SL-1322 I-1366/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL S 777009

20/04/2021
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Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to this document are this part of this document

Addl. Sub-Registrar, Budge Budge
Budge Budge, South 24 Pgs.

20 APR 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT, is made this the 20th day of APRIL, Two Thousand and Twenty One (2021) of Christian Era, BETWEEN (1) SRI. ARUNAKSHYA LATTU, having PAN: AGHPL4348P, Aadhaar Number: 4527 8409 0182 and Mobile Number: 9038155390, son of Late Kamalakshya Lattu, by faith Hindu, by occupation Retired, by Nationality Indian, residing at Premises No. 82, Halderpara Road, Budge Budge, P.S. Budge Budge, P.O. Budge Budge, Kolkata – 700137, District 24 Parganas (South), West Bengal, and (2) SRI. AMITAKSHYA LATTU, having PAN: ABBPL4501B,

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SL. No. 501 Date 20.4.21
Name Brij Shyam Infratech Pvt. Ltd.
Address V.H. A.M. Khan Rd. Budge-Budge
Amount
Stamp Vender
Sanat Panjal
A.D.S.R.O. Budge Budge, 24Pgs. (S)

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SK Sohel Ahmed
S/o- SK Abdul Hannan
112, R.L. Ghosh Road
Budge Budge Kol-137

Aadhaar Number: 7491 3955 5980 and Mobile Number: 9163428749, son of Late Kamalakshya Lattu, by faith Hindu, by occupation Business, by Nationality Indian, residing at Premises No. 82, Halderpara Road, Budge Budge, P.S. Budge Budge, P.O. Budge Budge, Kolkata – 700137, District 24 Parganas (South), West Bengal, hereinafter jointly referred to and called the "OWNERS" (which term or expression shall, unless otherwise excluded by or repugnant to the subject or context, be deemed to mean and include their respective legal representatives, heirs, executors, administrators, successors, nominees and assigns) of the FIRST PART;

-AND-

BRIJSHYAM INFRATECH PRIVATE LIMITED, having PAN: AAJCB2405J, a Company incorporated under the provisions of the Companies Act, 1956, having its registered Office at Premises No. 1/A, A.M. Ghosh Road, Budge Budge, P.O. &P.S. Budge Budge, Kolkata – 700137, District 24 Parganas (South), West Bengal, duly represented by one of its Directors; MR. ABHISEK SHAW, having PAN: BZPPS3205N, Aadhaar No. 4507 3244 8617 and Mobile No.: 9831259331, son of Sri. Uma Shankar Shaw, by faith Hindu, by occupation Business, by Nationality Indian, residing at Premises No. 1/A, A.M. Ghosh Road, Budge Budge, P.O. &P.S. Budge Budge, Kolkata – 700137, District 24 Parganas (South), hereinafter referred to and called the "DEVELOPER" (which term or expression shall, unless otherwise excluded by or repugnant to the subject or context, be deemed to mean and include its legal representatives, executors, administrators, successors-in-interest, successors-in-office, nominees and permitted assigns) of the SECOND PART;

WHEREAS

A. One Ashutosh Lattu, son of Late Hiralal Lattu, during his lifetime was absolutely and indefeasibly seized and possessed of and/or otherwise well and sufficiently entitled to as absolute Owner of ALL THAT piece and parcel of

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Bastu land aggregating to an area of 12 decimals more or less equivalent to 7.27 Cottahs more or less, togetherwith one storied pucca building standing on a part or portion thereof, comprised of andcontained in Mouza Garbhuktanandanpur, A.D.S.R. Budge Bugde, D.S.R. Alipore, Pargana Balia, Touzi No.353, R. S. No. 33, J. L. No. 8, R. S. Khatian No. 325, R.S. Dag No. 529 P.S. Budge Budge, District South 24 Parganas, known and numbered as Municipal Holding Nos. 82 and 82/1, Halderpara Road, P.S. Budge Budge, P.O. Budge Budge, Kolkata – 700137, within the limits of Ward No. 13, of Budge Budge Municipality, District South 24 Parganas.

B. During his lifetime, the said Ashutosh Lattu, as a token of natural love and affection he bore towards his son, transferred by way of absolute Gift, his aforesaid property in favour of his only son namely; Kamalakshya Lattu, by virtue of a registered Deed of Gift in Bengali language registered at the Office of the A.D.S.R. Budge Budge, District South 24 Parganas and the said Deed of Gift has been recorded in Book No. I, Volume No. 18, Pages from 296 to 298, Being No. 2192, for the Year 1962 and delivered khas possession.

C. Thereafter the aforesaid Kamalakshya Lattu duly applied for and obtained Mutation of his name as Owner in the records maintained at the Office of the B.L. & L.R.O. Budge Budge as also in the Parcha pertaining to his property aggregating to an area of 12 Decimals more or less of Bastu land comprised of and contained in R.S. Dag No. 529, L.R. Dag No. 685 under L. R. Khatian No. 432 and the same property has been recorded in his name in the Present Settlement as provided under the West Bengal Land Reforms Act, 1955 as amended and published.

D. The aforesaid Kamalakshya Lattu while in peaceful and khas possession of his said 12 decimals of Bastu land togetherwith pucca structures standing thereon, as full, absolute and sixteen annas Owner died intestate on 01.11.2015 leaving behind him surviving, his wife and widow, namely; Smt. Nomita Lattu, two sons, namely; Sri Arunakshya Lattu and Sri Amitakshya Lattu and one married daughter, namely; Smt. Tandra Das, as his joint legal representatives, heirs/heiresses, and successors jointly entitled to their respective undivided shares or interest in the properties left behind by the deceased as per provisions of the Hindu Succession Act, 1956 and Rules framed thereunder.

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E. The aforesaid Smt. Nomita Lattu while in peaceful and khas possession of her undivided 1/4th share out of the said total 12 decimals of Bastu land togetherwith an undivided 1/4th share or interest in the pucca structures standing thereon, died intestate on 02.12.2018 leaving behind her surviving, her two sons, namely; Sri Arunakshya Lattu and Sri Amitakshya Lattu, and one married daughter, namely; Smt. Tandra Das, as her joint legal heirs/heiress representatives, and successors jointly entitled to their respective undivided shares or interest in the properties left behind by the deceased as per the provisions of the Hindu Succession Act, 1956 and Rules framed thereunder.

F. As per the relevant provisions of Law pertaining to transfer of an immovable property, Smt. Tandra Das, daughter of Late Kamalakshya Lattu, has agreed to execute a formal Deed of Gift, pertaining to her 1/3rd (one-third) inherited undivided, proportionate share in the property comprised of and contained in Municipal Holding Nos. 82 & 82/1, Halderpara Road, P.O. & P.S. Budge Budge, District 24 Parganas (South) within the limits of Ward No. 13 of Budge Budge Municipality, unto and jointly in favour of her brothers; Sri Arunakshya Lattu and Sri Amitakhsya Lattu respectively whenever called upon to do so.

G. Pursuant thereto, the said Smt. Tandra Das, daughter of Late Kamalakshya Lattu, as a token of natural love and affection she bore towards her brothers, Sri. Arunakshya Lattu and Sri. Amitakshya Lattu both sons of Late Kamalakshya Lattu, transferred by way of absolute Gift, her 1/3rd (one-third) undivided and proportionate share or interest in the inherited property, comprised of and contained in Mouza Garhbhuktanandanpur, A.D.S.R. Budge Budge, D.S.R. Alipore, Pargana Balia, Touzi No. 353, R. S. No. 33, J. L. No. 8, R. S. Khatian No. 325, R.S. Dag No. 529, L.R. Dag No. 685, known and numbered as Municipal Holding Nos. 82 & 82/1, Halderpara Road, P.O. & P.S. Budge Budge, District 24 Parganas (South) within the limits of Ward No. 13 of Budge Budge Municipality, jointly unto and in favour of her brothers; Sri Arunakshya Lattu and Sri Amitakshya Lattu respectively, by virtue of a registered Deed of Gift registered at the Office of the A.D.S.R. Budge Budge, District South 24 Parganas and the same Deed of Gift has been recorded in Book No. I, Volume No. 1610-2020, Pages from 53654 to 53679, Being No. 161002272, for the year 2020 and delivered khas possession thereon.

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H. By virtue of the events recited hereinbefore, the Owners of the First Part herein are thus jointly and indefeasibly seized and/or possessed of and/or otherwise well and sufficiently entitled to as joint Owners of ALL THAT piece and parcel of Bastu land measuring 12 Decimals more or less equivalent to 7.27 Cottahs more or less, togetherwith one storied pucca structure standing thereon, togetherwith all lights, rights, liberties, privileges, advantages, easements, benefits, amenities and facilities attached thereto or appurtenant therewith comprised of and contained in Mouza Garhbhuktanandanpur, A.D.S.R. Budge Bugde, D.S.R. Alipore, Pargana Balia, Touzi No.353, R. S. No. 33, J. L. No. 8, R. S. Khatian No. 325, R. S. Dag No. 529, L. R. Khatian No. 432, L. R. Dag No. 685, P.S. Budge Budge, District South 24 Parganas, known and numbered as Municipal Premises No. 82 & 82/1, Halderpara Road, P.O. & P.S. Budge Budge, Kolkata 700137, within the limits of Ward No. 13, of the Budge Budge Municipality, District South 24 Parganas, butted and bounded in the manner as appearing therein.

WHEREAS accordingly, the Owners jointly applied for amalgamation of both the premises into one single premise upon obtaining Mutation of their names as Owners in the records of the Budge Budge Municipality and upon such Amalgamation and Mutation being effected by the Municipality the property owned, possessed and occupied by the Owners, the amalgamated premises has been numbered as Municipal Premises No. 82, Halderpara Road, P.O. Budge Budge, P.S. Budge Budge, Kolkata 700137, the description of which, as more fully and particularly mentioned and described inthe First Schedule hereunder written and as delineated and demarcated in the Sketch site Map or Plan annexed hereto and bordered with colour "RED", butted and bounded in the manner as appearing therein.

AND WHEREAS after becoming joint Owners of the aforesaid amalgamated Bastu land aggregating to an area of 12 Decimals more or less, with pucca structures standing on a part or portion thereof, the Owners of the First Part herein duly applied for and obtained Mutation equally in their names as Owners in the records maintained at the Office of the B.L. & L.R.O. in the Present Settlement as provided under the West Bengal Land Reforms Act, 1955 as amended, and published as also in the Parcha pertaining to their

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properties aggregating to an area of 12 Decimals more or less of Bastu land in Mouza Garhbhuktanandanpur, A.D.S.R. Budge Bugde, D.S.R. Alipore, Pargana Balia, Touzi No.353, R. S. No. 33, J. L. No. 8, R. S. Khatian No. 325, R. S. Dag No. 529, corresponding to L.R. Dag No. 685, L. R. Khatian No. 432, corresponding to L.R. Khatian Nos. 6585 & 6586 respectively, District South 24 Parganas, presently known and numbered as Municipal Premises No. 82, Halderpara Road, P.O. Budge Budge, P.S. Budge Budge, Kolkata 700137, within the limits of Ward No. 13, of the Budge Budge Municipality, the description of which as more fully and particularly mentioned and described in the First Schedule hereunder written and as delineated and demarcated in the Sketch site Map or Plan annexed hereto and bordered with the colour "RED", butted and bounded in the manner as appearing therein and the Owners have since been paying all upto dates Khajanas, taxes, levies, and/or impositions pertaining to the First Schedule mentioned property.

