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01180/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL  
 Certified that the above admitted  
 to registration. The signature sheet/sheets  
 & the endorsement sheet/sheets attached  
 with this document are the part of this  
 document.

S 647115

Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pgs.

05 FEB 2015

DEVELOPMENT AGREEMENT

1. Date: 4<sup>th</sup> February, 2015
2. Place: Kolkata
3. Parties:
  - 3.1 Nitya Gopal Saha, son of Late Gyanranjan Saha, by faith Hindu, by nationality Indian, by occupation Retired, residing at Reckjoani, Post Office and Police Station -Rajarhat, Kolkata-700135 [PAN CRYPS 3737 F].
  - 3.2 Chayya Rani Saha, wife of Nitya Gopal Saha, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Reckjoani, Post Office and Police Station -Rajarhat, Kolkata-700135 [PAN CRYPS 3736 E].

(Collectively Owners, include successors- in-interest and/or assigns)

নম্বর : 405

সন ও তারিখ : 21.11.14

স্বাক্ষরকারীর নাম : Shishir Gupta

ঠিকানা : 16, Amherst Row - Kol-09

মূল্য : ₹ 100

স্বাক্ষর : *Shishir Gupta*

ক্রেতার নাম : 28 পরমাণা

বিলি তারিখ : 18 NOV 2014

মোট মূল্য : Rs 150000

ক্রেতার নাম : 28 পরমাণা

স্বাক্ষর : শ্রী সন্তোষ হোস

Shishir Gupta



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Shishir Gupta



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Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

শ্রী সন্তোষ হোস



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04 FEB 2015

শ্রী সন্তোষ হোস

And

- 3.3 **Committed Partners Company**, a partnership firm having its office at Vill Reckjoani, Police Station – Rajarhat, Post Office Rajarhat, Kolkata – 700135, represented by its Partners, namely (1) **Shishir Gupta**, son of Late Shree Bhagwan Gupta, of 16, Amherst Row, Police Station – Amherst Street, Kolkata – 700009 [PAN AIHPG 6508 N], (2) **Sk Nasir**, son of Late Sk. Rashid, of Hatiara, Paschimpara, Post Office Hatiara, Police Station New Town, Kolkata – 700157 [PAN ADSPN 1335 N], (3) **Chandrani Dutta**, wife of Sabyasachi Dutta, of Reckjoani, Police Station – Rajarhat, Post Office Rajarhat, Kolkata – 700135 [PAN AFTPD 0031 J] and (4) **Arpita Saha**, wife of Kajal Saha, of Naipukur, Reckjoani, Police Station – Rajarhat, Post Office Rajarhat, Kolkata – 700135 [PAN CTXPS 2182 P].

(Developer, includes successor-in-interest and assigns).

Owners and Developer individually Party and collectively Parties.

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**4. Subject Matter of Agreement**

- 4.1 **Development of Said Property:** Understanding between the Owners and the Developer with regard to development (in the manner specified in this Agreement) of *Danga* land measuring 27.63 (twenty seven point six three) decimal equivalent to 16 (sixteen) cottah 11 (eleven) chittack 21 (twenty one) square feet, more or less out of 82 (eighty two) decimal, comprised in C. S. Dag No. 1491 corresponding to R.S/L.R. Dag No. 1573, recorded in L.R. Khatian Nos. 4231, 4827, in Mouza Reckjoani, J. L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. *Gram Panchayat*, Additional District Sub-Registration Rajarhat, District North 24 Parganas, all more fully and collectively described in the 1<sup>st</sup> Schedule below (Said Property) and delineated on the Plan attached hereto and bordered in colour Green thereon, by construction of a ready-to-use residential buildings on the Said Property (Project)

- 4.2 **Allocation and Demarcation of Respective Entitlements:** Allocation and demarcation of the respective entitlements of the Owners and the Developer in the project to be constructed on the Said Property.

**5. Representations, Warranties and Background**

- 5.1 **Owners' Representations:** The Owners have represented and warranted to the Developer as follows:

- 5.1.1 **Ownership of Nitya Gopal Saha:** By a Deed of Partition, dated 7<sup>th</sup> August, 2014, registered in the Office of the Additional District Sub-Registrar New Town and copied in Book No. I, Volume No. 14, Pages from 5603 to 5623, Being No. 8886 for the year 2014, Nitya Gopal Saha (Owner No 3.1 herein), by virtue of partition between his other co-sharers, as First Party obtained *danga* land measuring 19.23 (nineteen point two three) decimal equivalent to 11 (eleven) cottah 10 (ten) chittack 6 (six) square feet, more or less out of 82 (eighty two) decimal, comprised in C.S. Dag No. 1491 corresponding to R.S/L.R. Dag No. 1573 in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, Additional District Sub-Registration Rajarhat, District North 24 Parganas. **(First Portion of Said Property)**
- 5.1.2 **Record of Right:** Nitya Gopal Saha mutated his name in the records of Land Revenue Settlement vide L.R. Khatian No. 4827, in respect of the First Portion of Said Property.
- 5.1.3 **Ownership of Chayya Rani Saha:** By a Deed of Partition, dated 7<sup>th</sup> August, 2014, registered in the Office of the Additional District Sub-Registrar New Town and copied in Book No. I, Volume No. 14, Pages from 5408 to 5428, Being No. 8878 for the year 2014, Chayya Rani Saha (Owner No 3.2 herein), by virtue of partition between his other co-sharers as First Party obtained *danga* land measuring 8.40 (eight point four zero) decimal equivalent to 5 (five) cottah 1 (one) chittack 14 (fourteen) square feet, out of 82 (eighty two) decimal, more or less, comprised in C.S. Dag No. 1491 corresponding to R.S/L.R. Dag No. 1573 in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, Additional District Sub-Registration Rajarhat, District North 24 Parganas. **(Second Portion of Said Property)**
- 5.1.4 **Record of Right:** Chayya Rani Saha mutated her name in the records of Land Revenue Settlement vide L.R. Khatian No. 4231, in respect of the Second Portion of Said Property.
- 5.1.5 **Absolute Ownership of Owners:** In the above mentioned circumstances, the Owner No 3.1 herein become absolute and undisputed Owner of the First Portion of Said Property and the Owner No 3.2 herein become absolute and undisputed Owner of the Second Portion of Said Property. The First Portion of Said Property and the Second Portion of Said Property collectively Said Property. Which is the subject matter of this Development Agreement.
- 5.1.6 **Owners have Marketable Title:** The right, title and interest of the Owners in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens*.

	<p>e) Hot and cold water line (in one Toilet). f) Provision for installation of geysers (in one Toilet).</p>
<b>Kitchen</b>	<p>Kitchen will be provided with top cooking platform with one stainless steel sink and drain board and ceramic tiles upto a height of 2'-6" feet above the cooking platform.</p>
<b>Electrical Points And Fittings</b>	<p>Concealed P.V.C. conduits, with good quality copper wire will be provided. Number of points will be decided later. Calling bell point at the main door of the flat will be provided.</p>
<b>Painting And Finishing</b>	<p>Outside face of external walls will be finished with good quality cement paint. Internal face of the walls will be finished with good quality Putty/ Plaster of Paris.</p>

31. Execution and Delivery

31.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

[Signature]  
(Nitya Gopal Saha)

[Signature]  
(Chayya Rani Saha)

[Owners]

Committed Partners Company

- Shishir
- Sunali
- Arpita Saha
- Chandrani <sup>Partners</sup> Dutta

(Committed Partners Company)  
[Developer]

Witnesses:

Signature [Signature]

Name Subroto Mandal

Father's Name Himanshu Mandal

Address Rajarchat, Reekjani

Signature [Signature]

Name Shyamal Kumar Saha

Father's Name Nitya Gopal Saha

Address Rajarchat Naipatma

Sulagna De.  
SULAGNA DE  
Advocate  
High Court, Calcutta



Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 01180 of 2015  
(Serial No. 01258 of 2015 and Query No. 1523L000002692 of 2015)

On 04/02/2015

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

Presented for registration at 20.30 hrs on :04/02/2015, at the Private residence by Shishir Gupta , one of the Executants.

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

Execution is admitted on 04/02/2015 by

1. Nitya Gopal Saha, son of Late Gyanranjan Saha , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Retired Person
  2. Chayya Rani Saha, wife of Nitya Gopal Saha , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife
  3. Shishir Gupta  
Partner, Committed Partners Company, Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Profession : Business
  4. Sk. Nasir  
Partner, Committed Partners Company, Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Profession : Business
  5. Chandrani Dutta  
Partner, Committed Partners Company, Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Profession : Business
  6. Arpita Saha  
Partner, Committed Partners Company, Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Profession : Business
- Identified By Subrata Mandal, son of Himanshu Mandal, Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

On 05/02/2015

**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 : 4, 5(f), 53 of Indian Stamp Act 1899.

05 FEB 2015

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

( Debasish Dhar )  
Additional District Sub-Registrar

05/02/2015 15:39:00

EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 01180 of 2015  
(Serial No. 01258 of 2015 and Query No. 1523L000002692 of 2015)

**Payment of Fees:**

Amount by Draft

Rs. 33010/- is paid , by the draft number 802855, Draft Date 04/02/2015, Bank Name State Bank of India, Rajarhat Township, received on 05/02/2015

( Under Article : B = 32989/- ,E = 21/- on 05/02/2015 )

**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.-73,08,122/-

Certified that the required stamp duty of this document is Rs.- 10021 /- and the Stamp duty paid as: Impressive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 10000/- is paid , by the draft number 802856, Draft Date 04/02/2015, Bank : State Bank of India, Rajarhat Township, received on 05/02/2015

( Debasish Dhar )  
Additional District Sub-Registrar

Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Pgs.

