

1843/19

2212/2019



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Query: 02585/19  
Year  
Market value 3-A



AA 665196

114574  
20-2-19

Additional Registrar of  
Assurances-IV, Kolkata

Visit Case No. 420 dt 20.02.19  
 J(1)- 250  
 J(2)- 550  
 Total 800  
 Realised on \_\_\_\_\_

ARA-IV  
Kolkata

Certified that the Document is admitted to Registration. The Clerks' Sheet and the endorsement sheet form part of this document as the part of the document.

Signature of Registrar of Assurances-IV, Kolkata

4 MAR 2019

DEVELOPMENT AGREEMENT  
POLICE STATION - DUM DUM,  
DISTRICT - NORTH 24 PARGANAS.

THIS AGREEMENT FOR DEVELOPMENT made on this the 20<sup>th</sup> day of February, 2019 (Two Thousand Nineteen),

BETWEEN

8105 830 5

SL. No. 3707 DATE 19/2/19

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

NAME.....Santosh in Mandy

ADDRESS.....Dum Dum - Kolkata

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH

*[Large handwritten signature]*

*[Signature]*  
SANTOSH KUMARNANDE  
20/02/2019

REG. NO. 19



*[Signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 FEB 2019

Identifiers  
Anshu Meekarjee, Advocate  
Son of late Abulosh Mukherjee  
Judges' Court, Howrah.  
Howrah - 711001  
F/119/2006

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

GRN: 19-201819-035645452-1 Payment Mode Online Payment  
GRN Date: 20/02/2019 18:30:07 Bank: State Bank of India  
BRN: IK00YCPH0 BRN Date: 20/02/2019 18:30:52

DEPOSITOR'S DETAILS

Id No. : 19040000258542/6/2019  
(Query No /Query Year)

Name : anshu mukherjee  
Contact No. : Mobile No. : +91 9830046475  
E-mail :  
Address : Judges court howrah  
Applicant Name : Mr ANSHU MUKHERJEE  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040000258542/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	19040000258542/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	101
Total				5021

In Words : Rupees - Five Thousand Twenty One only





ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000258542/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs KAUSHALLA SHAW 162/1, B. B. Gangull Street, P.O:- Bowbazar, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012	Land Lord		 1054	 L.T.I of Kaushalla Shaw by the Hand Anshu Mukherjee 20.02.19
2	Mr Santosh Kumar Nande 733, Purba Sinthi Road, P.O:- Purba Sinthi, P.S:- Sinthi, District:-North 24- Parganas, West Bengal, India, PIN - 700030	Represent ative of Developer [S And N Group ]		 1053	 Santosh 20/02/2019
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ANSHU MUKHERJEE Son of Late ASUTOSH MUKHERJEE HOWRAH JUDGES COURT, P.O:- HOWRAH, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Mrs KAUSHALLA SHAW, Mr Santosh Kumar Nande		 1055	 Anshu Mukherjee 20.02.19

(Tridip Misra)



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
20 FEB 2019

ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal

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OF ASSURANCE  
KOLKATA



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
20 FEB 2019



(1) **SMT. KAUSHALLA SHAW (PAN-LDPPS0577R)**, wife of Late Parmanand Shaw, by faith Hindu, by occupation house-wife, by Nationality Indian, resident of 162/1, B. B. Ganguli Street, P.O. Bowbazar, P.S. Muchipara, Kolkata-700012, hereinafter referred to as **OWNER/LANDLORD** (which expression deemed to be included their heirs assigns, administrators, executors and legal representatives unless excluded by or repugnant to the context) of the **FIRST PART**;

**A N D**

**M/S. S & N GROUP**, a Proprietorship firm represented by **SRI SANTOSH KUMAR NANDE (PAN ACSPN0962E)**, having its Regd. Office at 733, Purba Sinthi Road, Post Office Purba Sinthi, Police Station Sinthi and District - North 24 Parganas-700030, hereinafter referred to as **DEVELOPER** (which expression deemed to be included its assigns, Successors-in-office, administrators, executors and legal representatives unless excluded by or repugnant to the context) of the **OTHER PART**;

**WHEREAS** one Ratneswar Rajak Das was the absolute and lawful owner in respect of land measuring 7 Cottahs, be the same a little more or less, lying and situated at lying and situate at Mouza Goru and comprised in R.S. Dag No. 4 under R.S. Khatian No. 620, J.L. No. 16, 161 ½ & 24, Touzi Nos. 172, P.S. Dum Dum, District North 24 Parganas by acquiring the same for valuable consideration by virtue of a registered Deed of Conveyance dated 31.07.1963 since been registered before the Office of the S.R. Cossipore, Dum Dum and incorporated in Book No. 1, Being No. 6429 for the Year 1963 from the then owner and occupier one Nihar Ranjan Paul.

