deed No.4688, for the year 1990 Registered in in the Office of District Sub-Registrar at Howrah;

AND WHEREAS subsequently the said said Biswanath Bhattacharjee and Narendra Nath Bhattacharjee also died intestate, whereas Biswanath Bhattacharjee died leaving behind his widow Smt. Uma Bhattacharjee and only son Sri Kumar Bhattacharjee and his only legal heirs who jointly inherited the undivided 1/7th share left by the said Biswanath Bhattacharjee out of the above said property and the said Narendra Nath Bhattacharjee died bechelor;

AND WHEREAS all the said joint owners i.e. Birendra Nath Bhattacharjee, Somenath Bhattacharjee and Baidyanath Bhattacharjee, the legal heirs of Amarendra Nath Bhattacharyya and the legal heirs of Biswanath Bhattacharjee for their better enjoyment amicably made partitioned of the above said property by virtue of a Registered Deed of Partition, Recorded in Book No.I, Deed No.5823, for the year 1990 Registered in the Office of D.S.R. at Howrah;

AND WHEREAS in terms of the said Deed of Partition the Holding No.58, Bhattacharjee Para Lane, was allotted to Birendra

*Contd...*

Nath Bhattacharjee, Somenath Bhattacharjee, Srikumar Bhattacharjee and Baidyanath Bhattacharjee (each got 1/5th share) and Alok Bhattacharjee (1/10th Share) and Arun Kumar Bhattacharyya (1/10th Share) jointly;

AND WHEREAS subsequently out of the above said Six Owners except Arun Kumar Bhattacharyya the other owners jointly sold out their undivided share out of the Schedule mentioned property to the predecessor of the Land Owners namely Mr. Arun Kumar Bhattacharyya, the Sole Proprietor of "M/s. Steel & Metal Crafts" by five respective Deeds dated 10.04.1992 and vide Deed Nos.8421, 8422, 8423, 8420, 8419 for the year 1992 all registered in the Office of A.D.S.R. at Howrah;

AND WHEREAS in the above said way the said Arun Kumar Bhattacharyya became the absolute owner and occupier of the Schedule mentioned property;

AND WHEREAS during possession the said Arun Kumar Bhattacharyya died intestate on 11.04.2005 leaving behind him his wife Mrs. Sumitra Bhattacharyya, one Son Avik Bhattacharyya and one Daughter Mrs. Anamika Das Bhattacharyya i.e. the Land Owners as his only legal heirs, who jointly inherited the Schedule mentioned

*Contd...*

property and after getting the same they got their names mutated in the record of Howrah Municipal Corporation and also in the Settlement Office and got New L.R. Khatian Nos.521, 520 & 522 respectively. After mutation in the names of the Present Owners the said Holding No.58, Bhattacharjee Para Lane has been renumbered as 58/3, Bhattacharjee Para Lane;

BE IT MENTIONED HERE THAT the said holding being No.58, Bhattacharjee Para Lane was originally measured about 1 Bigha 9 Cottahs 2 Chittaks of both Bastu and Tank and after mutation the New Holding No.58/3, Bhattacharjee Para Lane has been effected having measurement of 1 Bigha 1 Cottah 14 Chittaks 36 Square feet of only Bastu Land with structure standing thereupon;

AND WHEREAS presently the Owners/First Party finding it difficult to develop their property approached the Developer being experienced in Developing with the proposal to undertake the Development and construction of building over the said property. Both the parties after mutual discussion have agreed to develop the "Said Property" at the own costs, risk and expenses of the Developer on the terms and conditions as hereinafter.

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

**DEFINITION CLAUSE** : Unless it is repugnant and inconsistent to the context in these presents, the under written terms would mean and follows :

1.1. **OWNERS** : The abovenamed Owners and their heirs, executors, legal representatives, successors and assigns.

1.2. **DEVELOPER** : The abovementioned Developer and his heirs, executors, legal representatives, successors and assigns.

1.3. **PROPERTY** : **ALL THAT** piece and parcel of Mokorari Mourashi Basfu land having a total area of 1 (One) Bigha 1 (One) Cottah 14 (Fourteen) Chittaks 36 (Thirty Six) Square feet together with 300 Square feet R.T. Shed structure standing thereon, comprised in Howrah Municipal Corporation Ward No.44 and Holding No.58, after mutation 58/3, Bhattacharjee Para Lane, Police Station Shibpur, District Howrah and hereinafter referred to as the "Said Property" is the subject matter of this Agreement;

1.4. **BUILDING** : The Building shall mean the building to be constructed on the said properties in accordance with the building plan sanctioned by the authority of the Howrah Municipal Corporation at the cost of the Developer.