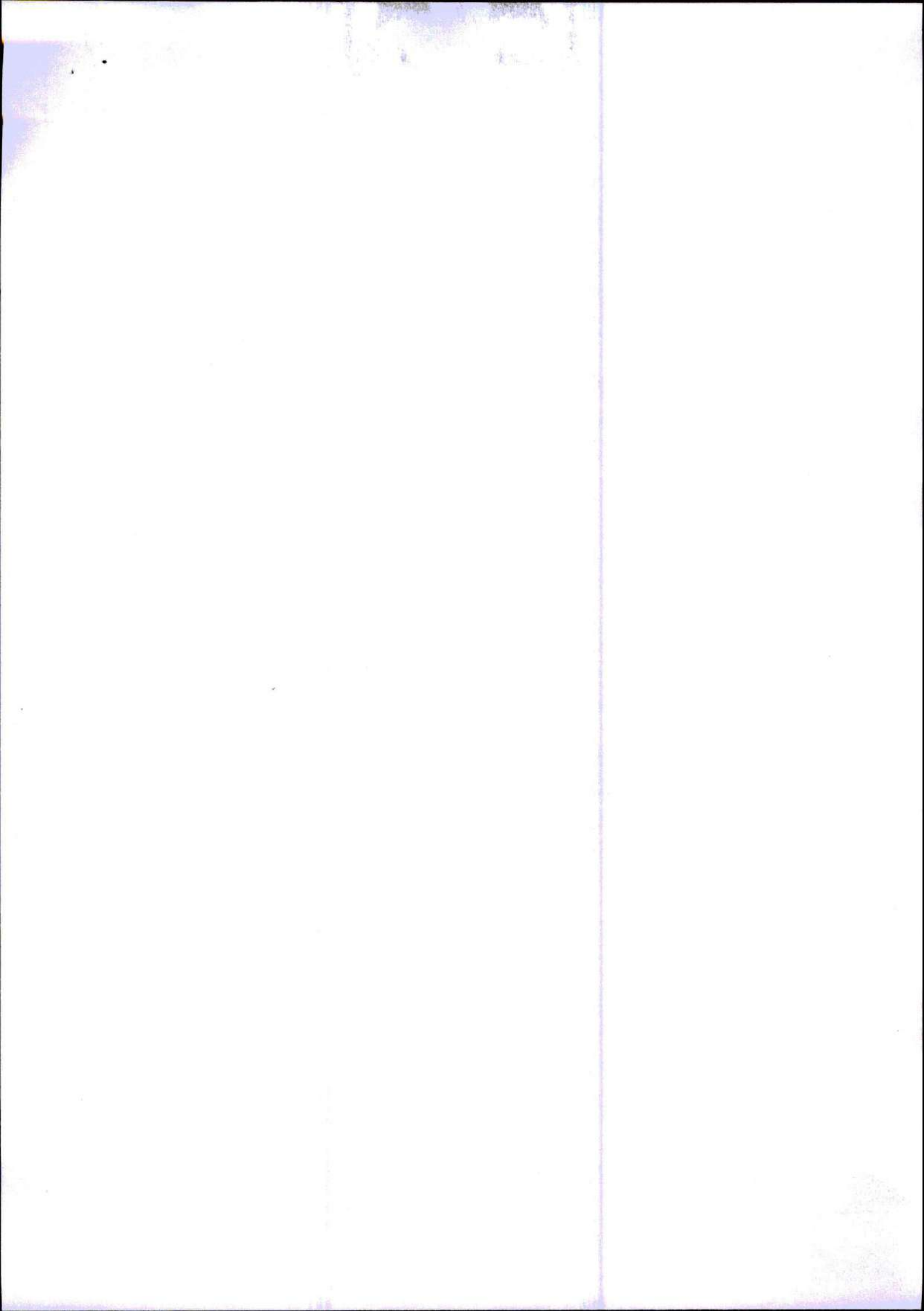
05 FEB 2015

( Debasish Dhar )  
Additional District Sub-Registrar

05/02/2015 15:39:00

EndorsementPage 2 of 2






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 12206 to 12236  
being No 01180 for the year 2015.



  
(Debasish Dhar) 05-February-2015  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal