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पश्चिम बंगाल
25/6/15

पश्चिम बंगाल WEST BENGAL

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37246/15
24,78,10,857

Certified that the Document is admitted to Registration. The Signature Sheet and the Assessment sheets attached to this document are the part of this Document.

DEVELOPMENT AGREEMENT

Additional Registrar
of Assurances-I, Kolkata
25.6.15

This **Development Agreement** made on this ^{25th} day of JUNE 2015

BETWEEN

UNITED CHURCH OF NORTHERN INDIA TRUST ASSOCIATION, a (PAN No. AAATT0824F) Company duly registered under the Companies Act, 1913 bearing Registration No. 2912 of 1938-39 and a company under the Companies Act 2013 having its Registered Office at Omega Building, 19 August Kranti Marg, Mumbai 400 007, P.O Grant Road, P.S. Gamdevi through its Managing Director & Constituted Attorney Mr. Prem Masih (PAN NO. AAOPM1199G) aged 62 years, son of Late Rehmat Masih, by occupation - Service, residing at Omega Building 19 August Kranti Marg, Mumbai 400 007, P.O Grant Road, P. S Gamdevi hereinafter referred to as the **OWNER** (which expression unless repugnant and/or contrary to the context shall include its successors-in-office, administrators, its nominees and/or assigns) of the **ONE PART** :

ATAX
25/6/15
Prem Masih

[Signature]

24 JUN 2015

SL. NO. 10926 DATE

NAME

ARUN CHOWDHURY

Advocate

ADD.

High Court, Calcutta

AMT. 500/- (Five hundred only)

Shal

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
25 JUN 2015

Remo
Handwritten notes:
S/O - A.K. Mukherjee
6, old post office
Kolkata
P.O. - G.P.O.
S.S. - Market St.

A N D

M/S NEELAMBER CONSTRUCTIONS PRIVATE LIMITED, (PAN NO. AAACN7586P) a Company duly registered under the Companies Act 1956 and a company under the Companies Act 2013 bearing Registration No U7010WB1988PTC045196 and having its office formerly at Trust House, 32A, Chittaranjan Avenue, 5th floor, Kolkata - 700 012 and now at 16, Sudder Street, Kolkata - 700 016 P. S. New Market P. O. New Market through its Director, Mr. Rameswar Prasad, (PAN NO. AGDPP2821K) aged 46 years son Sri Ganesh Prasad, by occupation - Business, residing at 24/1B, Alipore Road, Kolkata - 700 027 P.O & P. S. Alipore hereinafter referred to as the **DEVELOPER** (which expression unless repugnant and/or contrary to the context shall include its successors-in-office, administrators, its nominees and/or permitted assigns only) of the **OTHER PART**:

W H E R E A S:

- A. The Owner as an absolute owner is seized and possessed of **ALL THAT** piece of land and property alongwith structures thereon admeasuring 3 Bighas 4 Cottahs 5 Chittacks and 37 sq. ft. lying and being No.16 Lala Lajpat Rai Sarani (formerly 16 Elgin Road) in Bhowanipore, within the limits of the Kolkata Municipal Corporation, (formerly District 24 Parganas, Sub-District Alipore), Thana Bhowanipore and being Holding No. 289 Sub-Division J, Grand Division VI and which property and its boundaries are more particularly described in the **FIRST SCHEDULE** hereunder and hereinafter referred to as "**the said Property**";
- B. The said property was transferred by the London Missionary Society Corporation by a registered Transfer Deed dated



21st December 1970 bearing Deed No. 5316, in Book No. 1, Volume No. 183, Pages 183 to 211 for the year 1970 with the Registrar of Assurances at Calcutta, unto and in favour of the United Church of Northern India Trust Association (UCNITA) being the Owner herein;

- C. The Diocese of Calcutta, CNI, in whose jurisdiction the said property is situated, approached the United Church of Northern India Trust Association to develop the said property by following a thorough process of consultations and procedures required concerning development which included the holding of meetings and passing appropriate resolutions etc.
- D. In pursuance thereof, the Committee of Management of the UCNITA had resolved to accept the proposal of the Diocese of Calcutta CNI, vide Postal Vote Resolution dated 15th January 1992;
- E. That pursuant to the said Postal Vote, the Diocese of Calcutta did not show further interest nor made further progress in the matter;
- F. The UCNITA thereafter received a letter dated 11th October 1995 from the Diocese of Barrackpore, CNI claiming that as the said property had been the Head Office of the erstwhile Bengal Church Council, the majority of the Churches were now under the jurisdiction of the Diocese of Barrackpore after the formation of the Church of North India, and that too without any financial resources; and hence the Diocese of Barrackpore deserved a share out of the proposed development;