1.5. **UNIT** : The Unit shall mean the Partly or wholly constructed

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Flat/Unit/Shop Room in the building (which is agreed to be completed by the Developer) and also include a proportionate share in common portions of the said property and structure whatsoever the case may be.

**1.6. PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY** : shall mean the ratio between the built-up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners/Landlords.

**1.7. THE COMMON PORTIONS** : Shall mean and include the common portions to be made and erected for convenient user by the intending Purchaser or Purchasers and/or lawful occupiers including the Owners and also the ultimate Roof of the Building.

**1.8. THE ARCHITECT** : Shall mean such Architect or Architects appointed by the Developer as Architect for the building or such other Architect or Architects as may be appointed by the Developer, cost of which will be borne by the Developer.

**1.9. OWNERS'S ALLOCATION** : shall mean 40% out of the total sanctioned area. Regarding specification of the 40% area of the

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present owners an Unregistered Agreement will be executed between the Owners and the Developer.

1.10. DEVELOPER'S ALLOCATION : Shall mean and include the balance 60% out of the total sanctioned area as per Howrah Municipal Corporation Sanctioned Plan within the proposed new building after deducting the Owners's Allocation to be constructed in the said premises together with right, title, and interest in common facilities and amenities including open area (if any) together with the right of use as well as with the absolute right for sale, transfer, lease or in any way and to deal with same.

1.11. SANCTIONED PLAN : The new building plan to be sanctioned or any subsequently modified on exceptional or necessary reasons or "AS MADE" plan to be sanctioned by the competent authority.

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. That the Agreement shall be deemed to have commenced on and from the date of execution of this Agreement.

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2. That with a view to develop the said land described in Schedule hereunder written (hereinafter referred to as the "SAID LAND/PROPERTY") the Owners hereby agrees to entrust and handover vacant peaceful possession of the said land/property from the date of sanction of the building plan.
3. That the Owners hereby grant exclusive right to the Developer to make construction of a Multi-storied building over the Schedule mentioned property in accordance with the plan as would be sanctioned by the Howrah Municipal Corporation.
4. That the Developer shall be at liberty to negotiate for sale of developer's allocation of the proposed building with any prospective buyer or buyers before or in course of construction together with proportionate share of land on which the said building will be constructed and on such consideration and on such terms and conditions with such person or persons as the developer think fit and proper.
5. That for the purpose of development and making construction of the proposed Multistoried building upon the property mentioned in Schedule (hereinafter called "Said Land/Property")

Contd...

hereunder the Developer is hereby authorised by the Owners at the cost and expenses of the Developer to do the following acts, deeds and things :—

- i) To have the said property properly measured, surveyed and checked-up by the Architect/Engineer and to make plan or plans of the proposed building through Architect/Engineer for securing maximum built-up area as admissible under the rules of the local authority.
  - ii) To enter into all contracts, with Engineer, Architect, Contractor, Consultant and any other persons in connection with construction and to engage staff, mistries, labours, supervisor, as may be necessary as the developer may think best fit and proper at its absolute discretion.
  - iii) To enter appear and represent before any authority on behalf of Owners for the purpose of proposed construction, if necessary.
6. That the Developer shall be solely and exclusively responsible for construction of the building as per sanctioned plan and at the risk and cost of the Developer and the construction will be done with good and standard quality of materials.

Contd...

7. The Developer shall install and erect at his cost as per specifications and also as per drawings provided by the Architect, pump, water storage tanks, sewerages, overhead reservoirs, wirings, electrification electric connection from the Electricity Authority on the entire building including flats, shops units and common spaces, stairs, landings, through wirings and other fittings.
8. The outside plastering and colouring of the outside walls of the building shall be done by the Developer at his own cost, including the Owners's Allotment/Allocation.
9. The construction of the Owners' Allocation shall be completed within 36 months from the date of Sanctioned of Plan of the proposed building.
10. The Owners shall pay the Municipal Taxes and ground rents upto date in respect of the property upto the date of execution of this Agreement and thereafter the Developer shall pay and bear all Municipal Taxes, dues and other impositions and outgoings in respect of the said premises accruing from the date of sanction of the building plan till handing over possession to the Owners and other flats Owners/unit holders. *Contd...*

11. The Developer hereby undertakes to keep the Owners indemnified against all third party claim, demand and action arising out of any sort of act of commission of the Developer relating to the construction of the building.
12. The Developer hereby also undertakes to keep the Owners indemnified against all acts, suits, costs, proceedings and claim that may arise out of the Developer's actions with regard to the Development of the said Premises, of any defect therein.
13. That in consideration of the Owners having agreed to entrust to the Developer for development and/or construction of a Multi-storied building as per plan sanctioned by the Howrah Municipal Corporation upon the said lands mentioned in the Schedule hereunder written with right to confer upon the developer with all right, title, interest, power, privileges and benefits mentioned herein AND in lieu of the said land the Owner's should be entitled to get as per Owners's Allocation over the constructed area with undivided proportionate share of the said land together with right to use the common facilities amenities and common user of the said proposed building.

