

2016/2016

02161/16



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

১০-৫২৭/১৬

19AA 722432

Certified that the Document is admitted to registration. The Signature Sheet and the encorsement sheets attached to this Document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

15 MAR 2016

11 MAR 2016

THIS DEVELOPMENT AGREEMENT made this 11th day of March 2016.

BETWEEN

SMT. SWATI BAHETY (nee Mundhra) (having Income Tax PAN No.AEXPM9613C) wife of Sri Kanishka Bahety, by Nationality Indian, residing at 20, Lee Road, Flat no.203, P.S. Bhawanipore, P.O. L R Sarani, Kolkata-700 020 hereinafter referred to as "the OWNER" (which expression shall unless repugnant to the context mean and include her heirs, legal representatives, executors, administrators and assigns) of the ONE PART

Swati Bahety

CONSTRUCTIVE BUILDERS PVT. LTD.

Authorised Signatory / Director

QMO-9488/16
MV-1535/1621

95389

28 DEC 2015

No. _____ Date _____

Sold to _____

Address _____

ANJUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

P. K. JHUNJHUNWALA
ADVOCATE
7C, KIRAN SHANKAR ROY ROAD,
KOLKATA-700 001

28 DEC 2015



Identified by me.

Tanveshwar Upadhyay

S/o Anandhu Bikhari Upadhyay

Add- 4, Pattala Lane, Kol-14

Occupation - Service

off R.S. Pattala

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
11 MAR 2016

AND

CONSTRUCTIVE BUILDERS PRIVATE LIMITED (having Income Tax PAN No.AADCC2826N a company incorporated under the Companies Act, 1956 having its registered office at 131, Park Street, P.S. Park Street, P.O. Park Street, Kolkata-700 017 hereinafter referred to as "the DEVELOPER" and represented by its Director Sri Amit Jhunjhunwala son of Sri Kedarnath Jhunjhunwala by Nationality Indian, residing at 5/7 Buroshivtala Main Road, Kolkata-700038 (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the **OTHER PART**).

WHEREAS

A. This Deed is in continuation of an earlier Development Agreement dated 3rd day of February 2014 which was registered in the office of the Additional Registrar of Assurances-I Kolkata in Book no. 1, CD Volume no. 2, at pages 6871 to 6898 and being Deed no. 00924 for the year 2014 (hereinafter referred to as "the said Development Agreement") whereby and whereunder the Developer agreed to construct a Project Complex on the land measuring 60 decimals more or less comprised in R S Dag no. 280 corresponding to L R Dag no. 464 in Mouja Dhamaitala P S Sonarpur in the District of South 24-Parganas and now numbered as Holding no. 256, Dwarir Road, Kolkata-700 151 Ward no. 25 of Rajpur Sonarpur Municipality, South 24-Parganas, owned by the Owner and defined and described in the said Development Agreement as the said Land.

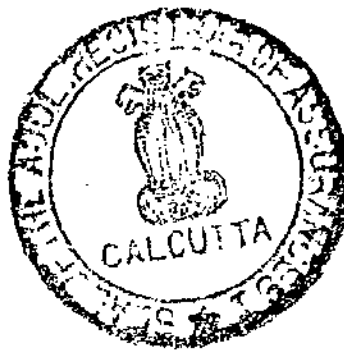
B. Under the said Development Agreement the Parties agreed to sell the entire Saleable Area comprised in the Project Complex and share the Gross Revenue Receipts in the following ratio :

(a)	Owner	34.5% ;
(b)	Developer	65.5%.

Jwahi Bahety

CONSTRUCTIVE BUILDERS PVT. LTD.

[Signature]
Authorised Signatory / Director



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
11 MAR 2016

C. Clause 4.6 of the said Development Agreement provides that the Developer shall receive 34.5% of all payments from the Customers on account of price and/or value of the Saleable Area comprised in the Project by cheque or Bank Draft drawn in favour of the Owner and the balance 65.5% of such payment by separate cheque or Bank Draft in its own name.

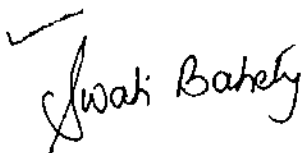
D. In pursuance of the said Development Agreement, the Developer has commenced construction of the Project Complex.

E. Most of the Customers, desirous of purchasing the Units in the Project Complex, desire to obtain loan from Banks and other Institutions for purchasing the Units in the Project Complex.

