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3305 JUA 2 E

2-14007/2022



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

2/2580303/22

AL 838673

31/8/22

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

AGREEMENT FOR DEVELOPMENT

31 AUG 2022

THIS AGREEMENT FOR DEVELOPMENT made on this the 31st day of August Two Thousands and Twenty-Two (2022) of the Christian Era ;

BETWEEN

1. SRI BIKASH CHANDRA BISWAS (Pan - AGOPB7488R) and (Aadhaar No. 7497 8457 1961), son of Late Santosh Kumar Biswas and 2. SMT PAPRI BISWAS (Pan - AGOPB7492M) and (Aadhaar No. 7238 6605 2479), wife of Sri Bikash Chandra Biswas, both by Faith - Hindu, both by Nationality - Indian, by Occupation - No.1 - Retired and No. 2 - Housewife, both residing presently at 135, Vigyapan Lok Apartments, Mayur Vihar Phase-I, Patparganj, Post Office & Police Station - Mayur Vihar Phase-I, Delhi - 110091, District - East Delhi, hereinafter jointly referred to and called as the "**LANDOWNERS**" (which terms or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all their respective legal heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

3305 JUA 1 E

5724 Value 100/-
Date
Sold to Habcon
Address
Vendor (Signature)

29 AUG 2022

Engineers
AE-225,
Salt Lake,
Kam 84

Sealdah Civil Court
Sharmistha Chatterjee Mukherjee

RN Details
GRN.



✓ Sisirajit Siskun
S/o - Sibon Siskun
Adarshapally, P.O.-Gouranagaragan
P.S. - New Town, Kolkata-59

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

31 AUG 2022

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

Payment Details

GRN: 192022230109311188 Payment Mode: Online Payment (SBI Epay)
GRN Date: 29/08/2022 13:48:14 Bank/Gateway: SBlePay Payment Gateway
BRN : 2643599361619 BRN Date: 29/08/2022 13:49:55
Gateway Ref ID: 202224169402550 Method: State Bank of India New PG DC
Payment Status: Successful Payment Ref. No: 2002580303/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms HABCON ENGINEERS
Address: AE-225, Sector-I, Salt Lake City, Kolkata-700064
Mobile: 9831118422
Email: ncrudra@gmail.com
Period From (dd/mm/yyyy): 29/08/2022
Period To (dd/mm/yyyy): 29/08/2022
Payment ID: 2002580303/3/2022
Dept Ref ID/DRN: 2002580303/3/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002580303/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2002580303/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.

AND

HABCON ENGINEERS, (Pan - AADFH6125N), a Partnership Firm of Building Construction, Promotion and Development and represented by its Partners namely, **1. Sri Netai Chand Rudra (Pan - AEKPR6652P)** and (**Aadhaar No 7446 4855 9917**), son of Late Ajit Kumar Rudra and **2. Sri Surajit Roy (Pan - AEIPR8695G)** and (**Aadhaar No 6528 9036 7119**), son of Sri Sudhir Ranjan Roy, both by Faith - Hindu, both by Nationality - Indian, both by Occupation - Business, having its registered Office at AE - 225, Sector-I, Salt Lake City, Post Office - CC Block, Police Station - Bidhannagar (North), Kolkata - 700 064, District - North 24-Parganas, hereinafter referred to and called as the "**DEVELOPER**" (which terms or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all its successor or successors-in-interest, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS :

a) That the West Bengal Housing Infrastructure Development Corporation Ltd., a Government Company Incorporated under the provision of the Companies Act, 1956 has got statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the State Government in the Housing Department on behalf of the Vendors has acquired lands in the districts of North 24-Parganas and South 24-Parganas and has transferred such lands to the Vendors conferring on the Vendors the entire responsibilities of developing the infrastructure service therein and also the power to transfer lands by way of sale to the individual Person/s, Co-Operative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purpose etc.

b) The present Landowners namely **Sri Bikash Chandra Biswas and Smt. Papri Biswas**, as intending purchasers applied to the said West Bengal Housing Infrastructure Development Corporation Ltd. for purchase of a piece and parcel of land being acquired portion thereof to erect a building thereon for residential purpose after complying with all formalities for allotment of such land by the said West Bengal Housing Infrastructure Development Corporation Ltd. as Vendor thereof.

c) That the said West Bengal Housing Infrastructure Development Corporation Ltd. in admittance and acceptance of the said application of the said Sri Bikash Chandra Biswas and Smt. Papri Biswas, for having the allotment of a Plot of Land in the said New Town area, by executing a Deed of Conveyance dated 3rd day of February 2014, therein described as vendor of the One Part duly sold, conveyed and transferred against receipt of valuable Consideration mentioned there in ALL THAT piece and parcel of freehold land measuring about 298.33 Square Meter be the same little more or less being Premises No. 52-0648 in Street No.0648 (12 Meter wide) & No.0675 (20 Meter wide) Erstwhile Plot No.1855, in Block No. AA - IIC Category HIGI - II, situated in the New Town, Police Station - New Town under the New Town Kolkata Development Authority in the District of North-24 Parganas, unto and in favour of Purchasers of the Other Part thereto. The said Deed of Conveyance was registered with the Office of the Additional Registrar of Assurances - II, Kolkata, on 03rd February, 2014 and recorded there in Book No. I, CD Volume No. 7, Page from 2904 to 2920, being No.01507 for the Year 2014 of the said Office.

d) That upon execution and registration of the above stated Deed of Conveyance dated 03rd February, 2014 unto and favour of the said Sri Bikash Chandra Biswas and Smt. Papri Biswas, as Purchasers thereto, the said West Bengal Housing Infrastructure Development Corporation Limited by or under a Memorandum of Possession vide No.MP-I/HIDCO/EM/22/5575 dated 21.08.2014 duly handed over the peaceful physical vacant Possession of all that piece and parcel of land measuring about 298.33 Square Meters be the same little more or less being Premises No. 52-0648 in Street No.0648 (12 Meter wide) & No.0675 (20 Meter wide) Erstwhile Plot No.1855, in Block No. AA - IIC Category HIGI - II, situated in the New Town, Police Station - New Town under the New Town Kolkata Development Authority in the District of North-24 Parganas and herein after referred as the "said Premises" and more particularly in the First Schedule written herein after.

e) That the said Sri Bikash Chandra Biswas and Smt. Papri Biswas, being the Landowners hereof, upon acquiring the absolute lawful bonafide interest, peaceful possession and marketable title in respect of the Premises in the manner state hereinbefore, duly mutated their name as lawful Owners thereof and with the issuance of a Certificate of Record of Title of Land No.3072/2014 dated 19th November, 2014 by the NKDA

and the Landowners have been awarded the AIN No.0111130221128533 dated 27/06/2022 and paid the upto date Property Tax before the New Town Kolkata Development Authority.

f) The Landowners hereof as absolute lawful Owners of the said Premises with an object of developing the same by constructing there upon a G + 4 Storied Building Comprising of several Flats, Units, Car Parking Spaces & Other Commercial Spaces decided to engage an Architectural Firm as Developer who will be ready and agreeable to undertake such development work by constructing there upon the proposed G + 4 Storied building on the said Premises upon obtaining the requisite sanction of a Building Plan from the New Town Kolkata Development Authority exclusively at its own costs, expenses and arrangements to which the Party of the Other Part hereof duly agreed to and accordingly, the Landowners hereof by entering into this Agreement for Development as well as by executing a registered Development Power of Attorney, do hereby authorized, engaged and empowered the Party of the Other Part hereof as Developer to proceed with the proposed development work on the said premises of the Landowners in accordance with the Building Plan caused to be sanctioned by the New Town Kolkata Development Authority in the name of the Landowners exclusively at the costs and expenses of the Developer hereto.

g) The Developer hereof is an experienced Architect Firm and Builder engaged in the field of Building Promotion and Construction having thus approached and empowered by the Landowners duly agreed to undertake such development work at the cost and expenses of the Developer on the terms and conditions so agreed to between the Parties hereof and stipulated herein below.

NOW, THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows :

1. That the present Agreement for Development shall deemed to have been commenced on and with effect from the date of execution of the present Agreement i.e. 31st day of August, 2022 with all its binding effect on both of the Parties hereto.

2. In this Agreement for Development unless it would be contrary or repugnant to the subject or context the following terms and expression shall mean :

- a) **The Land/Said Premises** shall mean all that piece and parcel of free hold Plot of Land measuring about 298.33 square meters be the same a little more or less being Premises No. 52-0648 in Street No.0648 (12 Meter wide) & No. 0675 (20 Meter wide) (Erstwhile Plot No.1855, in Block No. AA - IIC) Category HIGI - II Situated in the New Town under Mouza - Raigachhi, J. L. No. 12, Police Station - New Town under the Rajarhat - Bishnupur I G. P. presently under the New Town Kolkata Development Authority in the District of North 24 Parganas and more fully described in the First Schedule written hereinafter.
- b) **The Building** shall mean and include all that G + 4 Storied building comprising multiple Floors, Flats, Units, Car parking Space and other Commercial Space so to be constructed by the Developer hereof exclusively at its own costs and expenses on the said premises of the Landowners more particularly stated in the First Schedule written hereinafter in accordance with the sanctioned Building Plan of the New Town Kolkata Development Authority.
- c) The Landowner hereof in consideration of allowing the Developer to develop their said Premises so stated in the First Schedule written hereinabove by raising the construction of a G + 4 Storeyed building thereon will be entitled to get free of cost allocation of all that Built-up area of Entire Third Floor and Entire Fourth Floor of the newly constructed building together with allotment of 03 (Three) Number out of 06 (Six) Numbers of Car Parking Spaces viz. No. 1, 2 & 3 on the Ground Floor Parking area of the newly constructed G + 4 Storied residential building along with right and interest on all common areas, facilities and amenities attached to and available with the land and building on account of Landowners' Allocation from the Developer against development of the said Premises and more particularly described in the Second Schedule, Part-I written herein after.
- d) The Developer's Allocation shall mean all that Built-up area of Entire First Floor and Entire Second Floor of the newly constructed building together with allotment of 03 (Three) Number out of 06 (Six) Numbers of Car Parking Spaces viz. No. 4, 5 & 6 and One Office Space (141.984 Sq. ft. Covered area) on the Ground Floor of the newly constructed G + 4 Storied residential building along with right and interest on all common areas, facilities and amenities attached to and available with the land and building on account of Developer's Allocation

of the said Premises and more particularly described in the Second Schedule, Part-II written herein after.

e) **The Common Areas** shall mean such portion and/or areas of the land building and its constructed spaces specified for collective use and enjoyment by the Occupiers of the building and the Landowners hereof.

f) **The Common Expenses** shall mean the expenses so to be borne by the Landowners hereof along with other Co-owners of the building for preservation, maintenance and operation of all common services, facilities, amenities and areas attached to the land and building.

g) **The Built-up area** shall mean the constructed area measuring at floor level of any Flat/Unit taking the external dimension of the Flat/Unit including the area of Balconies/Verandahs along with proportionate share of constructed area of Landing, Lobby, Corridor, Staircase, Lift and Lift Shaft area to be added for measuring the total Built-up area.

h) **The Super-built-up area** shall mean the Built-Up area of the Flat/Unit as above plus 25% (Twenty five percent) thereof on account of all Common and Service area related to the Land and Building.

3. **The Landowners represent and declare as follows :-**

a) That the Landowners hereof absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises as Joint Owners thereof.

b) That the said Premises is free from all encumbrances and the Landowners have good, valid and lawful marketable title till date in all respect relating to the said Premises.

c) That the said Premises of the Landowners is also free from all kind of charges, liens, lispens, attachment, trusts, acquisitions and requisitions of any nature whatsoever.

d) That there is no excess vacant land at the said Premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976, Furthermore, the said Premises nor any part or portion thereof is the subject matter of any notice of attachment under the Public Demands Recovery Act.

- e) That there is no bar legal or otherwise for the Landowners to obtain the necessary consents and permission from the Competent Authority that may be required under the law of the land in dealing with the said Premises in any manner whatsoever.
- f) That the Landowners as Joint Owners of the said Premises have every right and authority to sign and execute the present Agreement for Development with the Developer hereof.
- g) That the Landowners had not been granted and/or agreed, committed or contracted or even into any Agreement for sale, Agreement for Development or lease of the said premises or any part or portion thereof with any persons other than the Developer hereof and the Landowners till date neither created any mortgage, charge nor attach the said premises with other encumbrances in any manner whatsoever.
- h) That the Landowners have not yet done any act, deed, matter or thing whereby or by reason whereof the development of the said Premises by the Developer hereto may be prevented or affected in any manner whatsoever.

4. The Landowners and the Developer doth hereby declare and covenant as follows:-

- a) That in lieu of the consideration so mentioned in the Second Schedule, Part-I written hereinafter, the Landowners hereby grant exclusive right and authority to the Developer to conduct the development work in respect of the said Premises of the Landowners by constructing thereon the proposed G+4 Storied building in accordance with the sanctioned Building Plan of the New Town Kolkata Development Authority and such construction work of the building shall necessarily be completed within the period of 24 (twenty four) months from the date of obtaining the sanction of building Plan.
- b) That all application, building plan/s and other papers and documents that may be required by the Developer for the purpose of obtaining any modification/ revision of the building plan shall be prepared by the Developer on behalf of the Landowners at the Developer's costs and expenses. However, all such plan/ applications thus mutually agreed are to be signed by the Landowners as and when so called upon by the Developer.

c) That simultaneously with the execution of the present Agreement, the Landowners shall take necessary step to deliver the physical vacant possession of the said Premises unto and in favour of the Developer so to enable immediate start of the development work thereon by the Developer in accordance with the sanctioned Building Plan.

d) That on from the date of handing over possession of the said Premises by the Landowners to the Developer, all rates and taxes as also other Outgoing in respect of the said Premises till such time the possession of the Landowners' Allocation are being handing over, shall be borne and paid by the Developer. All outgoing on and from the date of delivery of possession of Landowners' Allocation shall remain be the liability of the Landowners and to be payable by the Landowners.

e) That the Developer shall be authorized in the name of Landowners in so far as necessary, to apply for having temporary and permanent connections of drainage, sewerage, electricity, water supply and/or other utilities that may be required for the construction of building and enjoyment of the same for decent human habitation according to terms and conditions of the concerned authority.

f) That the Landowners and the Developer shall exclusively be entitled to hold, possess and enjoy their respective allocation in the building with further right of transfer and/or to deal with or dispose of the same without any claim, demand, right or interest therein of the other part and shall further not in any way interfere or disturb the quiet and peaceful possession of the other.

g) It is made clear that, both the Landowners and the Developer hereof will be entitled to their respective allocation so mentioned in second schedule, Part-I and Part-II written hereinafter and both the Landowners and the Developer hereof if they so desire, will be entitled to dispose of their said allocation in favour of the prospective buyer/s at such consideration or price that the Parties hereof may think fit and proper to which the Other Party have nothing to say.

h) That the Landowners hereof in connection with the present Agreement for Development as well as for all other related acts, deeds and things, sign and execute a registered Development Power of Attorney unto and in favour of the Developer hereto empowering there under to do and perform all such acts, deeds and things that are required to be done

for developing the said Premises by completing the construction work of the G + 4 storied building and also to sale the Flats, Units and other Construction Spaces of the building fallen under Developer's Allocation in favour of the intending Purchaser/s.

5. Dealing of Space of the Building:-

a) The Developer shall on completion of the construction work of the building put the Landowner first in undisputed possession of the Landowners' Allocations **TOGETHER WITH** the common right and interest on all common areas, facilities and provisions attached to and available with the building and such common right and interest are to be enjoyed collectively along with the other Owners /Allotees of Units or Space of the building.

b) That the Landowners hereof subject to fulfillment of their obligation mentioned in the present Agreement will be entitled to transfer or otherwise deal with the Landowners' Allocation of the building to their absolute discretion.

c) That the Developer shall be exclusively entitled to deal with the Developer's Allocation with every further right and authority to convert the same either for any other purpose or for any other lawful objects with the permission of the Competent Authority including the right of disposing of the said allocated area by way of absolute Sale and/or Transfer thereof without any objection relating thereto by the landowners and the Landowners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. It is also agreed to between the Landowners and the Developer hereof that, the Drive- Way area/Passage of the Ground Floor of the building shall always remain common for both the parties and the same cannot be officially separated and/or partitioned according to respective share of allocation between the Landowners and the Developer hereof.

6. Consideration:-

a) The Developer being the Party of the Other Part hereof shall be to liberty with exclusive right and authority to negotiate for the sale of Floors and constructed areas of the building fallen under Developer's Allocation together with proportionate share of land attributable thereto in favour of any prospective Purchaser/s at such consideration and on

such terms and conditions that the Developer shall think fit and proper. The Landowners hereto however without raising any objection, at the request of the Developer if so required, shall execute and register the necessary Deed of Conveyance/s unto and in favour of the Purchaser/s towards sale of Unit/s and space of the Building fallen Under Developer's allocation **PROVIDED HOWEVER** that, the Landowners as Vendor in all such Deed of Conveyance/s shall not claim or be entitled to claim any amount towards the value of constructed area or toward the construction value of Proportionate area of land to the said Premises attributable thereto as the consideration amount relating thereto have agreed to be paid by the Developer to The Landowners through the free of cost allocation of all that Landowner's Allocation so particularly state in the Second Schedule, Part- I, written hereinafter.

b) It is categorically agreed to and declared by the Landowners hereof that, as the entire cost of construction of the proposed G+4 Storied Building and other Miscellaneous expenses relating thereto are to be borne by the Developer exclusively without any investment on the part of the Landowners for the very reason, the consideration money receivable towards Sale/ Transferred of Flat/s, Unit/s, and/or Car Parking Spaces of the Developer's Allocation in the proposed building including earnest money or booking amount therefore shall be received and appropriate exclusively by the Developer and the Landowners hereof will have no claims or even right to claim on any part of portion thereof.

c) It is also for the reason stated in Clause-7. b) Written hereinbefore, the Developer hereof for all time to come will be at absolute liberty to appropriate the entire sale proceeds and/or Consideration amount receivable against disposal of Developer's Allocation without having liability therefore to the Landowners.

7. **Building and other related matters:**

a) The Developer shall at the Developer's own costs and risks make the construction and complete the G+4 Storied Building on the said Premises in accordance with the sanctioned building plan with such materials and with such specifications so mentioned in the Third Schedule hereunder written and that may be recommended by the Architect engaged for supervising the construction of the building from time to time.

- b) Subject to as aforesaid, the decision of the Architect regarding the quality of the materials so to be used for construction of the proposed building at the said premises of the Landowners will be treated as final and the same will be operated with all its binding effect on the Parties hereof.
- c) The Developer shall install and erect in the said building at the Developer's Own costs pump set deep tube-well, water storage tank/ Over-head water reservoir, electric wiring, fittings and installations and other facilities that may required to be provided in a G + 4 Storied Building having self-contained Flat/s, Unit/s and/or other spaces and constructed for sale/ transfer thereof on Ownership basis.
- d) The Developer shall be Authorized in the name of the Landowners to apply for the obtain allocations of cement, all type of Steel, bricks, other building materials and accessories allocable to the Landowners for the construction of the building and similarly, to apply for and obtain temporary and permanent connections of water supply, electric supply, telephone, cooking gas and sewerage line connections.
- e) The Developer shall at its own costs and expenses and without creating any financial or other liability upon the Landowners construct and complete the said G + 4 Storied Building having several self-contained Flat/s, Unit/s and other constructed space in accordance with the Sanctioned Building Plan.
- f) On and from the date of taking over possession of the said Premises by the Developer for starting the construction work of the said G + 4 Storied Building, any liability becoming due on account of rates and taxes as also other outgoings in respect of the said Premises for new construction of the building, shall be borne and paid by the Developer. It is made specifically clear that, all outstanding dues on account of rates, rents & taxes as also other outgoings in respect of the said Premises till the date of handing over possession of the said Premises to the Developer hereof in terms of the present Agreement for starting for construction work of the proposed building shall remain be the liability of the Landowners and shall be borne and paid by the Landowners as and when called upon by the Developer without raising any objection relating thereto.

g) That the Developer on completion of the construction work of the said G+4 Storied Building as well as upon obtaining Building Completion Certificate from the NKDA. Shall serve written notice to the Landowners requiring the Landowners to take possession of the Landowner's Allocation in the building. After 30 (thirty) days from the date of service of such notice and at all time thereafter, the Landowners shall be responsible for payment of all municipal and statutory taxes, rates, duties and other impositions including regular payment of monthly maintenance charges that are payable in respect of the Landowners' Allocation in the building. However, the said rates and charges shall be payable on pro-rata basis if the same is being levied on the building as a whole.

h) The Landowners and the Developers shall punctually and regularly pay for their respective allocations all rates & taxes to the concerned authority as and when the same will become due and payable.

i) On and from the date of service of notice of possession of the Landowner's Allocation, the Landowners shall also be held responsible to bear and pay to the concerned Association/ Organization of the Occupants of the building in charges of the administration and management, proportionate share of all service charges regarding operations of all common facilities, provisions and amenities attached to and available with the Building payable in respect of the Landowner's Allocation. Such charges are to include proportionate share of premium for the insurance of the building/ water/ fire and scavenging charges , expenses for sanitation, electricity, renovation, replacement, repair and maintenance charges for the building and of all common wiring, pipes electrical and mechanical equipments, pumps, motors and other electrical & mechanical installations, appliances and equipments, stair-ways, corridors, drive-ways, lift and lift-shaft .and security personal other facilities what so ever provided for common use of the occupants of the building

j) Any transfer relating to any portion of the Landowners' Allocation in the new building shall be subject to the provisions contained hereof and the respective transferee shall always be held responsible to honour all the items and conditions of the presents Agreement without raising any objection therefore.

k) The Landowners and the Developer or Flat owners shall be liable to pay regularly the proportionate maintenance and service charges for

enjoying the common facilities and amenities attached to available with the Building to the authority concerned who will be in charge of providing such maintenance and services of the Building.

l) The Landowners hereof after having delivery of possession of their allocation from the Developer will enjoy the said allocations / portions with absolute right and authority to hold, use, occupy, enjoy, transfer, sale, gift, mortgage and assign the same in any manner they like. All such right and authority of the Landowners in no way could be taken of or infringed by the Developer under any circumstances.