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14. That save and except the aforesaid Owners's allocation, the entire building except the roof, hereinafter called the Developer's allocation and the Developer shall have every right to sell the said entire developer's allocation area to any purchaser or purchasers at any consideration price as the Developer think fit and proper.
15. That the Developer for the purpose of raising the said construction shall have the absolute right to enter into Agreement for Sale of Flats/Units in respect of his own allotted portions mentioned above and in that event the Developer shall be entitled to receive the earnest money from the intending Purchaser together with all advance thereof but at all material time the Owners shall not be liable and responsible for such advance or earnest money as would be received by the Developer.
16. That the Developer shall be exclusively entitled to its respective allocation in the building with right to transfer or otherwise deal with or dispose of the same and the Owners shall not in any way interfere or disturb the quite and peaceful possession of developer allocation.

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17. That in so far as necessary dealing with the Developer in respect of the building including agreement for sale or transfer concerning the Developer's allocation shall be in the name of the Developer for which purpose the Owner undertakes to give the Developer a registered Development Power of Attorney in a form and manner required by the Developer provided however the same shall not create any financial liabilities upon the Owners in any manner whatsoever.
18. That the Developer shall have every right to sell, transfer the developer's allocation of the said building at any time after delivery of possession of Owners's allocation to the Owners at any price which the Developer shall think best, fit and proper without any consent or knowledge of the Owners. The Owners only reserve their right, title and interest of the proposed building or construction within the Owners's allocation as mentioned above.
19. The Owners undertake to handover peaceful vacant possession of the Schedule mentioned property for the purpose of raising construction. The demarcation of the property shall specifically be identified by the Owners in presence of the Developer.

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20. If due to force majeure or unforeseen situation or strike affecting the place of work of construction or due to act of god or due to any unforeseen reason the building cannot be completed then in such event the period will be extended until such situation become normal.
21. The Developer shall demolish the existing structure of the Schedule mentioned property and all the demolition materials shall remain with the Developer's custody and the Developer shall deal with all the demolition materials.
22. If any extra floor is constructed over the proposed new building the Developer shall take the responsibility to regularise the said extra work from the concerned Municipal Corporation by paying requisite fees and to that effect the Owners shall have no liability.

*That the Owners hereby declare and agree with the Developer as follows :*

1. That the Owners are lawfully entitled to enter into this Agreement with the Developer for authorising the Second Party to develop the said land and to erect Multistoried Building

*Contd...*

thereon and the Owners have agreed to grant the exclusive right of Development of the said property to the Developer and have full right and authority to sign and execute this Agreement.

2. That the Owners within their knowledge has not agreed, committed or entered into any agreement for sale deed, lease or any other documents of the said land/property or any part thereto with any person or persons other than the Developer herein and he has not created any mortgage charges or any other encumbrances to any Bank or Financial Institutions on the said property or the said property is not attached by an order of any Court of Law.
3. That Owners knowingly have not done any acts, deeds matters or thing whereby or by reasons whereby or by reasons whereof, the developer of the said property may be prevented or effected in any manner whatsoever.
4. The Owners doth hereby undertake to keep the Developer identified against all the Third Party's claims with regard to the title in respect of the said property and further undertake

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not to create any encumbrances on the said premises or any part thereof.

5. That the Owners shall always Co-operate with the Developer regarding construction/development of proposed building upon the said property and sign and execute all necessary papers or documents in respect of the proportionate share of the land attributable to the Developer's allocation in the proposed building in favour of the Developer or the nominee or nominees of the Developer nominated to act for such construction.
6. That the said property is free from all encumbrances attachments trust, mortgage acquisition, requisition whatsoever.
7. There is no legal bar or impediment to develop, deal with the said property in any manner whatsoever.
8. That not to do any act, deed or things whatsoever by the Owners so that the developer may be prevented from selling, assigning or disposing of any part of the developer's allocation of the proposed building or any work of construction.
9. The Developer is hereby authorised by the Owners through this Agreement and also one Registered Development Power of

*Contd...*

Attorney which will be executed by the Owners in favour of the Developer authorising the Developer for Construction of multistoried building over the said premises and also for selling the Developer's allocation along with the undivided proportionate share in the land whereupon the multi-storied building will be commenced.

10. That all costs, charges and expenses for construction of the proposed building/flats including cost for sanctioning the building plan, Architects fees shall be paid and/or discharges by the Developer, Developer shall obtain completion certificate from the competent authority at his own cost.
11. That the Developer shall hand over the Owner's allocation in habitable condition to the Owners after 36 months from the date of Sanction of Plan of the proposed multi-storied building by the competent authority as stated above and also before giving possession to any intending purchaser of the proposed building and for purpose of allocation, a separate agreement will be executed by and between the parties herein.
12. If the Parties hereto are unable to perform their obligations

*Contd...*

hereinbefore mentioned for uncontrolled and sufficiently reasonable cause, in that event the time for the performance of their obligations may be extended after mutual discussion.

13. The Owners shall assist the Developer for formation of an Association for maintenance of the building with all its inhabitants after completion of Sale of all Shops, Flats and Units.

*The Owners and the Developer also hereby covenant as follows :*

- a) That the Owners and the Developer hereby declare that they have entered into this Agreement purely as a contract and/or joint venture basis, so nothing contained herein shall be deemed to constitute as partnership between them in any manner.
- b) That the Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's allocation which shall be liability of the developer who shall keep the Owners's indemnified against all action, suits, proceedings costs, charges and expenses in respect thereof.
- e) That Owners shall deliver or cause to be delivered to the Developer against proper receipt the original title deed and all other original documents of said land/property as and when

*Contd...*

required only for production of the same before competent authority and to be return to the Owners when such purpose is over.

- f) The Owners shall not quit from the Agreement if the work progress continues smoothly
- g) Both the Developer and the Owners shall be entitled to deal with or to dispose of their respective shares of the constructed space in any manner they think fit and proper without any interference from each other as long as such disposals shall not violate any provisions of this Agreement.
- h) As soon as the aforesaid Owners's allocation be completed the Developer shall give notice or information to the Owners and the Owners will take possession of the said Owners's allocation of the building subject to compliance of all terms of the agreement and from the date of said possession and at all times thereafter the Owners shall be exclusively responsible for payment of all proportionate tax, maintenance and other expenses for their portion and also the developer and/or his transferees or his successors shall each be liable to pay and bear proportionate charges on account of ground rent and

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wealth tax and other taxes payable in respect of the respective areas and/or share of the built-up area. Be it mentioned here that the Owners shall clear all the arrear rents & taxes of the Schedule mentioned property upto the date of execution of this Agreement.

- i) The Developer shall not be considered liable in case the performance of any obligations is prevented by any acts of nature viz., flood earth quake strike affecting the place of construction which is beyond the reasonable control of the Developer.
- j) That save and except that are hereinbefore provided right and liabilities of the parties shall be governed by the law in force.
- k) That the ultimate roof of the proposed multi-storied building will remain as common between the Landlords/Owners and the intending purchaser/purchasers.
- l) That in case any dispute arises between the parties herein regarding construction or interpretation of any of the terms and obligations contained herein or touching these presents or

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determination of any liability of the parties the same shall be referred to any Court of Law.

- m) That all the Deeds and documents to be executed in respect of the Schedule mentioned property including Deeds of Conveyance in favour of intending purchasers (in respect of the Developer's Allocation) shall be drafted and registered by the Advocate of the Developer namely Mr. Samit Basu.
- n) That in case of death of any of the parties herein, the heirs legal representatives and successors, shall be bound by the terms and conditions of the Agreement.
- o) The terms and conditions of this agreement may be amended and/or modified by mutual consent in writing by the parties.

*Contd...*

determination of any liability of the parties the same shall be referred to any Court of Law.

- m) That all the Deeds and documents to be executed in respect of the Schedule mentioned property including Deeds of Conveyance in favour of intending purchasers (in respect of the Developer's Allocation) shall be drafted and registered by the Advocate of the Developer namely Mr. Samit Basu.
- n) That in case of death of any of the parties herein, the heirs legal representatives and successors, shall be bound by the terms and conditions of the Agreement.
- o) The terms and conditions of this agreement may be amended and/or modified by mutual consent in writing by the parties.