AND WHEREAS the Owners of the First Part herein for proper and effective utilization and commercial exploitation of their property in a fruitful manner have therefore decided to cause development of their aforesaid property through a technically and financially sound Developer who shall undertake the job of development of the Owners' property by construction of a commercial-cum-residential multi-storied building and/or buildings thereon at the Developer's own costs and expenses comprising of several self-contained commercial areas/spaces and/or residential flats/units including car parking spaces.

AND WHEREAES on being approached by the Developer of the Second Part herein, and after having protracted discussions in the matter of development of their First Schedule mentioned premises, the Owners decided to enter into a Joint Venture Development Agreement with the Developer of the Second Part herein for the purpose of construction and completion of the proposed multi-storied building / buildings on their property mentioned in the First Schedule hereunder written at the Developer's costs and expenses and in conformity with the Building Plan/s to be sanctioned by the concerned authorities and/or Budge Budge Municipality, subject to compliance with the terms, conditions, covenants, stipulations and restrictions as hereinafter appearing and as agreed and accepted by the parties herein, comprised of and contained in Municipal Holding No. 82, Halderpara Road,

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Mouza Garhbhuktanandanpur, A.D.S.R. Budge Bugde, D.S.R. Alipore, Pargana Balia, Touzi No.353, R. S. No. 33, J. L. No. 8, R. S. Khatian No. 325, R. S. Dag No. 529, corresponding to L.R. Dag No. 685, L. R. Khatian No. 432, corresponding to L.R. Khatian Nos. 6585 & 6586 respectively, District South 24 Parganas, under Ward No. 13 of Budge Budge Municipality, the description of which, as more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and as delineated and demarcated in the Sketch Site Map or Plan annexed hereto and bordered with the colour "RED", butted and bounded in the manner as appearing therein, subject to the terms, conditions and covenants as appearing hereinafter.

NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

1. DEFINITIONS:-

i) COMMENCEMENT DATE:- Unless otherwise specified, this Agreement shall commence with effect from the date of execution and signing of this Agreement.

ii) OWNERS' CONSIDERATION/ALLOCATION:-

a) The Owners shall be jointly entitled to 43% of the sanctioned F.A.R (Floor Area Ratio) in the saleable areas, spaces and/or flats/units and commercial areas, to be distributed in the manner as follows:

i) entire Second (2nd) Floor,

ii) one flat/unit situate on the South-Western side of the Third (3rd) Floor, and

iii) one flat/unit situate on the North-Western side of the top floor, i.e. Fourth (4th) Floor,

of the proposed G+4 storied building/s, which areas shall be distributed in self-contained units respectively as per the Owners' Allocation in the Project.

b) The Owners shall also be entitled to 2 (Two) numbers of self-contained adjacent shop-room spaces to be situated on a part or portion of the South-Western corner side of the Ground Floor of the newly constructed G+4 storied

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building/s togetherwith 43% car-parking spaces to be situated on a part or portion on the back side of the Ground Floor of the newly constructed G+4 storied building/s at Premises No. 82, Halderpara Road, P.S. Budge Budge, P.O. Budge Budge, District 24 Parganas (South), within the limits of Ward No. 13 of the Budge Budge Municipality.

The aforesaid Owners' Allocation in the project is based upon the initial sanction of a proposed G+4 storied building/s by the Budge Budge Municipality and/or any other statutory body or competent authorities as the case may be.

Provided however, if the sanction granted by the Budge Budge Municipality and/or any other statutory body or competent authorities, as the case may be, is for a G+3 storied building/s then, in that event, although the ratio remains same, but the distribution of areas and/or spaces pertaining to the Owners' as well as the Developer's allocation in the newly constructed building shall be changed and/or amended which shall be incorporated in a fresh subsequent separate Supplementary Deed or Rejoinder enclosing the extract of the sanctioned building plan/s thereof which Agreement shall also be treated as a part and parcel hereof and demarcated and bordered with the colours "RED" (Developer) and "GREEN" (Owners).

c) The Owners shall also be jointly entitled to an interest free Adjustable Advance of Rs.10,00,000/- (Rupees Ten Lakhs) only, i.e. Rs.5,00,000/- (Rupees Five Lakhs) only to be paid jointly to the Owners at or before execution and signing of these presents, and balance Rs. 5,00,000/- (Rupees Five Lakhs) only shall be paid to the Owners on taking possession of the property proposed to be developed or upon sanction of the Building Plan/s whichever is later, which total amount is adjustable in full from the total F.A.R. share of constructed areas of the Owners at the time of handing over delivery of vacant possession of the assured areas and / or spaces in the newly constructed building/s pertaining to the Owners' as per their Allocation in the Project. The adjusted areas to be deducted from the Owners' Allocation in the Project shall be calculated @ Rs.2,500/- (Rupees Two Thousand Five Hundred) only, per square feet basis; i.e. a total deduction of 400 sq. feet of area from the total Owner's allocation shall be effected.

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d) The Owners shall also be entitled to an undivided, impartible and proportionate share or interest in the land underneath attributable to their allocated areas in the Project, togetherwith proportionate share or interest in all common areas, facilities and amenities in the said New Building/s at Premises No. 82, Halderpara Road, P.S. Budge Budge, P.O. Budge Budge, District 24 Parganas (South), within the limits of Ward No. 13 of the Budge Budge Municipality.

iii) DEVELOPER'S ALLOCATION shall mean and include the remaining and / or balance 57% of the sanctioned F.A.R. in the saleable areas and / or spaces, flats/units and commercial areas, togetherwith 57% car-parking spaces to be situated on the ground floor, distributed in the manner as follows:-

i) entire First (1st) Floor,

ii) three flats including all the two flats situate on Northern side (both North-Eastern and North-Western) and one flat situate on South-Eastern side of the Third (3rd) Floor,

iii) three flats including all the two flats situate on the Southern side (both South-Eastern and South-Western) and

iv) one flat situate on the North-Eastern side of the top floor i.e. Fourth (4th) Floor;

in the saleable areas of the proposed G+4 storied building/s to be constructed on the Owners' properties/premises, including 400 sq. ft. more or less of the area from the Owners' Allocation towards adjustment of Adjustable Advance.

The Developer shall also be entitled to the balance constructed self-contained shoproom spaces, excluding the Owners' shoproom spaces and car-parking spaces, situated on a part or portion of the Ground Floor of the proposed newly constructed G+4 storied building/s at Premises No. 82, Halderpara Road, P.S. Budge Budge, P.O. Budge Budge, District 24 Parganas (South), within the limits of Ward No. 13 of the Budge Budge Municipality, shall be the exclusive Allocation of the Developer in the Project.

The aforesaid Developer's Allocation in the project is based upon the initial sanction of a proposed G+4 storied building/s by the Budge Budge

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Municipality and/or any other statutory body or competent authorities as the case may be.

Provided however, if the sanction granted by the Budge Budge Municipality and/or any other statutory body or competent authorities, as the case may be, is for a G+3 storied building/s then, in that event, although the ratio remains same, but the distribution of areas and/or spaces pertaining to the Owners' as well as the Developer's allocation in the newly constructed building shall be changed and/or amended which shall be incorporated in a fresh subsequent separate Supplementary Deed or Rejoinder enclosing the extract of the sanctioned building plan/s thereof which Agreement shall also be treated as a part and parcel hereof and demarcated and bordered with the colours "RED" (Developer) and "GREEN" (Owners).

a) The Developer shall also be entitled to an undivided, impartible and proportionate share or interest in the land underneath attributable to it's allocated areas in the Project, togetherwith proportionate share or interest in all common areas, facilities and amenities in the said New Building/s at Premises No. 82, Halderpara Road, P.S. Budge Budge, P.O. Budge Budge, District 24 Parganas (South), within the limits of Ward No. 13 of the Budge Budge Municipality.

b) The Allocation of the spaces pertaining to the Owners' and Developer's Allocation in the Project shall be clearly defined and earmarked in the copy of the proposed Building Plan to be annexed to a Supplementary / Rejoinder Agreement to be executed by the parties within 15 (fifteen) days from the date of receipt of the sanctioned Building Planwhich Agreement shall also be treated as a part and parcel hereof.

iv) PREMISES: Shall mean the amalgamated Municipal Premises No. 82,Halderpara Road, Budge Budge, P.S. Budge Budge, Kolkata 700137, District 24 Parganas (South) under Ward No. 13 of the Budge Budge Municipality, butted and bounded in the manner as appearing therein.

v) LAND: Shall mean ALL THAT piece and parcel of the Bastu land measuring 12 Decimals more or less equivalent to 7.27 Cottahs more or less.

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vi) ARCHITECT: Shall mean such person or persons, firm or Company who may be appointed by the Developer as the Architect for the proposed new building/buildings to be constructed at the aforesaid premises.

vii) BUILDING: Shall mean the proposed Multi-Storied building / buildings to be constructed at the aforesaid premises as per Building Plan or modified plan as may be sanctioned by the Budge Budge Municipality, consisting of several self-contained flats / units, commercial areas / spaces and car parking spacestogetherwith all facilities, amenities, easements, appurtenances attached thereto.

viii) ASSOCIATION: Shall mean any Company incorporated under the Companies Act, 1956 or an Association of Flat Owners or any Syndicate or a Committee or registered Society as may be formed by the Developer for the maintenance or upkeep of the common parts and purposes of the building / buildings having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained. It is mandatory for all Flat Owners to become members of the Association and abide by all decisions taken by the Association including payment of Maintenance charges, proportionate common expenses etc. as may be levied from time to time. No Flat Owner shall, under any circumstances be allowed to use and enjoy the common facilities, in the event they commit default or fail to pay the aforesaid charges to the Association. In default of payment of any charges for consecutive 2(Two) months, the Association would be at liberty to charge penal interest on the defaulted sum till such time the same is not paid in full and liquidated and simultaneously debar the Flat Owner/s from using the common facilities.

ix) CAR PARKING SPACES: Shall mean the earmarked spaces in the portions of the ground floor level as sanctioned whether open or covered at the new building / buildings expressed or intended to be reserved for parking of motor cars, to be allotted to the Intending Purchasers of flats / units in the newly constructed Building / Buildings at the aforesaid premises.

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Seal of the Additional District Sub-Registrar, Sonarpur, Budge Budge, South 24 Parganas

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x) COMMON AREAS, FACILITIES AND AMENITIES: Shall mean and include corridors, hall ways, stairways, internal and external passages, passage ways, lift shaft, lift well, lift, lift machine room, pump room, underground water reservoir, overhead water tank, water pump and motor drive ways, open spaces, electric meter room, if any, common lavatories, if any, generator, if any, transformer, if any, durwan's room, if any, fire fighting systems and other facilities etc. as may be provided in the new building / buildings by the Developer and required for establishment, location, enjoyment, provisions, maintenance and / or management of the new building/buildings.

xi) COMMON EXPENSES: Shall mean and include all expenses for maintenance, management, up keep and administration of the common areas, facilities and amenities and for rendering of common services in common to the co-transferees and all other expenses for the common purpose to be contributed, borne, paid and shared by the co-transferees provided however, the charges payable on account of generator, electricity etc., consumed by or within any Unit shall be separately paid or reimbursed to the maintenance in charge or the Association of Flat Owners.

xii) COMMON PURPOSES: Shall mean and include the purpose of managing, maintaining and up keep of the new building / buildings as a whole, in particular, the common areas, facilities and amenities, rendering of common services in common to the co-transferees, collection and disbursement of the common expenses and administering and dealing with the matters of common interest of the co-transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective units exclusively and the common areas, facilities and amenities in common.

xiii) BUILDING: Shall mean the proposed new building or buildings to be constructed with open areas, car parking spaces and flats / units / shoprooms / commercial spaces, to be erected and completed by the Developer in terms of this Agreement and in conformity with the sanctioned building plan or as may be modified or altered.

