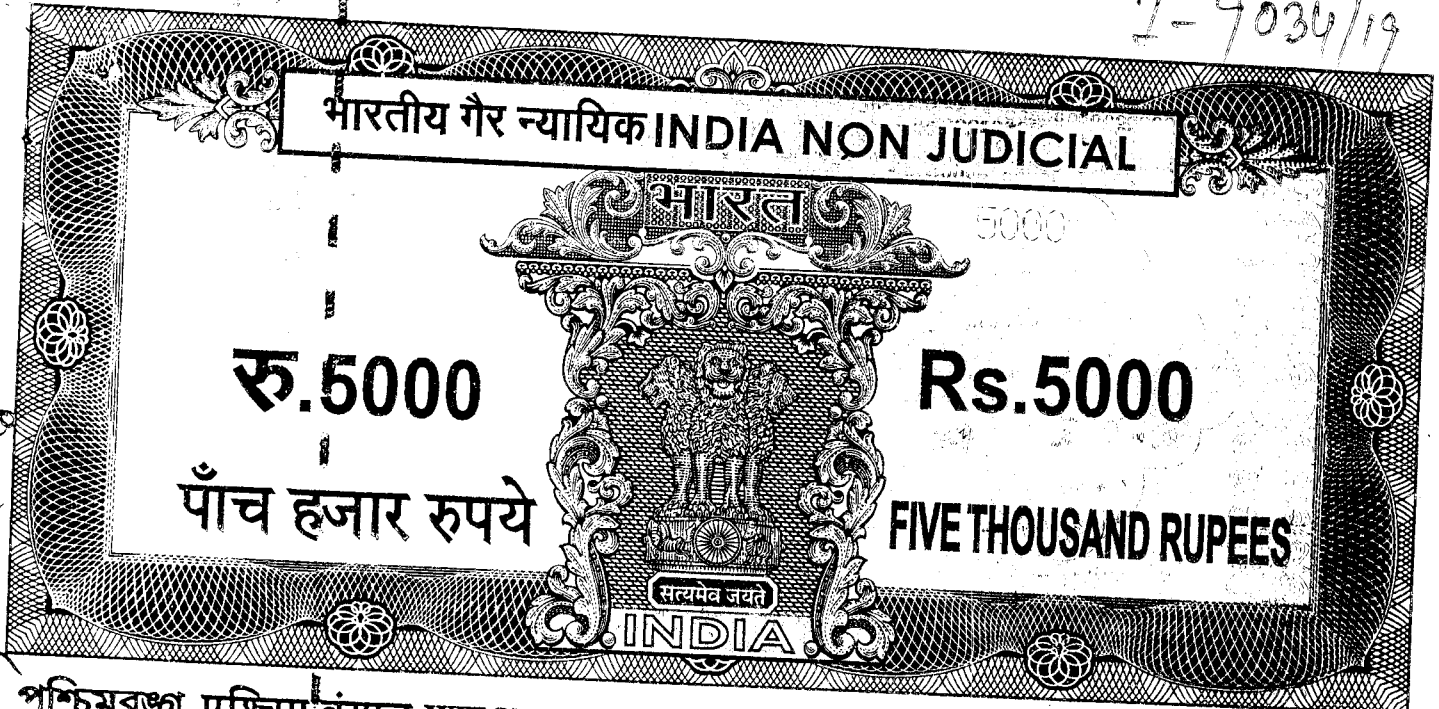


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Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached with this document's are the same as this document.

Registrar (115, 7, 21)
North 24 Parganas
Barrack
(P.O. No. 11)

25 OCT 2019

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 25th day of October, 2019 (Two Thousand and Nineteen) of the Christian Era:

BETWEEN

(1) SRI CHINMOY SAHA (Pan DEMPS8771F), **(2) SRI SAMBHU NATH SAHA** (PAN - ALLPS7355N), both are S/o - Late Ramesh Chandra Saha, both are residing at 80/1, Main Road East, P.O. & P.S. - New Barrackpore, Dist. - North 24 Parganas, Kolkata - 700131, by Nationality - Indian, by faith - Hindu, by occupation - Business, hereinafter referred to as the **OWNERS** (Which expression shall unless excluded by or repugnant to the context deemed to mean and include their respective heirs executors, administrations, legal representatives and/or assign) of the **ONE PART.**

AND

DVK CONSTRUCTIONS PRIVATE LIMITED (PAN - AAGCD7664N) having its office address at 9/12, Lal Bazar, P.O. - GPO, Hare Street, District - Kolkata, Kolkata - 700001, represented by its Directors **(1) SRI KARAN KOCHAR** (PAN - ALMPK8040M, Aadhaar No. 4175 5436 0936), **(2) SRI KUNAL KOCHAR** (PAN - AXWPK6159M, Aadhaar No. 8274 3021 2513), both are S/o - Sri Jagat Kochar, both are residing at 82, Ultadanga Main Road, P.O. & P.S. - Ultadanga, Dist. - North 24

Parganas, Kolkata - 700067, (3) **VISHAL GARG** (PAN - **ALUPG5460B**, Aadhaar No. **8581 2985 1318**), S/o - Mr. Suresh Kumar Garg, of 138, G.T. Road, P.O. - Howrah South, P.S. - Howrah, Dist. - Howrah, Pin - 711102, West Bengal, (4) **NEERAJ KUMAR DHANUKA** (PAN - **AIQPD6586Q**, Aadhaar No. **227665751978**), S/o - Rajendra Prosad Dhanuka, residing at 3b Ram Mohan Mallick Garden Lane, Mani Karn Apartment, Opposite Sale Lake Stadium, Kolkata - 700010, all are by faith - Hindu, by occupation - Business and by Nationality - Indian, hereafter called the **DEVELOPERS/BUILDERS** (Which expression shall unless excluded by or repugnant to the context deemed to mean and include their heirs executors, administrations, legal representatives and/or assigns) of the **OTHER PART**.

DESCRIPTION OF LAND POSSESSED BY CHINMOY SAHA

LAND NO. 1

WHEREAS The Government of West Bengal (hereinafter referred to as "The Government") acquired by making a Notification under Section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No. 23878-L-Dev. Dated 24th November, 1953 under section 6 of the aforesaid Act which

was published at page 3908-3909 of the Calcutta Gazettee, Part-I, dated 3rd December, 1953, C.S. Plot Nos. as set out in Schedule "A" hereinafter, in Mouza - Masunda, J.L. No. 34 and Aharampur J.L. No. 35, P.S. - Khardah, now Ghola, Dist. - North 24 Parganas measuring more or less 181.27 acres for public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

AND WHEREAS possession of the said land with tanks and other watery areas was duly taken under the provision of the said Act, by the Government and title of the said lands, thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i) (a) of the said Act.

AND WHEREAS by an Agreement which was executed by and between the Society and the Government on the 23rd November, 1953 (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to the awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works

of development as set forth in the scheme within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the government agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

AND WHEREAS the Government, thereafter, empowered the Society, under Sub-Section (2) of Section 10 of the West Bengal Land Development and Planning Act 1948 to execute at its own cost, a development scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions embodied in the said Agreement.

AND WHEREAS the Society completed the said development work in accordance with the layout plan and the terms and conditions of the said Agreement, inter alia, by way of executing the development scheme in the said 181.27 acres of land and allotting the plots of land as shown in the development Plan of the said scheme amongst the members of the society who were all refugees from the then Eastern Pakistan (now in Bangladesh), after setting apart 28.40 acres of land out of the land common to

Scheme Nos. I and III; of the said development plan to be used for common purpose of Schemes No. I and III.

AND WHEREAS the Government approved the total cost of the scheme as well as the price of individual plots at which the Vendor proposed and agreed to allot the plots of respective allottees under their Memo No. 878-L. Dev. dated 18.1.1958 of the Land and Land Revenue Department, Land Development Branch, Government of West Bengal.

AND WHEREAS the Co-operatives Homes Ltd., allotted a plot of land measuring area more or less 1 cottahs 14 chittaks to Sri Chimney Saha, Son of Late Ramesh Chandra Saha in the year 18.10.2017 under Mouza - Aharampore, C.S. Dag No. 107, J.L. No. 35, under R.S. Dag No. 1341, L.R. Dag No. 762, L.R. Khatian No. 204 at P.S. Ghola, Hal New Barrackpur, Dist. - North 24 Parganas. Under the changed circumstances, Kamala Bala Dey, Wife of Late Sibendra Nath Dey has decided to surrender the above property i.e. 1 cottah 14 chittak to Co-operative Homes on 10.10.2017. After that Sri Chinmoy Saha, Son of Late Ramesh Chandra Saha has applied for new allotment of the said land i.e. 1 cottahs, 14 chittaks more or less for consideration on

13.10.2017. After due discussion it was resolved in meeting of Board of Directors Meeting of Co-operative Homes Ltd. on 18.10.2017 have granted for the regularisation as prayed by the above noted member of New Barrackpur Co-op. Homes Ltd. in respect of plot of land measuring 1 cottahs 14 chittaks forever free from all encumbrances, changes, lines and marketable title.

AND WHEREAS the Allottee being admitted into membership of the Society vide Plot Holder Regn. No. 3843, Holder Receipt No. 335, Municipal Ward No. 1, allotted a land measuring an area of 1 cottahs 14 chittaks within 100 sq.ft. tin shed structure in L.R. Dag No. 762, L.R. Khatian No. 204, J.L.No. 35 under the Development Scheme - I & II.

AND WHEREAS the allottee interest of the Allottee paid to total consideration and/or price of the Rs. 3530/- (Three thousand five hundred thirty) only for the said plot vide Sl. No. 7254.

AND WHEREAS the Society in terms of the said Agreement paid a total amount of Rs. 1,35,829.84 (Rupees one lac thirty five thousand eight hundred twenty nine and eighty four paisa) only to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs,

charges and expenses of the proceeding in connection with such acquisition, as per demands made by the Government from time to time.

AND WHEREAS in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred, conveyed and assigned unto the society by an indenture dated 1st February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No. 970 of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 181.27 acres in Mouza Aharampur, J.L. No. 35, and Mouza Masunda, J.L. No. 34, New Barrackpur, Dist. North 24 Parganas, contained in C.S. Plot numbers as described in Schedule "A" hereunder and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said indenture of Conveyance together with modification made by the Government of West Bengal Land and Land Reforms Department, Land Reforms Branch Notification No. 2705-L. Dev./5D-4/92 dated 9th April, 1997 as published in the Calcutta Gazette Extraordinary Part-I dated the 10th April, 1997 forming part of the said Deed.

And said Chinmoy Saha, S/o - Late Ramesh Chandra Saha purchased the said land measuring about 01 Cottah 14 Chittacks at Mouza - Aharampore, J.L. No. 35, L.R. Dag No. 762, L.R. Khatian No. 204, under P.S. - Ghola Hal New Barrackpore through a registered Deed of Conveyance being No. 7738 dated 20th November 2017, registered in the office of D.S.R. - I, North 24 Parganas, recorded in Book No. I, Volume No. 1501-2017, Page from 160749 to 160777 from New Barrackpore Co-operative Society Homes Ltd. (formerly New Barrackpore Co-operative Colony Society Ltd.) represented by Sri Nirmal Kumar Basu, S/o - Late Upendra Nath Bose (Chairman) and Sri Sitangshu Sekhar Guha, S/o- Late Prafulla Chandra Guha (Secretary) and he has duly recorded his name in L.R. Record of Rights in L.R. Khatian No. 1992 and also Mutate his name in New Barrackpore Municipal Holding No. 11, Ward No. 1 and has been possessing and enjoying the same by paying rent and taxes to the concerned authority.

LAND NO. 2

WHEREAS the said Chinmoy Saha, S/o - Late Ramesh Chandra Saha also purchased all that piece and parcel of Bastu land

measuring an area of **05 Decimals**, be the same a little more or less, alongwith 100 Sq.ft. RT Shed erected thereon, comprising in Sabek Dag No. 107, corresponding to R.S. Dag No. 1341, corresponding to L.R. Dag Nos. 761 (03 Decimals) and 762 (02 Decimals), under Sabek Khatian No. 28, corresponding to L.R. Khatian Nos. 1915 (recorded in the name of Durga Das), lying and situated at MOUZA - AHARAMPUR, J.L. No. 35, Re. Sa. No. 97, Touzi No. 1158, P.S. - Ghola now New Barrackpur, within the local limits of New Barrackpur Municipality, under Ward No. 1, being Holding No. 11/1, A.D.S.R.O. - Barrackpore now Sodepur, District - North 24 Parganas; through a registered Deed of Conveyance being No. 3910 dated 04-06-2018, registered in the office of D.S.R. - I, North 24 Parganas, recorded in Book No. I, Volume No. 1501-2018, Pages from 106096 to 106127 and he has duly recorded his name in L.R. Record of Rights in L.R. Khatian No. 1992 and also Mutate his name in New Barrackpore Municipal Holding No. 11/1, Ward No. 1 and has been possessing and enjoying the same by paying rent and taxes to the concerned authority.

AND WHEREAS by way of said two Deed of Conveyance said Chinmoy Saha became the owner of total 8.1 decimals of land out

of which 5.1 decimals of land in Dag No. 762 and 03 decimals of land in L.R. Dag No. 761 and has been possessing and enjoying the same.

DESCRIPTION OF LAND POSSESSED BY SAMBHU NATH SAHA

WHEREAS The Government of West Bengal (hereinafter referred to as "The Government") acquired by making a Notification under Section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No. 23878-L-Dev. Dated 24th November, 1953 under section 6 of the aforesaid Act which was published at page 3908-3909 of the Calcutta Gazettee, Part-I, dated 3rd December, 1953, C.S. Plot Nos. as set out in Schedule "A" hereinafter, in Mouza - Masunda, J.L. No. 34 and Aharampur J.L. No. 35, P.S. - Khardah, now Ghola, Dist. - North 24 Parganas measuring more or less 181.27 acres for public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

AND WHEREAS possession of the said land with tanks and other watery areas was duly taken under the provision of the said Act,

by the Government and title of the said lands, thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i) (a) of the said Act.

AND WHEREAS by an Agreement which was executed by and between the Society and the Government on the 23rd November, 1953 (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to the awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works of development as set forth in the scheme within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the government agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

AND WHEREAS the Government, thereafter, empowered the Society, under Sub-Section (2) of Section 10 of the West Bengal Land Development and Planning Act 1948 to execute at its own cost, a development scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions

embodied in the said Agreement.

AND WHEREAS the Society completed the said development work in accordance with the layout plan and the terms and conditions of the said Agreement, interalia, by way of executing the development scheme in the said 181.27 acres of land and allotting the plots of land as shown in the development Plan of the said scheme amongst the members of the society who were all refugees from the then Eastern Pakistan (now in Bangladesh), after setting apart 28.40 acres of land out of the land common to Scheme Nos. I and III; of the said development plan to be used for common purpose of Schemes No. I and III.

AND WHEREAS the Government approved the total cost of the scheme as well as the price of individual plots at which the Vendor proposed and agreed to allot the plots of respective allottees under their Memo No. 878-L. Dev. dated 18.1.1958 of the Land and Land Revenue Department, Land Development Branch, Government of West Bengal.

AND WHEREAS the Co-operatives Homes Ltd., allotted a plot of land measuring area more or less 5 cottahs to Smt. Kamala Bala Dey, Wife of Late Sibendranath Dey in the year 11-06-1953.

Under the changed circumstances Smt. Kamala Bala Dey, Wife of Late Sibendra Nath Dey has decided to surrender the above property i.e. 05 Cottahs to his New Barrackpore Co-operative Homes Ltd. on 10-10-2017. After that Sri Sambhu Nath Saha, S/o - Late Ramesh Chandra Saha has applied for new allotment of the said plot of land measuring about 05 Cottahs for consideration on 13-10-2017 under Mouza - Aharampore, C.S. Dag No. 107, J.L. No. 35, under R.S. Dag No. 1341, L.R. Dag No. 761 & 762, L.R. Khatian No. 204 at P.S. - Ghola, hal New Barrackpore, Dist. - North 24 Parganas, Co-operative Ward No. 5, vide allotment register No. 336, Plot Holder Regn. No. 3842 at Municipal Ward No. 1, Holding No. 10.

After due discussion it was resolved in meeting of Board of Directors Meeting of Co-operative Homes Ltd. on 18.10.2017 have granted for the regularization as prayed by the above noted member of New Barrackpur Co-op. Homes Ltd. in respect of plot of land measuring 5 cottahs forever free from all encumbrances, changes, lines and marketable title.

AND WHEREAS the Allottee being admitted into membership of the Society vide Plot Holder Regn. No. 3842, Holder Receipt No.

336, Municipal Ward No. 1, allotted a land measuring an area of 5 cottahs within 500 sq.ft. pucca building structure in L.R. Dag No. 761, L.R. Khatian No. 204, J.L.No. 35 under the Development Scheme - I & II.

AND WHEREAS the allottee interest of the Allottee paid to total consideration and/or price of the Rs. 8660/- (Eight thousand eight hundred sixty) only for the said plot vide Sl. No. 7250.

AND WHEREAS the Society in terms of the said Agreement paid a total amount of Rs. 1,35,829.84 (Rupees one lac thirty five thousand eight hundred twenty nine and eighty four paisa) only to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceeding in connection with such acquisition, as per demands made by the Government from time to time.

AND WHEREAS in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred, conveyed and assigned unto the society by an indenture dated 1st February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being

Deed No. 970 of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 181.27 acres in Mouza - Aharampur, J.L. No. 35, and Mouza - Masunda, J.L. No. 34, New Barrackpur, Dist. North 24 Parganas, contained in C.S. Plot numbers and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said indenture of Conveyance together with modification made by the Government of West Bengal Land and Land Reforms Department, Land Reforms Branch Notification No. 2705-L. Dev./5D-4/92 dated 9th April, 1997 as published in the Calcutta Gazette Extraordinary Part-I dated the 10th April, 1997 forming part of the said Deed.

And said Sambhunath Saha, S/o- Late Ramesh Chandra Saha purchased the said land measuring about 05 Cottah at Mouza - Aharampore, J.L. No. 35, L.R. Dag No. 761 land 2 Cottahs 8 Chittacks and L.R. Dag No. 762 land measuring about 02 Cottahs 08 Chittacks, L.R. Khatian No. 204, under P.S. - Ghola Hal New Barrackpore through a registered Deed of Conveyance being No. 7739 dated 20th November 2017, registered in the office of D.S.R. - I, North 24 Parganas, recorded in Book No. I, Volume No. 1501-2017, Page from 161063 to 161092 from New Barrackpore Co-

operative Society Homes Ltd. (formerly New Barrackpore Co-operative Colony Society Ltd.) represented by Sri Nirmal Kumar Basu, S/o - Late Upendra Nath Bose (Chairman) and Sri Sitangshu Sekhar Guha, S/o- Late Prafulla Chandra Guha (Secretary) and he has duly recorded his name in L.R. Record of Rights in L.R. Khatian No. 1979 and also Mutate his name in New Barrackpore Municipal Holding No. 10, Ward No. 1 has been possessing and enjoying the same by paying rent and taxes to the concerned authority.

AND WHEREAS the Owners herein expressed their desire to develop the said land by constructing a multi-storied building (G+4) thereupon but due to lack of financial capacity as well as no experience in construction work, they approached the Developer to develop the said land by constructing a proposed multi storied building (G+4) thereupon at the cost and expenses of the Developer.

AND WHEREAS the Developer has agreed to the proposal made by the Owner hereto to develop the land by way of making construction of a multistoried building as per plan sanctioned from the New Barrackpore Municipality.

NOW THIS AGREEMENT WITNESSETH as follows:-

ARTICLE - 1 DEFINATION

- 1.1. **ARCHITECT** shall mean any person or firm appointed or nominated by the developer as Architect for the supervision of the construction of the said multi-storied brick built building.
- 1.2. **LAWYER** shall mean duly engaged by the Developers and the other parties.
- 1.3. **BUILDING** shall mean the proposed (G+4) building R.C.C. foundation super structure R.C. columns beams slabs, outside wall of 8" inches, inside wall 5" inches and partition wall 3" inches building to be constructed on the said premises of the land owners according to the drawing plans and specifications approved and duly signed by the land owners and to be sanctioned by the New Barrackpore Municipality and constructed in conformity with the details of construction/ specification given in the Fourth Schedule hereunder written.
- 1.4. **BUILDING PLAN** shall mean- drawing plans and

specifications for the construction of the said building already sanctioned and or to be sanctioned by the competent authority and shall include any renewal or amendments hereto and/or modification thereon made or caused to be made by the developers after due approved and signature of the land owners or any other Government Authority at the cost of the Developers.

- 1.5 **LAND OWNERS** shall mean and include (1) **SRI CHINMOY SAHA** (Pan DEMPS8771F), (2) **SRI SAMBHU NATH SAHA** (PAN - ALLPS7355N), both are S/o - Late Ramesh Chandra Saha, both are residing at 80/1, Main Road East, P.O. & P.S. - New Barrackpore, Dist. - North 24 Parganas, Kolkata - 700131.
- 1.6 **DEVELOPER** shall mean and include **DVK CONSTRUCTIONS PRIVATE LIMITED** (PAN - AAGCD7664N) having its office address at 9/12, Lal Bazar, P.O. - GPO, Hare Street, District - Kolkata, Kolkata - 700001, represented by its Directors (1) **SRI KARAN KOCHAR** (PAN - ALMPK8040M, Aadhaar No. 4175 5436 0936), (2) **SRI KUNAL KOCHAR** (PAN - AXWPK6159M, Aadhaar No. 8274

3021 2513), both are S/o - Sri Jagat Kochar, both are residing at 82, Ultadanga Main Road, P.O. & P.S. - Ultadanga, Dist. - North 24 Parganas, Kolkata - 700067, (3) **VISHAL GARG (PAN - ALUPG5460B, Aadhaar No. 8581 2985 1318)**, S/o - Mr. Suresh Kumar Garg, of 138, G.T. Road, P.O. - Howrah South, P.S. - Howrah, Dist. - Howrah, Pin - 711102, West Bengal, (4) **NEERAJ KUMAR DHANUKA (PAN - AIQPD6586Q, Aadhaar No. 227665751978)**, S/o - Rajendra Prosad Dhanuka, residing at 3b Ram Mohan Mallick Garden Lane, Mani Karn Apartment, Opposite Sale Lake Stadium, Kolkata - 700010, all are by religion - Hindu, by occupation - Business, by Nationality - Indian, for the time being and their respective heirs, executors, administrators and successors.

- 1.7 **PREMISES** shall mean and include ALL THAT piece and parcel of land physically measuring about 10 Cottahs more or less lying and situated at Mouza- Aharampore, J.L. No.- 35, Re. Sa. No. 97, Touzi No. 1158, C.S. Dag No. 107, R.S. Dag No. 1341 corresponding to L.R. Dag No. 761 & 762, L.R. Khatian No. 1979 & 1992, under Police Station New Barrackpore, Additional District Sub-Registry Office at

Sodepur in the District of North 24 Parganas within New Barrackpore Municipality, under Ward No.- 1, Holding No.- 10, 11 and 11/1 amalgamated into Holding No. 10 which is more fully described in the First Schedule herein under written.

- 1.8 **SUPER BUILTUP AREA** shall mean and include the space in the building available for independent use and occupation including the space demarcated for common facilities and service, according to the sanction Building Plan sanctioned by New Barrackpore Municipality.
- 1.9 **COVERED AREA** shall mean and include this space available inside the Flat for independent use and occupation, including the wall thickness.
- 1.10 **COMMON FACILITICS** shall mean and include corridors, stairways, roof and other space and facilities, whatsoever required for establishment enjoyment, maintenance and management of the building as shall be determined by the Architect of the building.
- 1.11 **NAME OF THE PROJECT** shall be

1.12. **LAND OWNER'S ALLOCATION** shall mean both the Land Owners will get **Rs. 85,00,000/- (Eighty Five Lakh) only** in 60 :40 Percent Ration i.e. Shambhu Nath Saha will get 60% and Chinmoy Saha will get 40% of the entire consideration money and also a self contained flat of 750 sq. ft. super built up area in equal $\frac{1}{2}$ share as owner's allocation in the following manner :-

- A) Rs. 10,00,000/- will get at the time of execution of this Development Agreement out of which Rs. 4,00,000/- will get Chinmoy Saha and Sambhu Nath Saha will get Rs. 6,00,000/-.
- B) Rs. 40,00,000/- will get at end of November, 2019 out of which Rs. 16,00,000/- will get Chinmoy Saha and Sambhu Nath Saha will get Rs. 24,00,000/-.
- C) Rs. 35,00,000/- will get at end of January, 2020 out of which Rs. 21,00,000/- will get Chinmoy Saha and Sambhu Nath Saha will get Rs. 14,00,000/-.
- d) The Land Owners will also get a self contained flat of 750 sq. ft. in equal $\frac{1}{2}$ share as owner's allocation from the construction area.

1.13. **DEVELOPER ALLOCATION** shall mean and include the total constructed area of the building and the possession of top of the Roof right of the proposed multi-storied building together with undivided proportionate share of land comprised in the premises which is more fully described in the Third Schedule written hereunder.

ARTICLE - II PLAN

- 2.1 This agreement shall be deemed to have commenced on and with effect from the date of this agreement.
- 2.2 Immediately after the execution of this agreement the owners shall also execute a registered General Power of Attorney in favour of the Developer to represent the owners from time to time before the competent authority/authorities. The Developers will obtain all permission and approval as required by law and bear all costs, charges and expenses as may be necessary or be required from time to time for the purpose of sanctioning the plan.
- 2.3 The Developers will bear and pay all such charges for the sanction of the building as shall be required by the competent authority.

2.4 In the event any fresh building plan is required despite the fact that the plan has already been sanctioned Vide Plan _____ dated _____, all application and other necessary papers and document and drawing 'plans and specification in connection with the construction of the said building shall be signed by the owners and submitted by the Developer who shall pay and bear all fees charges and expenses required to be paid or deposited. And the owners also get permission for Development/Sale permission from the competent authority, in the case of any mistyping the interruption will be as per owners' right.

ARTICLE - III-DEVELOPER RIGHTS

3.1 The Developer shall have authority to deal with the Developers' allocated portion in the proposed building in terms of the agreement or negotiate with any person or persons or enter into any contract or agreement or barrow money or take any advance against their subject to observance of all terms and conditions contained herein provided that no change shall be created on the said property.

- 3.2 The land owners hereby grant subject to what have been hereunder provided exclusive right to the Developers to build the proposed new building upon the said premises in accordance with the plan already sanctioned and / or to be sanctioned by the New Barrackpore Municipality and / or the land owners with or without any amendment and/or modification thereto made or caused to be made by the parties thereto.
- 3.3 That the Developer shall commence construction work at its own cost in a most skilful manner in terms of the sanctioned building plan.
- 3.4 That Booking from intending purchasers for Developers' allocation will be taken by the Developers and the agreement with the intending purchasers will be signed in their own names on behalf of the owners and as well as attorney. However the owners will be indemnified against any claims, damages etc. due to defaulted execution of such agreement by the intending purchaser.
- 3.5 That the selling rate of the Developers' allocation will be fixed by the Developers without any permission or consultation

with the owners. The profit & loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the owners' allocation on account of loss or vice versa on account of profit from Developer allocation.

- 3.6 Developers are empowered to collect consideration money from the sale of developers Allocation from the intending purchasers and issue money receipt in its own name, more overtake advance of consideration money from the intending purchasers for Developers' allocation only.

ARTICLE - IV CONSIDERATION

- 4.1. The Developer has agreed to build the said proposed building at its own cost and expenses and owners shall not be required to contribute any sums towards the construction of the said building or otherwise.
- 4.2. In consideration of the owner having agreed to grant exclusive right for developing the said premises as herein provided, as mentioned above.

- 4.3. Apart from the aforesaid consideration which have already been made by the Developer/Promoter to the owners as indicated in first clause hereinabove written, the Developer has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of developing of the said premises and/or this development agreement and such consideration for all practical purpose will be deemed to be apparent consideration which are as follows :-
- a] Cost, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the New Barrackpore Municipality.
 - b] Cost charges and expense in covered for construction, creation and completion of the said new building at the said premises.
 - d] Cost, charges and expenses incurred for installation of Engine if any and also sewerage drainage and other connections.
 - e] Fees payable to architect and the Engineers as also fees payable to the New Barrackpore Municipality for the

purpose of obtaining necessary permission of sanction of sewerage drainage water connection.

- f] Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the premises.

ARTICLE - V DEALING OF SAPACE IN THE BUILDING

- 5.1. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer the same subject to the provision hereof and the owners shall not put in any way interfere with or disturb the quiet and peaceful possession of the developers' allocation.
- 5.2. In so far necessary all dealing by the developers in respect of the building including agreement for sale or any kind of transfer receiving advance money concerning the developer's allocation on shall be in the name of the owner's for which purpose the owners' undertake to give the developer a Registered General Power of Attorney.
- 5.3. The land owners upon receiving the consideration money of Rs. 85,00,000/- (Eighty Five Lakh) only shall have no.

objection in the event the Developers execute the Deed of Conveyance or Conveyances in favour of himself or his nominees including several intending purchasers in such part or parts within Developers' allocation by the strength of this development agreement and the registered Power of attorney which has been executed by the Owners in favour of the Developer simultaneously with the execution of this development agreement and all such execution of the deed/ deeds shall be treated to have been executed by the Owners without claiming anything.

ARTICLE - VI POWER AND PROCEDURE

- 6.1. The owners shall execute and register a General Power of Attorney and/ or give necessary authority in writing in favour of the Developers/Promoters including power of preparing and, executing and signing and also presenting for registration of Deed of Conveyance only for Developers' allocation.

ARTICLE - VII TIME

- 7.1. That the Developers shall be bound to submit the building plan in respect of the aforesaid land with a view to make a

multi storied building thereon and the Developer shall be bound to make payment of the said consideration amount to the Owners within schedule period mentioned in the Second Schedule herein written without any fail.

ARTICLE - VIII NEW BUILDING

- 8.1 The Developer shall at its own costs construct, and complete the new (G+4) building at the said premises in accordance with the sanctioned plan with good and standard materials as may be specified by the Architect and approved by the Developer and the Owners from time to time.
- 8.2 The Developer shall install, erect the building at its own cost expenses pump, water storage tank, over head reservoir, electrification, permanent electric connection from the W.B.S.E.D.C. Ltd. and until permanent electric connection is obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and permanent connection for water supply in the land premises from New Barrackpore Municipality.
- 8.3 All costs, charges and expenses including Architect's fees

shall be discharged and paid by the Developer and the owner's shall bear no responsibility in this context.

8.4 The owner shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said premises upto the date of previous agreement. It is further agreed by and between the parties that the owners shall not pay any taxes as Municipality taxes and other taxes in respect of the said property from the date of execution of these present. All such taxes outgoing and electricity charges in respect of the said properties would be borne by the Developer.

ARTICLE - IX OWNER'S RIGHT & REPRESENTATIONS

9.1 The Owners' shall deliver vacant khas possession of the premises to the developer on the date of execution of this agreement along with all necessary original documents in respect of the land required by the developer for sanctioning of the building plan and for completion of the proposed multi storied building and the developer shall Issue a letter confirming such delivery of possession by the owner to the developer.

9.2. The said premises is free from all encumbrances and the

owners have a good documents to the Developer for obtaining the sanctioned plan for the completion of the proposed multi storied building.

- 9.3. That the owners have handed over all the necessary Xerox copies of original documents to the Developer for obtaining the sanctioned plan for the completion of the proposed multi storied building.

ARTICLE - X COMMON FACILITIES

- 10.1. That Developer shall pay and bear all property taxes and other dues and outgoing in respect of the said premises accordingly due as and from the date of execution this agreement.

ARTICLE.-XII COMMON RESTRICTIONS

- 12.1. The owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the proposed building for the benefits of all occupiers of the building which shall include as follows:-
- 12.2. Neither party shall use or permit to be used the respective allocation in the said building or any portion thereof for

trade or activity nor use thereof for any purpose which cause any nuisance or hazard to the other occupiers of the building.

- 12.3. Neither party shall demolish any wall or order structure in his respective allocation or any portion thereof or make any structural alteration thereon without the previous consent or others in this behalf.
- 12.4. Neither party shall transfer or permit to transfer of their respective allocation or any portion unless such party shall have observed and performed all the condition on their respective part to be observed and/or performed the proposed transferee shall have given written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his possession.
- 12.5. Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviations, and/or breach of any of the said laws, bye laws-and regulations.

12.6. The respective allocation shall keep the interior walls, sewerage, drains, pipes and other fitting and fixtures and appurtenances building at the said premises by the Developer.

12.7. The owners hereby agree and covenant with the developer not do any act, deed or things whereby the developer may be prevented from selling assigning and/or disposing of any of the developer's allocated portion of the building at the said premises, provided the developer does not breach as of the provisions of this agreement.

ARTICLE - XIII DEVELOPER'S OBLIGATION

13.1. The developers hereby agree and covenants with the owners not to violate or contravenes any of the provisions of the rules applicable to construction of the said building.

ARTICLE - XV DEVELOPER'S INDEMNITY

15.1. The developer hereby undertake to keep the owners indemnified against all third party claim and actions arising out to the any sorts of act or occupation commission, demolition, construction etc. of the developer in relation to the construction of the said building.

15.2. The developer hereby undertake to keep the owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the developers' allocation with regard to the development of the said premises and/or any defect therein or out of any construction work carried out during execution of this agreement.

ARTICLE - XVI MISCELLANEOUS

16.1. Immediately upon the developer obtaining vacant possession of the premises for the development shall fix its hoardings and banners and be entitled to start construction if law of the land so permit otherwise shall construct on obtaining sanction of the building plan form the competent authority.

16.2. It is understood that from time to time to facilitate the construction of the said building by the developer various act. deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the owner's and various applications and other documents may be required to be signed or made by the owner related to which specific

provisions may not have been mentioned herein. The owner hereby undertake to do all such acts, deeds, matters and things and when required and the owners shall execute any such additional power of attorney or authorization as may be required by the developer for any such application and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owner's and/or against the spirit of these presents.

- 16.3. The owners shall not be liable for any income tax wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
- 16.4. Any notice required to be given by the developer to the owners shall without prejudice to any other mode of service available be deemed to have been served on the owner's of delivered by hand and duly acknowledge and shall likewise be deemed to have been served on the developer by the

owner's if delivered by hand and acknowledge or sent by prepaid registered post with due acknowledge to the residential address of the developer, as mentioned herein.

- 16.5. The developer will decide for the management and the administration of the said building and/or common parts thereof after the completion of the said building.
- 16.6. That in case the Developer failed to maintain the terms and conditions of this Development Agreement and Development Power of Attorney, then this Agreement will be cancelled automatically and the owners shall have right to revoke the Power of Attorney at the same time.

ARTICLE - XVII LEGAL ACTION

- 17.1. That if any dispute and differences shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents for determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitrator under Arbitration and Conciliation

Act. 1996. On the other hand both parties shall have every right to take shelter of law against each and other for violation the terms and conditions of this Agreement.

ARTICLE - XVIII FORCE MAJEURE

18.1. The parties shall not be consideration to be liable for any obligations hereunder to the extent that performance of relating obligations prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.

18.2. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest civil commotion strike and any other acts of God.

ARTICLE - XIX SIGNING AUTHORITY

19.1. The signing authority of **DVK CONSTRUCTIONS PRIVATE LIMITED** will be in the favour of Sri Karan Kochar and Sri Vishal Garh and the other two Directors of **DVK CONSTRUCTIONS PRIVATE LIMITED** namely **KUNAL KOCHAR AND NEERAJ KUMAR DHANUKA** have no objection regarding the same. .

FIRST SCHEDULE REFERRED TO ABOVE

(DESCRIPTION OF LAND)

ALL THAT piece and parcel of land measuring about **10 Cottahs** more or less lying and situated at **Mouza- Aharampur** , J.L. No. 35, Re. Sa. No. 97, Touzi No. 1158, C.S. Plot No. 107, R.S. Dag No. 1341, corresponding to L.R. Dag No. 761, L.R. Khatian No. 1979 land measuring about 2 Cottahs 02 Chittacks and L.R. Dag No. 761, L.R. Khatian No. 1992, land measuring about 02 Cottahs 03 Chittacks and L.R. Dag No. 762, L.R. Khatian No. 1979, land measuring about 2 Cottahs 13 Chittacks and L.R. Dag No. 762, L.R. Khatian No. 1992 land measuring about 02 Cottahs 14 Chittacks i.e. in total land measuring about 10 Cottahs in L.R. **Dag No. 761 & 762, L.R. Khatian No. 1979, 1992**, under Police Station New Barrackpore, and Additional District Sub-Registry Office at Sodepur in the District of North 24 Parganas within New Barrackpore Municipality, under Ward No.- 1, **Holding No.- 10, Hari Pada Biswas Sarani**, which is butted and bounded as follows :-

On the North	: Municipal Road.
On the South	: Other's Plot.
On the East	: Cannel.
On the West	: Hari Pada Biswas Sarani.

SECOND SCHEDULE REFERRED TO ABOVE

(Owner's Allocation)

LAND OWNER'S ALLOCATION shall mean both the Land Owners will get **Rs. 85,00,000/- (Eighty Five Lakh) only** in 60 :40 Percent Ration i.e. Sambhu Nath Saha will get 60% and Chinmoy Saha will get 40% of the entire consideration money and also a self contained flat of 750 sq. ft. super built up area in equal $\frac{1}{2}$ share as owner's allocation in the following manner :-

A) **Rs. 10,00,000/-** will get at the time of execution of this Development Agreement out of which Rs. 4,00,000/- will get Chinmoy Saha and Sambhu Nath Saha will get Rs. 6,00,000/-.

B) **Rs. 40,00,000/-** will get at end of November, 2019 out of which Rs. 16,00,000/- will get Chinmoy Saha and Sambhu Nath Saha will get Rs. 24,00,000/-.

C) **Rs. 35,00,000/-** will get at end of January, 2020 out of which Rs. 14,00,000/- will get Chinmoy Saha and Sambhu Nath Saha will get Rs. 21,00,000/-.

d) The Land Owners will also get a self contained flat of 750 sq. ft. in equal $\frac{1}{2}$ share as owner's allocation from the construction area.

THIRD SCHEDULE REFERRED TO ABOVE

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean and include the rest constructed area of the said (G+ 4) building namely _____ except the owner's allocation and the possession of the top of the Roof right of the proposed multi-storied building together with undivided proportionate share of land comprised in the premises.

FOURTH SCHEDULE REFERRED TO ABOVE

(Specification)

- 1) FOUNDATION : R.C.C. Colum Foundation and framed structure. (1:2:4)
- 2) SUPER STRUCTURE : R.C.C. Beam, Colum, Slab (1:2:4) / (1:2:4).
- 3) WALLS : Inside wall finished with cement plaster and Plaster of parris and outside wall finished with Cement plaster with weather coat paint.
- 4) BUILDING : Strength Storied residential and commercial building, as per design approved by DumDum Municipality with outside wall and 5 inch thick portion and inside wall (Brick with Sand Cement Mortar).
- 5) FLOOR FINISH ROOM : Vitrified tiles flooring, skirting.
- 6) FLOOR FINISHES OF KITCHEN : Cooking platform will be of

black stone finish and Black kitchen sink, Floor made of Tiles is to the Top 2'ft the cooking platform.

- 7) FLOOR FINISH TO TOILET & W.C. THE TOP OF : Standard quality Galzed Tiles up to 6 ft. door height from the floor level made by the Spartex remaining portion of-the WBSS finished by the plaster of Paris Sub Cock, Stopcock, all are C.R, fittings, with P.V.C. low level finished one W.C & Indian Pan.
- 9) DOOR : Flash door shutter with fittings & P.V. C. door in Bathroom.
- 10) WINDOWS : Steel window and 3 mm glass fittings.
- 11) PLUMBING AND SANITATION : P.V.C. made pipe on outside wall and G.I. made on inside wall conceal for water line C.P., fittings P. V.C. pipe for west water line and soil line with P.V.C. rain water pipe.
- 12) INTERNAL FINISH: Plaster of parris.
- 13) EXTERNAL FINISH : Good quality cement based paint.
- 14) SANITARY : Good quality W.C. with showers and wash basin.
- 15) ELECTRICAL: Entire Electrical works are concealed. All Electrical wires are copper wire of standard quality. Accessories like Tube, Fan, Light, T.V. Freeze and Plug point in the following manner :-
 - I. Bed Room : 2 light points, 1 Fan point, one 5 in 1 point, 1 T.V. Point.

- II. Kitchen : 1 light point, 1 exhausted point, 1 refrigerator point.
 - III. Dining : 1 light point, 1 fan point, 1 5 in one point.
 - IV. Bath room : 1 light point, 1 exhausted point.
 - V. Balcony : 1 light point.
- 16) WATER SUPPLY: One overhead reservoir for all flat with one Deep tube-well, or pump.
- 17) FITTINGS : One Basin on the Dinning room.
- 18) Rod and Cement : ISI Mark Iron Rod and Ultratech Cement will be used in all construction purpose.

FIFTH SCHEDULE REFERRED TO ABOVE

(Common area, common facilities and common amenities)

The co-owners, occupiers society or syndicate or associations shall allow each other the following easement and quasi-easements right, privileged etc.

- I] Land under the said building described in the "FIRST SCHEDULE".
- II] All -sides spaces, back spaces, oaths, passages, drains ways in the said building.
- III] General lighting of the common portions and space for

installations of electric meter in General.

- IV] Drains and Sewers from the building in the Municipal connection drains and/or sewerage.
- V] Stair and staircase landings.
- VI] Lobbies in each Floor.
- VII] Common septic tank.
- VIII] Common Water Pump.
- IX] Common Water tank.
- X] Common Electric Line.
- XI] water and sewerage éviction from the pipes of the every units to drain and sewerage common to the said building.
- XII] After delivery of possession maintenance cost will be borne by the Flat owners.

IN WITNESS WHEREOF both the parties hereto (i.e Owner & Developer herein) have gone through the subject matter of this Deed of joint Venture Agreement and after having clearly understood all the recitals and terms and conditions contained herein and put their respective hands and seal on the day month and year first above written.

WITNESS :-

1) Narayan Ray.
New Barasatpur.
K. No. 131

2) *Prof. B. K. Chatterjee*
New Barasatpur
DRAFTED BY :-

Uttam Bhattacharya
UTTAM BHATTACHARYA
Advocate

District Judges' Court,
Barasat, North 24 Parganas
Regd. No. -
F/1903/1989/2011

COMPUTER PRINTED BY :-

Subrata Saha
SUBRATA SAHA

D. Sanku nt Saha
Chinnmoy Saha.

Signature of the Owner/First

Part
DVK CONSTRUCTIONS PVT. LTD.

1. Haran Wadai 2. Vishal Gang

Director

DVK CONSTRUCTIONS PVT. LTD. 4. Kunal Kochal

3. Nand Kumar Sharma

Director

Signature of the Developer/

Second Part

MEMO OF CONSIDERATION

Received a sum of **Rs. 10,00,000/- (Ten Lakh)** only from the Developer in the following manner :-

Date	Cheque No.	Bank & Branch	Amount
24-10-2019	000005	HDFC Bank Stephen House Branch	Rs. 4,00,000/-
24-10-2019	000007	HDFC Bank Stephen House Branch	Rs. 6,00,000/-

Total Rs. 10,00,000/-

Rupees Ten Lakh Only.

