

3586/19

I 3321/19



आंचमवङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that my documents admitted to registration. The signature sheet and the endorsement sheets furnished with the this document are the part of this document.

Addl District Sub Registrar
Barrackpore, 24 Pgs IN

11 JUL 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 11th day of July 2019 (Two Thousand Nineteen).

B E T W E E N

Contd....P/2.

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Handwritten mark or signature.

ULTRA ENTERPRISE , represented by it's Proprietor **SRI DIBAKAR SARKAR**, PAN - BAVPS7619P, son of Late Narayan Chandra Sarkar, by faith - Hindu , by Nationality - Indian, by occupation - Business, residing at 470, "B" Block, Anandamath, P.O. Ichapur-Nawabganj, P.S.Noapara, Dist : North 24 Parganas, Pin - 743144 , hereinafter called and referred to as **OWNER** (which expression shall unless repugnant to the context otherwise meaning be deemed to mean and include his legal heirs, successors , administrators and/or assign) the party of the **FIRST PART** .

AND

"LAND & BUILD DEVELOPERS" , PAN - AAHFL6708M, a Partnership Firm , having its Office at 326, Ambagan Link Road, P.O. Bengal Enamel , P.S. Noapara, Dist : North 24 Parganas, Pin - 743122 , represented by its partners namely (1) **SRI GIRISH GHOSH** , PAN - AIMPG4491P, son of Late Gora Chand Ghosh , residing at 110, S.B. Road, Kalitala , P.O. Ichapur-Nawabganj, P.S.Noapara, Dist : North 24 Parganas, Pin - 743144 , (2) **SRI GAUTAM ADHIKARY**, PAN - AJWPA4010D, son of Kanai Lal Adhikary, residing at 46/1, Pirtala Road, P.O. Shyamnagar, P.S. Jagatddal, Dist : North 24 Parganas, Pin - 743127, (3) **SRI AVIJIT PAUL**, PAN - BVDPP5326B, son of Jiban Paul , residing at Ambagan Colony, P.O. Bengal Enamel , P.S. Noapara, Dist : North 24 Parganas, Pin - 743122, (4) **SMT. PRIYANKA PAUL CHAKRABORTY**, PAN - BJSPC1111L, wife of Sri Avijit Paul, residing at Ambagan Colony, P.O. Bengal Enamel , P.S. Noapara, Dist : North 24 Parganas, Pin - 743122, (5) **SMT. JOLLY ADHIKARY**, PAN - BEJPA5118P, wife of Sri Gautam Adhikary, residing at 46/1, Pirtala Road, P.O. Shyamnagar, P.S. Jagatddal, Dist : North 24

Parganas, Pin - 743127, (6) **SRI DEBABRATA GHOSH**, PAN - AOTPG6587P, son of Late Gora Chand Ghosh, residing at 110, S.B. Road, Kalitala, P.O. Ichapur-Nawabganj, P.S.Noapara, Dist : North 24 Parganas, Pin - 743144, all by faith - Hindu, by Nationality - Indian, by occupation - Business, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, representatives, assigns etc.) of the **SECOND PART**.

WHEREAS one Smt. Rita Roy, wife of Late Madan Mohan Roy purchased a plot of land measuring 4 (four) Cottahs, identified as Plot No. "4", lying and situated at Mouza Ichapur, J.L. No. 3, Re. Su. No. 89, Touzi No. 617, comprised and contained in R.S. Dag No. 6300/6860, under Maliki Khatian No. 2057, R.S. Khatian No. 2063, under P.S. Noapara, Dist : North 24 Parganas, from Hara Sankar Ghosh, son of Indra Kumar Ghosh, by virtue of a registered Deed of Sale and the same was registered in the Office of Sub-Registrar, Barrackpore on 09.05.1962, written in Book No. 1, Volume No. 34, pages from 56 to 59, being No. 2910 for the year 1962.

AND WHEREAS after purchasing the aforesaid property said Smt. Rita Roy mutated her name in the local North Barrackpore Municipality and also recorded her name in the L.R. Settlement Records in L.R. Khatian No. 7180, L.R. Dag No. 9561, classification as Bastu and paid Municipal Taxes and Govt. rents regularly and punctually and built a two storied building over the said plot of land and occupied and enjoyed the same without any disturbances from any corner whatsoever.

AND WHEREAS said Smt. Rita Roy while so seized and possessed of the same she sold , transferred and conveyed the same to the present Vendor herein Ultra Enterprise , represented by it's Proprietor Sri Dibakar Sarkar , by virtue of a registered Deed of Conveyance and the same was registered in the Office of A.D.S.R. Barrackpore on 08.08.2018, written in Book No. 1, Volume No. 1505-2018, pages from 106145 to 106166 , being No. 150503785 for the year 2018 .

AND WHEREAS after purchasing the aforesaid property , the present Vendor herein recorded it's name in the L.R. Settlement Records in L.R. Khatian No. 22770 , L.R. Dag No. 9561 , classification as Bastu and also mutated it's name in the local North Barrackpore Municipality , at Ward No. 11, Holding No. 254 of Old Ambagan Link Road and paying Govt. rents and municipal taxes regularly and punctually and still occupying and enjoying the same without any disturbances from any corner whatsoever .