**AND WHEREAS** while being seized and possessed of the same, on account of urgent need of money the said Ratneswar Rajak Das sold, transferred, assigned, conveyed and granted **ALL THAT** piece and parcel of Mokorari Majra-shi Bastu Land measuring about 2 Cottahs, be the same a little more or less, out of his acquired land for valuable consideration in favour of Kalachand Dds. (now deceased) by virtue of a registered Deed of Conveyance dated 13.08.1964 since been registered before the Office of the S.R. Cossipore, Dum Dum and incorporated in Book No. 1, Volume No. 89, Pages 247 to 249, Being No. 6732 for the Year 1964.

**AND WHEREAS** while thus being seized and possessed of the said property by exercising all sorts of overt acts as true and lawful owner and occupier thereof, the said Kalachand Das, mutated the same in his name before the Settlement office and



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(1) **SMT. KAUSHALLA SHAW (PAN-LDPPS0577R)**, wife of Late Parmanand Shaw, by faith Hindu, by occupation house-wife, by Nationality Indian, resident of 162/1, B. B. Ganguli Street, P.O. Bowbazar, P.S. Muchipara, Kolkata-700012, hereinafter referred to as **OWNER/LANDLORD** (which expression deemed to be included their heirs assigns, administrators, executors and legal representatives unless excluded by or repugnant to the context) of the **FIRST PART**;

**A N D**

**M/S. S & N GROUP**, a Proprietorship firm represented by **SRI SANTOSH KUMAR NANDE (PAN ACSPN0962E)**, having its Regd. Office at 733, Purba Sinthi Road, Post Office Purba Sinthi, Police Station Sinthi and District - North 24 Parganas-700030, hereinafter referred to as **DEVELOPER** (which expression deemed to be included its assigns, Successors-in-office, administrators, executors and legal representatives unless excluded by or repugnant to the context) of the **OTHER PART**;

**WHEREAS** one Ratneswar Rajak Das was the absolute and lawful owner in respect of land measuring 7 Cottahs, be the same a little more or less, lying and situated at lying and situate at Mouza Goni and comprised in R.S. Dag No. 4 under R.S. Khatian No. 620, J.L. No. 16, 161 ½ & 24, Touzi Nos. 172, P.S. Dum Dum, District North 24 Parganas by acquiring the same for valuable consideration by virtue of a registered Deed of Conveyance dated 31.07.1963 since been registered before the Office of the S.R. Cossipore, Dum Dum and incorporated in Book No. 1, Being No. 6429 for the Year 1963 from the then owner and occupier one Nihar Ranjan Paul.

**AND WHEREAS** while being seized and possessed of the same, on account of urgent need of money the said Ratneswar Rajak Das sold, transferred, assigned, conveyed and granted **ALL THAT** piece and parcel of Mokorari Majurashi Basti Land measuring about 2 Cottahs, be the same a little more or less, out of his acquired land for valuable consideration in favour of Kalachand Dds. (now deceased) by virtue of a registered Deed of Conveyance dated 13.08.1964 since been registered before the Office of the S.R. Cossipore, Dum Dum and incorporated in Book No. 1, Volume No. 89, Pages 247 to 249, Being No. 6732 for the Year 1964.

**AND WHEREAS** while thus being seized and possessed of the said property by exercising all sorts of overt acts as true and lawful owner and occupier thereof, the said Kalachand Das, mutated the same in his name before the Settlement office and



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obtained the L.R. Dag No. 60 under L.R. Khatian No. 374 in respect of the said property lying and situated at Mouza Gorui and comprised in L.R. Dag No. 60 under L.R. Khatian No. 374, J.L. No. 16, 161 & 24, Touzi Nos. 172, P.S. Dum Dum, District North 24 Parganas, within the local limits of the South Dum Dum Municipality, Ward No. 2.

**AND WHEREAS** while being seized and possessed of the said property by exercising all sorts of overt acts as true and lawful owner and occupier thereof the said Kalachand Das died intestate leaving behind him his wife viz. Smt. Debi Rani Dasi, one son viz. Sri Gobinda Das and three married daughters viz. Smt. Shankari Mondal, Smt. Ranu Dutta and Smt. Jhuma Roy as his legal heirs in respect of the said property.