*Contd...*

**NATURE & SPECIFICATIONS OF PROPOSED  
CONSTRUCTION**

**Pattern of Construction :**

1. R.C.C. frame Structure.
2. All out side wall are of 12" thickness.
3. Inside walls and partition walls are of 7" thickness.
4. Inside walls finished with plaster paris.

**Flooring :**

All Rooms, kitchen and bathroom will be Marble/Floor tiles.

**Kitchen :**

Kitchen table top finished with black stone and 2'-0" height glazed tiles above table top.

One Black Sink (Standard Size).

One Tap.

**Toilet :**

- 1) Glazed tiles upto 5'-6" height from floor level.
- 2) Padestal Pan/Commod.

- 3) One white wash basin at desired place.
- 4) Concealed water supply pipe line.
- 5) Two tap.

**Doors :**

All doors will be wooden and flush door with commercial ply.  
One door per room.

**Windows :**

- 1) M.S. grill with glass panel.
- 2) One Window per room.
- 3) Balcony grill and box on customer cost.

**Electric :**

All concealed wiring in conduit pipe.

4 Nos. points provided in each room.

2 Nos. points provided in kitchen.

1 No. point provided in toilet.

1 No. point provided in balcony.

—:: SCHEDULE OF THE PROPERTY ::—

ALL THAT piece and parcel of Mokokari Mourashi Bastu land having a total area of 1 (One) Bigha 1 (One) Cotteh 14 (Fourteen) Chittaks 36 (Thirty Six) Square feet together with 300 Square feet R.T. Shed structure standing thereon, comprised in and situated at L.R. Dag Nos.190 & 231, under L.R. Khatian Nos.520, 521 & 522 within Mouza & Police Station Shibpur, J.L. No.1, Municipal Sheet No.22 corresponding to Howrah Municipal Corporation Ward No.44 and Holding No.58 after mutation 58/3 Bhattacharjee Para Lane, Police Station Shibpur, District Howrah alongwith all rights over common passages, spaces, entrances messuages, tenements and easements annexed thereto comprise within within the jurisdiction of Additional District Sub-Registrar Office and District Registry Office at Howrah and the butted ar bounded as follows :

ON THE NORTH : 58, Bhattacharjee Para Lane.

ON THE SOUTH : 1, Mahesh Paul Lane.

ON THE EAST : Sastri Narendra Nath Ganguly Road.

ON THE WEST : Premises Nos.57/8, 57/2 & 56/6, Bhattacharjee Para Lane.

IN WITNESS WHEREOF the parties hereto put their respective hands and seals on this Agreement for Development on the day, month and year mentioned at the out-set.

SIGNED & DELIVERED  
IN PRESENCE OF :

1. *C. J. Nath*  
*Howrah Court*
2. *Arunata Majhi*  
*Howrah Court*

*Sumitra Bhattacharyya*  
*Anusika Das Bhattacharyya*  
*Shikha Bhattacharyya*

Drafted by me and prepared  
in my office.

*Sanjit Baner*

Advocate.  
Judges' Court, Howrah.  
F-804/617/1998

Computerised typed by me :

*(Signature)*  
(KAUSIK BANERJEE)

Maidan Photo Copying Centre (Near Howrah Court Extra-1/130)

SIGNATURE OF THE LANDOWNERS

GODAVARI NIVAS (P.) LTD.  
*Raj Kumar Singh*  
DIRECTOR.

GODAVARI NIVAS (P.) LTD.  
*Sandeep Kumar Singh*  
DIRECTOR

SIGNATURE OF THE DEVELOPER

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

GRN: 19-201718-015492902-2      Payment Mode: Counter Payment  
 GRN Date: 16/01/2018 15:07:39      Bank: State Bank of India  
 BRN: 90038275      BRN Date: 16/01/2018 00:00:00

**DEPOSITOR'S DETAILS**

Id No. : 05011000009635/7/2018  
(Query No./Query Year)

Name : SUMITRA BHATTACHARJEE  
 Contact No. :   
 E-mail :   
 Address : HINDUSTHAN PARK SOUTH-24 BARGANASI KOLKATA  
 Applicant Name : Smt Sumitra Bhattacharjee  
 Office Name :   
 Office Address :   
 Status of Depositor : Others  
 Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No. :

**PAYMENT DETAILS**











S. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	05011000009635/7/2018	Property Registration-Stamp duty	0030-02-103-003-02	7000
2	05011000009635/7/2018	Property Registration-Registration Fee	0030-03-104-001-18	
<b>Total</b>				<b>7007</b>