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xiv) SANCTIONED BUILDING PLAN/S: Shall mean the building plan/s to be sanctioned by the Budge Budge Municipal Authorities and/or any statutory body or competent authorities, as the case may be, for construction of the proposed multi-storied Building / Buildings at the aforesaid premises or as may be modified or altered subsequently.

xv) CO-TRANSFEREE(S): According to the context shall mean all the prospective or actual transferees, who for the time being shall agree or has agreed to acquire by way of purchase or take on rent or lease any Unit in the new building / buildings and for all unsold Unit and / or Units in the newly constructed building / buildings.

xvi) DATE OF COMMENCEMENT OF LIABILITY: Shall mean the date on which the Intending Purchasers or Transferees shall take actual physical possession of their spaces after fulfilling all their liabilities and obligations in terms of this Agreement irrespective of whether the other Intending Purchasers or Transferees have taken actual physical possession of their spaces or not, whichever is earlier.

xvii) DEPOSITS: Shall mean the amounts as may be specified to be deposited by the Transferees as the case may be, with the maintenance in charge or the Maintenance Company or Association of flat owners' to be formed by the Developer upon completion of the proposed building / buildings and on handing over possession to the transferees of the same.

xviii) MAINTENANCE-IN-CHARGE / MAINTENANCE COMPANY / ASSOCIATION: Shall mean and include such Agency or any outside agency to be appointed by the Developer, as per this Agreement for the Common Purposes having such rules, regulations, stipulations and restrictions as may be deemed proper and necessary by the DEVELOPER not inconsistent with the provisions and covenants herein contained.

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xix) MARKETING: Shall mean marketing, selling, leasing, letting out or otherwise dealing with any space in the new building / buildings including the car parking spaces to any Transferees as the case may be, for owning or occupying such spaces falling under the Developer's Allocation in the Project.

xx) NEW BUILDING / BUILDINGS: Shall mean the new building / buildings to be constructed, erected and completed in accordance with the sanctioned Building Plan of the Premises or its subsequent modifications, if any.

xxi) PLAN: Shall mean the Building Plan to be sanctioned by the Budge Budge Municipality or any other concerned authorities together with all modifications and / or alterations thereto, from time to time made or to be made by the DEVELOPER either under advice or on the recommendation of the Architect.

xxii) SPECIFICATION: Shall mean the specification for the said new building / buildings as mentioned in the Sixth Schedule hereunder written, subject to the alterations or modifications as may be suggested or approved by the Architectof the Project in conformity with the Building Rules or as may be considered by the Developer in the best interest of the Project.

xxiii) TITLE DEEDS: Shall mean all the necessary and relevant documents of title of the OWNERS in respect of the Premises and the documents referred to herein.

xxiv) TRANSFER: With its grammatical variation shall include transfer by possession or by any other means adopted by effecting what is understood as a transfer of space in a multi-storied building to the transferees thereof, as per Law.

2. INTERPRETATION: In this Agreement save and except asotherwise expressly provided:-

i) All words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.

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ii) The division of this Agreement into headings is for the convenience of reference only and shall not modify or effect the interpretation or construction or purport or spirit of this Agreement or any of the provisions.

iii) When calculating the period of time within which or following which any act is to be done or step taken pursuant to this Agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.

iv) All references to section numbers refer to the section of this Agreement, and all references to Schedules refer to the Schedules hereunder written.

v) The words 'herein', hereof', hereunder', hereafter', and 'hereto' and words of similar import refer to this Agreement as whole and not to any particular article or section thereof.

vi) Any reference to any act of Parliament or State Legislature in India whether general or specific, include any modification, extension or enactment of it , for the time being in force and all instruments, orders, plans, regulations, byelaws, terms or directions any time issued under it.

vii) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or annotated.

3. OWNERS' REPRESENTATION: The OWNERS have represented and warranted the DEVELOPER as follows:-

The OWNERS are seized and possessed of and / or well and sufficiently entitled to as Owners of the aforesaid Holding No. 82, Halderpara Road, P.O. Budge Budge, P.S. Budge Budge, Kolkata 700137, District 24 Parganas (South), under Ward No. 13, of the Budge Budge Municipality, and no person other than the OWNERS have any right, title and / or interest, of any nature whatsoever in the premises or any part thereof.

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The OWNERS shall not do nor permit any one to do any act, deed, matter or thing which may affect the marketability of the said new building / buildings or which may cause charges, encroachments, encumbrances, alienations, litigations, trusts, liens, lispendens, attachments and liabilities.

The OWNERS have not entered into any other Agreement for Sale or Transfer or Development or Lease etc. in respect of the premises or any part or portion thereof and the premises or any part or portion thereof is not affected by any requisition or alignment or scheme of any authority or authorities under any law and / or otherwise and no notice or intimation about any such proceedings has been received or come to the notice or intimation about any such proceedings has been received or come to the notice of the OWNERS and the Premises is not attached and / or liable to be attached under any decree or order of any Court of Law or for dues of the Income Tax, Revenue or any other Public Demand of the Government. No suits and / or any other proceeding and / or litigations are pending in respect of the OWNERS or the premises in question or any part or portion thereof and that the Premises is not involved in any civil, criminal or arbitration proceedings and or claims of any nature (whether relating to directly or indirectly) are pending or threatened by or against the OWNERS or in respect, thereof and the OWNERS are liable to indemnify any person concerned and as far as the OWNERS are aware, there are no facts likely to give rise to any such proceedings.

NOTWITHSTANDING anything contained in the foregoing paragraphs, in the event, during the pendency of this Agreement and / or during the period of commencement of construction and / or after completion of the proposed multi-storied building / buildings at the aforesaid premises, if any part or portion of the premises isacquired by the Government, Semi Government, Public Authority or Local Body, then in such event the Owners and the Developer are jointly entitled to such monetary compensation as may be awarded in the ratio of 43% and 57% in terms hereof.

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The OWNERS have full right, power and absolute authority to enter into this Agreement. The entirety of the premises so being sought to be developed are in the Khas, peaceful and absolute possession of the OWNERS Subject to what has been stated in the Agreement and the OWNERS have not done and shall not do nor permit to be done anything whatsoever that would in any way impair, hinder and / or restrict, jeopardize the sole and exclusive appointment of and grant of rights to the DEVELOPER under this Agreement including, without limitation, the unfettered exercise by the DEVELOPER of the sole and exclusive right to develop the premises and subsequent sale of the saleable areas / spaces in the Project pertaining to the Developer's Allocation. There is no dispute with any revenue or other financial department of State or Central or elsewhere in relation to the affairs of the premises and there are no facts, which may give rise to any such dispute and the Owners further assure the Developer that they have not concealed any facts from the Developer concerning the premises.

4. DEVELOPER'S REPRESENTATION: The Developer has represented and warranted to the Owners that the Developer is competent, has sufficient resources and funds to commence and complete the proposed Development Project at the aforesaid premises.

5. CONDITIONS PRECEDENT TO COMMENCEMENT OF WORK:

5.1 The following shall be the condition precedent to the commencement of work under this Agreement:-

(a) OWNERS shall, at their own costs and expenses obtain, ensure, clear marketable title to the premises.

(b) THE OWNERS shall assist the Developer with all papers, applications, authorities and documents including obtaining sanctioned building plan and to get the sanctioned building plan modified from the appropriate authorities for construction of the proposed new building / buildings on the premises, but all costs in this regard shall be borne and paid by the Developer.

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6. DEVELOPMENT OF THE PREMISES BY CONSTRUCTION AND EXPLOITATION OF THE NEW BUILDING/ BUILDINGS:-

6.1 The parties have mutually decided the scope of the project, i.e. the development of the premises by construction of the proposed new building / buildings thereon and exploitation of the new building / buildings.

6.2 The Owners shall sign and execute all papers, documents, plans, declarations, affidavits and other documentations whatever required for construction as and when required by the Developer without any objection of whatsoever nature and within 7 daysfrom the date of the request being madeto the Owners.
In addition to the aforesaid, the Owners, shall sign, execute and register a General Power of Attorney empowering, entrusting and authorizing the nominees and representatives of the Developer to act, do and perform all or any of the obligations on behalf of the Owners.

7. COMMENCEMENT:

7.1 The parties hereby accept the basic Understanding between them as recorded in Clause 6 above and all other terms and conditions mentioned in this Agreement. In consideration of the Developer agreeing to construct the proposed building, as per sanctioned building plan, the Owners agree to transfer proportionate, undivided share in the land at the said premises to all the Transferees falling under the Developer's Allocation in such part or parts as the Developer may desire and hereby grants the exclusive right to the Developer to develop the premises.

7.2 By virtue of the rights hereby granted, the Developer is authorised to build upon and exploit commercially the premises by 1) constructing the new building / buildings and 2) dealing with the saleable spaces falling under it's Allocation in the newly constructed building/s with corresponding undivided, proportionate share in the premises according to the agreed common format.

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7.3 This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution,as mentioned above (commencement date) and this Agreement shall remain valid and in force till all obligations of the parties towards each other stands fulfilled and performed or till this Agreement is terminated in the manner stated in this agreement.

8. CONSTRUCTION:

8.1 The Owners hereby authorize the Developer to appoint Architects and other consultants and contractors to complete the project.

8.2 The Developer shall at its own costs and expenses construct, erect and complete the new building / buildings pursuant to the final modified plans to be sanctioned by the sanctioning authorities and as per the specifications mentioned in the Schedule hereunder and / or as may be recommended by the Architects from time to time (collectively specifications). The decision of the Architects regarding specifications and the quality of the material shall be final and binding on the parties.

8.3 The Developer from the date of receipt of vacant possession of the premises, or from the date of obtaining sanctioned building plan/sor from the date of execution of this Agreementwhichever is later, shall immediately commence construction of the proposed multi-storied building/buildings and the Developer shall construct, erect and complete the new building/buildings within a period of 24 (Twenty Four) months subject to a furtherextendedgrace period of 6 (Six) months, subject to Force Majeure Causes.

If the Developer is unable to complete the construction of the proposed building/s in the First Schedule mentioned property during the stipulated agreed period as expressed hereinbefore or within the agreed extended grace period of 6 months, then the Developer shall be liable to pay a lumpsum amount of Rs.10,000/- per month jointly to the Owners towards compensation for such delay till such time the delivery of possession in the newly constructed building/s pertaining to the Owners' allocated spaces or areas in the project is handed over Force Majeure causes shall not be construed as a

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fault on the part of the Developer for delay in completion of construction of the proposed building/s at the Owners' above-mentioned property/premises and handing over possession of the Owners' allocated spaces. The period of delay under such circumstances shall stand waived.

Alternatively, in the event if the Developer is unable to carry out and complete the construction of the proposed building due to any dispute/s raised by the Owners or any obstacle/s or interferences caused at the instance of the Owners, then the Owners shall be liable to pay all cost, charges, damages and/or interests on investment, etc. to the Developer as assessed and demanded by it and delay caused in such circumstances shall stand waived.

8.4 The Developer shall install and erect in the new building / buildings, pump, water storage tank, overhead reservoir, permanent common electric connection, water and sewerage connection and all other utility connection including lift and generator (subject to recovery from the Transferees) as may be agreed on case to case basis.

8.5 The Developer is hereby authorised in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities required for the construction of the new building / buildings, but in no circumstances, the Owners shall be responsible for the price / value, storage and quality or quantity of the building materials.

8.6 The Developer shall be authorised in the name of the Owners to apply for and obtain L.T connection, transformer, switchgear, cables and allied instruments, electricity, drainage and sewerage connections.

9. <u>POSSESSION</u>:

9.1 Simultaneously with the execution of this Agreement the Owners shall hand over vacant and peaceful possession of the land comprised in the premises to the Developer who shall issue a certificate of acknowledgement to that effect.

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The Owners shall hand over and deliver peaceful and vacant possession of the entire First Schedule mentioned property to the Developer for the purpose of commencement of construction of the proposed building/s at the Owners properties/premises within 2 months from the date of sanction of the building plan/s, failing which the Developer shall be entitled to interest calculated @ 5% per month on the sums advanced by the Developer herein as per these presents to be calculated till such time the possession is not handed over and such amount is totally reimbursable and paid by the Owners before handing over the Owners allocated spaces in the newly constructed building/s.

10. POWERS AND AUTHORITIES:

10.1 To enable the DEVELOPER to specifically perform its obligations arising out of this Agreement, the Owners hereby concurrently and simultaneously nominate, constitute and irrevocably appoint the Developer and persons nominated by the Developer to be their true and lawful attorney on their behalf to do, execute and perform all or any of the following acts, deeds, matters and things concerning the premises.

(a) To obtain permission or approval from the planning authorities and other authorities as may be required for the development and construction of the new building / buildings in accordance with this agreement and for that purpose, to sign such applications, papers, writings, undertakings, appeal etc. as may be required.

(b) To enter upon the premises with men, machines and materials as may be required for the purpose of undertaking the development work and erect the new building as per the building plan sanctioned by the concerned authorities or as modified subsequently.

(c) To appoint architects, contractors, sub contractors, consultants, engineers and surveyors, as may be required and to supervise the development and construction of the new building / buildings on the premises.

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(d) To apply for modifications / further sanctions of the building plan from time to time as may be required from the concerned authorities.

(e) To apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities required for construction of the new building / buildings.

(f) To approach the concerned authorities for the purpose of obtaining permissions and service connection including water, sewerage, drainage and electricity for carrying out and completing the development of the premises.

(g) To make deposits with the planning authorities and other authorities for carrying out the development work and construction of the proposed building / buildings on the premises and to claim refunds of such deposits and to give valid and effectual receipts and discharge on behalf of the Owners in connection therewith.

(h) After completion of the construction of the new building / buildings, to apply for and obtain occupation and completion certificate in respect of the new building or buildings or parts thereof from the planning authorities, if necessary.

(i) To enter into Agreements for Sale of portion or portions in the new building / buildings along with the corresponding undivided share in the premises as the case may be, on such terms and conditions as the Developer may deem fit and proper pertaining to the Developer's Allocation's in the Project.

(j) To execute from time to time, deeds of transfer of spaces comprised in the new building / buildings and to receive consideration, deposits there from and present the above documents for registration and admit the execution of such documents before the appropriate registering authority, pertaining to the Developer's Allocation in the Project.

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(k) To ask for, receive and recover from all the Transferees whatsoever falling under the Developer's Allocation, all considerations, charges, profits, emoluments, service charges and other charges and sums of monies in respect of the premises / new building and the spaces contained therein in any manner whatsoever and also on non-payment thereof to enter and restrain and / or and take legal steps for the recovery thereof as the Developer may think fit and proper.

(l) To accept any service of writ of summons or other legal process on behalf of and in the name of the Owners in respect of the First Schedule mentioned property and to appear in any Court or authority as the Developer deems appropriate and to commence, prosecute and / or defend any action or legal proceedings in any Court or before any authority as the Developer may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name and on behalf of the Owners or in the name of the Developer and pay the costs, expenses, fees and other outgoings and further to depose in the Court of Law or authority, sign Vakalatnama, sign and verify the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective.

(m) To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained as fully and effectually as the Owners could do if they were personally present.

10.2 The Owners hereby ratifies and confirms and agrees to ratify and confirm all legal acts, deeds and things done by the Developer and persons nominated by the Developer in pursuance of the powers and authorities granted as aforesaid.

11.1. The <u>DEVELOPER</u> will be entitled to sell, transfer and hand over delivery of Possession of the newly constructed saleable areas and / or spaces in terms of the agreement pertaining to it's allocation in the Project, only after completing the work of the Owners' Allocation of the allocated areas and / or spaces in the Project making it habitable.

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11.2. Each party including the Flat buyers, Owners, Shop buyers, nominees or Transferees of the DEVELOPER shall pay or deposit the following to the DEVELOPER for their respective portions:

a) All costs for obtaining electricity connection(s).

b) All deposits required to be made with the Electric authorities.

c) Proportionate costs for L.T. connection charges, Transformer, Switchgear, Generator, Cables and allied installations.

d) Deposits for proportionate charges of maintenance at the rate agreed upon for such allocation for a period of one year from the date of commencement of liability.

e) Service Tax and any other statutory levies, self-permission fees, mutation charges, house tax, sales tax, vat, municipal taxes as applicable in respect of the party for sale of flats.

f) All costs incurred for doing the extra work inside any flat as per the instruction of flat or space buyers or the Owner's Allocation shall be reimbursed in full by the Flat Buyers to the Developer upon presentation of necessary bills for the same.

g) All legal / documentation charges and incidental expenses as may be decided in due course to be prepared by the Project Lawyer.

h) Charges for formation of the Maintenance Association.

i) To deposit on account of sinking fund such amount as may be decided in due course.

12. DEALING WITH SPACES IN THE NEW BUILDING / BUILDINGS:

12.1 The Developer and the Owners shall execute and register with the appropriate registering authorities, deed of conveyance or conveyances for transferring and / or demising of all or any part or portion of constructed areas and other areas of the new building / buildings as aforesaid unto and in favour of the Intending Purchasers thereof and the cost for stamp duty and registration charges in respect thereof shall be borne by the Intending Purchasers, including documentation charges, legal expenses and incidental expenses.

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12.2 The Developer shall join in all Agreements and Conveyance as Confirmatory Party pertaining to any portion of the newly constructed building to any Intending Purchaser of the same.

12.3 It is agreed and recorded that all agreements and conveyances or any other papers and documents in respect of the transfer of any areas in the new building / buildings shall be maintained in uniformity in respect of the restrictions, stipulations, covenants, terms and conditions for the use and occupation thereof together with amenities and facilities as are stipulated in this Agreement and the same would be drafted by the appointed Advocate of the DEVELOPER and the draft approved by the Intending Purchasers or their Advocate and neither of them shall deviate from such restrictions, stipulations, covenants, terms and conditions and the Transferees, subject however, the preparation, execution and registration of the Deeds shall be done by the Developer's Advocate appointed for the Project.

13. MUNICIPAL TAXES AND OUTGOINGS:-

13.1 All municipal rates and taxes and outgoings on the premises relating to the period prior to the commencement of construction shall be borne, paid and discharged by the Owners as and when called upon by the competent authorities, without raising any objection thereto.

13.2 All extra work charges as per instructions in respect of any space shall be collected by the Developer from the flat owners / buyers.

13.3 As from the date of commencement of construction of the new building / buildings, the Developer shall be liable for municipal rates and taxes as also other outgoings in respect of the premises till such time the new building / buildings is / are ready for occupation and subsequently by the Transferees and / or their nominees shall become liable and responsible for payment of municipal rates and taxes and all other outgoings (collectively rates) in the ratio of their respective allocation of spaces in the newly constructed building / buildings.

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14. POSSESSION AND POST COMPLETION MAINTENANCE:

14.1 On and from the date of expiry of the period to be specified in the written notice to be given by the Developer to the Intending Purchasers, they shall become liable and responsible for the payments of rates and taxes in the ratio of their respective allocations of spaces, irrespective of the fact whether actual physical possession was taken or not.

14.2 The parties and their respective nominees / transferees shall particularly and regularly pay the rates and taxes for their allotted spaces to the concerned authorities and the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be consequent upon a default by the other or others.

15. COMMON RESTRICTIONS:-

15.1 The occupiers, Intending Purchasers in the newly constructed building shall be subject to the same restrictions as are applicable to an Ownership building / buildings intended for common benefit of all occupiers of the new building / buildings which shall include the following.

a) No occupier of the new building / buildings shall use or permit to be used their space or any portion thereof for any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building / buildings.

b) No occupant of the new building / buildings shall demolish or permit demolition of any wall or other structure in their respective spaces or any portions, major or minor, without the written consent of the Developer or the Owners or the Association of the Flat Owners, as the case may be.

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c) No occupant of the new building / buildings shall transfer or permit transfer of their spaces or any portions thereof unless all terms and conditions to be observed and / or performed have been observed and performed and the proposed transferee gives a written undertaking to the effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the concerned space including transfer fees or Assignment / Nomination fees as the case may be.

d) All occupants of the new building /buildings shall abide by all laws, bye laws, rules and regulations of the government and local bodies and shall attend to, answer and be responsible for any deviation, violation and / or beach of any of the said laws rules and regulations.

e) All occupants of the new building /buildings shall keep the interior walls, sewer, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective spaces in good working condition and repair and in particular so as not to cause any damage to the New building / Buildings or any other space or accommodation therein and shall keep the other occupiers of the new building / buildings indemnified from and against the consequences of any breach.

f) No occupant of the new building / buildings shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the new building /buildings.

g) No occupant of the new building / buildings shall leave or keep any goods or their items for display or otherwise in the corridors or at other places of common use and enjoyment in the new building / buildings and no hindrance shall be caused in any manner in the free movement and use of the corridors and other places of common use and enjoyment in the new building, including entrance, exits, staircase, lobbies, landings, car parking spaces, open spaces, etc.

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h) No occupant of the new building / buildings shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building / buildings or in the compound, corridors or any other portion or portions of the new building / buildings.

i) The Owners shall not revoke any rights till completion of the Project, subject to fulfillment of the terms and conditions mentioned in this Agreement by the Developer.

16. OBLIGATIONS OF THE DEVELOPER:

16.1 Execution of the project shall be in conformity with the prevailing rules and bye laws of all concerned authorities and State Government / Central Government bodies, local bodies etc. and construction should be made strictly in accordance with the sanctioned Building Plan.

16.2 The Developer shall be responsible for planning, designing, landscaping, elevation, development and construction of the new building / buildings with the help of professional bodies, contractors etc. at its own cost.

16.3 The Developer has assured the Owners that it shall implement the terms and conditions of this agreement strictly without any violation and shall adhere to the stipulations of time limits without default and shall not install any Mobile Tower or any kind of Tower on the common roof of the building/buildings.

16.4 The Developer shall construct the new building / buildings at its own cost and responsibility. The Developer shall alone be responsible and liable to the Government, Municipality and other authorities concerned and to the occupants / purchasers of spaces and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damage for any default or failure or breach on the part of the Developer. The Developer shall also allow the Owners, their men, servants and / or agents, Surveyor, Engineer and / or Architect to enter into

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the First Schedule mentioned premises to inspect and verify the construction work, the quality and quantity of the materials being used in the construction work with the right to object to the same and ask for rectification thereof.

17. **OBLIGATIONS OF THE OWNERS:**

17.1 The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for the development of the premises.

17.2 The Owners undertake to act in good faith towards the Developer (and any appointed and / or designated representatives) so that the Development Project can be successfully completed.

17.3 The Owners shall provide the Developer with any and all documents and information relating to their premises as may be required by the Developer from time to time.

17.4 The Owners declare that all Original Documents relating to the Title Deeds of the property shall be handed over to the Developer in Originals on or before signing of these presents and the same shall be kept in the Developer's custody and open for Inspection by the Developer or it's authorised Agents and ultimately to be handed over to the Association of the Flat Owners.

17.5 The Owners shall not do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.

17.6 The Owners hereby covenant not to cause any interference or hindrance in the construction of the new building / buildings.

17.7 The Owners hereby covenant not to let out, grant, lease, mortgage and / or charge the premises or any portions thereof.

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17.8 The Owners shall apply and obtain requisite permission from the Municipal and / or concerned State Government and / or Central Government authorities, Public bodies or authorities, environmental clearance and / or such other clearances, permission, etc as may be required before commencement of the construction as found expedient.

18. INDEMNITY:

18.1 The Developer shall indemnify and keep the Owners saved, rendered harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the construction of the new building / buildings and those resulting from any beach of this Agreement by the Developer, including any act of neglect or default of the Developer's sub consultants, employees and / or the Purchaser/s and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye laws or arising out of any accident or otherwise.

19. MISCELLANEOUS:

19.1 The Agreement entered into by and between the parties herein is and shall be on principal to principal basis.

19.2 The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

19.3 Nothing contained herein shall be deemed to be or construed as a partnership or a joint venture business relationship between the parties in any manner nor shall the parties constitute an Association of persons.

19.4 Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any of such rights.

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19.5 It is understood that from time to time to facilitate the uninterrupted construction of the new building / buildings by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such power of attorney and / or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, provided that all such acts, deeds matters and things do not in any way infringe on the rights of the Owners and / or go against the spirit of this agreement.

19.6 The parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

19.7 As and from the date of completion of the construction (possession date) of the new building / buildings the respective transferees shall be liable to pay as per proportionate share of the revenues and taxes.

20. DEFAULTS:

In the event of any default on the part of any of the parties, the Other Party or any of them shall be entitled to serve notice of default on the other and the party in default, shall be entitled to rectify such default within a period of 30 days from the date of receipt of such notice.

21. FORCE MAJEURE:

21.1 Force Majeure shall mean and include an event preventing either party from performing any or all or their respective obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the party so

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prevented and does not arise out of a breach by such party of any of its obligations under this agreement including, without limitation, any abnormal inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic/pandemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd, disorder, strike, lock outs, labour unrest or other industrial actions, terrorist action, civil commotion and any legislation, regulations, ruling or omissions (including failure to grant any necessary permission or sanctions for reasons outside the control of either Party) or any relevant government or court orders.

21.2 If either party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the Other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall subject to service of such notice, have no liability in respect of the performance of such of its obligations are prevented by the event/s of Force Majeure, during the continuance thereof and for such time after the cessation, as is necessary for that party, using all reasonable endeavors,to recommend its affected operationsin order for it to perform its obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented, in performing the same by reasons of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

21.3 In the eventuality of Force Majeure circumstances the time for compliance of the obligation shall stand extended by such period being the time of commencement of Force Majeure condition to the completion thereof and 7 days thereafter.

21.4 The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of non fulfillment of its obligations under this Agreement by reason of an event of Force Majeure shall use all

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reasonable endeavours to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure.

22. CONFIDENTIALITY:

22.1 Confidential information shall mean and include all trade secrets, business plans and other information relating to (whether directly or indirectly) the business thereof (including, but not limited to the provisions of this agreement) and whatsoever form, which is acquired by or disclosed to the Other Party pursuant to this agreement.

22.2 In consideration of confidential information of each Party (Disclosing Party) being made available to the Other Party (Receiving Party) under this Agreement, the Receiving Party shall at all times:

(a) Treat all such confidential information as secret and confidential and take all necessary steps to preserve such confidentiality.

(b) Not use any such Confidential Information other than for the purpose of performing its obligation under this Agreement and in particular, not to use or seek to use such confidential information to obtain (whether directly or indirectly) any commercial, trading or other advantage (whether tangible or intangible) over the Disclosing Party.

(c) Not to disclose such confidential information to anyone other than with the prior written consent, such consent to be granted or with held at the absolute discretion of the Disclosing Party.

(d) Not to make any copies of any such confidential information (including, without limitation, any document, electronic file, note, extract, analysis or any other derivation or way of representing or recording any such confidential information) without the Disclosing Party's prior written consent (such consent to be granted or with held at the Disclosing Party's absolute discretion).

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(e) Upon written request by the Disclosing Party, promptly deliver to the Disclosing Party or on the direction of the Disclosing Party, destroy, all materials containing any such Confidential Information and all copies, extracts or reproductions (as permitted under this Agreement) and to certify compliance to the Disclosing Party in writing.

23. **ENTIRE AGREEMENT:**

This Agreement constitutes the entire agreement between the parties and revokes and supersedes all previous discussion / correspondence and agreements between the parties, oral or implied.

24. **AMENDMENT / MODIFICATION:**

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the parties and expressly referring to the relevant provision of this Agreement which shall mean a Supplementary or Rejoinder Agreement.

25. **NOTICE:**

25.1 Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery or by facsimile transmission or registered post with acknowledgment due or through courier service to the proper address and for the attention of the relevant party (or such other address as is otherwise notified by each party from time to time).

The Owners shall address all such notices and other written communications to the Developer and vice versa the Developer shall address and send all such notices and other written communications to the Owners.

25.2 Any such notice or other written communication shall be deemed to have been served:

25.2.1 If delivered personally, at the time of delivery.

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25.2.2 If sent by prepaid recorded delivery or registered post or courier service on the 4th day of handing over the same to the postal authorities.

25.2.3 If sent by facsimile transmission at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

25.2.4 In proving such service it shall be sufficient to prove that personally delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed, served and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

26. SPECIFIC PERFORMANCE:

In the event of there being breach by either party, the other party will have the right to seek specific performance of this agreement and also claim any loss, damage, costs and expenses caused due to such breach.

27. ARBITRATION:

The parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively disputes), by way of negotiation. To this end, each of the parties shall use its reasonable endeavours to consult or negotiate with the Party in good faith and in recognizing the parties mutual interest and attempt to reach a just and equitable settlement satisfactory to both parties. If the parties cannot settle the disputes by negotiation within 30 days from the date on which negotiation are initiated the disputes, if not solved /settled shall be referred to

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the Arbitral Tribunal of a Sole Arbitrator in terms of the Arbitration and Conciliation Act, 1996 and Rules and amendments made thereunder. The Arbitration proceedings shall be conducted at Kolkata and in English.

THE FIRST SCHEDULE REFERRED TO ABOVE
(THE "SAID PROPERTY" SO BEING INTENDED TO BE DEVELOPED)

ALL THAT piece and parcel of Bastu land measuring 12 Decimals more or less equivalent to 7.27 Cottahs more or less, togetherwith one storied pucca structure standing thereon, togetherwith all lights, rights, liberties, privileges, advantages, easements, benefits, amenities and facilities attached thereto or appurtenances therewith, comprised of and contained in Mouza Garhbhuktanandanpur, A.D.S.R. Budge Bugde, D.S.R. Alipore, Pargana Balia, Touzi No. 353, R. S. No. 33, J. L. No. 8, R. S. Khatian No. 325, R.S. Dag No. 529, corresponding to L.R. Dag No. 685, L. R. Khatian No. 432, corresponding to L.R. Khatian Nos. 6585 & 6586 respectively, presently known and numbered as Municipal Premises No. 82, Halderpara Road District South 24 Parganas, under Ward No. 13 of Budge Budge Municipality, P.S. Budge Budge, P.O. Budge Budge,as delineated and demarcated in the Sketch site Map or Plan annexed hereto and bordered with the colour "RED", butted and bounded in the manner as appearing hereinafter as follows:-

ON THE NORTH: - By Land and House of Mohan Dutta;

ON THE SOUTH:- By 33.5 FT Mahatma Gandhi (M.G.) Road,

ON THE EAST:- By Land and House of Dilip Kuti and St. Thomas' Memorial School;

ON THE WEST:- By Land and House of Monotosh Bag.

OR HOWSOEVER OTHERWISE the aforesaid property is butted, bounded, known, numbered, called and / or distinguished.

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THE SECOND SCHEDULE:

OWNERS' ALLOCATION AND CONSIDERATION

A. The Owners shall be jointly entitled to 43% of the sanctioned F.A.R (Floor Area Ratio) in the saleable areas, spaces and/or flats/units and commercial areas, to be distributed in the manner as follows:-

i) entire Second (2nd) Floor,

ii) one flat/unit situate on the South-Western side of the Third (3rd) Floor, and

iii)one flat/unit situate on the North-Western side of the top floor, i.e. Fourth (4th) Floor,

of the proposed G+4 storied building/s, which areas shall be distributed in self-contained units respectively as per the Owners' Allocation in the Project.

B. The Owners shall also be entitled to 2 (Two) numbers of self-contained adjacent shop-room spaces to be situated on a part or portion of the South-Western corner side of the Ground Floor of the newly constructed G+4 storied building/s togetherwith 43% car-parking spaces to be situated on a part or portion on the back side of the Ground Floor of the newly constructed G+4 storied building/s at Premises No. 82, Halderpara Road, P.S. Budge Budge, P.O. Budge Budge, District 24 Parganas (South), within the limits of Ward No. 13 of the Budge Budge Municipality.

The aforesaid Owners' Allocation in the project is based upon the initial sanction of a G+4 storied building/s by the Budge Budge Municipality and/or any other statutory body or competent authorities as the case may be.

Provided however, if the sanction granted by the Budge Budge Municipality and/or any other statutory body or competent authorities, as the case may be, is for a G+3 storied building/s then, in that event, although the ratio remains same, but the distribution of areas and/or spaces pertaining to the Owners' as well as the Developer's allocation in the newly constructed

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Additional District Sub-Registrar
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building shall be changed and/or amended which shall be incorporated in a fresh subsequent separate Supplementary Deed or Rejoinder enclosing the extract of the sanctioned building plan/s thereof which Agreement shall also be treated as a part and parcel hereof and demarcated and bordered with the colours "RED" (Developer) and "GREEN" (Owners).

C. The Owners shall also be jointly entitled to an interest free Adjustable Advance of Rs.10,00,000/- (Rupees Ten Lakhs) only, i.e. Rs.5,00,000/- (Rupees Five Lakhs) only to be paid jointly to the Owners at or before execution and signing of these presents, and balance Rs. 5,00,000/- (Rupees Five Lakhs) only shall be paid to the Owners on taking possession of the property proposed to be developed or upon sanction of the Building Plan/s whichever is later, which total amount is adjustable in full from the total F.A.R. share of constructed areas of the Owners at the time of handing over delivery of vacant possession of the assured areas and / or spaces in the newly constructed building/s pertaining to the Owners' as per their Allocation in the Project. The adjusted areas to be deducted from the Owners' Allocation in the Project shall be calculated @ Rs.2,500/- (Rupees Two Thousand Five Hundred) only, per square feet basis; i.e. a total deduction of 400 sq. feet of area from the total Owner's allocation shall be effected.

D. The Owners shall also be entitled to an undivided, impartible and proportionate share or interest in the land underneath attributable to their allocated areas in the Project, togetherwith proportionate shares or interest in all common areas, facilities and amenities in the said New Building/s at Mouza Garhbhuktanandanpur, A.D.S.R. Budge Bugde, D.S.R. Alipore, Pargana Balia, Touzi No. 353, R. S. No. 33, J. L. No. 8, R. S. Khatian No. 325, R.S. Dag No. 529, corresponding to L.R. Dag No. 685, L. R. Khatian No. 432, corresponding to L.R. Khatian Nos. 6585 & 6586 respectively, presently known and numbered as Municipal Premises No. 82, Halderpara Road District South 24 Parganas, under Ward No. 13 of Budge Budge Municipality, P.S. Budge Budge, P.O. Budge Budge, as delineated and demarcated in the Sketch site Map or Plan annexed hereto and bordered with the colour "RED".

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THE THIRD SCHEDULE:
DEVELOPER'S ALLOCATION

A. Shall mean and include the remaining and / or balance 57% of the sanctioned F.A.R. in the saleable areas and / or spaces, flats/units and commercial areas, togetherwith 57% car-parking spaces to be situated on the ground floor, distributed in the manner as follows:-

i) entire First (1st) Floor,

ii) three flats including all the two flats situate on Northern side (both North-Eastern and North-Western) and one flat situate on South-Eastern side of the Third (3rd) Floor,

iii) three flats including all the two flats situate on the Southern side (both South-Eastern and South-Western) and

iv) one flat situate on the North-Eastern side of the top floor i.e. Fourth (4th) Floor;

in the saleable areas of the proposed G+4 storied building/s to be constructed on the Owners' properties/premises, including 400 sq. ft. more or less of the area from the Owners' Allocation towards adjustment of Adjustable Advance.

The Developer shall also be entitled to the balance constructed self-contained shoproom spaces, excluding the Owners' shoproom spaces and car-parking spaces, situated on a part or portion of the Ground Floor of the proposed newly constructed G+4 storied building/s at Premises No. 82, Halderpara Road, P.S. Budge Budge, P.O. Budge Budge, District 24 Parganas (South), within the limits of Ward No. 13 of the Budge Budge Municipality, shall be the exclusive Allocation of the Developer in the Project.

The aforesaid Developer's Allocation in the project is based upon the initial sanction of a G+4 storied building/s by the Budge Budge Municipality and/or any other statutory body or competent authorities as the case may be.

Provided however, if the sanction granted by the Budge Budge Municipality and/or any other statutory body or competent authorities, as the case may be, is for a G+3 storied building/s then, in that event, although the

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ratio remains same, but the distribution of areas and/or spaces pertaining to the Owners' as well as the Developer's allocation in the newly constructed building shall be changed and/or amended which shall be incorporated in a fresh subsequent separate Supplementary Deed or Rejoinder enclosing the extract of the sanctioned building plan/s thereof which Agreement shall also be treated as a part and parcel hereof and demarcated and bordered with the colours "RED" (Developer) and "GREEN" (Owners).

B. The Developer shall also be entitled to an undivided, impartible and proportionate share or interest in the land underneath attributable to it's allocated areas in the Project, togetherwith proportionate share or interest in all common areas, facilities and amenities in the said New Building/s at Mouza Garhbhuktanandanpur, A.D.S.R. Budge Bugde, D.S.R. Alipore, Pargana Balia, Touzi No. 353, R. S. No. 33, J. L. No. 8, R. S. Khatian No. 325, R.S. Dag No. 529, corresponding to L.R. Dag No. 685, L. R. Khatian No. 432, corresponding to L.R. Khatian Nos. 6585 & 6586 respectively, presently known and numbered as Municipal Premises No. 82, Halderpara Road District South 24 Parganas, under Ward No. 13 of Budge Budge Municipality, P.S. Budge Budge, P.O. Budge Budge, as delineated and demarcated in the Sketch site Map or Plan annexed hereto and bordered with the colour "RED".

C. The Allocation of the spaces pertaining to the Owners' and Developer's Allocation in the Project shall be clearly defined and earmarked in the copy of the proposed Building Plan to be annexed to a Supplementary / Rejoinder Agreement to be executed by the parties within 15 (fifteen) days from the date of receipt of the sanctioned Building Plan which Agreement shall also be treated as a part and parcel hereof.

THE FOURTH SCHEDULE:

COMMON AREAS: Shall mean and include corridors, hallways, stairways, internal and external passages , passage-ways, lift-shaft, lift-well, lift, lift machine room, pump room, underground water reservoir, overhead water tank, water pump and motor drive-ways, open spaces, roof or terraces, common lavatories, Generator Room, if any, Transformer, if any, Darwan's / Caretaker

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room, toilet, if any, Fire-Fighting systems, if any, and other facilities etc. to be provided in the new building by the Developer and required for establishment, location, enjoyment, provision, maintenance and / or management of the new building.

THE FIFTH SCHEDULE:

COMMON EXPENSES: Shall mean and include all expenses for maintenance, management, upkeep and administration of the common areas, facilities and amenities and for rendering of common services in common to theCo-transferees and all other expenses for the common purposes to be contributed, borne, paid and shared by the Co-transferees Provided however, the charges payable on account of Generator, Electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the Maintenance-in-Charge.

THE SIXTH SCHEDULE:

(Schedule of Construction)

1. RCC, Piling and Pile cap foundation as per sanction plan with cement of Nuvoco, JSW, ACC, Ultratech or similar brand and TMT bars of SRMB, TATA, Elegant, SAIL or similar brand.
2. RCC structure as per drawing and design of sanction of building plan.
3. Outside Wall – 8" Brick (1st class) with cement plastering as per specification.
4. Inside Partitions – 3"/5" brick (1st class) with cement plastering.
5. Main Doors of Flat – Wooden (Sal) frame with flush door.
6. Inside Doors of Flat – Wooden (Sal) frame with flush door.
7. Window – Standard aluminum sliding window with black or similar glass panels and integrated grill.
8. Floor – Standard quality marble or vitrified tiles in flat and marble in stair and landing with skirting in 100mm heights. Toilet shall have 5' 0'' (5 feet) high tiles over skirting on all sides, kitchen shall have 2' 0'' (2 feet) height tiles over sink and the table top black stone.
9. Each Toilet Will Comprise Of The Following:
   a) One commode with PVC flushing cistern of white colour.
   b) One shower with central valve.
   c) Two taps.

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d) Wash basin 20'' x 16'' or corner basin of white colour.

e) Dado upto 5'-02'' height on all sides with tiles.

10. Each W.C. (If Any) Will Comprise Of The Following:

a) One commode with PVC flushing cistern of white colour.

b) One shower with central valve.

c) One tap.

d) Dado upto 5'-02'' height on all sides with tiles.

11. Electric: Entire electrical wiring will be conceal with MCB for each flat with wire of Finolex or similar brand. Electrical points in each flat: Bedrooms – 2 Nos. for light, 1 No. for fan, 1 No. A.C point only (not wiring), 1 No. plug, and 1 No. for TV, Living/Dining room – 2 Nos. for light, 1 or 2 Nos. for fan (as per size of flat), 1 No. AC point only (not wiring), 2 Nos. Amp plugs and another 1 No. plug for refrigerator, Kitchen – 1 No. for light, 2 Nos. plugs for water filter, chimney etc and another 2 Nos. for mixture, microwave oven etc., Toilet – 1 No. for light, and 2 Nos. plug for Geyser and exhaust, W.C. – 1 No. for light and 1 No. plug, Verandah/Balcony – 1 No. for light. Calling bell point in each flat, 1 No. light point on the top of door in the outside of each flat.

12. SANITARY & PLUMBING:

All the internal horizontal soil and waste water pipes shall be of 50mm and 100mm dia. C.I./P.V.C. pipes joint in cement mortar. All the vertical soil, vent and waste pipes shall be in 50mm to 100mm dia. C.I./P.V.C. pipes joint with cement mortar and exposed to walls. All the rain water pipes shall be 100mm dia. in good quality.

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13. **LIFT FACILITY:**

4 passenger lift facility, if required, shall be provided at the discretion of the Developer at the said building.

14. **GENERATOR:** If required a generator of ample KVA to be provided with 43% of cost being borne by the Flat Owners of the Owners' Allocation and 57% from the Flat Owners of the Developer's Allocation.

15. **INTERNAL FINISHING TO WALLS:**

a) All internal walls, ceilings, rooms, verandah, kitchen, dining-cum-living and toilets shall be finished with plaster of paris and / or putty.

b) Outside walls will be painted by paint Asian / ICI or similar brand.

16. Vacant land around building /buildings will be finished by P.C.C. dhalai and/or decorated tiles.

17. Top roof of building / buildings will be finished by water protected treatment (jal chhathh) or tiles or mosaic.

18. Boundary wall will be of 6 ft. height around the premises with sufficient designated gates for entry and exit of cars as per requirement.

19. Under-ground water reservoir for storage of water shall be provided.

20. Overhead reservoir(s) above the stair room shall be provided.

21. Any other construction / design / facilities for betterment of common areas of compound.

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IN WITNESS WHEREOF, the parties hereto, have hereunto, set and subscribed their respective signatures on these presents, the day month and year first above written.

SIGNED, SEALED AND DELIVERED

By the within-named "OWNERS"

in the presence of :-

1. Sunil Kumar Ghosh,
   20, Dr. S.M. Ghosh Road
   B/Budge Kol-137
2. SK Sahid Ahmed
   112, R.L. Ghosh Road
   Budge Budge

1) Arunakshya Lattu

2) Amitakshya Lattu.

OWNERS

SIGNED, SEALED AND DELIVERED

By the within-named "DEVELOPER"

in the presence of :-

1. Sunil Kumar Ghosh

2. SK Sahid Ahmed

BRIJSHYAM INFRATECH PVT. LTD.

Director

DEVELOPER

Drafted by me:

Siddhartha Banerjee

Siddhartha Banerjee – WB781/1985-
Advocate, High Court Calcutta.

Typed by me:

R.K. Banerjee

R.K. Banerjee
14/2, P.M. Road,
Kolkata – 700 078

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MONEY RECEIPT

RECEIVED of and from the within-named "**DEVELOPER**", the within mentioned sum of Rs. 5,00,000/- (Rupees Five Lakhs) only, as and by way of payment towards Interest Free Adjustable Amount as per the terms of these presents, as per Memo below: -

MEMORANDUM

1.	Vide A/C Payee Cheque No. 003037, dated 12.10.2020 drawn on ICICI Bank Ltd., Budge Budge Branch, favoring "ARUNAKSHYA LATTU", amounting to	Rs. 11,000/-
2.	Vide A/C Payee Cheque No. 000012, dated 12.10.2020 drawn on HDFC Bank Ltd., Budge Budge Branch, favoring "AMITAKSHYA LATTU", amounting to	Rs. 11,000/-
3.	Vide Bank Transfer No.:023131122431, dated 25.11.2020 through ICICI BANK LTD., Budge Budge Branch, favoring "ARUNAKSHYA LATTU", amounting to	Rs. 50,000/-
4.	Vide A/C Payee Cheque No. 463031, dated 28.11.2020 drawn on STATE BANK OF INDIA, Budge Budge Branch, Favoring "AMITAKSHYA LATTU", amounting to	Rs. 50,000/-
5.	Vide Cash on 17.11.2020 consisting of, R.B.I. Notes of denomination, Rs. 500 x 80pcs & Rs. 2000 x 21pcs amounting to	Rs. 82,000/-
6.	Vide A/C Payee Cheque No. 463033, dated 20.04.2021 drawn on STATE BANK OF INDIA, Budge Budge Branch, Favoring "ARUNAKSHYA LATTU", amounting to	Rs. 1,48,000/-

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7. Vide A/C Payee Cheque No. 463034,
dated 20.04.2021 drawn on STATE BANK OF INDIA,
Budge Budge Branch,
Favoring "AMITAKSHYA LATTU",
amounting to Rs. 1,48,000/-

Total..... Rs. 5,00,000/-

(RUPEES FIVE LAKHS) ONLY.

WITNESSES:-

1. Sunil Kumar Ghosh.

2. AK Sediq Ahmed

1) Arunakshya Lattu

2) Amitakshya Lattu.

OWNERS

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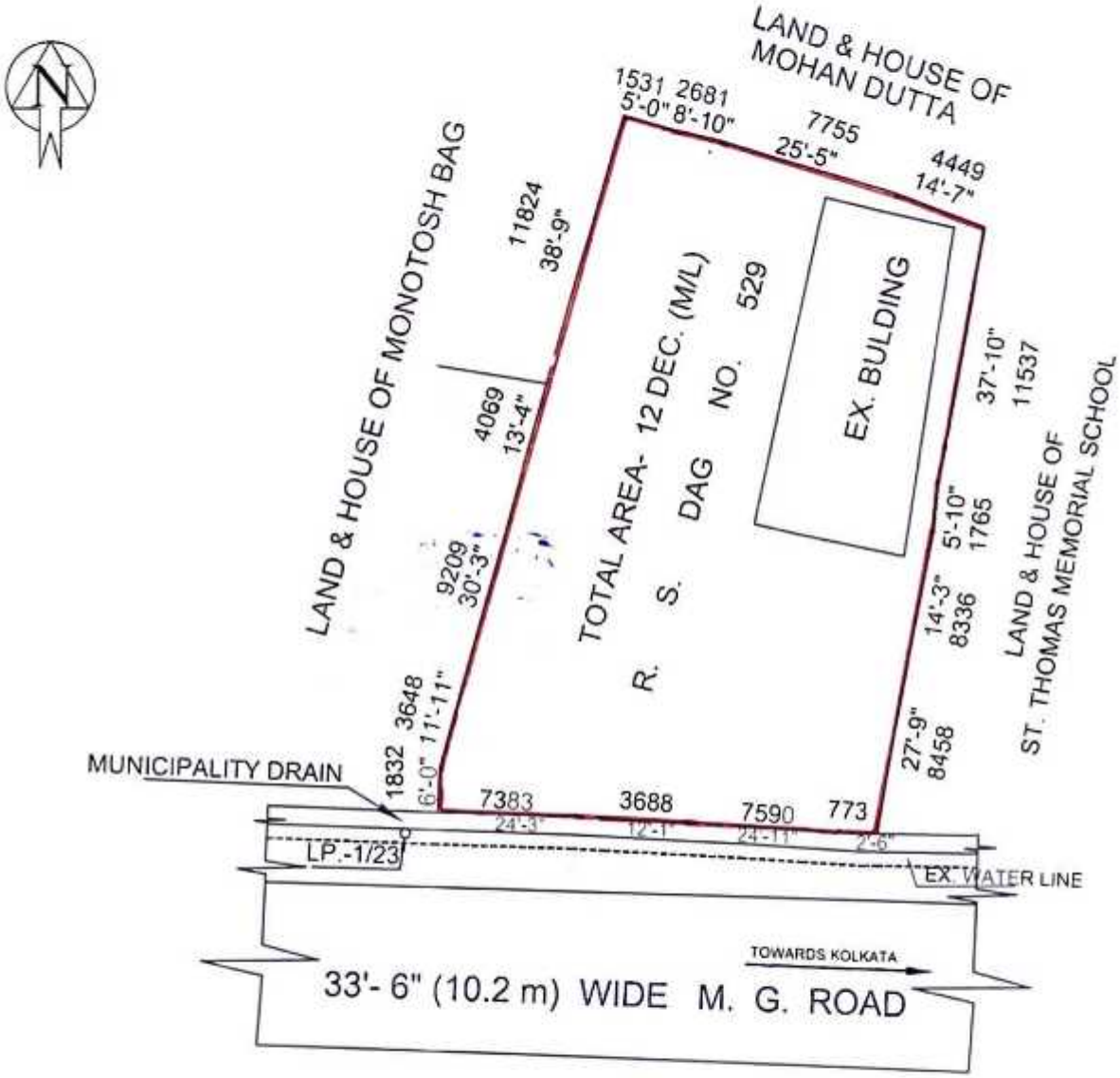
SITE MAP OR PLAN OF BASTU LAND MARKED BY RED BORDER FOR DEVELOPMENT BY CONSTRUCTION OF PROPOSED MULTI STORIED BUILDING/S AT MOUZA- GARHBHUKTA NANDANPUR, J. L. NO. 8, R. S.NO. 33, TOUZI NO. 353, R. S. DAG NO. 529, L. R. DAG NO. 685 UNDER R. S. KHATIAN NO. 325, L. R. KHATIAN NO. 6585 & 6586, HOLDING NO. 82, HALDER PARA ROAD, WARD NO.13 WITHIN BUDGE BUDGE MUNICIPALITY, P. S.- BUDGE BUDGE, DIST.- SOUTH 24 PGS.KOLKATA. 700137.

SCALE - 1" = 25'- 0"

TOTAL AREA OF LAND - 12 DEC. (M/L)



BRIJSHYAM INFRATECH PVT. LTD.

Director

ALIF CONSULTANCY
Pro | SK ASHIF HASSAN
Land, Survey, Drawing, Site Plan &c.
Banjakeria, Budge Budge
Kolkata-137
20-04-2021

Arunakshya Latta
Amitakshya Latta

SIGNATURE OF THE OWNERS

SIGNATURE OF THE DEVELOPER

COPIED BY

Additional District Sub-Registrar
Budge Budge, South 24 Parganas

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	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME : .....

SIGNATURE .....

Arunakshya Lattu

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME : .....

SIGNATURE .....Arunakshya Lattu

Amitakshya Lattu.

	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME : .....

SIGNATURE Amitakshya Lattu.....

Additional District Sub-Registrar
Budge Budge, South 24 Parganas

20 APR 2021

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

GRN Details

GRN:	192021220004817101	**Payment Mode:**	Online Payment
GRN Date:	19/04/2021 08:28:47	**Bank/Gateway:**	AXIS Bank
BRN :	317721289	**BRN Date:**	19/04/2021 08:04:40
Payment Status:	Successful	**Payment Ref. No:**	2000782505/2/2021 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Sk SAHIR AHMED
Address:	Budge Budge
Mobile:	9830934283
Depositor Status:	Advocate
Query No:	2000782505
Applicant's Name:	Mr Sk Sahir Ahmed
Identification No:	2000782505/2/2021
Remarks:	Sale, Development Agreement or Construction agreement

I-1366/2021

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000782505/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	69020
2	2000782505/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	10021
			Total	**79041**

IN WORDS: **SEVENTY NINE THOUSAND FORTY ONE ONLY.**

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARUNAKSHYA LATTU

KAMALAKSHYA LATTU

03/11/1959

Permanent Account Number
AGHPL4348P

Arunakshya Lattu

Signature

18092010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एनएसडीएल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना – 411045

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Arunakshya Lattu

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1190/23272/02338

To

অরুনাক্ষ লাট্টু

Arunakshya Lattu

S/O Kamalakshya Lattu

82NO HALDER PARA ROAD

Budge Budge (M)

Budge Budge

Budge Budge - I South 24 Parganas

West Bengal 700137

02/01/2014

109111723

ML091117236FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

4527 8409 0182

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অরুনাক্ষ লাট্টু

Arunakshya Lattu

পিতা : কমলাক্ষ লাট্টু

Father : Kamalakshya Lattu

জন্মতারিখ / DOB : 03/11/1959

পুরুষ / Male

4527 8409 0182

আধার – সাধারণ মানুষের অধিকার

Arunakshya Lattu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABBPL4501B

नाम / Name
AMITAKSHYA LATTU

पिता का नाम / Father's Name
KAMALAKSHYA LATTU

जन्म की तारीख / Date of Birth
03/09/1966

Amitakshya Latu.
हस्ताक्षर / Signature

Amitakshya Latu.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/23272/02342

To
অমিতাক্ষ লাটু
Amitakshya Lattu
S/O: Kamalakshya Lattu
82NO HALDER PARA ROAD
Budge Budge (M)
Budge Budge
Budge Budge - I South 24 Parganas
West Bengal 700137

02/01/2014

109114864

ML091148644FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

7491 3955 5980

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

অমিতাক্ষ লাটু
Amitakshya Lattu
পিতা : কমলাক্ষ লাটু
Father : Kamalakshya Lattu
জন্মতারিখ / DOB : 03/09/1966
পুরুষ / Male

7491 3955 5980

আধার – সাধারণ মানুষের অধিকার

Amitakshya Lattu.

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GFR0060624

নির্বাচকের নাম : অমিতাক্ষ লাট্টু

Elector's Name : Amitakshya Lattu

পিতার নাম : কমলাক্ষ লাট্টু

Father's Name : Kamlakshya Lattu

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ / Date of Birth : XX / XX / 1967

Amitakshya Lattu.

GFR0060624

ঠিকানা:
82 হালদার পারা রোড 14 বজবজ দক্ষিণ 24 পরগণা
700137

Address:
82 Halder Para Road 14 BudgeBudge
South 24 Parganas 700137

Date: 24/07/2007
116-বজবজ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
116-Budge Budge Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিস্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

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

AAJCB2405J

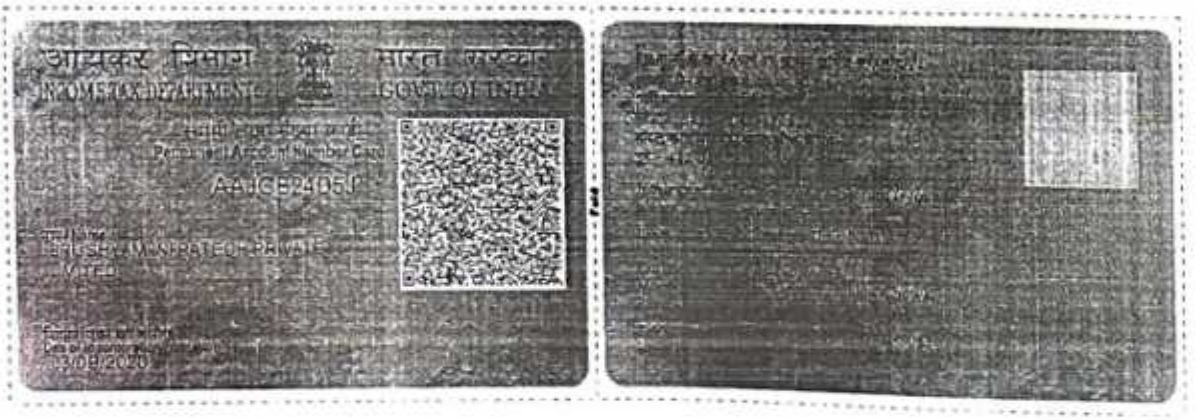
नाम / Name	BRIJSHYAM INFRATECH PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	03/09/2020

Signature valid

Digitally signed by [illegible] Tax PAN Services Un[illegible]L
eGov[illegible]ance
Date [illegible] 41:52
GMT[illegible]
Reason: [illegible]AN Sign
Location: [illegible]

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Out



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, click here

ভারত সরকার
Government of India

অভিষেক শাউ
Abhisek Shaw
পিতা : উমাশঙ্কর শাউ
Father : UMASHANKAR SHAW
জন্মতারিখ : DOB [illegible]
পুরুষ : Male

4507 3244 8617

আধার – সাধারণ মানুষের অধিকার

আধার
[redacted]
Unique Identification Authority of India

ঠিকানা:
S/O: উমা শঙ্কর শাউ, 1/এ, এ.এম. ঘোষ রোড়, বজ বজ (এম), দক্ষিণ ২৪ পরগনা, বজ বজ, পশ্চিমবঙ্গ, 700137

Address:
S/O: Uma Shankar Shaw, 1/A, A.M. GHOSH ROAD, Budge Budge (M), South 24 Parganas, Budge Budge, West Bengal, 700137

4507 3244 8617

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

Abhisek Shaw

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHISEK SHAW

UMA SHANKAR SHAW

01/07/1983

Permanent Account Number
BZPPS3205N

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाये पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यूटीआईटीएसएल
प्लाट नं. ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Abhisek Shaw

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

AIV1174374

নির্বাচকের নাম	:	অভিষেক সাউ
Elector's Name	:	Abhishek Shaw
পিতার নাম	:	উমাশঙ্কর সাউ
Father's Name	:	Umashankar Shaw
লিঙ্গ/Sex	:	পুং/ M
জন্ম তারিখ Date of Birth	:	01/07/1983

AIV1174374

ঠিকানা
1/A, এ. এম. ঘোষ রোড, বজ বজ, বজ বজ, দক্ষিণ ২৪ পরগণা, 700137

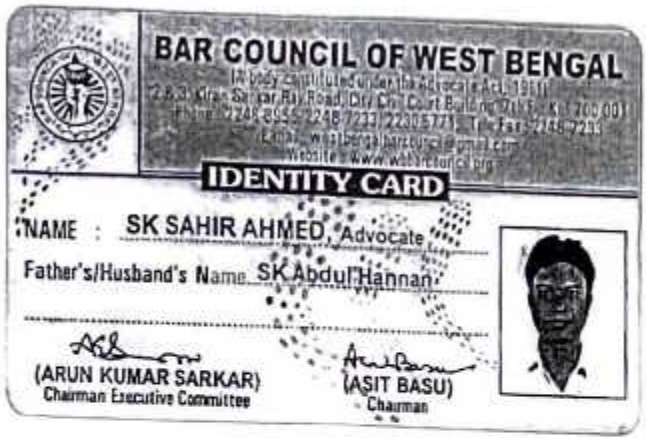
Address:
1/A, A. M. GHOSH ROD, BUDGE BUDGE, BUDGE BUDGE, SOUTH 24 PARGANAS, 700137

Date: 05/02/2011

156-বজবজ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral Registration Officer for
156-Budge Budge Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ক্ষেত্রে নির্দিষ্ট ফর্মে ও এবং নামের নতুন করে পরিবর্তন সংশোধন করে দিলে তবে এই পরিচয়পত্রের সংখ্যাটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and in return the card with same number

Abhisek Shaw



BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocates Act, 1961)

2 & 3, Kiran Sankar Ray Road, Civil Court Building, Kolkata - 700 001

Phone: 2248 8555, 2248 7233, 22305771, Tele Fax: 2248 7233

E-mail: westbengalbarcouncil@gmail.com

Website: www.wbbarcouncil.org

IDENTITY CARD

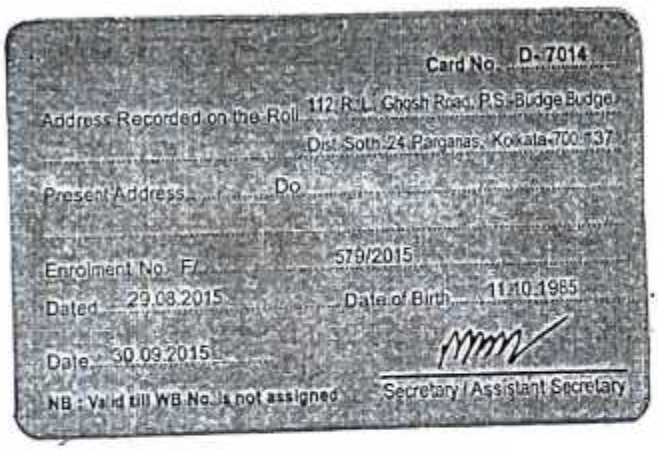
NAME : SK SAHIR AHMED, Advocate

Father's/Husband's Name SK Abdul Hannan

(ARUN KUMAR SARKAR)
Chairman Executive Committee

(ASIT BASU)
Chairman

SK Sahir Ahmed



Card No. D-7014

Address Recorded on the Roll 112, R.L. Ghosh Road, P.S.-Budge Budge, Dist. South 24 Parganas, Kolkata-700 137

Present Address Do

Enrolment No. F/ 579/2015

Dated 29.08.2015 Date of Birth 11.10.1985

Date 30.09.2015

NB : Valid till WB No. is not assigned

Secretary / Assistant Secretary

Major Information of the Deed

Deed No :	**I-1610-01366/2021**	**Date of Registration**	**20/04/2021**
Query No / Year	**1610-2000782505/2021**	**Office where deed is registered**	
Query Date	**15/04/2021 10:03:34 AM**	1610-2000782505/2021	
Applicant Name, Address & Other Details	Sk Sahir Ahmed Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, P - 700137, Mobile No. : 9830934283, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4306] Other than Immovable Property, Sale [Rs : 10,00,000/-	
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 1,15,09,092/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 70,020/- (Article:48(g))		Rs. 10,021/- (Article:E, E, A(1)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urba area)		

Land Details :

District: South 24-Parganas, P.S:- Budge Budge, Municipality: BUDGE-BUDGE, Road: M.G. Road, Mouza: Garbhuk Nandanpur, , Ward No: 13 JI No: 8, Pin Code : 700137

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-685 (RS :-)	LR-6585	Bastu	Bastu	6 Dec	3,00,000/-	54,54,546/-	Width of Approac Road: 35 Ft., Adjacent to Meta Road,
L2	LR-685 (RS :-)	LR-6586	Bastu	Bastu	6 Dec	3,00,000/-	54,54,546/-	Width of Approac Road: 35 Ft., Adjacent to Meta Road,
		TOTAL :			**12Dec**	**6,00,000 /-**	**109,09,092 /-**	
	Grand Total :				**12Dec**	**6,00,000 /-**	**109,09,092 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	2,00,000/-	3,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L2	400 Sq Ft.	2,00,000/-	3,00,000/-	Structure Type: Structure
	Floor No: 1, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**800 sq ft**	**4,00,000 /-**	**6,00,000 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Arunakshya Lattu (Presentant) Son of Late Kamalakshya Lattu Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office	 20/04/2021	 LTI 20/04/2021	Arunakshya Lattu 20/04/2021
	82, Halder Para Road, P.O:- Budge Budge, P.S:- Budge Budge, Budge-budge, District:-South 24 Parganas, West Bengal, India, PIN - 700137 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx8P, Aadhaar No: 45xxxxxxxx0182, Status :Individu Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Amitakshya Lattu Son of Late Kamalakshya Lattu Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office	 20/04/2021	 LTI 20/04/2021	Amitakshya Lattu 20/04/2021
	82, Halder Para Road, P.O:- Budge Budge, P.S:- Budge Budge, Budge-budge, District:-South 24 Parganas, West Bengal, India, PIN - 700137 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx1B, Aadhaar No: 74xxxxxxxx5980, Status :Individual, Executed by: Self, Date of Execution: 20/04/2021 , Admitted by: Self, Date of Admission: 20/04/2021 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Brijshyam Infratech Private Limited** 1/A, A. M. Ghosh Road, P.O:- Budge Budge, P.S:- Budge Budge, Budge-budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137 , PAN No.:: AAxxxxxx5J,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 Abhisek Shaw Son of Shri Uma Shankar Shaw Date of Execution - 20/04/2021, , Admitted by: Self, Date of Admission: 20/04/2021, Place of Admission of Execution: Office	 Apr 20 2021 1:51PM	 LTI 20/04/2021	20/04/2021
	1/A, A. M. Ghosh Road, P.O:- Budge Budge, P.S:- Budge Budge, Budge-budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BZxxxxxx5N, Aadhaar No: 45xxxxxxxx8617 Status : Representative, Representative of : Brijshyam Infratech Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Sahir Ahmed Son of Sk. Abdul Hannan 112, R. L. Ghosh Road, P.O:- Budge Budge, P.S:- Budge Budge, Budge-budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137			
	20/04/2021	20/04/2021	20/04/2021
Identifier Of Shri Arunakshya Lattu, Shri Amitakshya Lattu, Mr Abhisek Shaw			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Arunakshya Lattu	Brijshyam Infratech Private Limited-6 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Amitakshya Lattu	Brijshyam Infratech Private Limited-6 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Arunakshya Lattu	Brijshyam Infratech Private Limited-400.00000000 Sq Ft
Transfer of property for S2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Amitakshya Lattu	Brijshyam Infratech Private Limited-400.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Budge Budge, Municipality: BUDGE-BUDGE, Road: M.G. Road, Mouza: Garbhuk Nandanpur, , Ward No: 13 Jl No: 8, Pin Code : 700137

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 685, LR Khatian No:- 6585	Owner:অরুনাক্ষ লাট্টু, Gurdian:মৃত কমলাক্ষ লাট্টু, Address:৮২,মালদার পাড়া রোড, বজবজ, দক্ষিণ ২৪ পরগণা,কোলকাতা ৭০০১৩৭, Classification:বাস্তু, Area:0.06000000 Acre,	Shri Arunakshya Lattu
L2	LR Plot No:- 685, LR Khatian No:- 6586	Owner:অমিতাক্ষ লাট্টু, Gurdian:মৃত কমলাক্ষ লাট্টু, Address:৮২,মালদার পাড়া রোড, বজবজ, দক্ষিণ ২৪ পরগণা,কোলকাতা ৭০০১৩৭, Classification:বাস্তু, Area:0.06000000 Acre,	Shri Amitakshya Lattu

Endorsement For Deed Number : I - 161001366 / 2021

On 20-04-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:27 hrs on 20-04-2021, at the Office of the A.D.S.R. BUDGE BUDGE by Shri Arunakshya Lattu , one of the Executants.

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 1,15,09,092/-

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

Execution is admitted on 20/04/2021 by 1. Shri Arunakshya Lattu, Son of Late Kamalakshya Lattu, 82, Halder Para Road, P.O: Budge Budge, Thana: Budge Budge, , City/Town: BUDGE-BUDGE, South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession Retired Person, 2. Shri Amitakshya Lattu, Son of Late Kamalakshya Lattu, 82, Halder Para Road, P.O: Budge Budge, Thana: Budge Budge, , City/Town: BUDGE-BUDGE, South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession Business

Indetified by Sk. Sahir Ahmed, , , Son of Sk. Abdul Hannan, 112, R. L. Ghosh Road, P.O: Budge Budge, Thana: Budge Budge, , City/Town: BUDGE-BUDGE, South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Muslim, by profession Advocate

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

Execution is admitted on 20-04-2021 by Mr Abhisek Shaw, Director, Brijshyam Infratech Private Limited (Private Limited Company), 1/A, A. M. Ghosh Road, P.O:- Budge Budge, P.S:- Budge Budge, Budge-budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137

Indetified by Sk. Sahir Ahmed, , , Son of Sk. Abdul Hannan, 112, R. L. Ghosh Road, P.O: Budge Budge, Thana: Budge Budge, , City/Town: BUDGE-BUDGE, South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,021/- (A(1) = Rs 10,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2021 8:30AM with Govt. Ref. No: 192021220004817101 on 19-04-2021, Amount Rs: 10,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 317721289 on 19-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70,020/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 69,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no S777009, Amount: Rs.1,000/-, Date of Purchase: 20/04/2021, Vendor name: Sanat Panjal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2021 8:30AM with Govt. Ref. No: 192021220004817101 on 19-04-2021, Amount Rs: 69,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 317721289 on 19-04-2021, Head of Account 0030-02-103-003-02

Raju Mukherjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BUDGE BUDGE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 161001366 for the year 2021.

Seal of the Additional District Sub-Registrar, Budge Budge, South 24 Parganas

Digitally signed by Raju Mukherjee
Date: 2021.04.26 11:09:51 +05:30
Reason: Digital Signing of Deed.

(Raju Mukherjee) 2021/04/26 11:09:51 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BUDGE BUDGE
West Bengal.

(This document is digitally signed.)