

09/19/16

2015 JAN 25 922/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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.

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Stamp 5000  
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*R. Dauliy*

District Sub-Registrar-II  
Alipore, South 24 Parganas

27 JAN 2016



**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made this 27<sup>th</sup> day of January, Two Thousand and Sixteen **BETWEEN SRI SUBRATA BHANDARI** (having Income Tax PAN ADRPB9199B), son of Late Sanat Kumar Bhandari, by faith Hindu, by Nationality Indian by occupation Busienss, residing at No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053, Post Office

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Address.....  
P. S.....  
Vendor.....

Banik -  
PROP Dipanita Enterprises  
33A, Jyotish Roy Rd  
Kolkata - 53

Santosh Kr. Dey  
ALIPUR POLICE COURT  
Kolkata 27

IC-5000/-

प्राप्त  
महोदय  
आपका पत्र  
प्राप्त हुआ  
आपका पत्र  
प्राप्त हुआ

ST JAN 2016



District Sub-Register-II  
Alipore, South 24 Parganas

27 JAN 2016

Chamehal Sarker  
Advocate  
Son of Late Anis Kumar Sarker  
Alipore Judges Court  
P.O. & P.S. Alipore  
Kolkata - 700 027

New Alipore, Police Station Behala, hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND SRI ASIT DUTTA BANIK (having Income Tax PAN ADNPD7112Q)**, son of Late Anil Dutta Banik, by faith Hindu, by Nationality Indian, carrying on business as Developer/Contractor under the name and style of **DIPANITA ENTERPRISE** as Proprietor thereof having his place of residence at No.65D, Kailash Pandit Lane, Kolkata-700 053, Post Office New Alipore, Police Station Behala and Office at No. 334, Jyotish Roy Road, Kolkata-700 053, Post Office New Alipore, Police Station Behala, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

**W H E R E A S :**

- A) By a Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 09<sup>th</sup> day of December, 1981, registered at the Office of District Sub-Registrar Alipore, 24-Parganas and

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recorded in its Book No. I, Volume No. 409, at Pages 227 to 234, Being No.13619 for the year 1981, one Kailash Prasad Chowdhury as Vendor, with the joining of Kamal Kumar Chowdhury (Minor) through his Mother and natural Guardian Bina Chowdhury as the Confirming Party sold, transferred ALL THAT the piece and parcel of 2 Cottahs 5 Chhitacks more or less of land situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.349/643, R. S. Khatian No.1084, Police Station Behala morefully described in the SCHEDULE thereunder written unto and in favour of the Owner herein.

- B) Being the Owner of above property, the Owner recorded his name in the Assessment Book of the Kolkata Municipal Corporation and the said property was/is numbered as Premises No. 293, Jyotish Roy Road, Kolkata-700 053 under Ward No.117 of The Kolkata Municipal Corporation (South Suburban Unit) and the same was/is being assessed bearing Assessee No.411170504748.
- C) Adjacent to the aforesaid property/premises, by an another Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 23<sup>rd</sup> day of September, 1981, registered at the Office of District Sub-Registrar Alipore, 24-Parganas and recorded in its Book No. I, Volume No. 342, at Pages 253 to 260, Being No.10897 for the year 1981, one Anil Kumar Chakraborty

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sold, transferred ALL THAT the piece and parcel of 2 Cottahs 8 Chhitacks more or less of land situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.349/643, R. S. Khatian No.1084, Police Station Behala morefully described in the SCHEDULE thereunder written unto and in favour of Smt. Maya Bhandari, wife of Sanat Kumar Bhandari, the Mother of the Owner herein.

- C) Being the Owner of above property, the said Smt. Maya Bhandari recorded her name in the Assessment Book of the Kolkata Municipal Corporation and the said property was/is numbered as Premises No. 309, Jyotish Roy Road, Kolkata-700 053 under Ward No.117 of The Kolkata Municipal Corporation (South Suburban Unit) and the same was/is being assessed bearing Assessee No.411170505029 in the name of said Smt. Maya Bhandari.
- D) Subsequently, said Smt. Maya Bhandari, by and/or under a Deed of Gift made in Bengali language ( Dan Patra) dated 02<sup>nd</sup> day of April, 2014, registered at the Office of District Sub-Registrar-II Alipore, 24-Parganas and recorded in its Book No. I, CD Volume No. 7, Page from 7142 to 7156, Being No.03859 for the year 2014, granted and conveyed ALL THAT the property as aforesaid having land area of 2 Cottahs 8 Chhitacks more or less at Premises No. 309, Jyotish Roy Road, Kolkata-700 053 morefully described in the SCHEDULE there under written unto and in favour of the Owner herein.

