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A.D.S.R. Bhargore
 S/24 Parganas

02 SEP 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 2nd day of September, 2022 (Two Thousand Twenty Two) of the Christian Era.

1. **SEKH NURUL HOQUE**, PAN - **AFPPH4268D**, AADHAR NO. 5918 8510 8065, MOBILE NO.- 9832784456, S/O. YOUSUF SEKH, Residing at Village & P.O. - Muratipur, P.S. - Bhatar, District - Purba Bardhaman, PIN - 713 121, Indian Citizen, by faith - Muslim, by Occupation - Business,

2. **SABINA HASAN**, PAN - **AGLPH7756D**, AADHAR NO. 6937 0903 3563, MOBILE NO.- 8335985144, W/O. BAZLUL MOHI AKHTAR HASAN, Residing at 2A, Lower Range, P.O. - Circus Avenue, P.S. - Beniapukur, District - South 24 Parganas, Pin - 700 017, Indian Citizen, by faith - Muslim, by Occupation - House Wife,

3. **KASHIF RASHID**, PAN NO. **AMOPR4462P**, Aadhaar No. 5205 4043 6313 , Mobile No.-9231660995, Son of Rashid Akther , residing at - 78/1, Topsia Road, P.O.- Topsia, P.S- Topsia, Dist- South 24 Parganas , Pin No- 700046, West Bengal, Indian Citizen, by faith- Muslim, by occupation- Business ,

4. **TAUSIF JAMAL**, PAN - **BEFPJ7432B**, AADHAR NO. 6507 0993 8817, MOBILE NO.- 8584983088, S/O. MOHAMMED GAFFAR, Residing at 30/E, Kustia Masjid Bari Lane, P.O. - Topsia Sub Post Office, P.S. Tiljala, District - South 24 Parganas, Pin - 700 039, Indian Citizen, by faith - Muslim, by Occupation - Business,, hereinafter referred to as the '**OWNERS**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, successor, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

REDICAST PROPERTIES PVT LTD, a private company incorporated under the Companies Act, 1956, having its registered office at 302 North Block,

Astra Tower, Akankha More, Kolkata 700156, (**PAN-AALCR5001L**) represented by one of its Director and authorised signatory **SOYEB HOSSAIN SHAIKH** (PAN NO. BJSPS3376P) (ADHAR NO.- 6872 8580 8412), s/o Shaikh Saukat Hossain, Indian Citizen, by faith – Muslim, by Occupation – Business, residing at Village- Jashar, Daptari Para, P.O - Jashar, P.S – Pursurah, Hooghly, Pin – 712415, hereinafter referred to as the '**CONFIRMING PARTY**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its/his successor, successor-in-interest, legal heirs, legal representatives, administrators and assigns) of the **SECOND PART**.

AND

NEELKANTH NIRMAN PVT. LTD. (PAN NO.-AACCN0826A) a company within the meaning of the Companies Act, 2013 and having its registered office 17/H/8, BalaiSinghi Lane, First Floor, Kolkata- 700009., represented by one of its Director and authorised signatory **SRI BRIJESH KUMAR AGRAWAL**, (PAN NO.ACYP6430G) (ADHAR NO.- 9163 5833 7726) s/o Late Baijnath Agrawal, Indian Citizen, by faith – Hindu, by Occupation – Business, residing at Alcove Gloria, 403/1, Dakshindari Road, P.O. Sreebhumi, P.S. Laketown, Kolkata – 700048, hereinafter 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 its legal representatives, successors, successors-in- office, executors, administrators, nominees and assigns) of the **THIRD PART**.

1. WHEREAS Chani Bala Mondal was the recorded owner of the freehold undivided shali land measuring 16.5 decimals (**8 Ana share**), **Nagendra Nath Mondal, Batakrishna Sardar** and **Keshari bala Dasi** were the joint recorded

owner of the freehold undivided shali land measuring 8.25 decimals (**4 Ana share**) and **Subal Mondal, Hazra Mondal, Nilmoni Mondal** and **Krishnapada Mondal** were the joint recorded owner of the freehold undivided shali land measuring 8.25 decimals (**4 Ana share**), being R.S Dag No.653, under R.S. Khatian No.66 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Chani Bala Mondal Gift and/or transferred the freehold undivided shali land measuring about 16.5 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 23.8.2006 Being No. 11724 for the Year 2006, duly registered in the office of the A.R.A., at Kolkata, West Bengal to **Sailen Mondal, Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal.**

AND WHEREAS accordingly they became the owners of the above said property by way of this Deed, of the said Gift Deed, sailen Mondal got 5.5 decimals land and Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal got 2.75 decimals land each and only sailen Mondal mutated his name in the record of rights under L.R. Khatian No.1074, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Nagendra Nath Mondal, Batakrishna Sardar, Kesharibala Dasi, Subal Mondal, Nilmoni Mondal jointly sold and/or transferred the freehold undivided shali land measuring about 12.375

decimals out of 33 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered deed to **Nitai Mondal, Nimai Mondal** and **Bharat Mondal** and accordingly they became the owners of the above said property by way of this Deed and mutated their name in the record of rights under L.R. Khatian No.275, 283 & 423 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Tutul Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.69 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 02.08.2021 Being No. 3607 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Abdus Sahim** and accordingly he became the owner of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Mithun Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.69 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 02.08.2021 Being No. 3607 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Abdus Sahim** and accordingly he became the owner of the above said property

by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Tutul Mondal** sold and/or transferred the freehold undivided shali land measuring about 2.06 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 02.08.2021 Being No. 3607 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **SEKH NURUL HOQUE, i.e. the Owner No. (1)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1519, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Abdus Sahim** sold and/or transferred the freehold undivided shali land measuring about 0.72 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sabina Hasan, i.e. the Owner No. (2)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

2. WHEREAS Chani Bala Mondal was the recorded owner of the freehold undivided shali land measuring 02 decimals (**8 Ana share**), **Nagendra Nath Mondal, Batakrishna Sardar** and **Keshari bala Dasi** were the joint recorded owner of the freehold undivided shali land measuring 01 decimals(**4 Ana share**) and **Subal Mondal, Hazra Mondal, Nilmoni Mondal** and **Krishnapada Mondal** were the joint recorded owner of the freehold undivided shali land measuring 01 decimals (**4 Ana share**), being R.S Dag No. 547, under R.S. Khatian No.66 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Chani Bala Mondal Gift and/or transferred the freehold undivided shali land measuring about 02 decimals out of 04 decimals in R.S. & L.R. Plot No. 547 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 23.8.2006 Being No. 11724 for the Year 2006, duly registered in the office of the A.R.A., at Kolkata, West Bengal to **Sailen Mondal, Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal.**

AND WHEREAS accordingly they became the owners of the above said property by way of this Deed, of the said Gift Deed, Sailen Mondal got 0.66 decimals land and Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal got 0.33 decimals land each and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Nagendra Nath Mondal, Batakrishna Sardar, Keshari bala Dasi, Subal Mondal Nilmoni Mondal jointly sold and/or transferred the

freehold undivided shali land measuring about 1.50 decimals out of 04 decimals in R.S. & L.R. Plot No. 547 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered deed to **Nitai Mondal, Nimai Mondal** and **Bharat Mondal** and accordingly they became the owners of the above said property by way of this Deed and mutated their name in the record of rights under L.R. Khatian No.275, 283 & 423 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Nitai Mondal passed away, leaving behind his wife, **Sandhya Mondal**, a sons, namely – **Sailen Mondal** and two daughters, namely- **Arati Mondal** and **Bharati Mondal** as his legal heirs and successors.

AND WHEREAS said Krishnapada Mondal passed away, leaving behind his wife, **Kamali Mondal**, three sons, namely – **Gopal Mondal, Ajit Mondal** and **Kenaram Mondal** and three daughters, namely- **Shyamali Biswas, Doli Das** and **Dipali Santra** as his legal heirs and successors. _____)

AND WHEREAS said legal heirs of Krishnapada Mondal sold and/or transferred the freehold undivided shali land measuring about 0.25 decimals out of 04 decimals in R.S. & L.R. Plot No. 547 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 01.8.2011 Being No. 5774 for the Year 2011, duly registered in the office of the D.S.R.- III at Alipore, South 24 Parganas, West Bengal to **Sailen Mondal** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the record of rights under L.R. Khatian

No.1074 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Tutul Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.3325 decimals in R.S. & L.R. Plot No. 547 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 16.03.2022 Being No. 2775 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sabina Hasan, i.e. the Owner No. (2)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Mithun Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.3325 decimals in R.S. & L.R. Plot No. 547 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 16.03.2022 Being No. 2775 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sabina Hasan, i.e. the Owner No. (2)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

3. WHEREAS Saheb ali was the recorded owner of the freehold shali land measuring an area of 17 decimals, being R.S Dag No.550, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Saheb Ali passed away, leaving behind his two sons, namely – **Sayad Ali** and **Iyad Ali** and one daughter, **Sarifan Bibi** as his legal heirs and successors.

AND WHEREAS after sad demise of Saheb Ali, his both sons got $\frac{2}{5}$ th share, i.e. 6.80 decimals each and daughter got $\frac{1}{5}$ th share, i.e. 3.40 decimals and they became joint owner of the freehold undivided shali land measuring an area of 17 decimals, being R.S and L.R.Dag No.550, under R.S. Khatian No.443 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Sayad Ali passed away, leaving behind his two wives, namely – **Sabiran Bibi** and **Ruhitan Bibi** and five sons, namely – **Rahamat Ali, Hemat Ali, Doulat Ali, Ombat Ali** and **Jamsed Sk** and four daughters, namely – **Pousi Bibi, Rabeya Bibi, Monoara Bibi** and **Chayara Bibi** as his legal heirs and successors.

AND WHEREAS after sad demise of Sayad Ali, his wives got $\frac{2}{16}$ th share conjointly, i.e. 0.85 decimals, i.e. 0.425 each wife, his five sons got $\frac{2}{16}$ th share each, i.e. 0.85 decimals each and four daughters got $\frac{1}{16}$ th share each,

i.e. 0.425 decimals each and they became joint owner of the freehold undivided shali land measuring an area of 17 decimals, being R.S and L.R. Dag No. 550, under R.S. Khatian No.443 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Rabeya Bibi passed away, leaving behind his Four sons, **Jiyad Ali Molla, Innat Ali Molla, Majed Ali Molla** and **Sajed Ali Molla** and two daughters, **Amena Bibi** and **Sahanara Bibi** as her legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 550, under Mouza - Jotbim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Jiyad Ali Molla passed away, leaving behind his wife, **Rijia Bibi**, two sons, **Hamid Ali Molla** and **Sukur Ali Molla** and four daughters, **Tazmira Bibi, Maskura Bibi, Manjura Bibi** and **anjura Bibi** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 550, situated at Mouza - Jotbim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Innat Ali Molla passed away, leaving behind his wife, **Aslima Bibi**, a sons, **Akbar Ali Molla** and three daughters, **Salima Bibi, Taslima Bibi** and **Lilima Bibi** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 550, situated at Mouza - Jotbim, J.L. No. 3, under P.S.-

Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Iyad Ali** sold and/or transferred the freehold undivided shali land measuring about 4.44 decimals out of his 6.80 decimals of land in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 12.8.1981 Being No. 8761 for the Year 1981, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Nimai Mondal and Bharat Mondal** and they mutated their name in the record of rights under L.R. Khatian No. 283 & 423 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Iyad Ali** sold and/or transferred the freehold undivided shali land measuring about 1.20 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 05.5.2000 Being No. 3894 for the Year 2001, duly registered in the office of the A.R.A., Kolkata, West Bengal to **Anjan Kumar Pandit** and he mutated his name in the record of rights under L.R. Khatian No. 861 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Anjan Kumar Pandit** sold and/or transferred the freehold undivided shali land measuring about 1.46 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata

Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 22.02.2018 Being No. 1131 for the Year 2018, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **KKR MILLI BHOOMI LLP** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Aloka Pandit** sold and/or transferred the freehold undivided shali land measuring about 01 decimals in R.S. & L.R. Plot No. 550 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 22.02.2018 Being No. 1126 for the Year 2018, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **KKR MILLI BHOOMI LLP** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Aloka Pandit** sold and/or transferred the freehold undivided shali land measuring about 0.47 decimals in R.S. & L.R. Plot No. 550 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 22.02.2018 Being No. 1127 for the Year 2018, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **KKR MILLI BHOOMI LLP** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Bharat Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.6619 decimals in R.S. & L.R. Plot No.

550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sabina Hasan, i.e. the Owner No. (2)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

4. WHEREAS Becharam Mondal was the recorded owner of the free hold Banshbagan but use as shali land measuring an area of 2 decimals, being R.S & L.R. Dag No.553, under L.R. Khatian No.1535 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Becharam Mondal** passed away leaving behind his wife, **Malati Mondal**, two sons, namely – **Bikash Mondal** and **Bivas Mondal**, and a daughter, namely – **Babita Chakraborty**, as his legal heirs and successors.

AND WHEREAS after sad demise of **Becharam Mondal** his property devolved upon his above legal heirs and successors and they got $\frac{1}{4}$ th share each according to Hindu Law of Succession, i.e. 0.50 decimals each and they became joint owner of the freehold undivided Bansh bagan but use as shali land measuring an area of 24 decimals, being R.S and L.R. Dag No. 553,

under L.R. Khatian No.1535 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Malati Mondal, Bikash Mondal, Bivas Mondal , & Babita Chakraborty** sold and/or transferred the freehold undivided Bansh bagan but use as Shali land measuring about 0.36 decimals each total 1.44 decimals in R.S. & L.R. Plot No. 553 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 26.07.2022 Being No. 6938 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Kashif Rashid , i.e. the Owner No. (3)** and accordingly he became the owner of the above said property by way of this Deed and applying for mutated his name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Malati Mondal, Bikash Mondal, Bivas Mondal , & Babita Chakraborty** sold and/or transferred the freehold undivided Banshbagan but use as Shali land measuring about 0.14 decimals each total 0.56 decimals in R.S. & L.R. Plot No. 553 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 26.07.2022 Being No. 6938 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Tousif Jamal , i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by

way of this Deed and applying for mutated his name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

5. WHEREAS Bama charan Mondal was the recorded owner of the free hold Banshbagan but use as shali land measuring an area of 0.70 decimals, being R.S & L.R. Plot No.552, under L.R. Khatian No.369 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Bama Charan Mondal** passed away leaving behind his only son, namely – **Niranjan Mondal**, as his legal heir and successor.

AND WHEREAS after sad demise of **Bama Charan Mondal** his property devolved upon his only legal heir and successor and he got 0.70 decimal according to Hindu Law of Succession, & he became the owner of the freehold undivided Banshbagan but use as Shali land measuring an area of 0.4 decimals, being R.S and L.R. Plot No. 552, under L.R. Khatian No.369 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Niranjan Mondal** sold and/or transferred the freehold undivided Banshbagan but use as Shali land measuring about 0.70 decimals in R.S. & L.R. Plot No. 552 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram

Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 27.07.2022 Being No. 7064 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Tousif Jamal , i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and applying for mutated his name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

Representation by the owners and the confirming party:

The owners and the confirming party herein have stated, represented, confirmed and assured the following, before finalizing the terms and conditions for development, to the developer herein.

- a) **Absolute Ownership:** The owners have a clear and valid marketable title in respect of the said premises duly butted & bounded and the owners and the confirming party are in peaceful physical and vacant possession of the same without any claim or demand interruption disturbance or hindrance of any nature whatsoever or howsoever.
- b) **Free from all encumbrances:** That the said premises is free from all encumbrances, acquisitions requisitions, debts, attachments, liens, charges, pledges, hypothecation, lispences guarantees or any other liabilities and is otherwise marketable and has a valid title.
- c) **Notices:** That the owners and the confirming party have not received any notice of any acquisition, requisition or any statutory notice under any revenue laws or any other laws or banking laws involving the said premises and they have full and unfettered

authority and power to deal with the said premises with the developer herein.

- d) **Validity of documents & papers:** That the owners and the confirming party further assures and confirms that the documents and papers handed over to the developer herein in relation to the said premises are genuine and valid and relying upon its genuineness and validity and believing the same to be true and fair the developer herein has agreed to deal with and develop the said entire premises.
- e) **No Privy to any contract:** That the owners and the confirming party have not, at any time, done or executed or knowingly suffered or been a party or privy to any act, deed or thing whereby the title interest and possession of the said premises was encumbered or dealt and/or parted with.
- f) **Absolute authority and power to deal:** That notwithstanding any act deed or matter or thing whatsoever done by the owners and the confirming party or executed or knowingly suffered to the contrary the owners and the confirming party are now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said premises hereby agreed and intended to be developed and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.
- g) **No Suits:** There are no pending suit or litigation or proceeding filed by or against the said premises either by the said owners and the confirming party or against them in any court of law.

- h) **Creation of third party interest:** The owners and the confirming party have not entered into any agreement for sale, lease, development, tenancy or otherwise either of transfer of their rights title, interest or possession in the said premises or any part thereof nor has in any way created any third party interest over and in respect of the said premises.
- i) **Legal bar and impediment:** There is no legal bar or impediment of any nature whatsoever or howsoever which may prevent the owners and the confirming party herein from developing the said premises for development through the developer herein as envisaged herein.
- j) **Butting and Bounding of the said premises:** With the execution of this document the owners and the confirming party shall cause and take useful steps to demarcate and bound the said premises to the satisfaction of the developer herein.
- k) **Offer and Acceptance:** The Owners being busy in their other businesses and thus not having time to undertake development of the said land, have approached the Developer through the confirming party with a proposal to develop the said land. The developer is a renowned company having great experience of construction who is in the construction line for several years and has resources to take up the construction of the said premises and believing the above recitals, representations, assurances and promises as true and genuine and without any concealment by the owners the developer herein accepts and agrees to develop the said premises duly butted and bounded as per clause (l) accepting the offer of the owners herein on the terms and conditions as appearing hereinafter.

- l) **Intention to develop:** In furtherance of the above agreements, arrangements and concluded contract between the parties herein the developer herein undertakes for the development of the said premises by constructing new multi-storied building/s thereupon comprising of several self-contained residential flats/units/commercial spaces according to the sanctioned building plan to be duly sanctioned by competent authority from its own financial resources and endeavor for ultimate transfer thereof to the intending purchaser/s on the terms and conditions as agreed herein and contained hereunder. Road Access to be provided by the confirming party as per requirement of the Developer.
- m) **Representation of the owners:** The confirming party shall be at the liberty to represent ALL the owners, communicate in writing/oral and deal with the developer. Also it is the duty of the confirming party to intimate the owners about the development of this project.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this agreement the parties hereto have mutually agreed in presence and confirmation of the confirming party herein for development and for constructing new multi-storied building/s on the said premises and it is hereby mutually agreed to covenanted and declared by and between the parties hereto as follows:

ARTICLE NO. I

DEFINITION: unless the context or subject otherwise, requires, words of expression contained in this agreement shall have the following meaning.

- a) **OWNERS:** which term or expression shall unless excluded by or

repugnant to the subject or context be deemed to mean and heirs, legal representatives, executors, administrators, successor and/or assigns.

- b) **DEVELOPER/BUILDER:** shall mean the developer named above and includes legal representatives, successors-in-office, nominees, executors, administrators and assigns.
- c) **CONFIRMING PARTY:** shall mean Redicast Properties Pvt Ltd, including its successors-in-office, administrators, legal representatives and executors.
- d) **PURCHASER/S:** shall mean and include any intending person, persons, individual, company, partnership firm, body of individuals (BOI) etc. interested in purchasing unit/commercial spaces in the proposed new building/s at the said premises.
- e) **THE SAID PREMISES/PROPERTY:** shall mean and include after amalgamation ***ALL THAT** a piece and parcel of a land more or less **6.8069 decimals** duly butted and bounded, under Mouza – Jotbhim, R.S. and L.R Plot No. 547, 550, 552, 553 and 653, P.S - K.L.C., under Bamanghata Gram Panchayat Kolkata-700 059, District- South 24 Parganas.
- f) **THE NEW BUILDING/S:** shall mean and include the new proposed building/s consisting of spaces and/or flats, commercial units, car parking and other structures to be constructed on the said premises according to the building plan to be sanctioned by concerned authority.
- g) **SANCTIONED BUILDING PLAN:** shall mean and include the plan for construction of the proposed multi storied building and/or other structures as may be sanctioned by concerned authority and/or other appropriate authority or authorities including all or any amendments thereto and/or modification, elevations, designs, maps, drawings and other specification thereof as may be made from time to time for the

construction of the proposed building, bungalows, multi storied building etc.

- h) COMMON PARTS/Common Facilities:** shall mean and include the entrance corridors, lobbies, landings, staircases, lift, lift well, lift room, roof/terrace, users right of the building, electric meter room, garden /green areas, water pump room, underground and overhead water reservoir, passage and airway, and all open spaces including other common areas, covered spaces, caretaker room, security room, generator room, generator machine etc. whatsoever of the building as may be required for the beneficial use and enjoyment and maintenance of new building and part thereof of the unit holders of the said building.
- i) FLAT/UNIT:** shall mean any self-contained residential space/commercial unit, individual and independent bungalows or apartment in the premises including car parking spaces and all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed together with undivided and impartible right title and interest in the said premises.
- j) MEASURING OF THE FLAT AREAS:** shall according to its context mean plinth area of the flats in the building including the balconies and open spaces, if any, adjacent to the said flats and also the thickness of the peripheral walls, internal walls and pillars and also the proportionate shares or area in the staircase and lobbies of the building.
- k) THE SALEABLE AREA/SPACE:** The saleable space shall mean the space in the building/s available for independent sale, transfer, use and occupation along with undivided proportionate interest and share or common area as defined hereinbefore.

- l) **SUPER BUILT UP AREA:** shall mean the area to be calculated by the architect who shall determine the covered area of the said flat/unit/apartment together with the portion of the staircase, common area and such proportionate share in the common parts as per applicable laws.
- m) **ROOF:** shall mean and include the entire open space of the ultimate roof and/or top of the building excluding the space required for the installation of the overhead water tank, T.V. antenna, V-SAT and other facilities.
- n) **PROPORTIONATE SHARE :** shall mean the proportion in which the covered area of the flat to the total covered area of the premises provided that where it refers to share of any municipal rates and/or taxes amongst the common expenses, then such share of whole, shall be determined on the basis of which such rates and/or taxes being respectively levied i.e. in case the basis of any levy be area, rental, income or user, then the same shall be shared on the basis of area, rents, income or user respectively of the respective flats.
- o) **COMMON EXPENSES:** all costs of maintenance, operation, replacing, white washing, painting, rebuilding, reconstruction, decorating, redecorating, DG Sets and lighting the common parts, etc. salaries of all persons employed, insurance premium, electricity bills, lift etc.
- p) **ARCHITECT:** shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and valid license as Building Architect to be appointed and/or nominated by the Developer.
- q) **APPLICABLE LAWS:** all the parties hereto shall comply with the acts, provisions, regulations, directives, directions, notifications, circulars and rules of all applicable laws, Goods and Services Tax Act, 2017

(GST) and/or RERA and/or any equivalent state act and/or central act and Income Tax Act, 1956.

r) **CO-OWNER/S**: shall mean all persons who have agreed to own units/flats/apartments/commercial units/car parking space in the proposed building in the said premises including the owner/developer for un-acquired units till acquired and/or allotted.

s) **OWNERS' AND CONFIRMING PARTIES' ALLOCATION / CONSIDERATION**: shall mean and include:

a) **The** Owners Party shall get 37% Constructed area in the Project, Confirming Party shall get 7% and the Developer shall pay an amount of Rs. 50,000/- per Cottah after Sanction of Building Plan as refundable Security Deposit. If height of building sanctioned is above 10 floors then Owners shall get their allocation within 1 to 5 floors and if height of building is of 5 floors then Owners shall get the allocation in 1st to 4th floor)

b) The Owners and Confirming Party has to pay Rs.75/- per sft. for the club and DG charges at the time of hand over. The Owners and Confirming Party also has to pay their share as per allocation for procuring materials approved by WBSEDCL/CESC, installations and taking approval from WBSEDCL/CESC electricity to the Developer at the time of handover. The OWNER under takes that they shall have no objection if the CONFIRMING PARTY and the DEVELOPER add up more land adjacent to the scheduled land.

c) The developer shall pay interest free refundable deposit of an amount of Rs.50,000.00 (Fifty Thousand Only) per Cottah to the Confirming party within seven days of approval of building plan by the competent authority and same shall be refunded back to

the developer after getting completion certificate and peaceful possession of the owners and confirming party's allocation from the developer.

In consideration of the developer having agreed to bear the entire cost of construction and charges, the owners and the confirming party shall transfer undivided proportionate share of the said premises unto and in favour of prospective purchasers of units or unto the developer as the case may be.

t) **DEVELOPERS' ALLOCATION:** shall mean and include:

ALL THAT the balance of Constructed area of 56% in the said Project.

On the above agreements, arrangements and its acceptance in entirety, the owners and the confirming party hereby grants and confer exclusive rights of development of the said premises to the developer herein.

However, if any further construction is possible and allowed to be constructed subject to sanctioned plan by concerned authority, the terms and conditions including sharing ratio shall apply mutatis mutandis on such further construction. If the Developer gets extra sanction from the competent authority then the departmental competent authority expenses shall be paid by the owners/confirming party and the Developer in the ratio of 56%:37%:7% (Developer: Owner: Conforming Party).

u) **INTEPRETATION:** Any reference to statute shall include any statutory extension or modification/amendments and its enactment of such statute and the rules regulations or orders made therein. Any covenant, by the developer and/or other owner not to do or commit act, deed or

thing shall mean and include their respective obligations not to permit such act or thing to be done or committed.

- v) **MARKETING AGENT:** shall mean and refer to any company or any firm, through whose single window all the flats/units, commercial space and other saleable area of the said project, **may** be sold in the open market to prospective buyers. The developer, in its sole discretion **and if necessary**, shall appoint such marketing agent for such single window sale. The said marketing agent shall, in discussion and consultation with the developer, fix the absolute/base market price of the said units/commercial space/salable areas, below which no units/commercial space will be sold (both owners' allocation, confirming party's allocation and developers' allocation) to any prospective buyer along with all **specified charges** over and above the fixed/base price. The developer shall have exclusive, unfettered and absolute right to retain and own all specified charges over and above the fixed/base price of the units/commercial space/salable areas and the owner and the confirming party herein shall have no claim or demand to such **specified charges**. The exclamation of base price shall depend upon the Developer only. If the Developer sale the allocation of the Owners/Confirming Party, then the Developer is entitled to get 2.25% brokerage upon total consideration amount. The Developer's marketing agent can sale the Flat of Owners/Confirming Party if they want to Sale their allocation. Owners/Confirming Party has to take NOC from Developer before selling their allocation. If Owners/Confirming Party wants to publish Ads in any mode then they have to take prior approval from the Developer.

- w) **PRICE OF THE UNITS OR SALABLE SPACES:** The Developer shall decide and fix the price of the Units and salable spaces time to time and no one can Sale any Flat below the price fixed by the Developer.

- x) FORMATION OF ASSOCIATION MAINTENANCE COMPANY:** shall mean and refer to any company, association, society to be constituted and formed for the purpose of maintenance and looking after the new building/s as per the provisions of laws applicable and enforceable at that point of time. Until formation of the said associations/maintenance company for the new building the prospective purchasers shall be liable and agrees to make payment of the proportionate share of the maintenance charges as well as proportionate share of rates and taxes to the Developer or any other authority without any abatement or adjustment for any reason whatsoever and the owner agrees not to withhold payment of the same on any account whatsoever. For any unsold unit, the owners herein shall be liable to pay the proportionate maintenance charges as well as proportionate share of rates and taxes to the developer herein as per their sharing ratio. The maintenance shall be paid by all the Flat owners and owners/confirming party @ Rs.3/- per sqft. Developer shall not pay any maintenance charges of their unsold units and salable spaces of his allocation.
- aa) SPECIFIED CHARGES/COSTS:** shall mean and include all charges, costs and taxes including PLC charges, GST charges, additional work costs, Height Charges, escalation charges and amenities charges and/or any charges charged above the fixed price/base price of the flats. It also includes the Transformer, DG, Legal Charges Development Charges, Stamp Duties, GST etc.
- bb) RECEIPTS/PAYMENTS:** All monies/consideration on account of sale of salable space in the said project shall be received by the developer herein in its name and shall appropriate the same through an escrow account in terms of this agreement.

- cc) **DATE OF POSSESSION:** shall mean the completion of Project shall be within 42 Months from the date of Sanction of Building Plan with a provision for grace period of another 6 months.
- dd) **SINGULAR:** shall mean and include plural and vice versa.
- ee) **MASCULINE:** shall mean and include feminine and vice versa.

ARTICLE II: COMMENCEMENT

This agreement shall be deemed to have been commenced on and from and with effect from the date of execution of these presents.

ARTICLE III: OWNERS' REPRESENTATIONS ON TITLE

The owners are absolutely seized and possessed of the said premises and/or otherwise well and sufficiently entitled thereto more fully described in the schedule hereunder written and it has not entered into any agreement for sale and/or development in respect of the said premises with any person or company whosever and also after execution of this agreement they shall not in any manner encumber, mortgage, sell, transfer, let out, demise or otherwise deal with or dispose of the said property except in the manner as hereinafter expressly provided. It is agreed and recorded that by executing this agreement the owners are not transferring the ownership of the said land to the Developer. The juridical possession of the said land will continue to vest in the owners until, 37% of the allocated area including the roof and parking area are transferred to the owners, undivided proportionate impartible right title and interest in the said land is transferred in favor of the buyers of the

flats/apartments/units of the Developers Share/ units of the confirming party in the said complex. Each of the parties hereto will be liable to pay and discharge their respective liabilities and debts including their income tax liabilities and will indemnify and keep indemnified the other therefrom. The OWNER undertakes that they shall have no objection if the CONFIRMING PARTY and the DEVELOPER add up more land adjacent to the scheduled land. The Confirming Party undertakes that they shall provide minimum 69 Cottahs of Land for this Project within September 2022. After execution of this agreement the Owners/Confirming Party shall provide the access to enter into their land after taking necessary approval from HIDCO within Two month and complete Land Mutation, Land Conversion to Bastu/Housing Complex and Boundary wall and completion of above mentioned all the obligation and responsibility within Three month. Once all formalities from Owners/confirming party are done then the Developer shall submit the plan for sanction within Three months & get it sanctioned at the earliest.

ARTICLE IV: CONFIRMING PARTY'S REPRESENTATION

- a) The Owners being busy in their other profession and thus not having time to undertake development of the said land, have approached the confirming party to engage a suitable and reputed developer to construct a residential complex within the said land through joint venture.
- b) The confirming party shall ensure timely completion of mutation & conversion at their own cost of the said land.
- c) The confirming party shall be liable for boundary wall of the entire plot/land at their own expenses.
- d) The confirming party shall be liable to clean the land/plot at their own expenses.
- e) The confirming party ensured road access of the projected land/plot at their own expenses.

ARTICLE V: DEVELOPER'S REPRESENTATION

- a) **Inspection and satisfaction:** The Developer having inspected the said premises as also the copies of title deed and other documents and papers concerning or relating to the said premises and have been duly satisfied itself with regard to the right, title and interest of the owners and the confirming party. However, in case of any defect relating to the right, title and interest being found, or any issue or dispute surfaced or encountered from any statutory authorities, person and/or any third party and/or the confirming party herein the owners and the confirming party shall rectify and/or cause such defects to be rectified and/or removed to make the title perfect free from all encumbrances and disputes at their own costs and charges. Alternatively, the developer may opt for cancellation of this development agreement and can claim for refund of its entire security amount together with interest, charges, damages and penalties.
- b) **Ability to develop:** The Developer has sufficient knowledge and experience in the matter of development of immovable properties and construction of new building/s and has sufficient means of necessary finance as may be required for carry out the development of the said premises and construction of building thereupon.
- c) **Handover of possession:** The Developer, simultaneously with the execution of these presents, has received the vacant and peaceful possession of the said premises free from all encumbrances whatsoever.
- d) **In furtherance of:** The Developer shall carry out the development in respect of the said premises after the owners and the confirming party herein handover road access permissions/licenses/conversion certificates/mutation certificates from respective authorities in respect

of the said property to the Developer and also fulfilling and complying their obligations as mentioned. The Owners/Confirming Party shall pay all charges for road access permission from WBHIDCO.

- e) **Expressed and accepted liabilities:** The developer shall be only liable for liabilities as expressed and agreed herein and shall be not liable to bear any costs, liabilities, charges etc. required to be incurred and paid by the owners and the confirming party herein for fulfilling their obligations and performances.

ARTICLE VI: OWNERS' & DEVELOPEERS' & CONFIRMING PARTYS' JOINT OBLIGATION.

Handover vacant khas peaceful possession: Simultaneously with the execution of this development agreement, the owner's and the confirming party herein has handed over khas vacant peaceful possession of the said premises to the developer herein to the satisfaction of the developer herein.

- a) **Specific obligations and performances and adjustments:** After execution of this development agreement, the owners and the confirming party herein, jointly and severally, shall undertake to complete and fulfill their part of obligations as mentioned hereunder within **90** days from the date of execution hereof:
- Mutation and conversion to "Bastu" or "Housing Complex" of the said premises with BL&LRO records or other competent authority in each and every plot in all respect and thereby facilitating the development of the said premises, at the cost of the Confirming Party. Make Boundary wall to the entire land at their Confirming Party's cost.

- All costs, charges, taxes and/or any other expenses related to the above mutation/conversion/ HIDCO clearance/ HIDCO road access from shall be exclusively borne and/or paid by the Confirming Party.
- Mutation/ Conversion/ Road Access from HIDCO of the said premises is the condition precedent for development of the said premises and non-fulfillment of the said obligation by the confirming party shall entitle otherwise the developer herein has the right to cancel and terminate this development agreement. Moreover, if this development agreement is cancelled and/or terminated by the developer herein, the confirming party herein, shall be liable to refund the entire security amount as mentioned above together with charges, interest, damages, demurrage and all expenses incurred by the developer herein. Till the receipt of entire amount consisting of security deposit and charges, interest, damages and all expenses, demurrage, the said premises shall be under lien and/or charge of the developer herein against the said security deposit and/or further liabilities and payments to be paid by the owners herein as claimed by the developer. Without prejudice to such acceptance, the developer shall be entitled to seek appropriate legal remedies as and when required.
- With the execution of this development agreement, original title deeds and papers related to the said premises shall be handed over and deposited with the developer herein for vetting and the developer shall retain the same till the date of handing over the Project.

- The Developer will consult with the confirming party at the time of preparing all plans & drawings before presenting it for the sanction from the competent authority.
- The developer shall not raise any loan or borrow any money against the said land or any construction made thereon nor shall assign or transfer or encumber in any manner what so ever its interest in this agreement to any person without the written consent of the owners.
- After the owners and the confirming party comply and fulfill their entire obligations as recited hereinabove and after the developer is entirely satisfied with the performance of the owners and the confirming party herein, the developer shall release and pay off the security amount after sanction of building plan.
- The owners/confirming party shall sign and execute from time to time throughout the course of development all such papers and documents at the instance and/or request of the Developer for the purpose of obtaining such sanction/approval or permissions of the plans together with modifications thereof or any other work in connection with the development and construction of the said complex at the said land which are required to be signed by the owners for the purpose and fulfillment of the terms of this agreement. The owners and confirming party shall, assist and render their full cooperation to the developer including signing of all applications, and other documents in order to enable the developer to obtain all the requisite approvals/sanctions etc.

- The owners/ confirming party may from time to time inspect the ongoing construction work.
- b) **Demolition:** After handing over vacant and peaceful possession of the said premises unto the developer and if permitted by respective statutory authorities, the developer shall start demolition of the old structure, if any, and at its sole discretion shall utilize any proceeds and sale of the salvage or any other material. The cost of such demolition including the removal of the debris if any shall also be borne by the Developer.
- c) **Plan Fees:** That the developer shall bear all costs and necessary charges for sanctioning of plan and payment of fees to the concerned municipalities and shall do everything in getting the said plan sanctioned by competent authority.
- d) **Time for completion:** That on the building plan being sanctioned by competent authority and after getting necessary statutory approvals from all authorities the developer shall start construction of the said building according to the direction and specification and shall complete the salable areas, blocks, building with fixture and fittings within **36 months** from the date of the said sanctioned plan and after getting necessary statutory approvals from all quarters with a liberty of grace period of 06 months reckoned from the last day of expiry of 36 months and shall submit a completion certificate, issued by the competent authority to the owners herein. The Developer can handover the respective allocations to the parties before issuance of completion certificate/occupancy certificate. Owners shall refund the security deposit to the Developer before handing over the respective allocation of the owners.

- e) **Time to be the essence of this contract:** The parties herein shall maintain a perfect time line as envisaged herein and perform their respective obligations and duties within their frames of time line.
- f) **Liberty to deal with the saleable areas:** The developer herein shall be at liberty to enter into agreement with prospective buyers of the saleable areas, flats, parking spaces, garages etc. for the said project through a marketing agent (if appointed)/single window system, at the proposed multi-storied building/s with proportionate undivided share or interest in the land over which the proposed building will be constructed and shall be entitled to receive all monies/consideration amount from prospective buyers in an escrow account. The developer shall not sell any portion of the roof. It should be common area for all flat owners.
- g) At the time of handover, the owners and the confirming party shall get their allocation measured mutually with their respective surveyors at their own cost. If any of the party gets extra area then they shall pay at prevailing market rate applicable on per sq ft basis to the other parties.
- h) **Promises and Guarantees:** The owners and the confirming party herein promise and guarantee to save and keep harmless and indemnify against any liability arising and/or occurs due to any dispute to the said premises. The Developer shall also complete the Project in time.
- i) **Arbitration:** All disputes and differences between the parties hereto in any way related to this agreement and/or arising out of the provisions hereof shall be referred for arbitration. The owner and developer will appoint the arbitrator jointly. Such arbitration shall otherwise be in accordance with the provisions of the Arbitration & Conciliation Act, 1996 as amended till date and the outcome of the

said arbitration proceedings shall be final and binding upon the parties hereto.

- j) **Power of Attorney:** The owners shall execute and register a deed of General Power of Attorney in favour of the Developer on the date of this agreement to facilitate the formalities of construction, as well as to raise further funds by way of booking flats, and spaces, for sale and transfer of units/commercial space, and also for proper preparation, execution, presentation and registration of documents of the said saleable areas unto the prospective buyers.
- k) **Further documents and papers:** Both the parties may prepare further documents and papers as to properly commission the said project and such documents and papers shall become piece and parcel of this document.
- l) **Signboards:** The developer shall be entitled to put its signboards on the said premises stating the name of the developer, its address and other particulars as may be required from the date of execution of this agreement. The name of the Project shall be decided by the Developer.
- m) **Termination:** The owners and the confirming party shall have no right or power to terminate this agreement within the stipulated period provided the developer does not violate any of the terms and conditions contained in this agreement.
- n) **Notices:** It is further specifically agreed that a notice addressed to either party by a registered speed post/email shall be deemed a valid notice duly served upon the parties.
- o) **Delay subject to force majeure:** That the developer herein shall not cause any unnecessary delay (subject to force majeure) for construction of the said proposed building.

- p) **Mutual understanding:** If the project is not materialized due to force majeure, the confirming party shall refund the entire security amount to the developer without any interest and/or charges upon it. If the project could not be materialized due to any reasons and/or fault, except force majeure, the parties shall mutually decide about their respective remedies.

- q) **Amenable to laws:** All the parties herein shall be liable and/or amenable to any law or enactment, if brought into existence during the continuation of this project.

ARTICLE VII-FORECE MAJEURE

- i) The parties hereto shall not be considered to be liable for any obligation hereunder to the context that the performance of the relative obligation is prevented by the existence of a force majeure.

- ii) Force majeure shall mean any pandemic, lockdowns announced by the Govt. Authorities, flood, earthquake, riot, war storm, civil commotion, strikes or from other acts beyond the control of the parties hereto.

ARTICLE VIII -MISCELLEANEOIUS

- i) **Demise or transfer:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the premises or any part thereof to the developer or as creating of any right, title or interest in respect thereof of the developer nor this development agreed be construed any partnership agreement or

arrangement other than an exclusive license to the developer to commercially develop the same in terms hereof.

- ii) **Authority and scope of work of developer:** That the developer shall be authorized to apply for and obtain connection of water, electricity to the new building for the purpose of construction or enjoyment of the building.
- iii) **Nomination and/or assignment by the developer:** The developer shall have the right to assign job contract to any other person to develop the said premises and shall have full authority to instruct, guide and pass necessary instructions including appropriation of revenue to any nominees and assignees for completion of the said development.
- iv) **Novation of Agreements:** As and where required there shall be a complete novation, extension of agreements and documents, rescind of terms and conditions.
- v) **Acquisition and requisition:** If the said premises, in due course, if for any reason, is acquired and/or requisitioned by any statutory authority, the developer shall have the sole and absolute authority and power to deal with the same in the manner beneficial to the interest of the developer herein.
- vi) **The developer shall:**
 - i) Install all electricity, gas, water, and telecommunications, serves and surface and soil water drainage to the premises and shall ensure that the same connect directly to the mains thereby benefitting all the intending buyers and owners.

- ii) Serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.
- iii) Give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said premises and pay all costs, fees and outgoing incidental to or consequential, on any such notice and indemnified the owner from and against all costs charges, claims actions suit and proceedings.
- iv) Remain responsible and completely liable for due compliance with all statutory requirements whether local, state or central in respect of complying of provisions under various laws.
- v) Remain responsible for any accident and/or mishap taking place while undertaking demolition and/or clearance of the site and also while constructing erecting and completing the said project and/or new building and/or buildings in accordance with the said plan and has agreed to keep the owner save harmless and fully indemnified from and against all costs charges claims actions suit and proceedings.
- vi) Incur all costs charges and expenses for the purpose of constructing, erecting and completing the said new buildings in accordance with the said plan.
- vii) Not to allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said premises or any part or portion thereof.

- viii) Not to expose the owner to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said project.
- ix) Shall be solely and completely liable for all the materials, fittings and constructions and has agreed to keep the owner save harmless and fully indemnified from and against all costs charges claims action suit and proceedings.
- x) That the developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission of the developer in or related to the construction of the said new building.
- xi) That the developer hereby undertakes to keep the owner indemnified against all actions, suits, costs and proceedings and claims that may arise out of the developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein. For any matter raised under this clause, only developer will be responsible to solve the matter legally and the same may apply to the owner vice versa.
- xii) The developer shall after completion of the said project shall take steps for obtaining completion certificate, to be issued concerned authority, and shall serve a copy thereof to the owner herein thereby intimating the owner about completion of the project.

- xiii) Any delay in possession above the prescribe time the developer shall pay a compensation as per RERA guidelines till the finishing and peaceful habitable handover of the said complex.