**AND WHEREAS** while thus being jointly seized and possessed of the said property the said legal heirs of late Kalachand Das, on account of their acute legal necessity jointly sold, transferred, conveyed, assigned and granted the said property by virtue of a registered Deed of Conveyance dated 11.08.2008 since been registered before the Office of the A.D.S.R. Cossipore, Dum Dum and incorporated in Book No. 1, Being No. 6933 for the Year 2008 in favour of Smt. Kaushalla Shaw for valuable consideration.

**AND WHEREAS** said Smt. Kaushalla Shaw became the absolute owner in respect of the Schedule mentioned property and residing therein khas.

**AND WHEREAS** the said Smt. Kaushalla Shaw intends to invest her property in a profitable manner by developing the said property as a whole but due to paucity of fund and lack of experience in the field of development they have decided to enter into this agreement for development with **M/s. S & N GROUP** for developing the said property under certain terms and conditions mutually agreed by and between the landlord and the developer.

**NOW THIS AGREEMENT WITNESS AND THE PARTIES HERETO HAVE MUTUALLY AGREED AND CONVENATED AS FOLLOW:-**

**ARTICLE - 1.**

1. **OWNER** : **(1) SMT. KAUSHALLA SHAW**





ADDITIONAL REGISTRAR  
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2. **DEVELOPER** : **M/S. S & N GROUP**, a Proprietorship firm represented by **SRI SANTOSH KUMAR NANDE**, having its Regd. Office at 733, Purba Sinthi Road, Post Office Purba Sinthi, Police Station Sinthi and District - North 24 Parganas-700030.
3. **PREMISES AND HOLDING NO** : **ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land measuring about 2 Cottahs, be the same a little more or less, lying and situated within the Schedule mentioned property hereunder written, which is within the local limits of South Dum Dum Municipality, Ward No. 2.
4. **BUILDING**: New constructed building as per sanctioned plan/ its modification and rectification sanctioned by South Dum Dum Municipality.
5. **COMMON FACILITIES AND AMENITIES** : shall mean corridor, ways passage way, drive ways, provided by the Developer pump room over-head tank, water pump motor and other facilities which may be mutually agreed upon the parties and required for establishment, location enjoyment maintenance and/or management of the building.
6. **OWNER'S ALLOCATION AND DEVELOPER'S ALLOCATION**:: Owner' allocation means that the Developer shall provide to the owner 40 % of the constructed area, out of which the Owner shall be allocated the entire First Floor, remaining area **if any out of 40% constructed area**, shall be allocated on the top Floor of the said proposed multi-storied building and the remaining 60 % of the constructed area shall be allocated in favour of the Developer.
7. **ARCHITECT**: Shall mean the person or persons who shall be appointed by the developer for designing and planning of the said building and possess the necessary qualification and experience to be called an architect.
8. **BUILDING PLAN** : Shall mean the sanctioned plan sanctioned by the South Dum Dum Municipality on the total area of land measuring 2 Cottahs, be the same a little more or less, together with old structure standing thereon comprised within South Dum Dum Municipality, Ward No. 2 and its variation, modification and rectification.



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OF ASSESSMENT  
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9. **TRANSFER** : Shall mean the person, firm, limited company, association of persons to whom any space in the building has been transferred with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchasers thereof.
10. **WORDS IMPARTING SINGULAR** shall include plural and vice-versa and masculine gender shall include feminine and neuter gender, Likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

**ARTICLE - II COMMENCEMENT**:-

**THIS AGREEMENT** shall be deemed to have commenced on effect from \_\_\_ day of February, 2019.

**ARTICLE - III OWNER'S REPRESENTATIONS :-**

1. The owner is absolutely seized and possessed and of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land measuring about 2 Cottahs, be the same a little more or less, together with pucca two storied structure measuring 1067 Sq. ft., be the same a little more or less, standing thereon, lying and situate at Mouza Gorul and comprised in L.R. Dag No. 60, appertaining to L.R. Khatian No. 374, J.L. No. 16, Re. Se. No. 161 ½ & 24, Touzi No. 172 and being Municipal Holding No. 148, Vivekananda Pally, under Police Station - Dum Dum District - North 24 Parganas-700 065 under South Dum Dum Municipality, Ward No. 2 and the said premises is free from all encumbrances whatsoever.
2. The said premises is not vested under the urban land (Ceiling and Regulation) Act, 1976.
3. That the owner empowers the Developer to enter upon the said property with full right and authority to commence, carry on and complete the development project, in accordance with the permission and terms herein mentioned