In Words : Rupees Seventy Thousand Seventy Three only












### FORM FOR TEN FINGER IMPRESSION

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						

Signature Sumitra Bhattacharya

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						





Signature Nik Bhattacharya

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						





Signature Anurika Das Bhattacharya



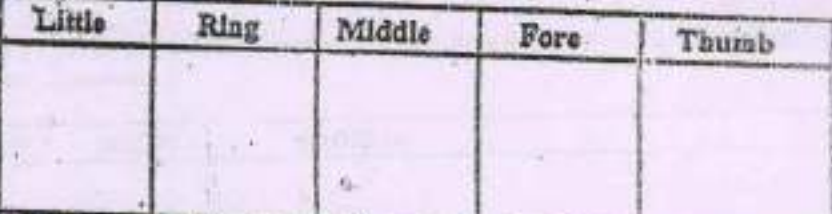
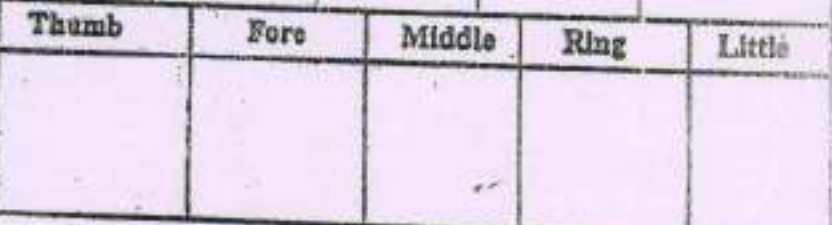
## FORM FOR TEN FINGER IMPRESSION

 <i>Raj Kumar Singh</i>	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
 <i>Raj Kumar Singh</i>	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						

Signature Raj Kumar Singh

 <i>Santosh Kumar Singh</i>	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
 <i>Santosh Kumar Singh</i>	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						

Signature Santosh Kumar Singh

Photo	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
Photo	<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little
						

Signature \_\_\_\_\_

### Major information of the Deed

Deed No :	-0513-00189/2018	Date of Registration	15/02/2018
Query No / Year	0513-1000009635/2018	Office where deed is registered	
Query Date	09/01/2018 4:54:01 PM	O.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sumitra Bhattacharjee 54/2, Hindustan Park, Millennium Court, 3rd Floor, Thana : Gariahat, District : South 24- Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 9830806496, Status : Buyer/Claimant		
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. 11,12,01,111/-	Rs. 11,12,01,111/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Ur area)		

#### Land Details :

District: Howrah, P.S.- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Bhattacharjee Para lane, Premises No: 58/3, Ward No: 44, Holding No:58/3

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Bigha 9 Katha 2 Chatak	11,11,11,111/-	11,11,11,111/-	Property is on Road
Grand Total :					48.0563Dec	1111,11,111/-	1111,11,111/-	

#### Structure Details :



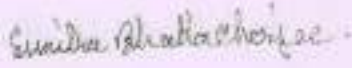





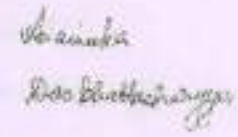
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	90,000/-	90,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extant of Completion: Complete



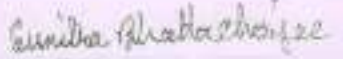





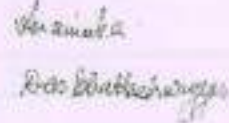
Total :	300 sq ft	90,000 /-	90,000 /-	
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Major Information of the Deed :- 0513-00189/2018-15/02/2018

Land Lord Details :