ARTICLE IX-JURISDICTION

Only Courts in the competent jurisdiction of Kolkata shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of a land more or less **6.8069** decimals, duly butted and bounded, under Mouza – Jotbhim, R.S. and L.R Plot No. 547(land area **0.665** Decimal), 550 (land area **0.6619** Decimal), 552(land area **0.70** Decimal), 553(land area **02** Decimal) and 653(land area **2.78** Decimal), P.S - K.L.C., under Bamanghata Gram Panchayat, Kolkata-700 059, District-South 24 Parganas". and butted and bounded:

- | | | |
|--------------|---|---|
| On the North | : | R.S. & L.R. Plot No. 554 & 555. |
| On the South | : | R.S. & L.R. Plot No. 705, HIDCO 57 Feet width &
Canal Bank Road. |
| On the East | : | R.S. & L.R. Plot No.652, 655, & 703. |
| On the West | : | R.S. & L.R. Plot No. 546. |

Sl. No	Owners Name	Dag No/s	Khatian No.	Land in Decimal	Classification
1	SEKH NURUL HOQUE	653	1519	2.06	SHALI
2	SABINA HASAN	653, 547 & 550	NOT UPDATE D	2.0469	SHALI
3	KASHIF RASHID	553	NOT UPDATE D	1.44	BANSHBAGAN BUT USE AS SHALI
4	TOUSIF JAMAL	552 & 553	NOT UPDATE D	1.26	BANSHBAGAN BUT USE AS SHALI
TOTAL				6.8069	Decimals

SPECIFICATIONS

Structure:

RCC Structure

Wall:

Exterior: Weather coat over plaster

Interior: POP on interior wall.

Lift, Lobby, Staircase: Automatic lift of Kone/ Otis/ Johnson make.

Marble/Tiles combination with decorated lift fascia and well decorated floor lobby

Flooring:

Living/ Dining/ All Bed Rooms: Large Vitrified Tiles (2'X2')

Master Bedroom: Wooden Finished Tiles

Kitchen, Toilets & Balcony: Antiskid Tiles

Wall Tiles:

i) In Kitchen up to 2.5' over kitchen platform.

ii) In Toilets Glazed/Matt ceramic tiles up to door height.

Kitchen Counter: Polished granite top with stainless steel sink.

Doors:

Main Door: Paneled door with wooden frame, Godrej or Similar Make Main Lock

Internal Doors: Solid core flush door on wooden frame.

Windows: Anodized Aluminum Windows, with glass panel

Electrical:

MCB/ Modular Switches/ Wiring: Havell's/ Anchor or similar make

Ample Light, Fan, Plug (both 5amps and 15 amps) points in Living/ Dining/ Bedrooms/ Kitchens and Toilets

AC Points in all bedrooms & living area.

TV/ DTH points in living / dining and Master bedroom

Refrigerator and Washing Machine points in suitable areas

Kitchen with exhaust/ chimney points, Microwave/ Food Processor points,

Bathrooms will have exhaust points, geyser points.

Sanitary and CP Fittings

Chrome Plated Single Liver Fittings of Jaguar or similar make

White colored floor fitted sanitary fittings of Parry ware or similar make.

Balcony Railings:

Specified design of MS Grill

INTERCOM : This facility is provided in each flats.

FIRE EXTINGUISHER : It will be placed as per sanction plan.

CC TV : CC TV surveillance in the gr. floor lobby.

POWER BACK-UP : 24 hours power backup (2 Bed Room Flat 0.75KVA,
3 Bed room Flat 1 KVA, 4 Bedroom Flat 1.25 KVA)

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

SIGNED, SEALED AND DELIVERED

In the presence of:

1. Md. Samim Khan
Poker, Khamakul, Hooghly.

1. Sk. Nurul Hossain

2. Sabina Hossain.

3. Sayyid Amir

2. Shajahan Mondak
ATOHARA

4. Tanvir Jamal

Signature of the Owners

Drafted & prepared by :

Nahida Parvin

NAHIDA PARVIN

Advocate

Calcutta High Court

Enrolment No. WB/1291/2012

REDICAST PROPERTIES PVT. LTD.

Afsar

Director

Signature of the Confirming party

NEELKANTH NIRMAL PVT. LTD.
Brijesh Kumar Agarwal

DIRECTOR

Signature of the Developer

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

(1) Name : SEKH NURUL HOQUE

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Sekh Nurul Hoque











ডান হাত

Sekh Nurul Hoque

Signature of the Presentant

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

(2) Name : SABINA HASAN

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Sabina Hasan

ডান হাত

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

Sabina Hasan

Signature of the Presentant

(3) Name : KASHIF RASHID

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

নাসা হাতে



Kashif Rashid

Kashif Rashid

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 1908

(1) Name : TAUSIE JAMAL

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Tausie Jamal

Signature of the Presentant

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

(2) Name : SOYEB HOSSAIN SHAIKH



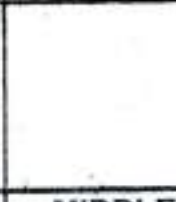







LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					 ডান হাত

MEDICAL PROPERTIES PVT. LTD.

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

Soyeb
Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত <div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; text-align: center;"> PHOTO PEST </div> ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

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 1908

(1) Name : BRITESH KUMAR AGRAWAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Brijesh Kumar Agrawal
Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

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

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
GRIPS eChallan

GRN Details

GRN: 192022230111393451 Payment Mode: Online Payment
GRN Date: 31/08/2022 18:05:40 Bank/Gateway: ICICI Bank
BRN : 86592147 BRN Date: 31/08/2022 18:07:02
Payment Status: Successful Payment Ref. No: 2002567217/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: NEELKANTH NIRMAN PVT LTD
Address: 17/H/8, BALAI SINGHI LANE, 1ST FLOOR, KOLKATA - 700009
Mobile: 8013059824
Email: NEELNIRMAN@GMAIL.COM
Contact No: 8013059824
Depositor Status: Buyer/Claimants
Query No: 2002567217
Applicant's Name: Mr NAHIDA PARVIN
Identification No: 2002567217/5/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002567217/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002567217/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1058/12326/27418

To
Sk Nurul Hoque

MURATPUR
Muratpur
Muratpur, Bardhaman
West Bengal - 713121



KH126541329FT

12654132



आपका आधार क्रमांक / Your Aadhaar No. :

5918 8510 8065

आधार - आम आदमी का अधिकार



Sk Nurul Hoque

Father : Sk Yousuf

DOB: 04/03/1988

Male

5918 8510 8065



आधार - आम आदमी का अधिकार

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

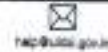
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: MURATPUR,
Muratpur, Muratpur,
Bardhaman, West Bengal,
713121

5918 8510 8065



Sk. Nurul Hoque

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SK NURUL HOQUE
YOUSUF SEKH

04/03/1988
 Permanent Account Number
AFRPH4268D

SK Nurul Hoque
 Signature





28102010

कार्डधारक के बचत / बचत पर कृपया ध्यान दें / ध्यान दें
 आसानी से नुकसान हो सकता है, पत्र पत्र ही पत्र
 और भी अधिक, कृपया ध्यान दें
 बचत टिकटों के बचत के बचत
 बचत, गुण - 411 045

While card is lost, duplicate card is not
 issued. If you require a
 duplicate card, please contact
 Income Tax PAN Services Unit, NSDL,
 1st Floor, Sapphire Chambers,
 Near Bazar, Telephone Exchange,
 Bazar, Pune - 411 045

Tel: 9420 2221 2030 Fax: 9420 2221 2031
 www.nsdlnet.in

SK Nurul Hoque



সাবিনা হাসান
Sabina Hasan
পিতা : আজিজুর রহমান
Father : Azizur Rahaman
জন্মতারিখ / DOB : 24/07/1971
মহিলা / Female



6937 0903 3563

আধার - সাধারণ মানুষের অধিকার



ঠিকানা:
2A, লোয়ার রঞ্জ, সার্কাস
এভিনিউ, কোলকাতা, সার্কাস
আভেনু, পশ্চিম বঙ্গ, 700017

Address:
2A, LOWER RANGE, Circus
Avenue, Kolkata, Circus Avenue,
West Bengal, 700017

6937 0903 3563

1800 305 147

help@uidai.gov.in

www.uidai.gov.in

Sabina Hasan



Sabina Hasan.



ভারত সরকার

भारत सरकार

Unique Identification Authority of India
Government of India

ভসিআইডি নং / Enrollment No.: 1215/80048/33685

To

কশিফ রশিদ

Kashif Rashid

71/8 TOPSIA ROAD(S)

Gobinda Khatak Road

Gobinda Khatak Road

Circus Avenue Kolkata

West Bengal 700046

9231660995

16/09/2016
324793531



MA247935315F7



আপনার ভসিআইডি নং / Your Aadhaar No. :

5205 4043 6313

ভসিআইডি - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

কশিফ রশিদ

Kashif Rashid

পিতা : রশিদ আলিখান

Father : Rashid Alikhan

জন্ম তারিখ / DOB : 26/12/1963

পুরুষ / Male



5205 4043 6313

ভসিআইডি - সাধারণ মানুষের অধিকার

Kashif



ভসিআইডি

- ভসিআইডি পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ভসিআইডি সারা দেশে মাল্য।
- ভসিআইডি ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় একীকৃত পরিচয় অধিদপ্তর

Unique Identification Authority of India

ঠিকানা:

71-3, তপসিয়া রোড (সি/সি),

গোবিন্দ খাটক রোড, কোলকাতা,

গোবিন্দ খাটক রোড, পশ্চিম বঙ্গ,

700046

Address

71/8, TOPSIA ROAD(S), Gobinda

Khatak Road, Kolkata, Gobinda

Khatak Road, West Bengal,

700046

5205 4043 6313



1800 300 1847



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name
KASHIF RASHID

पिता का नाम / Father's Name
RASHID AKHTAR

जन्म की तिथि /
Date of Birth
26/12/1985

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMOPR4462P



22072021

Kashif Rashid
हस्ताक्षर / Signature

Kashif Rashid

यदि कार्ड खो जाये/यदि हर प्रकार चुराया जाये/चोरी/किसी
अन्य व्यक्ति के पास आये, तो पता देना
पता: 401, 402, 403, 404,
प्लॉट नं. 341, सर्वे नं. 9978,
मिडल कोर्ट, न्यू देव बंगला चौक,
दिल्ली - 110 019

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
4th Floor, Mutha Sterling,
Plot No. 341, Survey No. 9978,
Middle Court, Near Deep Banglow Chowk,
Delhi - 110 019

टोल फ्री नं. 1800 120 1000 / 1800 120 1001
वेबसाइट: www.itservices.in



Tausif Jamal

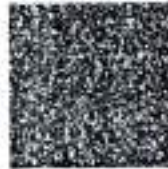
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BEFPJ7432B



नाम / Name
TAUSIF JAMEL

पिता का नाम / Father's Name
MOHAMMED GAFFAR

जन्म की तिथि / Date of Birth
06/05/1995

सहकारिता विभाग
Cooperation Department

20022018

यदि कार्ड खो जाये/यदि किसी द्वारा कार्ड खोया जाये/सिद्धांततः
आयकर विभाग को सूचित करें, ताकि कार्ड को
रद्द कर दिया जा सके।
पता नं. 341, सर्वे नं. 997/6,
मोडेल कॉलोनी, पास डीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/6,
Model Colony, Near Deep Bangalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 5070 Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in

Tausif Jamal



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AALCR5001L

नाम / Name REDICAST PROPERTIES PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation 07/12/2021



Signature valid

Digitally signed by
Income Tax Dept.
Date: 2021.12.08 09:55:38
GM (+05'30')

- Permanent Account Number (PAN) has been Income Tax Department (under Section 139A of Income Tax Act, 1961) including payment of taxes, assessment, tax demand, tax returns, amending of information and easy maintenance & retrieval of tax records, etc. relating to any person.
- आयकर विभाग (under Section 139A of Income Tax Act, 1961) including payment of taxes, assessment, tax demand, tax returns, amending of information and easy maintenance & retrieval of tax records, etc. relating to any person.
- Possession or using more than one PAN is against the law & may attract penalty or prosecution.
- एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसका दंड 10,000 रुपए तक या जेल या दोनों तक संभव है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a special Android Mobile App. You need to scan this specific Mobile App on Google Play Stores - Enhanced QR Code Reader for PAN Card and
- आयकर विभाग के अंतर्गत जारी किया गया e-PAN कार्ड में एक विशेष एंड्रॉइड एप्लिकेशन - एंजेंड एंड्रॉइड मोबाइल ऐप का उपयोग करके इस विशेष मोबाइल ऐप को Google Play, Store पर से डाउनलोड करके इस कार्ड के अंतर्गत जारी किया गया Enhanced QR Code Reader for PAN Card R

Cut

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AALCR5001L



नाम / Name
REDICAST PROPERTIES PRIVATE
LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
07/12/2021

ई-पैन कार्ड के अंतर्गत एक विशेष एंड्रॉइड मोबाइल ऐप/एप्लिकेशन
आयकर विभाग द्वारा जारी किया गया है।
3 की सीडीएफ, एन 100, एन 100,
पॉस्ट 110011, नई दिल्ली-110011,
राज्य राजस्थान, ई-पैन कार्ड के अंतर्गत,
फोन - 441 8154

2/11/2021 09:55:38 AM

Redicast Properties Private Limited
204/205/206, Liberty Building,
Plot No. 144, Survey No. 1927A,
Noida Colony, Near Deep Dugbhai Chauri,
Pune - 411 016

Tel: 91-20-2721 3661, Fax: 91-20-2721 3661
e-mail: hait@redicast.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details,

REDICAST PROPERTIES PVT. LTD.

Director



ভারত সরকার
Government of India



নাম / Name: SHAIKH SOYER HOSSAIN
 পিতা / Father: SHAIKH SAUKAT HOSSAIN
 জন্ম তারিখ / DOB: 14/10/1958
 লিঙ্গ / Gender: Male



6872 8580 8412

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
 এস/ও/ শেখ শওকত হোসেন,
 দাপ্তারী পাড়া, জসার, জাগার,
 হুগলী, জসার, পশ্চিম বঙ্গ,
 712415

Address:
 S/O Shaikh Saikat Hossain,
 DAPTARI PARA, JASAR, Jasar,
 Hooghly Jasar, West Bengal,
 712415

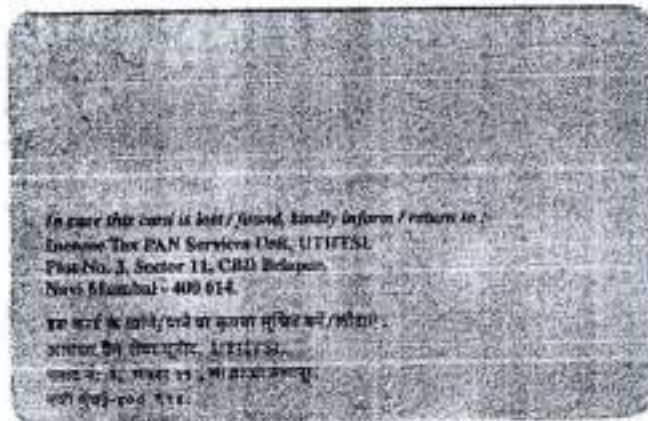
6872 8580 8412

1800 300 547

help@uidai.gov.in

www.uidai.gov.in

Signature



Signature

आयकर विभाग
INCOME TAX DEPARTMENT
NEELKANTH NIRMAN PRIVATE
LIMITED



भारत सरकार
GOVT. OF INDIA



09/07/2004

Permanent Account Number

AACCN0826A

01000011

NEELKANTH NIRMAN (PVT) LTD.

[Handwritten Signature]
DIRECTOR



भारत सरकार
GOVERNMENT OF INDIA



Prag Date: 27/03/2014

Brijesh Kumar Agrawal
DOB: 03/04/1964
Male



9163 5833 7726

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA



Prag Date: 28/03/2014

Address: C/O Bijnath Agrawal, ALCOVE
GLORIA, BL-2, 10-PR, FL-10th, 403/1
DAKSHINDARI ROAD, South Dum Dum
(m), North 24 Parganas, West Bengal,
700048



9163 5833 7726



1947



help@uidai.gov.in



www.uidai.gov.in

Brijesh Kumar Agrawal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACYP84300



नाम/Name
PRJESH KUMAR AGRAWAL

पिता का नाम / Father's Name
BAJNATH AGRAWAL

दिनांक/Date
03/04/2014

हस्ताक्षर/Signature

Prjesh



ভারতীয় বিশিষ্ট প্রত্যয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20901/26294

To
Md. Samim Khan
মহঃ সামিম খাঁ
KHAN PARA
Pole
Pole Hooghly
West Bengal - 712406

22/04/2014



KL881552445FT
88155244



আপনার আধার সংখ্যা / Your Aadhaar No. :

8375 0682 1981

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মহঃ সামিম খাঁ
Md. Samim Khan
পিতা : মহঃ মনিরুল ইসলাম খাঁ
Father : Md Monirulislam Khan