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- E) Adjacent to the aforesaid properties/premises, by an another Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 09<sup>th</sup> day of December, 1981, registered at the Office of District Sub-Registrar Alipore, 24-Parganas and recorded in Its Book No. I, Being No.13620 for the year 1981, one Kailash Prasad Chowdhury as Vendor, with the joining of Kamal Kumar Chowdhury (Minor) through his Mother and natural Guardian Bina Chowdhury as the Confirming Party sold, transferred, transferred ALL THAT the piece and parcel of 2 Cottahs more or less of land situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.349/643, R. S. Khatian No.1084, Police Station Behala morefully described in the SCHEDULE thereunder written unto and in favour of Smt. Maya Bhandari, wife of Sanat Kumar Bhandari the Mother of the Owner herein.
- F) Being the Owner of above property, the said Smt. Maya Bhandari recorded her name in the Assessment Book of the Kolkata Municipal Corporation and the said property was/is numbered as Premises No. 292, Jyotish Roy Road, Kolkata-700 053 under Ward No.117 of The Kolkata Municipal Corporation (South Suburban Unit) and the same was/is being assessed bearing Assessee No.411170504736 in the name of said Smt. Maya Bhandari.

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- G) Subsequently, said Smt. Maya Bhandari, by and/or under a Deed of Gift made in Bengali language ( Dan Patra) dated 04<sup>th</sup> day of March, 2015, registered at the Office of District Sub-Registrar-II Alipore, 24-Parganas and recorded in its Book No. I, CD Volume No. 4, Page from 4564 to 4576, Being No.02467 for the year 2015, granted and conveyed ALL THAT the property as aforesaid having land area of 2 Cottahs more or less at Premises No. 292, Jyotish Roy Road, Kolkata-700 053 morefully described in the SCHEDULE there under written unto and in favour of the Owner herein.
- H) In the event, Subrata Bhandari, the Owner herein has acquired his absolute Ownership over ALL THOSE three Plots of land as aforesaid having land area of 2 Cottahs 5 Chhitacks more or less at Premises No. 293, Jyotish Roy Road, land area of 2 Cottahs 8 Chhitacks more or less at at Premises No. 309, Jyotish Roy Road and also 2 Cottahs more or less of land at Premises No. 292, Jyotish Roy Road.
- I) All the Plots of land/properties as aforesaid were/are adjacent and/or contiguous to each other are thus the Owner being the absolute Owner thereof has amalgamated the said properties into one plot of land having land area of 6 Cottahs 13 Chhitacks more or less in the Assessment Records of The Kolkata Municipal Corporation and the said property having an area of 6 Cottahs 13 Chhitacks more or less was/is recorded

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as Premises No. 293, Jyotish Roy Road, Kolkata-700 053, under Ward No. 117 of The Kolkata Municipal Corporation (South Suburban Unit) and the same is now being assessed bearing Assessee No. 411170504748.

- J) In such circumstances, the Owner thus seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of 6 Cottahs 13 Chhitacks more or less of land together with Tiles shed structures of 300 Sq. ft. more or less standing thereon or on part thereof situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag Nos.349/643, 357, R. S. Khatian Nos.1084, 409, Police Station Behala being the **Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053**, under Ward No. 117 of The Kolkata Municipal Corporation (South Suburban Unit) free from all encumbrances morefully described in the **FIRST SCHEDULE** hereunder written.
- K) In the recent past the Owner has decided to develop the said property/premises as well as commercially exploiting the same and thus made negotiations with the Developer herein from time to time and upon such negotiations and discussions the Owner and the Developer jointly have formulated a Scheme to carry out development work of the said property/premises in the manner hereinafter appearing.