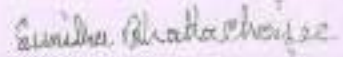





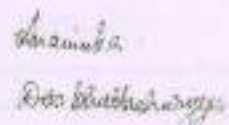
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	<b>Smt Sumitra Bhattacharjee</b> Wife of Mr Arun Kumar Bhattacharyya Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office			
	15/02/2018	LTI	15/02/2018	15/02/2018
54/2, Hindustan Park, Millennium Court, 3rd Floor, P.O:- Hindustan Park, P.S:- Gariahat, Ko District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hin Occupation: Business, Citizen of: India, PAN No.:: AETPB5758C, Status :Individual, Executed Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				
2	<b>Mr Avik Bhattacharyya</b> Son of Late Arun Kumar Bhattacharyya Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office			
	15/02/2018	LTI	15/02/2018	15/02/2018
54/2, Hindustan Park, Millennium Court, 3rd Floor, P.O:- Hindustan Park, P.S:- Gariahat, Ko District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHUPB3098C, Status :Individual, Executed Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				
3	<b>Smt Anamika Das Bhattacharyya</b> Wife of Mr Debopriyo Das Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office			
	15/02/2018	LTI	15/02/2018	15/02/2018
12, Jatin Bagchi Road, Das Villa, P.O:- Sarat Bose Road, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Ho wife, Citizen of: India, PAN No.:: AEAPB6344J, Status :Individual, Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p>Smt Sumitra Bhattacharjee wife of Mr Arun Kumar Bhattacharyya Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018, Place : Office</p>	<p><b>Photo</b></p>  <p>15/02/2018</p>	<p><b>Fingerprint</b></p>  <p>LTI 15/02/2018</p>	<p><b>Signature</b></p>  <p>15/02/2018</p>
<p>54/2, Hindustan Park, Millennium Court, 3rd Floor, P.O:- Hindustan Park, P.S:- Gariahat, Kolkata District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEIPB5758C, Status :Individual, Executed by Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office</p>				
2	<p><b>Name</b></p> <p>Mr Avik Bhattacharyya Son of Late Arun Kumar Bhattacharyya Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office</p>	<p><b>Photo</b></p>  <p>15/02/2018</p>	<p><b>Fingerprint</b></p>  <p>LTI 15/02/2018</p>	<p><b>Signature</b></p>  <p>15/02/2018</p>
<p>54/2, Hindustan Park, Millennium Court, 3rd Floor, P.O:- Hindustan Park, P.S:- Gariahat, Kolkata District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHUPB3098C, Status :Individual, Executed by Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office</p>				
3	<p><b>Name</b></p> <p>Smt Anamika Das Bhattacharyya Wife of Mr Debopriyo Das Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018, Place : Office</p>	<p><b>Photo</b></p>  <p>15/02/2018</p>	<p><b>Fingerprint</b></p>  <p>LTI 15/02/2018</p>	<p><b>Signature</b></p>  <p>15/02/2018</p>
<p>12, Jatin Bagchi Road, Das Villa, P.O:- Sarat Bose Road, P.S:- Gariahat, Kolkata, District:-South Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEAPB6344J, Status :Individual, Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office</p>				

Major information of the Deed :- I-0513-00189/2018-15/02/2018

Land Details :





Name, Address, Photo, Finger-print and Signature				
No	Name	Photo	Fingerprint	Signature
1	<b>Smt Sumitra Bhattacharjee</b> Wife of Mr Arun Kumar Bhattacharyya Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office	 15/02/2018	 LTI 15/02/2018	 15/02/2018
54/2, Hindustan Park, Millennium Court, 3rd Floor, P.O:- Hindustan Park, P.S:- Gariahat, Kolkata District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEIPB5758C, Status :Individual, Executed by Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				
2	<b>Mr Avik Bhattacharyya</b> Son of Late Arun Kumar Bhattacharyya Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office	 15/02/2018	 LTI 15/02/2018	 15/02/2018
54/2, Hindustan Park, Millennium Court, 3rd Floor, P.O:- Hindustan Park, P.S:- Gariahat, Kolkata District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHUPB3098C, Status :Individual, Executed by Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				
3	<b>Smt Anamika Das Bhattacharyya</b> Wife of Mr Debopriyo Das Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office	 15/02/2018	 LTI 15/02/2018	 15/02/2018
12, Jatin Bagchi Road, Das Villa, P.O:- Sarat Bose Road, P.S:- Gariahat, Kolkata, District:-South Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEAPB6344J, Status :Individual, Executed by: Self, Date of Execution: 30/01/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Office				

Major information of the Deed :-I-0513-00189/2018-15/02/2018

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Godawari Nivas Private Ltd.</b>                      4, Gopinath Chongdar Lane, P.O:- Howrah, P.S:- Howrah, District-Howrah, West Bengal, India, PIN - 711101                      PAN No.:: AACCG0277A, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>Mr Santosh Kumar Singh</b>                      Son of Late Triloki Nath Singh                      Date of Execution - 30/01/2018, , Admitted by: Self, Date of Admission: 15/02/2018, Place of Admission of Execution: Office</p>	 <small>Feb 15 2018 3:55PM</small>	 <small>LTI 15/02/2018</small>	<p><i>Santosh Kumar Singh</i></p> <p>15/02/2018</p>
	4, Gopinath Chongdar Lane, P.O:- Howrah, P.S:- Howrah, District-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMNPS5536 Status : Representative, Representative of : Godawari Nivas Private Ltd. (as director)			
2	Name	Photo	Finger Print	Signature
	<p><b>Mr Raj Kumar Singh (Presentant)</b>                      Son of Late Triloki Nath Singh                      Date of Execution - 30/01/2018, , Admitted by: Self, Date of Admission: 15/02/2018, Place of Admission of Execution: Office</p>	 <small>Feb 15 2018 3:58PM</small>	 <small>LTI 15/02/2018</small>	<p><i>Raj Kumar Singh</i></p> <p>15/02/2018</p>
	4, Gopinath Chongdar Lane, P.O:- Howrah, P.S:- Howrah, District-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AINPS7189K Status : Representative, Representative of : Godawari Nivas Private Ltd. (as director)			