জন্মতারিখ / DOB: 05/04/1996
পুরুষ / Male

8375 0682 1981



আধার - সাধারণ মানুষের অধিকার

Samim Khan

Major Information of the Deed



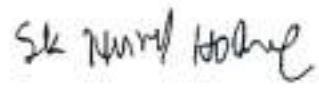





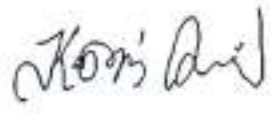
Deed No :	I-1621-08399/2022	Date of Registration	02/09/2022
Query No / Year	1621-2002567217/2022	Office where deed is registered	
Query Date	25/08/2022 1:17:44 PM	A.D.S.R. BHANGAR, District: South 24-Parganas	
Applicant Name, Address & Other Details	NAHIDA PARVIN MADHYAMGRAM,Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700130, Mobile No. : 8910394600, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 45,00,000/-	Rs. 55,74,991/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			




Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Jobhim, JI No: 3, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-653 (RS :-)	LR-1519	Bastu	Shali	2.06 Dec	18,00,000/-	20,16,225/-	Width of Approach Road: 57 Ft., Adjacent to Metal Road,
L2	LR-653 (RS :-)	LR-1276	Bastu	Shali	0.72 Dec	5,00,000/-	7,04,700/-	Width of Approach Road: 57 Ft., Adjacent to Metal Road,
L3	LR-547 (RS :-)	LR-1275	Bastu	Shali	0.3325 Dec	2,00,000/-	2,35,660/-	Width of Approach Road: 57 Ft., Adjacent to Metal Road,
L4	LR-547 (RS :-)	LR-1255	Bastu	Shali	0.3325 Dec	2,00,000/-	2,35,660/-	Width of Approach Road: 57 Ft., Adjacent to Metal Road,
L5	LR-550 (RS :-)	LR-423	Bastu	Shali	0.6619 Dec	3,00,000/-	4,69,121/-	Width of Approach Road: 57 Ft., Adjacent to Metal Road,
L6	LR-553 (RS :-)	LR-1535	Bastu	Bansh Bagan	2 Dec	12,00,000/-	14,17,500/-	Adjacent to Metal Road,
L7	LR-552 (RS :-)	LR-369	Bastu	Bansh Bagan	0.7 Dec	3,00,000/-	4,96,125/-	Width of Approach Road: 57 Ft., Adjacent to Metal Road,
		TOTAL :			6.8069Dec	45,00,000 /-	55,74,991 /-	
		Grand Total :			6.8069Dec	45,00,000 /-	55,74,991 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SEKH NURUL HOQUE (Presentant) Son of Mr YOUSUF SEKH Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office			
	02/09/2022	LTI 02/09/2022	02/09/2022	
MURATIPUR, Village:- MURATIPUR, P.O:- MURATIPUR, P.S:-Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713121 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8D, Aadhaar No: 59xxxxxxxx8065, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs SABINA HASAN Wife of Mr BAZLUL MOHI AKHTAR HASAN Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office			
	02/09/2022	LTI 02/09/2022	02/09/2022	
2A,LOWER RANGE,, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx6D, Aadhaar No: 69xxxxxxxx3563, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr KASHIF RASHID Son of Mr RASHID AKTHER Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office			
	02/09/2022	LTI 02/09/2022	02/09/2022	
78/1,TOPSIA ROAD, City:- Not Specified, P.O:- TOPSIA, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx2P, Aadhaar No: 52xxxxxxxx6313, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				



4	Name	Photo	Finger Print	Signature
	Mr TAUSIF JAMAL Son of Mr MOHAMMED GAFFAR Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office	 <small>02/09/2022</small>	 <small>LTI 02/09/2022</small>	 <small>02/09/2022</small>
30/E,KUSTIA MASJID BARI LANE, City:- Not Specified, P.O:- TOPSIA SUB POST OFFICE, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BExxxxxx2B, Aadhaar No: 65xxxxxxxx8817, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				
5	REDICAST PROPERTIES PRIVATE LIMITED 302,NORTH BLOCK,ASTRA TOWER,AKANKHA MORE, City:- Not Specified, P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.: AAXxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NEELKANTH NIRMAN PRIVATE LIMITED 17/H/8,BALAISINGHI LANE,FIRST FLOOR, City:- Not Specified, P.O:- AMHARST STREET, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 , PAN No.: AAXxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BRIJESH KUMAR AGRAWAL Son of Late BAIJNATH AGRAWAL Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office	 <small>Sep 2 2022 2:45PM</small>	 <small>LTI 02/09/2022</small>	 <small>02/09/2022</small>
ALCOVE GLORIA,403/1,DAKSHINDARI ROAD, City:- Not Specified, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx0G, Aadhaar No: 91xxxxxxxx7726 Status : Representative, Representative of : NEELKANTH NIRMAN PRIVATE LIMITED (as DIRECTOR)				

2	Name	Photo	Finger Print	Signature
Mr SOYEB HOSSAIN SHAIKH Son of Mr SHAIKH SAUKAT HOSSAIN Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office				
Sep 2 2022 2:45PM	LTI 02/09/2022	02/09/2022		
JASHAR,DAPTARIPARA, Village:- JASHAR, P.O:- JASHAR, P.S:-Pursurah, District:-Hooghly, West Bengal, India, PIN:- 712415, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx6P, Aadhaar No: 68xxxxxxxx8412 Status : Representative, Representative of : REDICAST PROPERTIES PRIVATE LIMITED				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MD SAMIM KHAN Son of Mr MD MONIRUL ISLAM KHAN POLE, Village:- POLE, P.O:- POLE, P.S:-Khanakul, District:-Hooghly, West Bengal, India, PIN:- 712406			
02/09/2022	02/09/2022	02/09/2022	
Identifier Of Mr SEKH NURUL HOQUE, Mrs SABINA HASAN, Mr KASHIF RASHID, Mr TAUSIF JAMAL, Mr BRIJESH KUMAR AGRAWAL, Mr SOYEB HOSSAIN SHAIKH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SEKH NURUL HOQUE	NEELKANTH NIRMAN PRIVATE LIMITED-2.06 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SABINA HASAN	NEELKANTH NIRMAN PRIVATE LIMITED-0.72 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SABINA HASAN	NEELKANTH NIRMAN PRIVATE LIMITED-0.3325 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs SABINA HASAN	NEELKANTH NIRMAN PRIVATE LIMITED-0.3325 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs SABINA HASAN	NEELKANTH NIRMAN PRIVATE LIMITED-0.6619 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr KASHIF RASHID	NEELKANTH NIRMAN PRIVATE LIMITED-1.44 Dec
2	Mr TAUSIF JAMAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.56 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr TAUSIF JAMAL	NEELKANTH NIRMAN PRIVATE LIMITED-0.7 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Jotbhim, JI No: 3, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 653, LR Khatian No:- 1519	Owner:সেখ নূরুল হক , Gurdian:সেখ ইউসুফ, Address:মুরাতিপুর ডাডার পূর্ব বর্ধমান, Classification:শালি, Area:0.02000000 Acre,	Mr SEKH NURUL HOQUE
L2	LR Plot No:- 653, LR Khatian No:- 1276	Owner:সুব্রত মন্ডল, Gurdian:নিমাই চন্দ্র মন্ডল, Address:সাং: জোতভীম থানা: ডাঙর, দা: ২৪ পরগনা, Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 547, LR Khatian No:- 1275	Owner:ইউসুফ মন্ডল , Gurdian:ভারত মন্ডল, Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 547, LR Khatian No:- 1255	Owner:শ্রী মিতুন মন্ডল, Gurdian:ভরত চন্দ্র মন্ডল, Address:নিজ , Classification:শালি,	Seller is not the recorded Owner as per Applicant.

L5	LR Plot No:- 550, LR Khatian No:- 423	Owner:ভরত মণ্ডল, Gurdian:পঙ্ক মণ্ডল, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 553, LR Khatian No:- 1535	Owner:বেচারাম মন্ডল, Gurdian:গনেশ চন্দ্র, Address:নিজ , Classification:বাঁশবাগান, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 552, LR Khatian No:- 369	Owner:বাসা চরন মণ্ডল, Gurdian:রুদ্র কৃষ্ণ মণ্ডল, Address:নিজ , Classification:বাঁশবাগান,	Seller is not the recorded Owner as per Applicant.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4700, Amount: Rs.5,000/-, Date of Purchase: 26/08/2022, Vendor name: J K Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2022 6:07PM with Govt. Ref. No: 192022230111393451 on 31-08-2022, Amount Rs: 2,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 86592147 on 31-08-2022, Head of Account 0030-02-103-003-02



Himansu Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1621-2022, Page from 240115 to 240176

being No 162108399 for the year 2022.



Digitally signed by HIMANSU BISWAS
Date: 2022.09.14 15:23:13 +05:30
Reason: Digital Signing of Deed.

(Himansu Biswas) 2022/09/14 03:23:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
West Bengal.

(This document is digitally signed.)