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- L. In the matter of proposed development of the said property/premises as and by way of construction of new building in the said Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata - 700 053 as aforesaid, the Owner have represented to the Developer as follows :
- i) The Owner herein is the absolute Owner of the said Premises/property as herein before mentioned and also morefully described in the **FIRST SCHEDULE** hereunder;
  - ii) The said property/premises is free from all encumbrances;
  - iii) There are no suits litigations or legal proceedings pending in respect of the said premises or any part thereof before any Court of Law;
  - iv) No persons other than the Owner herein have any right, title and/or interest in the nature of Ownership in the premises or any part thereof and no person/persons other than the Owner herein is/ are in occupation in the said premises;
  - v) The Owner have not in any way dealt with the said premises or the property including any part/portion thereof are not charged with any Bank/Financial Institution by deposit of original documents of Title ;

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- M) The Developer has relied upon the aforesaid representations and upon subsequent assurances of the Owner, the Owner and the Developer herein have now agreed to enter into this Development Agreement in the matter of proposed development of the said property at Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053 on the terms and conditions hereinafter appearing.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER AS FOLLOWS :**

1. The new building as proposed to be constructed in the said premises would be Residential Building comprising of Flats from First floor to Fourth floor and also Office Spaces, commercial Spaces and Car Parking Spaces in Ground floor under the Roof of the Building.
2. In the new constructed building the Owner is allotted with ALL THAT the entire Second floor comprised in Flat are 2 (two) Nos. Open Car Parking Spaces each having 120 Sq. ft. more or less in Ground floor under the Roof of the Building and the Owner's Allocation in the proposed building is fully mentioned and/or described in **PART-I of the SECOND SCHEDULE** hereunder.

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District Sub-Registrar-II  
Alipore, South 24 Parganas

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- (c) Rs.10,00,000/- (Rupees Ten Lakhs only) after one month from the date of completion of 1st floor Roof Casting;
- (d) Rs.10,00,000/- (Rupees Ten Lakhs only) after one month from the date of completion of 2nd floor Roof Casting;
- (e) Rs.15,00,000/- (Rupees Fifteen Lakhs only) after one month from the date of completion of 3rd floor Roof Casting;
- (f) Rs.15,00,000/- (Rupees Fifteen Lakhs only) after one month from the date of completion of 4th floor Roof Casting;
- (g) Rs.15,00,000/- (Rupees Fifteen Lakhs only) after one month from the date of completion of Brick Work and Plaster work ;
- (h) Rs.10,00,000/- (Rupees Ten Lakhs only) after one month from the date of completion of finishing work and paining work ;
- (i) Rs.25,00,000/- (Rupees Twenty-five Lakhs only) on Delivery of Possession of the Owner's Allocations in the new building;

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8. It is hereby agreed and declared by and between the parties hereto that in case of non-completion of Construction of the new building within the period of 24 (twenty-four) months as aforesaid, the Developer would be allowed an Extension of 6 (six) Months after the expiry of 24 Months as aforesaid and even after Extension of said 6 (six) months, the Developer still fails to complete the Construction of the building, the Developer shall be allowed further Extension of another 6 (six) Months after the expiry of 36 (thirty-six) Months as herein before stated and on such Extension, the Developer shall pay the sum of Rs.5,000/- (Rupees Five Thousand only) per month to the Owner herein as Liquidated Damages after the Expiry of 36 (thirty-six) Months as herein before mentioned.

It is specifically agreed and declared between the Owner and the Developer that even after allowing the Developer the Completion period of Construction of 36 (thirty-six) Months ( i.e., 24+6+6 Months) as herein before stated, the Developer still fails to complete the construction of the new building at the said premises, then in such event, the Owner shall be at liberty to terminate this Development Agreement, holding the Developer liable for all costs, consequences thereof.

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9. From the date of delivery of vacant possession of the said premises in favour of the Developer, the Developer shall hold the possession of the premises till completion of the Construction and delivery of possession of Owner's Allocations and Developer's Allocation (in favour of intending Purchasers out of Developer's Allocations).
10. From the date of receiving such possession of the said premises, the Developer shall pay and/or clear all Property taxes of the premises to The Kolkata Municipal Corporation and Electricity Bills until such time the respective possession of Owner's Allocations and Developer's Allocations are delivered and after delivery of such possession the Owner shall remain liable to pay taxes for his Allocations and the Developer or his nominees i.e., Purchasers of Developer's Allocation shall also be responsible and liable for the same.
11. It is hereby declared and agreed that till the date of delivery of vacant possession of the said premises in favour of the Developer, the Owner shall bear all payable Property Taxes to The Kolkata Municipal Corporation.