8. COMMON RESTRICTIONS.

The Landowners' Allocations in the proposed building shall be subject to the same restrictions as are applicable to the Developer's Allocation in the Building intended for common benefits all occupiers of the building which shall include as follows:-

- a) Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activities nor shall use the same in such manner that might have caused any nuisance or hazard to the other occupiers of the building.
- b) Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration and/or addition therein without the written consent of the other in that behalf.
- c) Both the Landowners and the Developers shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good, running and workable condition so the same may not cause any damage to the building
- d) No good or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner to free movement of users of the corridors and other places of common use in the building.

e) Neither party throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

f) Both the parties hereto shall permit other agent, workmen and representative at all reasonable time to enter into others collection and every part thereof for the purpose of repairing, maintaining, re-building, cleaning and keeping the building and its common areas in good usable order and condition.

9. LANDOWNERS' OBLIGATIONS :-

a) The Landowners doth hereby agree and convent with the Developer not to cause any interference or hindrance in the lawful construction of the said G+4 Storied Building on the said premises.

b) The Landowners doth hereby further convent with the Developer not to do any act, deed or things whereby Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion of the building on the said Premises in favour of the Intending Purchase/s, Transferee/s of Flat/s and/or units and other space of the said building.

c) The Landowners doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or to create charge or part with possession of the said Premises or any portion thereof in favour of any Third Party without the consent in writing of the Developer till the delivery of possession of Landowners' Allocation to the Landowners. However, it will not prevent the Landowners from entering into any Agreement for Sale and/or Transfer of their allocated portion of the new building in favour of the prospective Transferee/s.

d) The Landowners hereto will have no right, authority and power to terminate and/or revoke the registered Development Power of Attorney of the present Agreement for Development within the period of construction of the said G+4 storied building. The present Agreement for Development as well as the registered Development Power of Attorney shall remain operative and in full force and effect until and unless entirety of the Developer's Allocation in the said G+4 Storied building are being disposed of in favour of the Purchaser/s and/or Transferee/s.

However, if there be violation of any terms and conditions of the present Agreement by the Developer in the event, the Landowners will be entitled to serve written notice upon the Developer specifying the violation of terms asking due redressal thereof.

e) The Landowners hereof undertake not to create any kind of charge or mortgage including that of equitable in respect of the said Premises or on any part or portion of Landowners' Allocation by depositing the Title Deed of the said Premises at anytime during the subsistence of the present Agreement and further agreed to handover all Original Deed/s, documents and other relevant papers relating to the said Premises to the Developer against returnable accountable receipt and the Developer shall return all original Deed/s, Documents and other relevant papers relating to the said premises to the Landowners on or before the date of obtaining building completion certificate from the NKDA.

10. DEVELOPER'S OBLIGATIONS.

a) The Developers doth hereby agrees and covenants with the Landowners to complete the construction work of the proposed G+4 Storied Building within the period of 24 (Twenty four) months from the date of obtaining the sanction of Building Plan from the New Town Kolkata Development Authority.

b) The Developers hereby agrees and covenants with the Landowners not to do any act, deed or thing whereby the Landowners are prevented from enjoying , selling, assigning and/or disposing of any part or portion of the Landowners' Allocation in the said building.

c) The Developer hereby also agrees not to part with possession of the Developer's Allocation or any portion thereof unless possession of the Landowners' Allocation is delivered to the Landowners **PROVIDED HOWEVER** it will not prevent the Developer from entering into any Agreement for Sale or to deal with the Developer's Allocation and the Landowners will remain bound to sign and execute all such Agreement for sale concerning Developer's allocation if so required, by the Developer.

d) Any act of the Developer relating to construction of the Building and sell of the Developer's Allocation shall not bind the Landowners with any kind of liability or responsibility arising thereof.

11. LANDOWNERS' INDEMNITY:-

- a) The Landowners hereby undertake to keep the Developer indemnified against all genuine third party claim regarding the title of the said Premises during the construction work upon completion of which the Developer shall be entitled to use and enjoy its allocated space without any interference on the part of the Landowners.
- b) The Landowners hereof undertake not to create any kind of charge or mortgage including that of equitable mortgage in respect of the said Premises or on any part or portion thereof by depositing the Title Deed of the said Premises at any time during the subsistence of the present Agreement.
- c) The Landowners hereof also categorically undertake to compensate the Developer hereof from sustaining any loss and damage due to defect in the title of the Landowners in respect of the said Premises or due to claim of any genuine Third Party regarding the said Premises or any part or portion thereof by reason whereof the construction work of the Building on the said Premises as well as due disposal of Unit/s thereof fallen under Developer's Allocation are being prevented.

12. DEVELOPER'S INDEMNITY

- a) The Developer hereby undertake to keep the Landowners indemnified against all genuine third party claim and actions arising out of any sort of act or omissions of the Developer in relation to the making of construction of the proposed G+4 storied building.
- b) In case of any failure and/ or negligence on the part of the Developer barring the "Force Majeure" Clause, in completing the construction work of the proposed building and due handing over of possession of Landowners' Allocation within the specified period in terms of the present Agreement, the Developer will compensate such delay by paying the sum of Rs. 10,000/- (Rupees ten thousand) only to the Landowners per every month of delay.

13. MISCELLANEOUS

- a) The Landowners and the Developer have entered into the present Agreement purely as a contract and nothing contained herein shall deem to be constructed as a Partnership between the Developer and the Landowners or as a Joint Venture between the Parties hereto in any manner nor the Parties hereto constitute an Association of Persons.
- b) Immediately after handing over of physically vacant possession of the said Premises by the Landowners to the Developer, the Developer shall start the construction work of the proposed G+4 Storied Building of the said Premises in accordance with the sanctioned building plan.
- c) The Landowners and the Developer hereby agreed to abide by all the rules and regulations to be formed by any Society/Association of Unit Owners of the building who will be in charge of management and administrating the affairs of the building and/or common parts/areas thereof and they are to abide by such rules and regulations.
- d) The name of the newly constructed building will be given by the Landowners at their discretion upon completion of the construction work of the building.
- e) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developer by the Landowners or creating any right, title or interest in respect thereof in favour of Developer other than an exclusive license in favour of the Developer to develop the same in terms of these present **PROVIDED HOWEVER** the Developer shall be entitled to borrow money from any bank or banks or from any individual or financial institutions or from any financial for the purpose of the completion of the construction work of the said building subject to proper utilization of the said loan amount will further be entitled to take additional loan upto the said upper limit if so required by the Developer without creating any financial liability on the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that, on event the Landowners nor any part of their estate shall be responsible and /or make liable for payment of any dues to such Bank or Banks, Financial Institutions/ Financer and for that purpose the Developer shall keep the Landowners Indemnified against all actions, suits, proceedings, costs, charges and expenses thereof.

f) It is made clear that, upon completion of the construction work of the building, the Landowners will have common right over the roof of the building along with the other flat owners/ occupiers of the building and will have the common responsibility to maintain, preserve and protect the roof and other common areas/ parts of the building upon payment of requisite common expenses thereof along with the other flat owners of the building.

14. FORCE MAJEURE

a) The parties hereto shall not considered to be held liable and/or responsible for any obligation performance of which would have been prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".

b) "Force Majeure" shall mean flood, earthquake, riot, war, storm, tempest, strike and/or any other act or commission beyond the control of the parties hereto.

c) If the construction work of the said G + 4 Storied Building would not have been completed within the stipulated period of 24 (Twenty-four) months for any of the reason beyond the control of the Developer and mentioned under this Article, in that event, the period of completing the construction work of the said building will be extended for such further period of 6 (Six) months from the date thereof.

d) Save and except what has been specifically stated hereunder all dispute and difference between the Parties arising out of the meaning construction or import of this Agreement or their respective right and liabilities as per this Agreement shall be adjudicated by reference to arbitration of two independent Arbitrators, one to be appointed by each Party, who shall jointly appoint an Umpire at the commencement of the reference and the Award of the Arbitrators or the Umpire shall be final and conclusive and this Clause shall deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 and it's statutory modifications and/ or re-enactments thereof in force from time to time.

e) Notwithstanding the arbitration clause so referred hereinbefore the right to sue for specific performance of the present Agreement by either

of the Party against the other vide terms and conditions of the Agreement shall remain unaffected.

f) The Developer hereof on completion of the entire construction work of the building at its own costs and expenses shall obtain the requisite Building Completion/Occupancy Certificate from the New Town Kolkata Development Authority on regulation of all matter concerning the Building.

15. JURISDICTION

The Courts of North 24-Parganas alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of the present Agreement between the Parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO (THE LAND / SAID PREMISES)

ALL THAT piece and parcel of revenue paying free hold Plot of vacant land ad-measuring an area of **298.33 Square Meters** be the same a little more or less being **Premises No.52-0648** in Street No.0648 (12 Meter wide) & No.0675 (20 Meter wide) Erstwhile **Plot No.1855**, in **Block No. AA - IIC Category HIGI - II**, situated in the New Town, under Mouza - Raigachhi, J. L. No.12, Police Station - New Town within the limit of New Town Kolkata Development Authority (earlier under the Rajarhat - Bishnupur I G. P.), Additional District Sub-Registration Office at Rajarhat, New Town in the District of North-24 Parganas and which is butted and bounded as follows :

ON THE NORTH : By Street No. 0675 (20 Meter wide) & Street No.0648 (12 Meter wide),

ON THE SOUTH : By Premises No.50-0648 & 41-4444,

ON THE WEST : By Premises No.41-4444 & Street No.0675 (20 Meter wide) and

ON THE EAST : By Street No. 0648 (12 Meter wide) and Premises No.50-0648.

THE SECOND SCHEDULE ABOVE REFERRED TO
(PART - I)

THE LANDOWNERS' ALLOCATION : That in consideration of allowing the Developer to develop Landowners said Premises so stated in the First Schedule written hereinabove by raising construction of a **G + 4 Storied building** there on, the Landowners will be jointly entitled to get free of cost allocation of **all that Built-up area of Entire Third Floor and Entire Fourth Floor comprising 01 (One) No. of Residential Flat on the Third Floor and 02 (Two) Nos. of Residential Flat on Fourth Floor together with allotment of 03 (Three) Number out of 06 (Six) Numbers of Car Parking Spaces viz. No. 1, 2 & 3 on Sanctioned Building Plan (Excluding common stair case, lift, lobby and common toilet on Ground floor) lying on the Ground Floor Parking area of the newly constructed G + 4 Storied residential building** along with right and interest on all common areas, facilities and amenities attached to and available with the land and building on account of **Landowners' Allocation** from the Developer against development of the said Premises.

It is categorically understood and agreed that, save and except the above stated free of cost allocation of **02 (Two) Floors and 03 (Three) Car Parking Spaces** of the newly G + 4 Storied Building, the Landowner will not be entitled to get and/or claim any other or further allocation and/or consideration from the Developer against development of the said Premises except for use of common areas, facilities and amenities attached to and available with the land and building.

(PART - II)

THE DEVELOPER'S ALLOCATION : Save and except the Landowners' Allocation so stated in Part-I written hereinabove, the remaining constructed area of the newly built G + 4 Storied Residential Building of **Built-up area of Entire First Floor and Entire Second Floor comprising 02 (Two) No. of Residential Flats on each Floor together with allotment of 3 (Three) Number out of 06 (Six) Numbers of Car Parking Spaces viz. Nos. 4, 5 & 6 and One Office Space (141.984 sq. ft. Covered area) on the Ground Floor on Sanctioned Building Plan (Excluding common stair case, lift, lobby and common toilet on Ground Floor) lying on the Ground Floor Car Parking area of the newly constructed G + 4 Storied residential building** along with undivided and proportionate share of land attributable thereto of the said Premises as well as with right and

interest on all common areas, facilities and amenities attached to and available with the land and building will be treated as allotted area of **Developer's Allocation** with further right of dealing with and/or to dispose of the said allocation accordance to Developer's absolute discretion for all time to come hereafter without any objection relating thereto on the part of the Landowners hereof with further right of receiving and appropriating the entire sale proceeds relating to such Developer's allocation without having any liability for the same to the Landowners.

THE THIRD SHCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF WORK)

SL. NO	DESCRIPTION	SPECIFICATION OF MATERIAL
1.	Foundation Up to Plinth	a) Auger Method pile as per Structural Drawings (Diameter of pile - 450 mm, Length of pile -18 m.) with necessary modification by Structural Engineer submitted with M-20 grade concrete and Fe-500 grade steel. b) Foundation works as per Structural Drawings with M-20 grade concrete and Fe-500 grade steel. c) Anti-termite treatment in 3 layers. d) Water proofing for water tight lift well. e) 75mm the P.C.C. (1:3:6) over S.B.F.S.
2.	Superstructure	a) R.C.C. Structure with M-20 grade concrete and Fe-500 grade steel b) Floor ht. - as per sanctioned drawing. c) 200 th External brick works d) 125 th 75 th internal brick works with HB netting at every 3 rd layer. e) 10/15/20mm thick Internal plaster (1:4) f) 25mm thick External plaster (1:4) g) Lift machine room / stair head room as per drawings h) Elevation Decorative front facing only i) Loft as per requirement j) Caretaker room, toilet etc, as per sanctioned drawing with necessary modification A. Cement - Ultratech / Lafarge/ACC B. Steel-TATA TISCON/ SAIL/JINDAL TMT BAR C. Stone Cheeps - 5/8", 3/4" down D. Sand -Coarse for all R.C.C. works and Medium coarse for others works E. Bricks - 1* Class-Krishna Nagar/ Nilgunj/ Baharampur

3.	Doors	<p>a) 4" x 2.5" Malaysian sal wood door frames (Rs. 2200/- per cft.)</p> <p>b) Main door - shutter for each flat will be provided CP teak (good quality) decorative wood (1½", ¾" thick) panel type with polish. (Rs. 5500/- per cft.)</p> <p>c) Internal door - L.S.I Marked water proof flush door (Globe Brand) with teak veneer both side & polish</p> <p>d) 20mm x 50mm wooden bit to be fitted at all frames and wall junction.</p> <p>e) Main door fitting :-</p> <p>i) Godrej Ultra Tribolt Lock (Rs. 2550/- each)</p> <p>ii) 1 Pair decorative Handle (Unit Price Rs 1500/-)</p> <p>iii) 1 No 300 mm S.S. tower bolt main gate (Unit Price Rs.150/-)</p> <p>iv) 1 no magic eye (Unit Price Rs.150/-)</p> <p>v) 1 no door stopper (Unit Price Rs.150/-)</p> <p>vi) 1 no Rubber Buffer</p> <p>f) Internal door fittings:-</p> <p>i) Mortise Lock with handle with key (Unit Price Rs.1650/ in all doors</p> <p>ii) 1 no 250mm S.S. tower bolt (Unit Price Rs.130/-)</p> <p>iii) 1 no door stopper (Unit Price Rs.130/-)</p> <p>iv) 1 no Rubber Buffer</p> <p>All Doors fitted with S.S. hinges with steel screws</p>
4.	Window	<p>a) Anodized Aluminum Sliding window conforming to IS 733-1983 with 4mm bronze (Saint-Gobind) glass as per size mentioned in drawings using HINDALCO /JINDAL (1.2 Thick) section to all windows except toilet which will louver type. (Rs. 275/- per sq. ft.)</p> <p>b) Anodized Aluminum Sliding door cum window conforming to IS 733-1983 with 5mm bronze (Saint Gobind) glass as per size mentioned in drawings using HINDALCO /JINDAL (1.5mm Thick) section to all except toilet which will louver type. (Rs. 350/- per sq. ft.)</p> <p>c) Grill 12mm sq bar / 19mm x 6mm flat as per design up to 22kg per sq.mt. Painted over 2 coat primer.</p>
5.	Electric al	<p>i) Concealed electrical wiring through PVC conduit (Havells/finolex wires to be used)</p> <p>ii) All switches will modular type Legrand (Myrius)</p> <p>iii) 12 way MCB for all circuits (Havells/Legrand)</p> <p>iv) Copper PVC insulated wires.</p> <p>v) 32A main switches for each flat (Havells/Legrand) and other common service</p> <p>vi) Main Line- 6 mm. sq.</p>

		<p>vii) A.C. line- 4mm. sq. viii) Power Plug- 1.5 mm. sq. m ix) 5 Amp all plug- 1.0 mm. sq. x) Earthling- 1.0 mm sq. xi) All bed room bed switches (two ways) provided with fan regulator. xii) Proper Electrical earthling as per the I.E. specifications xiii) Electrical arrangements for Pump. xiv) Nos. of Electrical Points in each flat as follows:-</p> <p><u>Bed room:-</u> 1 no Fan point with regulator 3 nos. Light Points. 1 no. 6A Plug socket on main switch board. AC Point in all Bed rooms with starter 1 no TV Point in 2 Bed rooms 1 no Bed switch (2-Way) Point in each bed room 1 no 6A Plug socket other than one main switch board 1 no Computer/Laptop point 1 no Telephone point in each room</p> <p><u>Drawing & Dining room:-</u> 2 nos. Fan point with regulator 6 nos. Light Points. 1 no 5A power sockets on main switch board. 1 no 5A power sockets other than on main switch board. 2 nos. 15A plug socket 1 no TV Point 1 no calling bell Point 1 no AC Point with Starter at the open kitchen-living- dining space 1 no Computer point 1 no light point at Main Entrance (Outside) 1 no Washing machine point at suitable position 1 no Refrigerator point at a suitable place</p> <p><u>Kitchen:-</u> 2 nos. Light Points. 1 no Exhaust fan point 1 no for Chimney (5A plug Socket) 1 no, 5A plug socket on main switch board. 1 no 6Amp Aqua-guard point 1 no, 15A plug socket.</p> <p><u>Toilet:-</u> 2 nos. Light Points. 1 no Exhaust fan point 1 no, 5A plug socket on main switch board. 1 no, 15A plug socket for Geyser</p>
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		<p>Balcony:- 1 no Fan point with regulator 2 no Light Points on two sides of Fan point 1 no. 6A Plug point Others: -1 no calling bell Point for each flat from ground fl. Staircase:- 1 no Light Point in each landing with 2 way switch Car Parking area / Roof area / Passage:- 4 no Fan point with regulator 10 nos. Light Points including gate lights 2 no 15A Plug socket Caretaker Room 1 no fan point with regulator 2 nos. light point 1 no 6Amp plug socket on main switch board Caretaker Toilet 1 no light point 1 no Exhaust fan point</p>
6.	Sanitary Plumbing works	<p>a) Concealed UPVC water lines (20mm/25mm) with hot & cold facilities in all toilets in each flat. b) UPVC. medium pipes for external water lines c) High density (HDPE) PVC pipes for waste and soil lines (Supreme/ Ashirbad make) d) PVC (Supreme make) 100mm; dia rain water down pipe. e) JAQUAR Florentine model C.P. fittings for all toilets in each flat f) White vitreous sanitary fittings like normal commode, basin etc.(Hind ware/ Cera/ Parryware) g) Pitch valve ISI Standard h) S.S. sink with sink cock with extra tap point at kitchen i) Aqua guard point, washing machine point, Dish washer point and dining basin point to be provided at suitable location j) Standard fittings for watch and ward/ caretaker toilet k) 6" dia S.W. line with necessary manholes add master trap etc. using S.W. pipe, of HIND l) Surface drain or S.W. line for rain water m) Line to be fitted as per instruction of consultant.</p>