1. *Senthil Seka*

2. *Chinnmoz Seka*

Signature of the Land Owners

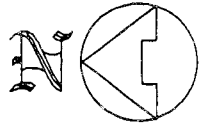
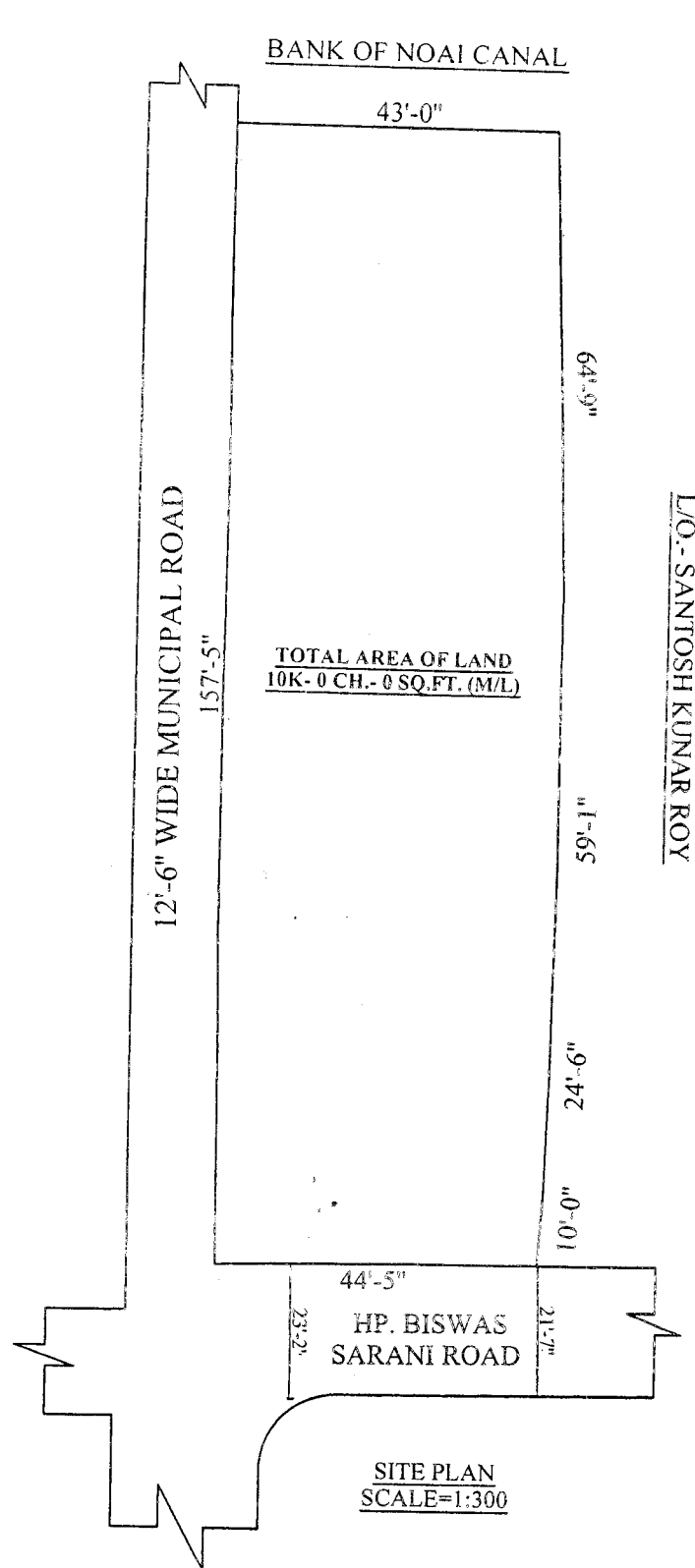
WITNESSES :-

1. *Narayan Ray.*
New Barrackpore
Kol. 131.


2. *Jai Ballal*
New Barrackpore

A SITE PLAN OF A VACANT LAND, AT CORESPONDING TO MOUZA - AHARAMPORE, J.L. NO.- 35, C.S. DAG NO. -107, R.S. DAG NO. -1341, L.R. DAG NO. -761 & 762, L.R. KHATIAN NO.-1992,1979, WARD NO.-1, HOLDING NO.-10 (HARIPADA BISWAS SARANI ROAD) P.S.- NEW BARRACKPUR, DIST.- NORTH 24 PGS., UNDER NEW BARRACKPUR MUNICIPALITY.

- TOTAL AREA OF LAND = 10 K.- 0 CH.- 0 SQ.FT. (M/L)




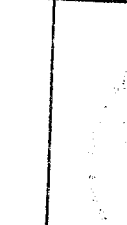








Santa Saha
Chinnmoy Saha
SIGN. OF OWNER'S

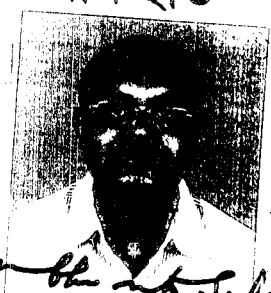

ARCHAN MAJUMDER
M-Tech (CE. Geo)
License No. NBM/PWD/6034/11
SIGN. OF ENGINEER

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name S.A.M.B.H.U. NATH SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত





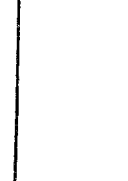







S.A.M.B.H.U. NATH SAHA

ডান হাত

S.A.M.B.H.U. NATH SAHA
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator, (Tick the appropriate status)

(2) Name CHINMOY SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



CHINMOY SAHA

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Chinmoy Saha
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1998

(1)

Name NEERAJ KUMAR DHANUKA

Status - Presentant



Neeraj Kumar Dhanuka

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Neeraj Kumar Dhanuka
Signature of the presentant

(2)

Name KARAN KOCHAR

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator *Karan Kochar*



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Karan Kochar

Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name VISHAL GARG

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Vishal Garg

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name KUNAL KOCHAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Kunal Kochar

Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

GRN: 19-201920-008676284-1

GRN Date: 25/10/2019 09:52:21

BRN: 931328138

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 25/10/2019 09:53:40

DEPOSITOR'S DETAILS

Id No. : 15011000224334/4/2019

[Query No. Query Year]

Name : UTTAM BHATTACHARYA

Contact No. :

E-mail :

Mobile No. : +91 9830214254

Address : BARASAT COURT N 24 PGS

Applicant Name : Mr Uttam Bhattacharya

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

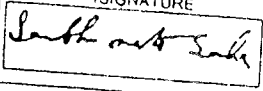
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15011000224334/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	15011000224334/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	85053
In Words : Rupees Ninety Thousand Seventy Four only			Total	90074


रवाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ALLPS7355N

नाम / NAME
SAMBHU NATH SAHA

पिता का नाम / FATHER'S NAME
RAMESH CHANDRA SAHA

जन्म तिथि / DATE OF BIRTH
03-11-1965

हस्ताक्षर / SIGNATURE



आयकर आयुक्त, प. नं. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिला जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पट्टि एवं तकनीकी),
पी-7,
चौरींगी स्क्वायर,
कलकत्ता - 700 060.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta - 700 060.