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12. The Developer shall construct and complete the New Building at the said premises with first class standard materials and also in accordance with the specifications as mentioned in the **THIRD SCHEDULE** hereunder and the new Building shall be for Residential purposes from First floor to Fourth floor and Ground floor for Office purposes, commercial purposes and also for purposes of Parking of Motor Cars under the Roof.
13. The Owner at the costs and instances of the Developer, from time to time shall execute and register all required documents, deeds and undertakings and render such co-operation to the Developer as would be required by the Developer for construction and completion of new building in the said premises.
14. For the purposes of commencement of construction of New building at the said premises, the Developer at his costs and expenses shall demolish existing structures at the said premises and after demolition the Owner shall be entitled to Sales Proceeds of old building materials as would be available therein, wherein the Developer shall have no demand or entitlement in any manner.
15. After getting possession of the said premises the Developer shall carry out all jobs for the project.

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16. All costs, charges, expenses etc. for construction of the new building in the said premises shall be borne by the Developer and the Owner shall have no financial obligations thereof.
17. The Owner shall be exclusively entitled to deal with the Owner's Allocated Area in the new building and after handing over possession of Owner's Allocations in terms of this Agreement and the Developer shall be exclusively entitled to the Developer's Allocated Area therein and the Developer shall be at liberty to sell/transfer his allocated portion in favour of any person or persons.

It is clearly mentioned that on completion of construction in the new building at the said Premises, the Developer shall handover the Owner's Allocations first in the building as aforesaid and thereafter the Developer shall be entitled to deliver the possession to the Purchaser/Purchasers in the new building within his Allocations therein.

18. During the period of construction, the Developer shall take all responsibilities of Labours' fees, charges, costs of materials accidents etc. and the Developer shall keep the Owner saved harmless and indemnified against any costs, expenses, loss and damages that may arise in respect of construction of the

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new building and the Owner shall not be responsible in any manner whatsoever and similarly the Owner shall keep the Developer saved harmless and indemnified against any other claims over and in respect of the Ownership of the said premises.

19. In order to proceed with the construction and to submit Building Plans and other applications to the Kolkata Municipal Corporation for the new building and as well as to enable the Developer to receive any Advance/Earnest/Consideration money from the Intending Purchasers of Flats, Office Spaces and Car Parking Spaces in the new building out of Developer's Allocations, the Owner shall grant a registered Development Power of Attorney in favour of the Developer and the Developer shall bear all costs/expenses of registration of such Power of Attorney including this Development Agreement and/or all documents thereof.
  
20. During the period of construction the Owner shall not cause any interference in construction work to be carried out by the Developer, but the Owner or Owner's Representative shall have the right to inspect the site during such construction period.

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new building and the Owner shall not be responsible in any manner whatsoever and similarly the Owner shall keep the Developer saved harmless and indemnified against any other claims over and in respect of the Ownership of the said premises.

19. In order to proceed with the construction and to submit Building Plans and other applications to the Kolkata Municipal Corporation for the new building and as well as to enable the Developer to receive any Advance/Earnest/Consideration money from the Intending Purchasers of Flats, Office Spaces and Car Parking Spaces in the new building out of Developer's Allocations, the Owner shall grant a registered Development Power of Attorney in favour of the Developer and the Developer shall bear all costs/expenses of registration of such Power of Attorney including this Development Agreement and/or all documents thereof.
20. During the period of construction the Owner shall not cause any interference in construction work to be carried out by the Developer, but the Owner or Owner's Representative shall have the right to inspect the site during such construction period.

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21. The Developer shall arrange Electricity connection for the entirety of the new building including the Area of the Owner and the Owner shall reimburse the Developer proportionately, the total amount of deposits and expenses as be required to obtain electricity from CESC Ltd. in his Allocated area only.
22. After completion of construction and after delivery of possession of the respective allocations of the Owner and the Developer, the Owner and the Developer with the joining of Purchasers shall form an Association of Owners in the new Building for the purpose of maintenance, safety, security of the Building and common portions thereof and in such Association the Owner and the prospective Purchasers shall also join and observe rules and regulations thereof.
23. The Owner herein has appointed the Developer as the exclusive Developer for construction of new building and development of the property at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose development of the said property/premises.
24. It is declared by the Owner that in the event of any additional work or jobs are done within the Owner's Allocated portion, the Owner shall bear the expenses of such additional jobs separately within his Allocations.

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25. It is hereby declared that the Owner or the Developer or any of their Transferees shall not use or permit use of their respective Allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity not use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers in the building.
25. Courts of District South 24-Parganas, Allpore having territorial jurisdictions over the said property including Hon'ble High Court at Calcutta shall have the jurisdictions in all matters relating to or arising out of this Agreement.
26. This Agreement and/or its terms shall have commencement on and from the day of execution of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

*(Description of the property/premises)*

ALL THAT the piece and parcel of 6(six) Cottahs 13 (thirteen) Chhitacks more or less of land together with Tile Shed structures of 300 Sq. ft. more or less standing thereon or on part thereof situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.349/643, 357, R. S. Khatian No.1084, 409, Police Station Behala within the District of South 24-Parganas being the **Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053** under Ward No.117 of The Kolkata

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The above allocations of the Owner and the Developer shall include the right of use and enjoyment of all Common Parts/Portions in the said Building/premises as fully described in the **FOURTH SCHEDULE** hereunder.

**THE THIRD SCHEDULE ABOVE REFERRED TO :**  
*(Specifications of Constructions)*

- A. **STRUCTURE:** R. C. C. framed super-structure with raft foundation or as per design requirement using standard quality steel, sand, cement of I.S.I. standard, stone chips, mortar casting in accordance with specified building rules. 8" outer walls and 3" and 5" inside wall shall be made of No. 1 quality bricks, sand and cement of reputed brands like Acc, Ambuja, Birla Samrt etc.,. Outer and inside plaster shall be done with First Class standard quality materials.
- B. **SANITARY AND PLUMBING:** All outer soil lines shall be provided of P.V.C. Supreme and other equivalent brand. Outer water lines to be provided with I.S.I. standard either G.I. or with usual standard pipelines, fittings, inside pipelines shall be concealed, well planned and equipped with S.W. outer lines to be provided and installed for underground. Water will be carried from underground water reservoir to the overhead water through a pump as per the specification of the Architect.

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**Drawing cum Dining rooms:** Four lights, two fan points, two 5 Amp. 3-pin socket, 1 T.V. point, one 15 amp. 3 Pin Socket point for Washing Machine with Tap.

**Kitchen :** Two Light points, one Chimney point and one 15 amp. Plug point, one point for on Line Water Filter, Loft/Storage space to be provided .

- I. **TOILET:** One commode (European style), one wash basin, one PVC Cistern, three C.P. taps, one Fixed shower, Commode Shower, Geyser point with hot and cold mixture and hand Shower.
- J. **KITCHEN:** Gas counter will be Black Granite finish, one stainless steel sink, two C.P. taps, Tiles on dado over cooking platform (up to 4'), 3" border Tiles above Ceramic Tiles.
- K. **WATER SUPPLY:** Corporation water will be arranged and will be linked from overhead water reservoir to the individual flat.
- L. **TELEPHONE:** One point for telephone connection will be provided in the Drawing cum dining room, Intercom facility will be provided in all the flats.
- M. **POWER SUPPLY:** Individual metering for all flats (cost will be borne by all flat Owners).
- N. **STAIRCASE:** Marble flooring and steel railings in one side, wooden top of railings.
- O. **ROOF:** water proofing (chemical) treatment with roof style fixing on the ultimate roof of the building.
- P. **Lift :** 4 (four) passengers Lift of suitable capacity would be installed.

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**THE FOURTH SCHEDULE ABOVE REFERRED TO**

*(Common parts and portions of the Building after construction)*

- A. Staircase from ground floor to top floor, open terrace/ultimate roof of the building.
- B. Landing/hand railings and other fixtures installed in the staircase.
- C. Common passages for ingress and egress from main Municipal Road to the building. Gardening and Beautification with consultation and permission of the Owner to be made .
- D. Sewerage, septic tank, drainage, electric connections, connected installations in the building.
- E. Overhead and under ground Reservoirs, Motor Pump, Water supply, Water eviction pipes, fittings save and expect the installations made inside the said flat.
- F. Foundations, columns and outside walls of the building including the boundary walls of the entire premises.
- G. All Electrical installations, fixtures, fittings including one Lift and lift installations.
- H. Security/Care Taker's Room with Toilet.
- I. Lift, Lift Installation and Lift Equipments.
- J. Such other equipments, installations, fixtures and fittings in respect of entire building/premises as would be specified from time to time.

Contd.....

