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T-05943/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

27AB 551573

যদি এই নথিটি নিবন্ধন করা হয়, তবে এটি নিবন্ধন করা হয়েছে।  
 Signature sheet / sheets & the  
 endorsement sheet / sheets  
 attached with this document  
 are the part of this document.

*[Signature]*  
 Additional District Sub-Registrar  
 Sodepur, North 24-Parganas

10 OCT 2018

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this 10<sup>th</sup> day of  
 October....., 2018 (Two Thousand Eighteen)

**B E T W E E N**

Contd...P/2



(1) **SMT MALATI SINHA** , PAN – AHVPS5964P, wife of Sri Arun Kumar Sinha, residing at Ananya Apartment , Flat No. 1/D, 1<sup>st</sup> Floor, 4/3, B.T. Road, P.O. & P.S. Khardah, Dist : North 24 Parganas, Kolkata – 700 117 , (2) **SMT. MADHABI KAR**, PAN – BRXPK3176L, wife of Sri Samar Kumar Kar, residing at Vill – Jessore Road (Barasat) , Nandagarh, P.O. Kazipara, P.S. Barasat, Dist : North 24 Parganas , (3) **SMT. BULA DAS** , PAN – BQGPD3198D , wife of Sri Kalyan Kumar Das, residing at B-14/103, Peerless Nagar, P.O. Panihati, P.S. Khardah, Dist : North 24 Parganas, Kolkata – 700 114, (4) **SMT. RITA CHAKRABORTY**, PAN – AKXPC6799F, wife of Sri Ashim Chakraborty, residing at Asutosh Apartment, 1<sup>st</sup> Floor, Flat No. 105, No. 4 Deshbandhu Nagar, P.O. Sodepur, P.S. Khardah, Dist : North 24 Parganas, Kolkata – 700 110 , all by faith – Hindu , by Nationality – Indian, by occupation – Housewife, hereinafter jointly called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors , administrators legal representatives and / or assigns ) etc. of the **FIRST PART** .

**A N D**

**A.K.B GROUPS**, PAN – ABMFA9131D, a partnership firm having it's registered Office at Dinanath Apartment, Ground Floor, Room No 7, P.O. Sodepur, P.S. Khardah, Dist : North 24 Parganas, Kolkata – 700 110 represents by its partners namely (1) **SRI BHOLA PRASAD ROY** , PAN – AIZPR3193C son of Late Durga Prasad Roy, residing at T.N.C. Road, P.O. Panihati , P.S. Khardah, Dist : North 24 Parganas, Kolkata – 700 114 and (2) **SRI KAJAL PRAMANIK** , PAN – BBPPP9485L, son of Ratna Pramanik, residing at Ramkrishna Ashram Road, P.O. Panihati, P.S. Khardah, Dist : North 24 Parganas, Kolkata – 700 114 & (3) **SRI AMAL ROY** , PAN – DTPPR3618E, son of Late





**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Malati Sinha*

<i>Malati Sinha</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Madhalei Karz*

<i>Madhalei Karz</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Bula Das*

<i>Bula Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Rita Chakraborty*

<i>Rita Chakraborty</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



**SPECIMEN FORM FOR TEN FINGERPRINTS**



Bholu Prasad Ch.

Bholu Prasad Ch.

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Rajal Pramanik

Rajal Pramanik

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Handwritten name in Devanagari script.

Handwritten name in Devanagari script.

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



## Major Information of the Deed

	I-1524-05943/2018	Date of Registration	10/10/2018
Year	1524-0001586093/2018	Office where deed is registered	
Date	05/10/2018 5:51:06 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address Other Details	P Sengupta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8296969898, 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 : 40,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 32,93,334/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 421/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Arabinda Pally, Mouza: Sukhchar, Ward No: 2, Holding No:26

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3322/3686	RS-431	Bastu	Bastu	3 Katha 13 Chatak 35 Sq Ft	4,50,000/-	32,43,334/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>6.3708Dec</b>	<b>4,50,000 /-</b>	<b>32,43,334 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>50,000 /-</b>	<b>50,000 /-</b>	



Major Information of the Deed :- I-1524-05943/2018-10/10/2018