F. The Banks and/or Institutions, desirous of financing the Customers for purchasing and/or acquiring the Units in the Project Complex, have informed the Customers and/or Parties that they would disburse the sanctioned loan amount either by RTGS or by cheque or by Pay Order to an Escrow Account of the Owner and the Developer and regretted their inability to issue two separate cheques and/or Bank Drafts in favour of the Owner and the Developer respectively.

G. Such Banks and Institutions have also informed the Developer that the said Development Agreement does not permit payment by or on behalf of the Customers to any Escrow Account of the Owner and the Developer.

H. In the aforesaid background the Parties have agreed to receive payment by or on behalf of the Customers either by separate cheques as envisaged in Clause 4.6 of the said Development Agreement or in an Escrow Account and for that purpose it has become necessary for the Parties to enter into a further agreement supplementing to the said Development Agreement.

Swati Bhatnagar

CONSTRUCTIVE BUILDERS PVT. LTD


Authorised Signatory / Director



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ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
11 MAR 2016

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Parties agree that in addition to the mode of payment from the Customers prescribed in Clause 4.6 of the said Development Agreement, it shall be open to the Parties to receive all payments on account of the purchase consideration and/or price of the Saleable Area of the Units comprised in the Project Complex from or on behalf of the Customers in an Escrow Account of the Developer and the Owner.

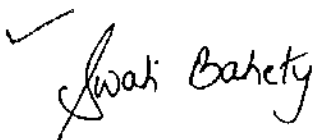
2. It is recorded that the Developer and the Owner have already opened the following Escrow Account :

- a) Name of the Account : Constructive Builders Pvt. Ltd., Escrow A/c
- b) Account no. : 201000274253
- c) Bank name : Indus Ind Bank
- d) Branch address : 1, India Exchange Place
- e) IFSC Code : INDB0000515

3. The Parties shall be at liberty to close the abovementioned Escrow Account or open any new Escrow Account.

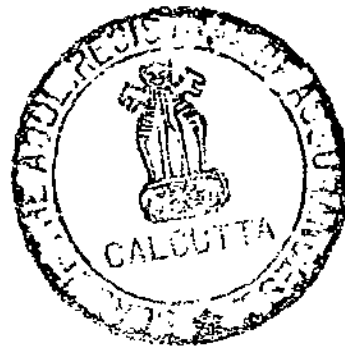
4. The Parties agree that they shall have option to receive payments of the purchase consideration of the Saleable Area of the Units from or on behalf of the Customers either in the manner specified in Clause 4.6 of the said Development Agreement or in an Escrow Account as they may think fit and proper.

5. The Parties further agree that it shall also be open to the Customers purchasing the Units comprised in the Project Complex to obtain finance from Banks or Institutions or any third party and in that event the Bank/Institutions/third parties shall be at liberty to disburse the loan amount by making payment on behalf of the Customers to the



CONSTRUCTIVE BUILDERS PVT. LTD


Authorised Signatory / Director



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ADDITIONAL REGISTRAR
OF COMPANIES I, KOLKATA
11 MAR 2016

Parties in their Escrow Account or to the Parties in the manner specified in Clause 4.6 of the said Development Agreement as such Bank/Institutions/third parties may elect.

6. This Agreement supplements the said Development Agreement and shall form an integral part of the said Development Agreement and shall always be read along with and as a part of the said Development Agreement.

IN WITNESS WHEREOF the parties hereto have executed this AGREEMENT on the day month and year first above written.

SIGNED AND DELIVERED by SWATI BAHETY
(Nee Mundra) the withinnamed Owner
at Kolkata


(SWATI BAHETY)

SIGNED AND DELIVERED on behalf of
CONSTRUCTIVE BUILDERS PRIVATE LIMITED
the withinnamed Developer at Kolkata


CONSTRUCTIVE BUILDERS PVT. LTD.

Authorized Signatory / Director

Witnesses to Both :-

1. Signature Tarkeshwar Upadhyay
Name TARKESHWAR UPADHYAY
Address 4, Dalhousie Lane, Kot-19

2. Signature Sailesh Majhi
Name SAILESH MAJHI
Address 7C, K.S. Roy Road
Kolkata - 700001.


Drafted by P.K. Jhunjunwala, Advocate
Enrolment no. WB/102/77
7C, K.S. Roy Road,
Kolkata - 700 001


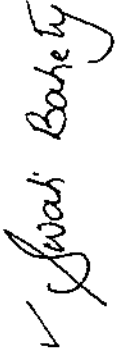












Handwritten signature

ADDITIONAL REGISTRAR
OF COMPANIES-I, KOLKATA
11 MAR 2016

Page No.