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED  
BY THE **OWNER** AT KOLKATA IN  
THE PRESENCE OF :

1. Anmol K. Polley  
60/3, Jyotish Ray Road  
Kolkata - 53
2. Sowran Datta Banik  
G/w D.P. Condy, Kol - 53

Subrata Bhandari  
(OWNER)

SIGNED, SEALED AND DELIVERED  
BY THE **DEVELOPER** AT KOLKATA IN  
THE PRESENCE OF :

1. Anmol K. Polley  
60/3, Jyotish Ray Road  
Kolkata - 53
2. Sowran Datta Banik  
G/w D.P. Condy, Kol - 53

DIPANITA ENTERPRISE  
Asit Kutta Banik  
Proprietor  
(DEVELOPER)



RECEIVED of and from the within named Developer the within mentioned sum of **Rs.30,00,000/- (Rupees Thirty Lakhs only)** out of total Non-Refundable and Non-Adjustable Cash Amount of Rs. 1,50,00,000/- in terms of this Development Agreement as per memo below :

**MEMO OF CONSIDERATION**

<u>Date</u>	<u>Mode of Payment</u>	<u>Amount</u>
14-02-2015	By Chq. No.000479 on Bank of India, New Alipore Br....	Rs.5,00,000.00
06-08-2015	By Chq. No.000486 on Bank of India, New Alipore Br....	Rs.2,00,000.00
06-08-2015	By Cash	Rs. 15,000.00
24-08-2015	By Chq. No.000487 on Bank of India, New Alipore Br....	Rs.1,85,000.00
27-01-2016	By Chq. No.000523 on Bank of India, New Alipore Br....	Rs.21,00,000.00

**Rs.30,00,000.00**

(Rupees Thirty Lakhs only)

**WITNESSES:**

- 1) *Anne M. Polley*  
60/2, Tyabish Ray Road  
Nakulata 63
- 2) *Sowron Dutta Barik*  
G/W D.P. Barik - Kola 53

*Subrata Bhandari*

(Owner)

Drafted by :

*Chanchal Santra*  
**(Chanchal Santra)**

Advocate

Regn. No. WB/496/1984

Alipore Judges' Court.

Typed by :

*Jharna Das*  
(Jharna Das)

513, Chittaranjan Colony,  
Bhaghajatin, Kolkata -92



Subrata Bha

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBRATA BHANDARI

Signature Subrata Bhandari



Asit Dutta Banik

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ASIT DUTTA BANIK

Signature Asit Dutta Banik

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



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Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	16021000027202/2016	Query Date	22/01/2016 11:17:34 AM
Office where deed will be registered	D.S.R. -I   SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Chanchal Santra		
Address	Thana : Alipore, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830031594		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 30,00,000/-]		
Set Forth value	Rs. 41,00,000/-	Total Market Value:	Rs. 1,54,62,455/-
Stampduty Payable	Rs. 40,021/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 33,042/-	Registration Fee Article:-	E, E, B, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

Asit Sutta Senik  
Subrata Bhandar



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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jyotish Roy Road, Premises No. 293, Ward No: 117		8 Katha 13 Chatak	40,00,000/-	1,53,62,455/-	Proposed Use: Bastu, Property is on Road

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Gr. Floor	300 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

SI No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Mr Subrata Bhandari Son of Late Sanat Kumar Bhandari 293, Jyotish Roy Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ADRPB9199B.

SI No.	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
1	DIPANMITA ENTERPRISE 65D, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Organization	Executed by: Representative,	PAN No. ADNPD7112Q,

Asit Sutta Benik  
Subrata Bhandari



Representative Details			
Sl No.	Representative Name & Address	Other Details	Execution And Admission Details
1	Mr Asit Dutta Banik 65d, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ADNPD7112Q	
Identifier Details			
Identifier Name & Address		Other Details	Identifier of
Mr CHANCHAL SANTRA Son of Mr - ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027		Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India,	Mr Subrata Bhandari, Mr Asit Dutta Banik

For information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 06/03/2016.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number; he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

Asit Dutta Banik  
Subrata Bhandari

(Rina Chaudhury)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I  
SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