7.	Toilet	<p>a) 12" x 18" / 12" x 24" Glazed wall tiles KAJARIA/Somany brand upto lintel height (Rs. 55/- to 60/- per sft)</p> <p>b) Anti-skit floor tiles 600 x 600 price Rs.65/- -70/-per sft.</p> <p>Toilet fittings :- Each Toilet</p> <p>a) 1no EWC White Commode with sanitary cistern (M.R.P.- Rs.11000/-) with 1no Angular Stop cock fitted with a tap to wash hand and white seat cover.</p> <p>b) 1no white basin (M.R.P- Rs.1130/-) with basin mixture (M.R.P.-Rs.3000/-) fitted with 2nos. angular stop cock (M.R.P. -Rs.1000/-)</p> <p>c) 3 in 1 wall mixture(M.R.P.-Rs.4900/-) with hand shower (M.R.P.- Rs. 1150/-) and O.H. shower (M.R. P.-Rs. 1900/), Shower Arm (M.R.P.- Rs. 975) (provision for Geyser point with 2 nos. angular stop cocks</p> <p>d) 1no Mirror (Rs.1000/-)</p>
		<p>e) 1no soap disk (Rs. 525/-)</p> <p>f) 1no Towel rod (Rs. 825/-)</p> <p>g) 1no 2-way bib cock (MRP-Rs.1550/-) with commode shower (M.R.P.Rs. 2000/- for 3 parts)</p>
8.	Kitchen	<p>a) Tan Brown/Black Granite (purchase price Rs. 225/- per sq. ft.) as top of cooking platform with black stone support and necessary selves within build fitted S.S. Sink</p> <p>b) Vitrified tiles flooring of average unit price (Rs 65/- to 70/- per sq. ft.)</p> <p>c) Glazed tiles KAJARIA brand up to lintel ht. above cooking platform (price Rs. 55/- to 60/- per sq. ft)</p> <p>Kitchen fittings :-</p> <p>a) 1no S.S single bowl sink (Syphony/Sonata M.R.P. Rs. 3500/- each) with waste and waste pipe</p> <p>b) 1no sink cock (MRP-Rs.2000/-) and 1no tap below sink (MRP- Rs.1000/-)</p> <p>Dining:- 1 No white Basin with Pedestal (Cardiff brand M.R.P. Rs.4500/-) with pillar cock M.R.P. Rs. 1100/-</p>

9.	Flooring	<p>a) Vitrified Tiles (600 x 600) flooring of average unit price Rs 65/- to 70/-per sq. ft.) (Somany/Kajaria Brand/Johnson)</p> <p>b) Marware white marble flooring unit price (Rs 70/- per sq. ft.)/ with Acid polish to stair floor and landing</p> <p>c) Design colour full Floor Tiles (Rs.50/- per sq. ft.) at parking & passage area.</p> <p>d) 2'x2' paneled Crazy mosaic flooring with multi colour chips over water proofing chemical with acid polish at roof area.</p> <p>e) Ceramic/Vitrified tiles flooring at caretaker room, toilet at ground floor.</p>
10	M.S. & Steel works	<p>a) Grill using 12mm sq bar 19mm x 6mm flat as per design up to 18kg</p> <p>b) Per sq. m. Enamel painted over 2 coat primer.</p> <p>c) Collapsible gate at main entrance of building</p> <p>d) 3'-3" high Stainless Steel (304 Grade) Railings with Toughen glass (12 mm thick) at Balcony as directed and welding wherever required with approved design.</p> <p>e) 3'-6" high Stainless Steel (304 Grade) Railings at stair as directed and welding wherever required.</p> <p>f) 7 nos. M.S. gate at front boundary wall with approved Design up to 1000 kg weight.</p>
11.	Common work	<p>a) 1no UGR of required capacity with 2nos. lockable M.S. cover</p> <p>b) 1no OHR of required capacity with 1nos. lockable M.S. cover</p> <p>c) 125mm thick boundary wall of 1500 m. ht. with foundation as per drawing with 2'-0" high grill on top designed matching with that gates</p> <p>d) 1no water pump Crompton Submersible (2.00 H.P.) with necessary delivery</p> <p>e) Water line from HIDCO supply to UGR</p> <p>f) 40mm IPS cement flooring at front footpath in front of main gate</p> <p>g) Roof treatment- Crazy Mosaic with multi-color chips over two coat Water Proofing compound Pidifine 2K of Pedilite Company.</p>

12.	Painting	<ul style="list-style-type: none"> i) 2 coat weather coat paint (ICI / BERGER) over one coat Snowcem and One Coat Exterior Primer (ICI/BERGER) at exterior surface of building ii) Birla Putty at internal surface of each flat finished iii) Birla Putty at internal surface at parking area, stair area & other common area with 2 coat primer, 2 coat distemper paint (ICI / BERGER) iv) Birla Putty at internal surface at kitchen, toilet area v) All wood & M.S. grill works 2 coat synthetic paint over 2 coat primer or polished as and where required (ICI / BERGER). vi) White wash to lift room and lift well
13.	Works not included in the specification cost	<ul style="list-style-type: none"> i) Cost of WBSEBSD ii) Cost of internal painting iii) Cost of electrical appliances, furniture and interior decoration, false ceiling etc. iv) Elevation works will be completed only front side of building
14.	Lift	h) 5 passengers manual Lift (1600x1200) (Escon /Omega /Johnson).

15. **WATER SUPPLY ARRANGEMENTS** : Round the clock water supply will be made available in the Building with the aid of supplied water by NKDA, Pump installed in the Premises with pumping arrangements to the overhead water reservoir to be lifted from the underground water reservoir.

16. **Temporary & Permanent Connection** : Proportionate cost of installation of Temporary & Permanent meter of building, together with the charges of individual electric Meter, are to be borne by the Landowners' and Flat owners of the building.

17. **COMMUNICATIONS** : Telephone and Cable TV wiring in drawing & bedrooms, as per electrical points specified above.

Above all, No Compromise with the quality of the materials.

18. **EXTRA WORK**: Any work other than specified above will be treated as Extra Work. To carry out the Extra work, advance payments are to be made as per prevailing market rate.

IN WITNESS WHEREOF the party hereto doth hereunto set and subscribed their respective hand and seal in presence of the witnesses named herein below on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

WITNESSES:

1. Arijit Maity
GSA/H/16, Manicktala
Main Road, Kolkata-700054

PP

Papni Biswas

SIGNATURE OF THE LANDOWNERS
OF THE ONE PART.

2. Sujit Biswas
Adarshapally, New-
Town, Kolkata-59

HABCON ENGINEERS

Nefai chowdhury
Partner

HABCON ENGINEERS

Surojit Roy
Partner

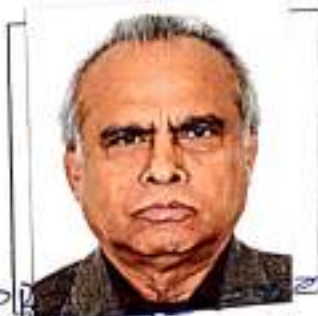










SIGNATURE OF THE DEVELOPER
OF THE OTHER PART

Drafted by :












Bani Brata Basak
(Mr. Bani Brata Basak)
Advocate
High Court, Calcutta.
NB-449/2005

UNDER RULE 44A OF THE I.R. ACT, 1908.
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,
R.H. BOX - THUMB TO SMALL PRINTS.

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO.

 <i>PP</i> <i>PP</i>	L.H.					
	R.H.					

ATTESTED :- *PP*








 <i>Papri Biswas</i> <i>Papri Biswas.</i>	L.H.					
	R.H.					

ATTESTED :- *Papri Biswas.*












SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO.

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

N.B. - L.H. BOX-SMALL TO THUMB PRINTS,
R.H. BOX - THUMB TO SMALL PRINTS.

 Netaji Chand Rudra	L.H.					
	R.H.					

ATTESTED :- Netaji Chand Rudra

 Surendra Roy	L.H.					
	R.H.					