AND WHEREAS thus seized and possessed of the same as absolute owner without any interruption from any corner whatsoever , free from all encumbrances , decided to develop the aforesaid and below mentioned property , but due to insufficient fund and other sufficient reasons and also due to lack of finance and lack of technical expertise the owner herein could not construct , building and or buildings on the said plot of land and is in searching for a reputed Developer/Promoter who would construct the multi-storied building on the said plot of land under certain terms and conditions inter-alia at its own cost and expenses after obtaining necessary sanction from the competent authority North Barrackpore Municipality and knowing the very intention of the owner the Developer the said proposed multi-storied approached the owner to allow them to

Major Information of the Deed

Deed No :	I-1505-03321/2019	Date of Registration	11/07/2019
Query No / Year	1505-0001089567/2019	Office where deed is registered	
Query Date	08/07/2019 5:13:41 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	S K Ghosh Bkp Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9339753355, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 50,82,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 20,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Old Ambagan Link Road, Mouza: Ichapur, Ward No: 11, Holding No:254 JI No: 3, Pin Code : 743144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6300/6860	RS-2063	Bastu	Bastu	4 Katha	33,00,000/-	33,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	33,00,000 /-	33,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2377 Sq Ft.	17,00,000/-	17,82,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1212 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1165 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2377 sq ft	17,00,000 /-	17,82,750 /-	

Details :

Name,Address,Photo,Finger print and Signature



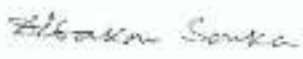


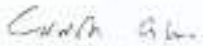
Ultra Enterprise






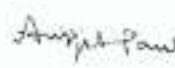


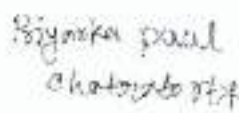


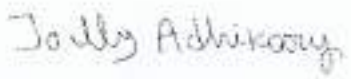
, 470 B Block Anandamath, P.O:- Ichapur Nawabganj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 , PAN No.:: BAVPS7619P, Status :Organization, Executed by: Representative, Executed by: Representative



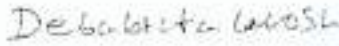
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Land And Build Developers , 326 Ambagan Link Road, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122 , PAN No.:: AAHFL6708M, Status :Organization, Executed by: Representative




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Dibakar Sarkar (Presentant) Son of Late Narayan Chandra Sarkar Date of Execution - 11/07/2019, , Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution: Office	 <small>Jul 11 2019 2:07PM</small>	 <small>LTI 11/07/2019</small>	 <small>11/07/2019</small>
	, 470 B Block Anandamath, P.O:- Ichapur Nawabganj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAVPS7619P Status : Representative, Representative of : Ultra Enterprise (as proprietor)			
2	Name	Photo	Finger Print	Signature
	Shri Girish Ghosh Son of Late Gora Chand Ghosh Date of Execution - 11/07/2019, , Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution: Office	 <small>Jul 11 2019 2:08PM</small>	 <small>LTI 11/07/2019</small>	 <small>11/07/2019</small>
	, 110 S B Road Kalitala, P.O:- Ichapur Nawabganj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIMP4491P Status : Representative, Representative of : Land And Build Developers (as partner)			

Name	Photo	Finger Print	Signature
Shri Gautam Adhikary Son of Shri Kanai Lal Adhikary Date of Execution - 11/07/2019, , Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution: Office	 <small>JUL 11 2019 2:07PM</small>	 <small>LTI 11/07/2019</small>	 <small>11/07/2019</small>
, 46/1 Pirtala Road, P.O:- Shyamnagar, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJWPA4010D Status : Representative, Representative of : Land And Build Developers (as partner)			
Shri Avijit Paul Son of Shri Jiban Paul Date of Execution - 11/07/2019, , Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution: Office	 <small>JUL 11 2019 2:06PM</small>	 <small>LTI 11/07/2019</small>	 <small>11/07/2019</small>
, Ambagan Colony, P.O:- Bangel Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BVDPP5326B Status : Representative, Representative of : Land And Build Developers (as partner)			
Smt Priyanka Paul Chakraborty Wife of Shri Avijit Paul Date of Execution - 11/07/2019, , Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution: Office	 <small>JUL 11 2019 2:08PM</small>	 <small>LTI 11/07/2019</small>	 <small>11/07/2019</small>
, Ambagan Colony, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJSPC1111L Status : Representative, Representative of : Land And Build Developers (as partner)			
Smt Jolly Adhikary Wife of Shri Gautam Adhikary Date of Execution - 11/07/2019, , Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution: Office	 <small>JUL 11 2019 2:08PM</small>	 <small>LTI 11/07/2019</small>	 <small>11/07/2019</small>
, 46/1 Pirtala Road, P.O:- Shyamnagar, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BEJPA5118P Status : Representative, Representative of : Land And Build Developers (as partner)			

Name	Photo	Finger Print	Signature
Debabrata Ghosh Son of Late Gora Chand Ghosh Date of Execution - 11/07/2019, Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution: Office			
	Jul 11 2019 2:06PM	L11 11/07/2019	11/07/2019
, 110 S B Road Kalitala, P.O:- Ichapur Nawabganj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOTPG6587P Status : Representative, Representative of : Land And Build Developers (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Subir Kumar Biswas Son of Late Sidheswar Biswas , 66 H D Pal Street, P.O:- Ichapur Nawabganj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144			
	11/07/2019	11/07/2019	11/07/2019

Identifier Of Shri Dibakar Sarkar, Shri Girish Ghosh, Shri Gautam Adhikary, Shri Avijit Paul, Smt Priyanka Paul Chakraborty, Smt Jolly Adhikary, Shri Debabrata Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ultra Enterprise	Land And Build Developers-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Ultra Enterprise	Land And Build Developers-2377.00000000 Sq Ft

Endorsement For Deed Number : I - 150503321 / 2019