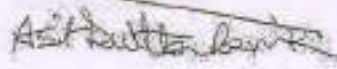


Query No:-16021000027202/2016, 22/01/2016 03:08:05 PM SOUTH 24-PARGANAS DISTRICT - II



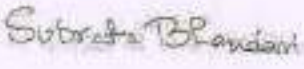
**Seller, Buyer and Property Details**

**Land Lord & Developer Details**

**Presentant Details**

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Asit Dutta Banik 65d, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053	 27/01/2016 1:42:53 PM	 LTI 27/01/2016 1:42:59 PM
		 27/01/2016 1:43:25 PM	

**Land Lord Details**

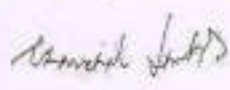
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Subrata Bhandari Son of Late Sanat Kumar Bhandari 293, Jyotish Roy Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADRPB9199B.; Status : Individual; Date of Execution : 27/01/2016; Date of Admission : 27/01/2016; Place of Admission of Execution : Office	 27/01/2016 1:43:35 PM	 LTI 27/01/2016 1:43:46 PM
		 27/01/2016 1:44:33 PM	



**Developer Details**

Developer Details			
Sl. No.	Name, Address, Photo, Finger print and Signature		
1	<b>DIPANITA ENTERPRISE</b> 65D, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 PAN No. ADNPD7112Q.; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Asit Dutta Banik 65d, Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADNPD7112Q.; Status : Representative; Date of Execution : 27/01/2016; Date of Admission : 27/01/2016; Place of Admission of Execution : Office	 27/01/2016 1:42:53 PM	 LTI 27/01/2016 1:42:59 PM
		 27/01/2016 1:43:25 PM	

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr CHANCHAL SANTRA Son of Mr . ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Subrata Bhandari, Mr Asit Dutta Banik	 27/01/2016 1:44:41 PM

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No. Road Zoft	Area of	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jyotish Roy Road, Premises No. 293, Ward No: 117		6 Katha 13 Chatak	40,00,000/-	1,53,62,455/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	300 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	300 Sq Ft.	1,00,000/-	1,00,000/-	

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Chanchal Santra
Address	Thana : Allpore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate





Office of the D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160200922 / 2016

Query No/Year 16021000027202/2016 Serial no/Year 1602000919 / 2016  
Deed No/Year I - 160200922 / 2016  
Transaction [110] Sale, Development Agreement or Construction agreement  
Name of Presentant Mr Asit Dutta Banik Presented At Office  
Date of Execution 27-01-2016 Date of Presentation 27-01-2016

Remarks

On 27/01/2016  
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 134,00,000/-

*Rina Chaudhury*

(Rina Chaudhury)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal

On 27/01/2016

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 12:56 hrs on : 27/01/2016, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr. Asit Dutta Banik .,

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

Execution is admitted on 27/01/2016 by

Mr Subrata Bhandari, Son of Late Sanat Kumar Bhandari, 293, Jyotish Roy Road, P.O: New Alipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, By caste Hindu, By Profession Business  
Indetified by Mr CHANCHAL SANTRA, Son of Mr ., ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 27/01/2016 by

Mr Asit Dutta Banik Proprietor, DIPANITA ENTERPRISE, 350, Kallan Chandra Bose P.O:- New Alipore, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700053



Identified by Mr CHANCHAL SANTRA, Son of Mr. . ALIPORE JUDGES COURT, P.O: ALIPORE, Thana:  
Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

Payment of

Certified that required Registration Fees payable for this document is Rs 33,042/- ( B = Rs 32,989/- .E = Rs 21/-  
.H = Rs 28/- .M = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 33,042/-

Description of Draft

1. Rs 33,042/- is paid, by the Draft(8554) No: 000427871724, Date: 25/01/2016, Bank: STATE BANK OF INDIA  
(SBI), INDIAN MARITIME UNIVERSITY.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Draft Rs  
35,030/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 12905, Purchased on 25/01/2016, Vendor named  
Sambosh Kr Dey.

Description of Draft

1. Rs 35,030/- is paid, by the Draft(8554) No: 000427871725, Date: 25/01/2016, Bank: STATE BANK OF INDIA  
(SBI), INDIAN MARITIME UNIVERSITY.

*Rina Chaudhury*

(Rina Chaudhury)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1602-2016, Page from 31288 to 31324  
being No 160200922 for the year 2016.



Digitally signed by RINA CHAUDHURY  
Date: 2016.02.01 18:44:02 +05:30  
Reason: Digital Signing of Deed.

*R. Chaudhury*

(Rina Chaudhury) 01/02/2016 18:44:02  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)