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**













Sl. No.	Photograph of Owner	Signature of Executant Presentant	PARTY : OWNER PAN No. AEXPM9613C NAME : SMT. SWATI BAHETY (nee Mundhra)				
							
			Little	Ring	Middle	Fore	Thumb
			<u>Left Hand</u>				
							
			Thumb	Fore	Middle	Ring	Little
			<u>Right Hand</u>				



Handwritten signature

ADDITIONAL REGISTRAR
OF ASSESSMENT, CALCUTTA
11 MAR 2016

**SPECIMEN FOR PHOTOGRAPH
AND TEN FINGERPRINTS**

Sl. No.	Photograph of Developer	Signature of Executant Presentant	PARTY : DEVELOPER PAN No. AADCC2826N NAME : Sri Amit Jhunhunwala Director of CONSTRUCTIVE BUILDERS PRIVATE LIMITED				
			 Little	 Ring	 Middle	 Fore	 Thumb
			<u>Left Hand</u>				
			 Thumb	 Fore	 Middle	 Ring	 Little
			<u>Right Hand</u>				



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OFFICE OF THE MUNICIPAL ENGINEER
CALCUTTA
11 MAR 2016

=====

DATED THIS 21st DAY OF MARCH 2016

=====

BETWEEN

SMT. SWATI BAHETY

OWNER

AND

CONSTRUCTIVE BUILDERS PRIVATE LIMITED

DEVELOPER

DEVELOPMENT AGREEMENT

P K JHUNJHUNWALA
ADVOCATE
7C, K.S.ROY ROAD
KOLKATA-1



Government of West Bengal

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

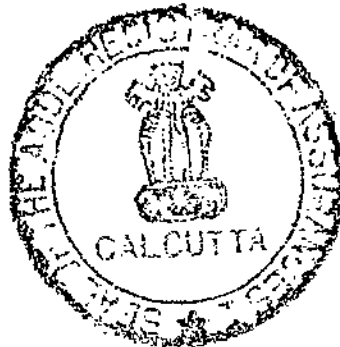
OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19011000094863/2016

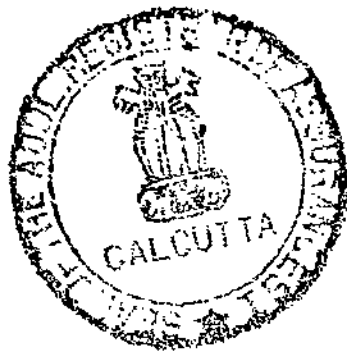
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SWATI BAHETY Alias Smt SWATI MUNDHRA 20. LEE ROAD, Flat No: 203, P.O:- L RISARANI, P S:- Bhawanipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Land Lord		 1239	 11/3/16.
2	Shri AMIT; JHUNJHUNWALA 5/7, BUROSHIHTALA MAIN ROAD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700038	Represent ative of Developer {CONSTR UCTIVE BUILDER S PVT LTD}		 1238	 11/3/16.
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr TARKESHWAR UPADHYAY Son of Late AWADH BIHARI UPADHYAY 4, TALTALLA LANE, P.O:- TALTALA, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014	Smt SWATI BAHETY, Shri AMIT JHUNJHUNWALA		 11/3/16	

(Sujan Kumar Maity)



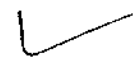
Ry
ADDITIONAL REGISTRAR
OF COMPANIES-I, KOLKATA
11 MAR 2016



Ry

ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
11 MAR 2016

Directorate of Registration & Stamp Revenue
e-Challan



GRN: 19-201516-003559546-1

Payment Mode Online Payment

GRN Date: 07/03/2016 11:27:10

Bank: State Bank of India

BRN: IKA5632188

BRN Date: 07/03/2016 11:36:15

DEPOSITOR'S DETAILS

Id No.: 19011000094863/2/2016.