**Identifier Details :**

Name & address	
<p><b>Mr Ujjwal Nath</b>                      Son of Late Sunil Kumar Nath                      Howrah Court, P.O:- Howrah, P.S:- Howrah, District-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Sumitra Bhattacharjee, Mr Avik Bhattacharyya, Smt Anamika Das Bhattacharyya, Mr Santosh Kumar Singh, Mr Raj Kumar Singh</p>	<p>15/02/2018</p>
<p><i>Ujjwal Nath</i></p>	

Major information of the Deed :- I-0513-00189/2018-15/02/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Sumitra Bhattacharjee	Godawari Nivas Private Ltd.-16.0187 Dec
2	Mr Avik Bhattacharyya	Godawari Nivas Private Ltd.-16.0187 Dec
3	Smt Anamika Das Bhattacharyya	Godawari Nivas Private Ltd.-16.0187 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Sumitra Bhattacharjee	Godawari Nivas Private Ltd.-100.00000000 Sq Ft
2	Mr Avik Bhattacharyya	Godawari Nivas Private Ltd.-100.00000000 Sq Ft
3	Smt Anamika Das Bhattacharyya	Godawari Nivas Private Ltd.-100.00000000 Sq Ft

Endorsement For Deed Number : I - 051300189 / 2018

On 09-01-2018

**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 11,12,01,111/-

No entry in Succession Register  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
Howrah, West Bengal

On 15-02-2018

**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 5:48 hrs on 15-02-2018, at the Office of the D.S.R. - II HOWRAH by Mr Raj Kumar Singh.

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

Execution is admitted on 15/02/2018 by 1. Smt Sumitra Bhattacharjee, Wife of Mr Arun Kumar Bhattacharyya, 54/2, Hindustan Park, Millennium Court, 3rd Floor, P.O: Hindustan Park, Thana: Gariahat, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. Mr Avik Bhattacharyya, Son of Late Arun Kumar Bhattacharyya, 54/2, Hindustan Park, Millennium Court, 3rd Floor, P.O: Hindustan Park, Thana: Gariahat, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. Smt Anamika Das Bhattacharyya, Wife of Mr Debopriyo Das, 12, Jatin Bagchi Road, Das Villa, P.O: Sarat Bose Road, Thana: Gariahat, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Major Information of the Deed : I-0513-00189/2018-15/02/2018

Identified by Mr Ujjwal Nath, Son of Late Sunil Kumar Nath, Howrah Court, P.O: Howrah, Thana: Howrah, Howrah, WEST BENGAL, India, PIN- 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-02-2018 by Mr Santosh Kumar Singh, director, Godawari Nivas Private Ltd. (Private Limited Company), 4, Gopinath Chongdar Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Identified by Mr Ujjwal Nath, Son of Late Sunil Kumar Nath, Howrah Court, P.O: Howrah, Thana: Howrah, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-02-2018 by Mr Raj Kumar Singh, director, Godawari Nivas Private Ltd. (Private Limited Company), 4, Gopinath Chongdar Lane, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Identified by Mr Ujjwal Nath, Son of Late Sunil Kumar Nath, Howrah Court, P.O: Howrah, Thana: 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 53/- ( E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2018 12:00AM with Govt. Ref. No: 192017180154929022 on 16-01-2018, Amount Rs: 53/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90038275 on 16-01-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,020/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 2258, Amount: Rs. 5,000/-, Date of Purchase: 15/01/2018, Vendor name: S Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2018 12:00AM with Govt. Ref. No: 192017180154929022 on 16-01-2018, Amount Rs: 70,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90038275 on 16-01-2018, Head of Account 0030-02-103-003-0

*Tapas Dutta*

Tapas Dutta  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
Howrah, West Bengal

Major Information of the Deed :- I-0513-00189/2018-15/02/2018



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0513-2018, Page from 7313 to 7352  
being No 051300189 for the year 2018.



*Tapas Dutta*

Digitally signed by TAPAS DUTTA  
Date: 2018.02.26 14:46:35 +05:30  
Reason: Digital Signing of Deed.

(Tapas Dutta) 26-02-2018 14:46:27  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)