ATTESTED :- Surendra Roy

Major Information of the Deed

Deed No :	I-1523-14007/2022	Date of Registration	31/08/2022
Query No / Year	1523-2002580303/2022	Office where deed is registered	
Query Date	26/08/2022 3:29:24 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	BANI BRATA BASAK HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831316066, 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. 1/-	Rs. 1,19,20,855/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco(ii) - C, JI No: 0, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1855		HIDCO Bastu	HIDCO Bastu	3211 Sq Ft	1/-	1,19,20,855/-	Width of Approach Road: 66 Ft., Adjacent to Metal Road.
Grand Total :					7.3586Dec	1 /-	119,20,855 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BIKASH CHANDRA BISWAS Son of Late SANTOSH KUMAR BISWAS Executed by: Self, Date of Execution: 31/08/2022 Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office	 31/08/2022	 L1 31/08/2022	 31/08/2022

135 VIGYAPAN LOK APARTMENT, MAYUR VIHAR, PHASE I, PATPARGANJ, City:- Not Specified, P.O:-
MAYUR VIHAR PHASE I, P.S:-MAYUR VIHAR PH-I, District:-East, Delhi, India, PIN:- 110091 Sex:-
Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx8R,
Aadhaar No: 74xxxxxxxx1961, Status :Individual, Executed by: Self, Date of Execution:
31/08/2022
, Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office



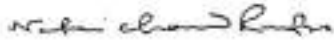


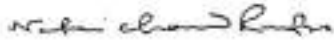


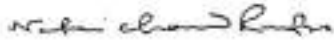
Name	Photo	Finger Print	Signature
Smt PAPRI BISWAS Wife of Shri BIKASH CHANDRA BISWAS Executed by: Self, Date of Execution: 31/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office			
31/08/2022	LTI 31/08/2022	31/08/2022	



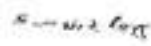
135 VIGYAPAN LOK APARTMENT, MAYUR VIHAR, PHASE I, PATPARGANJ, City:- Not Specified, P.O:-
MAYUR VIHAR PHASE I, P.S:-MAYUR VIHAR PH-I, District:-East, Delhi, India, PIN:- 110091 Sex:-
Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx2M,
Aadhaar No: 72xxxxxxxx2479, Status :Individual, Executed by: Self, Date of Execution:
31/08/2022
, Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HABCON ENGINEERS AE 225, SECTOR I, SALT LAKE CITY, City:- Not Specified, P.O:- CC BLOCK, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri NETAI CHAND RUDRA (Presentant) Son of Late AJIT KUMAR RUDRA Date of Execution - 31/08/2022, , Admitted by: Self, Date of Admission: 31/08/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Aug 31 2022 1:16PM</td> <td>LTI 31/08/2022</td> <td>31/08/2022</td> <td></td> </tr> </tbody> </table> <p>AE 225, SECTOR I, SALT LAKE CITY,, City:- Not Specified, P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2P, Aadhaar No: 74xxxxxxxx9917 Status : Representative, Representative of : HABCON ENGINEERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Shri NETAI CHAND RUDRA (Presentant) Son of Late AJIT KUMAR RUDRA Date of Execution - 31/08/2022, , Admitted by: Self, Date of Admission: 31/08/2022, Place of Admission of Execution: Office				Aug 31 2022 1:16PM	LTI 31/08/2022	31/08/2022	
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Aug 31 2022 1:16PM	LTI 31/08/2022	31/08/2022											

Name	Photo	Finger Print	Signature
Shri SURAJIT ROY Son of Shri SUDHIR RANJAN ROY Date of Execution - 31/08/2022, , Admitted by: Self, Date of Admission: 31/08/2022, Place of Admission of Execution: Office	 <small>Aug 31 2022 1:17PM</small>	 <small>L1 31007092</small>	 <small>31/08/2022</small>
AE 225, SECTOR I, SALT LAKE CITY,, City:- Not Specified, P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5G, Aadhaar No: 65xxxxxxxx7119 Status : Representative, Representative of : HABCON ENGINEERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT BISWAS Son of JIBAN KRISHNA BISWAS ADARSHAPALLY NEW TOWN, City:- Not Specified, P.O:- GOURANGANAGAR, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	 <small>31/08/2022</small>	 <small>31/08/2022</small>	 <small>31/08/2022</small>
Identifier Of Shri BIKASH CHANDRA BISWAS, Smt PAPRI BISWAS, Shri NETAI CHAND RUDRA, Shri SURAJIT ROY			

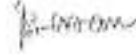
Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BIKASH CHANDRA BISWAS	HABCON ENGINEERS-3.67928 Dec
2	Smt PAPRI BISWAS	HABCON ENGINEERS-3.67928 Dec

On 29-08-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,19,20,855/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 31-08-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:19 hrs on 31-08-2022, at the Office of the A.D.S.R. RAJARHAT by Shri NETAI CHAND RUDRA .

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

Execution is admitted on 31/08/2022 by 1. Shri BIKASH CHANDRA BISWAS, Son of Late SANTOSH KUMAR BISWAS, 135 VIGYAPAN LOK APARTMENT, MAYUR VIHAR ,PHASE I,PATPARGANJ, P.O: MAYUR VIHAR PHASE I, Thana: MAYUR VIHAR PH-I, , East, DELHI, India, PIN - 110091, by caste Hindu, by Profession Retired Person, 2. Smt PAPRI BISWAS, Wife of Shri BIKASH CHANDRA BISWAS, 135 VIGYAPAN LOK APARTMENT, MAYUR VIHAR ,PHASE I,PATPARGANJ, P.O: MAYUR VIHAR PHASE I, Thana: MAYUR VIHAR PH-I, , East, DELHI, India, PIN - 110091, by caste Hindu, by Profession House wife

Identified by Mr BISWAJIT BISWAS, . . Son of JIBAN KRISHNA BISWAS, ADARSHAPALLY NEW TOWN, P.O: GOURANGANAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

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

Execution is admitted on 31-08-2022 by Shri NETAI CHAND RUDRA, PARTNER, HABCON ENGINEERS (Partnership Firm), AE 225, SECTOR I, SALT LAKE CITY, City:- Not Specified, P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Identified by Mr BISWAJIT BISWAS, . . Son of JIBAN KRISHNA BISWAS, ADARSHAPALLY NEW TOWN, P.O: GOURANGANAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

Execution is admitted on 31-08-2022 by Shri SURAJIT ROY, PARTNER, HABCON ENGINEERS (Partnership Firm), AE 225, SECTOR I, SALT LAKE CITY, City:- Not Specified, P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Identified by Mr BISWAJIT BISWAS, . . Son of JIBAN KRISHNA BISWAS, ADARSHAPALLY NEW TOWN, P.O: GOURANGANAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2022 1:49PM with Govt. Ref. No: 192022230109311188 on 29-08-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 2643599361619 on 29-08-2022, Head of Account 0030-03-104-001-16

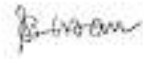
Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5724, Amount: Rs.100/-, Date of Purchase: 29/08/2022, Vendor name:
Sharmistha Chatterjee Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/08/2022 1:49PM with Govt. Ref. No: 192022230109311188 on 29-08-2022, Amount Rs: 20,020/-, Bank:
SBI EPay (SBIPay), Ref. No. 2643599361619 on 29-08-2022, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2022, Page from 559980 to 560018
being No 152314007 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.09.01 13:01:49 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/09/01 01:01:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)