[Query No./Query Year]

Name: TARKESHWAR UPADHYAY

Contact No.: 22641208 Mobile No: +91 9830820301

E-mail: tarkeshwar1983@gmail.com

Address: 4, TALTALA LANE, KOLKATA - 700014

Applicant Name: Mr RAKESH JAIN

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No. 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19011000094863/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	101
2	19011000094863/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	40020

Total

40121

In Words: Rupees Forty Thousand One Hundred Twenty One only



Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri AMIT JHUNJHUNWALA 5/7, BUROSHIVTALA MAIN ROAD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038

Land Lord Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Smt SWATI BAHETY (Alias: Smt SWATI MUNDHRA) Wife of Shri KANISHKA BAHETY 20, LEE ROAD, Flat No: 203, P.O:- L R SARANI, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEXPM9613C.; Status : Individual; Date of Execution : 11/03/2016; Date of Admission : 11/03/2016; Place of Admission of Execution : Pvt. Residence

Developer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	CONSTRUCTIVE BUILDERS PVT LTD 131, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AADCC2826N.; Status : Organization; Represented by representative as given below:-
1(1)	Shri AMIT JHUNJHUNWALA 5/7, BUROSHIVTALA MAIN ROAD, P.O:- BEHALA, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India.; Status : Representative; Date of Execution : 11/03/2016; Date of Admission : 11/03/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr TARKESHWAR UPADHYAY Son of Late AWADH BIHARI UPADHYAY 4, TALTALLA LANE, P.O:- TALTALA, P.S:- Taitola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Smt SWATI BAHETY, Shri AMIT JHUNJHUNWALA	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South-24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Dhamaitala, Ward No: 25, 256 AND 257	RS Plot No:- 280 RS Khatian No:- 100	60 Dec	1/-	1,53,55,162/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	RAKESH JAIN
Address	HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001

Details of the applicant who has submitted the requisition form

Applicant's Name	RAKESH JAIN
Address	HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

18/03/2016 Query No:-19011000094863 / 2016 Deed No :I - 190102161 / 2016, Document is digitally signed.

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190102161 / 2016

Query No/Year 19011000094863/2016 Serial no/Year 1901002016 / 2016
Deed No/Year I - 190102161 / 2016
Transaction [0110] Sale, Development Agreement or Construction agreement
Name of Presentant Shri AMIT Presented At Private Residence
JHUNJHUNWALA
Date of Execution 11-03-2016 Date of Presentation 11-03-2016

Remarks

On 02/03/2016

Certificate of Market Value (WB PUV rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,53,55,162/-

(Sujan Kumar Maity)

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

On 11/03/2016

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

Presented for registration at 15:27 hrs on : 11/03/2016, at the Private residence by Shri AMIT JHUNJHUNWALA .

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

Execution is admitted on 11/03/2016 by

Smt SWATI BAHETY, Alias Smt SWATI MUNDHRA, Wife of Shri KANISHKA BAHETY, 20, LEE ROAD, Flat No: 203, P.O: L R SARANI, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By Profession Others

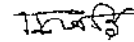
Indetified by Mr TARKESHWAR UPADHYAY, Son of Late AWADH BIHARI UPADHYAY, 4, TALTALLA LANE, P.O: TALTALA, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By Profession Service

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

Execution is admitted on 11/03/2016 by

Shri AMIT JHUNJHUNWALA DIRECTOR, CONSTRUCTIVE BUILDERS PVT LTD, 131, PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 Shri AMIT JHUNJHUNWALA, Son of Shri KEDARNATH JHUNJHUNWALA, 5/7, BUROSHIVTALA MAIN ROAD, P.O: BEHALA, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700038, By caste Hindu, By profession Others

Identified by Mr TARKESHWAR UPADHYAY, Son of Late AWADH BIHARI UPADHYAY, 4, TALTALLA LANE, P.O: TALTALA, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By Profession Service



(Sujan Kumar Maity)

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

On 14/03/2016

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

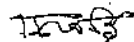
1. Rs. 101/- is paid, by online on 07/03/2016 11:36AM with Govt. Ref. No. 192015160035595461 on 07-03-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA5632188 on 07/03/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 40,020/- is paid, by online on 07/03/2016 11:36AM with Govt. Ref. No. 192015160035595461 on 07-03-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA5632188 on 07/03/2016, Head of Account 0030-02-103-003-02



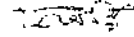
(Sujan Kumar Maity)

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

On 15/03/2016

Certificate of Admissibility (Rule 43 W.B. Registration Rule 499)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

18/03/2016 Query No:-19011000094863 / 2016 Deed No :1 - 190102161 / 2016, Document is digitally signed.

Page 24 of 25

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 77053 to 77077

being No 190102161 for the year 2016.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2016.03.18 10:54:58 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 18/03/2016 10:54:57
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)