REGISTRAR OF ASSAM  
KOLKATA  
20 FEB 2019



4. That the owner shall render every assistance to the Developer and for that purpose they shall submit each and every documents in original to the developer and will sign and verify all applications or Deeds and documents and for the smoothful progress of the project the owner will execute a **Registered Power of Attorney** in favour of the developer on the same date of this **Regd. Development Agreement**.
5. That the owner shall not interfere with or obstruct in any manner with the construction of work for the building. However, the owner or their nominee or nominees shall have free hand and unfettered access to the construction site at all reasonable time and they shall be free to point out to the Developer or his agents, Sub-contractors or administrators and the Developer shall rectify such defective construction, workmanship or use of inferior materials.
6. That after executing this Registered Agreement for Development and a Registered Power of Attorney and after starting of the process of the Development project the owner cannot cancel or revoke the above Power of Attorney and this Agreement unless there is any fault or breach of the terms and conditions in the part of the developer of this concern except act of god, scarcity of building materials and/ or labours and if they can only cancel the aforesaid documents only lawfully or legally.

**ARTICLE - IV.**

**DEVELOPER'S REPRESENTATIONS :-**

1. The owner hereby grants exclusive right to the Developer for development of the said property on what is known as "as is where is basis" and the Developer accepts the same to built, construct erect and complete the said building comprising of various size of the Flats, Shop rooms, Garage or Godowns in order to sell the said Flats and /or Units for residential/commercial purpose by entering into agreement for sale and/or transfer and/or construction in respect of the developer's allocation.
2. It is specifically agreed that the owner shall through the Developer's Architect submits plan for sanctioning of lay out for construction of building and/or other structures on the said property or any part or portion thereof.
3. The said plan shall be prepared by the Architect of the Developer and at the cost of the Developer. The Developer shall pay and bear all the expenses for



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the said purpose including Architect's fee, charge and expenses required to be paid or deposited for obtaining sanction plan from the appropriate authorities.

4. That at any time after the execution of this agreement the Developer may enter into an Agreement for sale in respect of his ratio i.e., his allotted portion in the building duly sanctioned by South Dum Dum Municipality with the intending purchasers.

**ARTICLE - V PROCEDURE :-**

1. That the Second party will develop the Schedule mentioned property after obtaining sanction of the building plan from the South Dum Dum Municipality in his entire liability and responsibility and cost after obtaining vacant possession of the property in question from the first party within 1 month.

**ARTICLE - VI, CONSTRUCTION :-**

1. The Developer shall be solely and exclusively responsible for construction of the building complete in all respect. The Developer shall complete the building and common facilities with all amenities which includes at the said newly constructed floors in accordance with the sanctioned plan with good and standard materials as may be specified by the architect from time to time and shall engage competent engineers, architects and masons. The Developer shall complete the construction work within 36 months from the date of obtaining sanctioned of the building plan except unavoidable circumstances like, earth quake, riot, non-availability of the building materials or any prohibitory order from the Court or Municipality/ Municipal Corporation or other authorities.
2. The developer shall erect and/or construct said building at his own costs as per specification and drawing provided by the architect and shall also provide pump, water storage tanks, over head reservoirs and electrification, until the permanent electric connection shall be obtained, temporary electric connection shall be provided and other facilities are required to be provided for residential building and constructed space for sale and/or residential flats and/or constructed space therein on ownership basis.
3. The developer shall be authorized in the name of the owner, in so far as necessary to apply and to obtain temporary and permanent connection of water, electricity, power, drainage and other input and facilities required for the construction of enjoyment of the building for the purpose.



ADDITIONAL  
OFF ASSTANT

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4. *The developer shall at his own cost and expenses and without creating any financial or other liabilities construct and complete the said building.*
5. *All costs charges and expenses including architect fees shall be paid, discharge and borne by the developer and the owner shall have no liability in this context.*
6. *The developer shall provide at his own cost, the electricity wiring, water pipe lines, sewerage connection etc.*
7. *The developer shall prepare a scheme and a plan for construction of multi storied building on the land of the said premises at his own costs and expenses and get the said plan duly sanctioned by the South Dum Dum Municipality. The owner shall sign all such plans and application papers all acts and things which may be necessary for submitting getting sanctioned of the plan of the said property.*
8. *That if any person or persons shall create any obstacle or hindrance or impediments That during the course of construction all building materials and equipment used or to be used shall remain at the Developer risk and the Developer shall not be entitled to any compensate from the first Party for any damage, damages, loss or destruction of such works or material or equipment arising from any cause whatsoever.*
9. *in the said Development works thereon, the Developer shall take all necessary steps for removing and/or defending the said objection hindrances and impediments at the development work.*
10. *If until the completion of building any case damage or harm occurs to the adjoining properties, neighbors, the Developer shall be fully responsible for all the consequences.*
11. *That the developer shall be responsible for any eventuality or consequences arising out of the structural defects. Appropriate remedial measures to rectify such defects or remove such irregularities at the earliest shall be taken.*
12. *That the developer may take financial assistance from any financial institution and or from any person willing to assist the Developer financially and in that event the owner have no objection in this regard.*