Major Information of the Deed



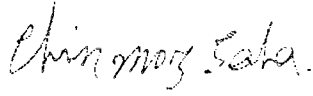


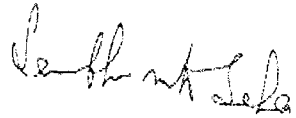
Deed No :	I-1501-09034/2019	Date of Registration	25/10/2019
Query No / Year	1501-1000224334/2019	Office where deed is registered	
Query Date	23/10/2019 4:42:18 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Uttam Bhattacharya Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830214254, 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 : 85,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 82,50,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 85,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur, , Ward No: 1, Holding No:10 JI No: 35, Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-761	LR-1979	Bastu	Bastu	2 Katha 2 Chatak	1/-	17,53,125/-	Property is on Road
L2	LR-761	LR-1992	Bastu	Bastu	2 Katha 3 Chatak	1/-	18,04,688/-	Property is on Road
L3	LR-762	LR-1979	Bastu	Bastu	2 Katha 13 Chatak	1/-	23,20,313/-	Property is on Road
L4	LR-762	LR-1992	Bastu	Bastu	2 Katha 14 Chatak	1/-	23,71,875/-	Property is on Road
		TOTAL :			16.5Dec	4 /-	82,50,001 /-	
		Grand Total :			16.5Dec	4 /-	82,50,001 /-	



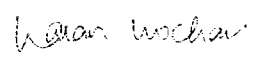


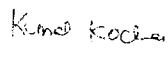


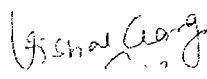


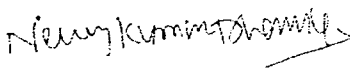
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Chinmoy Saha Son of Late Ramesh Chandra Saha Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office	Photo  25/10/2019	Finger Print  LTI 25/10/2019	Signature  25/10/2019
80/1, Main Road East, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DEMPS8771F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office				
2	Name Sambhu Nath Saha (Presentant) Son of Late Ramesh Chandra Saha Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office	Photo  25/10/2019	Finger Print  LTI 25/10/2019	Signature  25/10/2019
80/1, Main Road East, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALLPS7355N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office				

Developer Details :



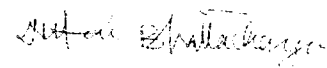
SI No	Name,Address,Photo,Finger print and Signature
1	DVK CONSTRUCTIONS PRIVATE LIMITED 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAGCD7664N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Karan Kochar Son of Jagat Kochar Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Oct 25 2019 1:01PM	LTI 25/10/2019	25/10/2019	82, Ultadanga Main Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALMPK8040M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DVK CONSTRUCTIONS PRIVATE LIMITED (as Director)
2	Name Kunal Kochar Son of Jagat Kochar Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Oct 25 2019 1:02PM	LTI 25/10/2019	25/10/2019	82, Ultadanga Main Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXWPK6159M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DVK CONSTRUCTIONS PRIVATE LIMITED (as Director)
3	Name Vishal Garg Son of Suresh Kumar Garg Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Oct 25 2019 1:04PM	LTI 25/10/2019	25/10/2019	138, G T Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALUPG5460B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DVK CONSTRUCTIONS PRIVATE LIMITED (as Director)
4	Name Neeraj Kumar Dhanuka Son of Rajendra Prasad Dhanuka Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Oct 25 2019 1:03PM	LTI 25/10/2019	25/10/2019	

3 B, Ram Mohan Mallick Garden Lane, Mani Karn Apartment, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIQPD6586Q, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DVK CONSTRUCTIONS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Nitai Bhattacharjee Son of Durlav Chandra Bhattacharjee 64/2, Aswini Dutta Road, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131			
	25/10/2019	25/10/2019	25/10/2019

Identifier Of Chinmoy Saha, Sambhu Nath Saha, Karan Kochar, Kunal Kochar, Vishal Garg, Neeraj Kumar Dhanuka

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Chinmoy Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-1.75312 Dec
2	Sambhu Nath Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-1.75312 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Chinmoy Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-1.80469 Dec
2	Sambhu Nath Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-1.80469 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Chinmoy Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-2.32031 Dec
2	Sambhu Nath Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-2.32031 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Chinmoy Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-2.37188 Dec
2	Sambhu Nath Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-2.37188 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani, Mouza: Aharampur, , Ward No: 1, Holding No:10 JI No: 35, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 761, LR Khatian No:- 1979	Owner:শঙ্কু নাথ সাহা, Gurdian:রসে চন্দ, Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Sambhu Nath Saha

L2	LR Plot No:- 761, LR Khatian No:- 1992	Owner:চিন্ময় সাহা, Gurdian:রমে চন্দ, Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Chinmoy Saha
L3	LR Plot No:- 762, LR Khatian No:- 1979	Owner:শম্ভু নাথ সাহা, Gurdian:রমে চন্দ, Address:নিজ , Classification:বাস্ত, Area:0.04000000 Acre,	Sambhu Nath Saha
L4	LR Plot No:- 762, LR Khatian No:- 1992	Owner:চিন্ময় সাহা, Gurdian:রমে চন্দ, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Chinmoy Saha

Endorsement For Deed Number : I - 150109034 / 2019

On 23-10-2019

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 82,50,001/-

Signature

**Satyajit Biswas
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal**

On 25-10-2019

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.

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

Presented for registration at 11:40 hrs on 25-10-2019, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Sambhu Nath Saha , one of the Executants.

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

Execution is admitted on 25/10/2019 by 1. Chinmoy Saha, Son of Late Ramesh Chandra Saha, 80/1, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 2. Sambhu Nath Saha, Son of Late Ramesh Chandra Saha, 80/1, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Indetified by Nitai Bhattacharjee, , Son of Durlav Chandra Bhattacharjee, 64/2, Aswini Dutta Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Others

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

Execution is admitted on 25-10-2019 by Karan Kochar, Director, DVK CONSTRUCTIONS PRIVATE LIMITED, 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Nitai Bhattacharjee, , Son of Durlav Chandra Bhattacharjee, 64/2, Aswini Dutta Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Others

Execution is admitted on 25-10-2019 by Kunal Kochar, Director, DVK CONSTRUCTIONS PRIVATE LIMITED, 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Nitaj Bhattacharjee, , Son of Durlav Chandra Bhattacharjee, 64/2, Aswini Dutta Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Others

Execution is admitted on 25-10-2019 by Vishal Garg, Director, DVK CONSTRUCTIONS PRIVATE LIMITED, 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Nitaj Bhattacharjee, , Son of Durlav Chandra Bhattacharjee, 64/2, Aswini Dutta Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Others

Execution is admitted on 25-10-2019 by Neeraj Kumar Dhanuka, Director, DVK CONSTRUCTIONS PRIVATE LIMITED, 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Nitaj Bhattacharjee, , Son of Durlav Chandra Bhattacharjee, 64/2, Aswini Dutta Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 85,053/- (B = Rs 85,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 85,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2019 9:53AM with Govt. Ref. No: 192019200086762841 on 25-10-2019, Amount Rs: 85,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 931328138 on 25-10-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1022, Amount: Rs.5,000/-, Date of Purchase: 23/10/2019, Vendor name: Jayanta Kumar Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/10/2019 9:53AM with Govt. Ref. No: 192019200086762841 on 25-10-2019, Amount Rs: 5,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 931328138 on 25-10-2019, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2019, Page from 269740 to 269819
being No 150109034 for the year 2019.



Digitally signed by SATYAJIT BISWAS
Date: 2019.11.13 18:09:48 +05:30
Reason: Digital Signing of Deed.

Satyajit Biswas

(Satyajit Biswas) 13-11-2019 18:09:43
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)