ADDITIONAL INFORMATION  
OF ASSURANCE

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4. *The developer shall at his own cost and expenses and without creating any financial or other liabilities construct and complete the said building.*
5. *All costs charges and expenses including architect fees shall be paid, discharge and borne by the developer and the owner shall have no liability in this context.*
6. *The developer shall provide at his own cost, the electricity wiring, water pipe lines, sewerage connection etc.*
7. *The developer shall prepare a scheme and a plan for construction of multi storied building on the land of the said premises at his own costs and expenses and get the said plan duly sanctioned by the South Dum Dum Municipality. The owner shall sign all such plans and application papers all acts and things which may be necessary for submitting getting sanctioned of the plan of the said property.*
8. *That if any person or persons shall create any obstacle or hindrance or impediments That during the course of construction all building materials and equipment used or to be used shall remain at the Developer risk and the Developer shall not be entitled to any compensate from the first Party for any damage, damages, loss or destruction of such works or material or equipment arising from any cause whatsoever.*
9. *in the said Development works thereon, the Developer shall take all necessary steps for removing and/or defending the said objection hindrances and impediments at the development work.*
10. *If until the completion of building any case damage or harm occurs to the adjoining properties; neighbors, the Developer shall be fully responsible for all the consequences.*
11. *That the developer shall be responsible for any eventuality or consequences arising out of the structural defects. Appropriate remedial measures to rectify such defects or remove such irregularities at the earliest shall be taken.*
12. *That the developer may take financial assistance from any financial institution and or from any person willing to assist the Developer financially and in that event the owner have no objection in this regard.*



ADDITIONAL REGISTRAR  
OF ASSAM

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13. That the developer will take steps for mutating the said Schedule mentioned property in the name of the landlord and for such purpose the landlord of this present shall bear all the costs and if there is any arrear outgoing or taxes that should be paid by the landlord of this present through the developer.

**ARTICLE - VII COMMON FACILITIES :-**

1. As soon as the multi storied building upon the said property is completed as per sanctioned plan and the electricity, wiring, sewerage, line and water pipe lines are ready up to the portion of the owner's allocation, the developers shall give written notice to the owner requiring the owner to take possession of the owners' allocation at first in the multi storied building upon the said property.

**ARTICLE VIII, MISCELLANEOUS :-**

That is hereby agreed by and between the parties as follows :-

1. That the owner shall always co-operate and assist the developer for making conveyance or conveyances in respect of selling of the flat / flats of the developers' allocation to the intending purchasers and/or its nominee or nominees in respect of the Developer's allocation.
2. The period of 36 months for the completion of the construction shall be calculated from the date of sanction of Building plan, which means time is the essence of this contract.
3. The original deeds and documents and all other paper or papers in respect of the said property shall be kept in the custody of the said developer which shall be given to the developer by the owner at the time and day of this development agreement and which will be handed over to the owner after completion of the project.
4. That this agreement shall not be deemed to constitute a partnership between the owner and the Developer or an Agreement for sale of the plot by the owner to the Developer and shall not be deemed to bind the parties except specifically recorded herein. The developer shall solely be responsible for any liability in connection with the construction of the building on the land morefully described in the Schedule.



ADDITIONAL DIRECTOR  
OF ASSISTANT

20 FEB 2010

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5. That the First Parties/ Owner of the property shall never be liable or responsible for any debts, payments, mis-appropriation of any money or anything whatsoever or any cause of accidents, even death of any labour or eventually takes place at the time of construction completed and till handover owner's allocation accordingly.
6. That with permission of the owner/ 1<sup>st</sup> Party the developer can assign the said work taking partners if required only in respect of the developer's allocation and at that event, time to complete the project and allotment of owner's allocation shall not be delayed and/or changed.
7. That the owner's allocation will be handed over to the respective owner within 36 months from the date of sanction of the building plan.
8. That the developer will hand over to the owner/first part Xerox copies of this Agreement and Registered Power of Attorney to both the owner and the original documents will be retained by the developer.
9. That it is agreed upon the developer/second part shall use best quality materials while making the construction and that no sub-standard materials should be used for which the construction may be weak and chances of collapsing of the building may be there in course of short duration and if such incident may occur the entire responsibility shall devolved solely on the Second Party and that the consequences shall borne by the second party.
10. That the Developer shall at his own cost construct, erect and complete the building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality materials.
11. That if the developer violates any terms and conditions as stipulated in this agreement or the owner violate any terms and conditions as stipulated in this agreement, then in that case, the parties are at liberty to agitate this grievances before the Arbitrator and its award will be final and binding upon the respective parties.



*[Signature]*  
ADDITIONAL REGISTRAR  
OF ASSOCIATED COMPANIES  
**20 FEB 2019**

12. That in case during the construction period any of the owner died in that event the legal heir of that particular owner along with the co sharer will execute a fresh Registered Power of Attorney in favour of the Second Part of this present and the legal heir of the deceased owner will have to enter into a fresh agreement for development which will be supplementary to this agreement without changing the allocation of owner and/or developer.

#### **SCHEDULE**

**ALL THAT** piece and parcel of Mokorari Mourashi Bastu Land measuring about 2 Cottahs, be the same a little more or less, together with pucca two storied structure measuring 1067 Sq. ft., be the same a little more or less, standing thereon, lying and situate at Mouza Gorul and comprised in L.R. Dag No. 60, appertaining to L.R. Khatian No. 374, J.L. No. 16, Re. Se. No. 161 1/2 & 24, Touzi No. 172 and being Municipal Holding No. 148, Vivekananda Pally, under Police Station - Dum Dum District - North 24 Parganas-700 065 under South Dum Dum Municipality, Ward No. 2, together with all easementary right and privileges which is butted and bounded as follows:-

ON THE NORTH	::Dag No. 4, House of Smt. Charubala Rajak Das.
ON THE SOUTH	::6 feet wide common road.
ON THE EAST	::Property of Sn Lakshmi Kanta Das.
ON THE WEST	::Property of Late Nikunja Das.

#### **SPECIFICATION OF THE BUILDING**

- |                     |  |
|---------------------|--|
| 1. <b>Structure</b> | : R.C.C. Frame Structure.  |
| 2. <b>Walls</b>     | : 5" outer and 5" partition wall shall be provided in each and every flat including lift wall and both sides cement plastering and out wall ordinary painted and inside paris. |
| 3. <b>Flooring</b>  | : Marble/ Ceramic Tiles flooring in all flats.   |
| 4. <b>Door</b>      | : Ply door flush door with wood frame in the flat with door Bolts.   |
| 5. <b>Windows</b>   | : Aluminium Sliding windows with smoke glass.  |
| 6. <b>Bathroom</b>  | : Anglo Indian Commode with cistern and Two Bib Cock for water point, one shower point, wall of toilet and bath will be of ceramics tiles with 6' Feet height with             |



*[Signature]*  
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OF ASSAM - KOLKATA  
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- basin.
- Marble/ Ceramic tiles flooring with Black stone cooking slab and Stainless Steel sink and ceramic glazed tiles of 4' height from cooking platform.
7. **Kitchen** : of 4' height from cooking platform.
8. **Electric** : Copper wiring in concealed ISI mark for light, fan, fuse and main wiring inside to outside and 15 points (5 Amps) and two (15 Amps) in each flats.
9. **Water Supply** : 24 Hours South Dum Dum Municipality Water Supply.

#### **SCHEDULE OF COMMON AREAS**

1. Staircase on all floors.
2. Staircase landing on all floors and up to the roof of the top floor.
3. Lift and lift well and lift room at the roof of the top floor
4. Common passage.
5. Water pump, Water Tank, Water pipes and others common plumbing installations.
6. Electric wiring, electric meters and fittings.
7. Drainage and sewers.
8. Pump House.
9. Boundary walls and main gate.



*[Signature]*  
ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
**20 FEB 2019**



IN THE WITNESSES WHEREOF THE OWNER AND DEVELOPER hereunto set and subscribed in their respective hands and seals on the present day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

In presence of :-

**WITNESSES :-**

- 1. Anshu Mukherjee, Adv  
Judges Court, Howrah  
Howrah-71101
- 2. Sandip Choudhary  
25/1 Chatterjee Park  
Lane Howrah-71101



L.T.I of Kaushalka Shau  
by the pen of Anshu Mukherjee, Ad

SIGNATURE OF THE FIRST PARTY/  
LANDLORD/OWNER  
S. & V. Group

*[Handwritten Signature]*

SANTOSH KUMA  
NAN

SIGNATURE OF THE SECOND PARTY/  
DEVELOPER


Drafted and prepared by me :-

*[Handwritten Signature]*  
(Anshu Mukherjee)  
Advocate.

Judges' Court Howrah.

F/119/2006



  
ADDITIONAL REGISTRAR  
OF ASSURANCE, ADLKATA

**20 FEB 2019**

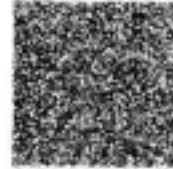
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**LDPPS0577R**



नाम / Name  
**KAUSHALLA SHAW**

पिता के नाम / Father's Name  
**MAHADEV SHAW**

जन्म की तारीख /  
Date of Birth  
**11/04/1950**

  
हस्ताक्षर / Signature

23012019

**इस कार्ड के खोने/चूने या हथियार मुहियत होने/सीटिंग:**

सम्बन्धित अधिकारी को सूचित करके,  
कोई अफ़सरे को सूचित,  
प्लॉट नं. 341, सर्वे नं. 997/9,  
मिडल कॉलोनी, नज़द डेयज़ बंगलावा चौक,  
पुणे - 411 016.

**If this card is lost / someone's lost card is found,  
please inform / return to:**

Income Tax PAN Services Unit, NSDL,  
4th Floor, Maxis Sterling,  
Plot No. 341, Survey No. 997/9,  
Midcol Colony, Near Dayz Bangalwa Chowk,  
Pune - 411 016.

Tel: 91-20-2721 9080, Fax: 91-20-2771 0141  
e-mail: tininfo@nsdl.co.in





भारत सरकार  
GOVERNMENT OF INDIA



Kaushalla Shaw  
जन्म तिथि / DOB : 11/04/1950  
सहिला / FEMALE  
Mobile No. 9163857909



5356 6343 0219  
VID : 9135 3141 1902 2555

मेरा आधार. मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**  
C/O Pramananda Shaw 162/1, B B  
GANGULY STREET Bowbazar  
Bowbazar Kolkata West Bengal -  
700012



9135 3141 1902 2555

www.uidai.gov.in

PIC. Bldg No. 1947  
Bangalore-560 081

**SPECIMEN FORM FOR TEN FINGERPRINTS**



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



L.T.I of Kaushalia Show by the pen of Anshu Mukherjee Advocate



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					

*Handwritten signature*


Proprietor



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					



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

  
ADDITIONAL REGISTRAR  
OF ASSURANCES-M, KOLKATA

20 FEB 2019





ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

WB / 22 / 166 / 168356

IDENTITY CARD  
পরিচয় পত্র



Elector's Name  
নির্বাচকের নাম

Shaw Kaushalla  
শাই কৌশল্যা

Father/Mother/  
Husband's Name  
পিতা/মাতা/স্বামীর নাম

Pramanada  
প্রমোদনা

Sex  
লিঙ্গ

F  
মহিলা

Age as on 1.1.1995  
১.১.১৯৯৫-এ বয়স

45  
৪৫

Address

162/1 Bipin Behari Ganguly Street,  
Calcutta.

ঠিকানা

১৬২/১ বিপিন বিহারী গাঙ্গুলী স্ট্রীট,  
কলিকতা ।

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন-নিয়ন্ত্রক অফিসারের  
স্বাক্ষর

For 156 -Sealdah

Assembly Constituency

১৫৬ -সিদ্দাপুর

বিধানসভা নির্বাচন কেন্দ্র

Place

Calcutta

স্থান

কলিকতা

Date

07.06.95

তারিখ

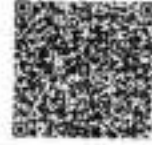
০৭.০৬.৯৫



~~नाम सरकार~~



Santosh Kumar Nande  
Santosh Kumar Nande  
DOB: 16-11-1965  
Gender: Male



**2391 0861 3939**

**आधार - आम आदमी का अधिकार**



~~नाम सरकार~~ पहचान प्रमाणिकरण  
~~संख्या~~ MEMBER OF INDIA

S/O: Nilambar Nande, Mahavir  
Apartment, Flat No. 4B, 4th  
Floor, 1067, Purba Sinthi Road,  
Madhugarh, Jawahar Modi  
Shop, South Dumdum (m),  
Ghugudanga, North 24  
Paraganas, North 24 Parganas,

Address:  
S/o: Nilambar Nande, Mahavir  
Apartment, Flat No. 4b, 4th Floor,  
1067, Purba Sinthi Road,  
Madhugarh, Jawahar Modi Shop,  
South Dumdum (m), Ghugudanga,  
North 24 Paraganas, North 24  
Parganas, West Bengal, 700030



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bangalore-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT  
SANTOSH KUMAR NANDE  
NILAMBAR NANDE  
16/11/1983  
Permanent Account Number  
ACSPND0962E

भारत सरकार  
GOVT. OF INDIA

Signature



भारत सरकार  
GOVT. OF INDIA

### Major Information of the Deed

Deed No :	I-1904-02212/2019	Date of Registration	04/03/2019
Query No / Year	1904-0000258542/2019	Office where deed is registered	
Query Date	14/02/2019 1:35:42 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ANSHU MUKHERJEE JUDGES COURT, HOWRAH, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830048475, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 27,54,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Vivekananda pally, Mouza: Gorui, Ward No: 2, Holding No:148 Pin Code : 700065

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-60	LR-374	Bastu	Bastu	2 Katha	1,00,000/-	27,54,998/-	Width of Approach Road: 6 Ft.
<b>Grand Total :</b>					<b>3.3Dec</b>	<b>1,00,000 /-</b>	<b>27,54,998 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs KAUSHALLA SHAW</b> Wife of Late PARMANAND SHAW 162/1, B. B. Ganguli Street, P.O:- Bowbazar, P.S:- Muchipara, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: LDPPS0577R, Status :Individual, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Pvt. Residence

#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>S And N Group</b> 733, Purba Sinthi Road, P.O:- Purba Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.:: ACSPN0962E, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1904-02212/2019-04/03/2019

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Santosh Kumar Nande (Presentant )</b> Son of Mr Nilambar Nande 733, Purba Sinthi Road, P.O:- Purba Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACSPN0962E Status : Representative, Representative of : S And N Group (as Sole Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ANSHU MUKHERJEE</b> Son of Late ASUTOSH MUKHERJEE HOWRAH JUDGES COURT, P.O:- HOWRAH, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101			

Identifier Of Mrs KAUSHALLA SHAW, Mr Santosh Kumar Nande

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs KAUSHALLA SHAW	S And N Group-3.3 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Vivekananda pally, Mouza: Gorui, Ward No: 2, Holding No:148 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 60, LR Khatian No:- 374	Owner:কালচাঁদ দাস, Gurdian:কেলাস চন্দ, Address:মির্জা, Classification:বান্ধ, Area:0.03000000 Acre,	Mrs KAUSHALLA SHAW

**Endorsement For Deed Number : I - 190402212 / 2019****On 19-02-2019****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 27,54,998/-


**Tridip Misra****ADDITIONAL REGISTRAR OF ASSURANCE****OFFICE OF THE A.R.A. - IV KOLKATA****Kolkata, West Bengal**

Major Information of the Deed :- I-1904-02212/2019-04/03/2019



On 20-02-2019

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

Presented for registration at 23:45 hrs on 20-02-2019, at the Private residence by Mr Santosh Kumar Nande .

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

Execution is admitted on 20/02/2019 by Mrs KAUSHALLA SHAW, Wife of Late PARMANAND SHAW, 162/1, B. B. Ganguli Street, P.O: Bowbazar, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession House wife

Indetified by Mr ANSHU MUKHERJEE, , Son of Late ASUTOSH MUKHERJEE, HOWRAH JUDGES COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-02-2019 by Mr Santosh Kumar Nande, Sole Proprietor, S And N Group (Sole Proprietoship), 733, Purba Sinthi Road, P.O:- Purba Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Indetified by Mr ANSHU MUKHERJEE, , Son of Late ASUTOSH MUKHERJEE, HOWRAH JUDGES COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate



Tridip Misra

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

On 04-03-2019

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2019 6:30PM with Govt. Ref. No: 192018190356454521 on 20-02-2019, Amount Rs: 101/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00YCPH10 on 20-02-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, b online = Rs 4,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3701, Amount: Rs.100/-, Date of Purchase: 19/02/2019, Vendor name: S Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2019 6:30PM with Govt. Ref. No: 192018190356454521 on 20-02-2019, Amount Rs: 4,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00YCPH10 on 20-02-2019, Head of Account 0030-02-103-003-02



Tridip Misra

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

Major Information of the Deed :- I-1904-02212/2019-04/03/2019



Major Information of the Deed :- I-1904-02212/2019-04/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 134904 to 134930  
being No 190402212 for the year 2019.



Digitally signed by TRIDIP MISRA  
Date: 2019.03.26 18:53:05 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 26-03-2019 18:52:46  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)