- G. The Property Committee of the Diocese of Calcutta in its meeting dated 10th March 2005 further resolved to recommend that the said property known as 16 Elgin Road, should be either developed or disposed off by the UCNITA to avoid complications of people trying to grab the property and creating danger by threat of occupation and litigation;
- H. The Committee of Management of the UCNITA in its meeting dated 22nd March 2010 discussed the matter in detail and **Finally Resolved** that in supersession of all its earlier resolutions taken from time to time, to develop the said property **DIRECTLY BY UCNITA** for the monetary benefit of UCNITA, CNI Synod, Calcutta Diocese and Barrackpore Diocese.
- I. The UCNITA received an offer dated 13th April 2010 from M/s Neelambar Constructions Pvt. Ltd. to develop the said property on an "**as is where is**" basis by offering 40% share to the Owner and keeping the balance 60% with itself;
- J. In response thereto, M/s Neelambar Constructions Pvt. Ltd. was asked by the Owner vide letter dated 8th May 2010 to meet the members of the Committee of Management of the UCNITA on 15th May 2010 at New Delhi along with a Demand draft of Rs.50,00,000/- (Rupees Fifty Lacks only) as Consent Money, to further negotiate the terms and conditions for development of the said property;
- K. That negotiation was held between the Committee of Management of UCNITA and M/s Neelambar Constructions Pvt. Ltd. whereby it was unanimously resolved that the said Developer would develop the said Property on a Joint Venture



and on an "**as is where is**" basis vide Resolution No. 2010:1042 (4) dated 15th May 2010

- L. That even while the Development Agreement was still in the process of being finalised, it was felt by the Owners that the share being offered to the UCNITA did not seem adequate enough, and also that the commitment and progress made by the Developer to purchase or arrange to sell the Vaishali property in order to recover the loss of the CNI Synod was not satisfactory. The Committee of Management therefore authorised its Managing Director to renegotiate the terms and conditions. The Managing Director thereafter presented the re-negotiated terms to the Committee of Management of UCNITA in its meeting dated 17 September 2013 which were duly approved and accepted vide Resolution No. 2013:1125(35) to develop the said property on the revised terms and conditions. As per the negotiations and as per the revised terms and conditions duly accepted by M/s Neelambar Constructions Pvt. Ltd.

That Neelambar Constructions Pvt. Ltd is :

- a. To develop the said property on Joint Venture and on an "**as is where is**" basis. The UCNITA shall take 50% of the developed property (i.e. Commercial/ Residential) as Owner's Allocation and 50% shall be taken by M/s. Neelambar Constructions Pvt. Ltd as Developer's Allocation (hereinafter referred to as the said Project).
- b. To keep an Interest Free Deposit of Rs. 2,25,00,000/- (Rupees Two Crores Twenty Five Lacs only), hereinafter referred to as the "said Refundable Interest Free Deposit", with the UCNITA with the understanding that the UCNITA shall have full right to use




and invest this money. The said Refundable Interest Free Deposit be made as follows:- Rs. 50,00,000/- (Rupees Fifty Lacs Only) which amount has already been deposited as Consent Money; Rs. 1,00,00,000/- (Rupees One Crore only) on the execution of this Development Agreement, and Rs. 75,00,000/- (Rupees Seventy five Lacs only) within six months from the commencement of the construction of the project.

- c. To be responsible to clear all or any encroachments, to do settlement with occupants, to pay development charges and to get all statutory permissions including the sanction of Plan from the Municipal Corporation of Kolkata, on behalf of the UCNITA. The existing taxes of the property before executing the Development Agreement shall be paid by the owner
- d. To be responsible and liable to contest Court cases with the occupants/ encroachers in the said property, if any, on behalf of the UCNITA, if any case arises (hereinafter referred to as the said Court Cases).
- e. After the completion of construction, Developer to pay Municipal Taxes and cess only to the extent of the Developer's Allocation, either directly or through the intending purchasers, as the case may be.
- f. To get the permission of the Municipal Corporation of Kolkata for the sanctioning of the plan within a period of six months from the date of executing of the instant Development Agreement. If the required Sanction Plan cannot be obtained due to circumstance beyond the control of the Developer, the period would be extended by mutual consent of the parties.



- g. To complete the project within 24 to 30 months from the date of commencement of construction of the said Project. If the project is not completed within the stipulated period, a penalty shall be imposed for the period of non completion of the project @ Rs.1,00,000/- (Rupees One Lac only) per month till the said project is completed.
- h. The commencement of construction of the said project, however, means and includes to clear the said property from the occupants and encroachers and after obtaining vacant, peaceful and physical possession of the said property free from all encumbrances, claim and demands of any nature whatsoever, and after obtaining Sanctioned Plan from the Kolkata Municipal Corporation within the stipulated period as described in the Agreement.
- i. The Owner shall have the liberty to take 50% (being the Owner's Allocation under the instant Agreement) of the residential/commercial developed property or to take the money as per the then existing market rate from M/s Neelamber Constructions Pvt. Ltd. or to sell its said 50% developed property area in the open market on its own terms and conditions.
- M. In pursuance of the said Resolution bearing No. 2010:1042(4), a Consent Letter was duly issued to M/s Neelamber Constructions Pvt. Ltd. vide letter bearing No. MAY-2010/UCNITA/3706 dated 12 July 2010, which was duly accepted by the Developer and a sum of Rs.50,00,000/- (Rupees Fifty Lacks only) being part deposit of the said Refundable Interest Free Security Deposit was made over by the Developer to the Owner.



- N. In terms of the revised resolution duly approved by the Committee of Management of UCNITA vide its Resolution No. 2013:1125 (35) in its meeting dated 17 September 2013 as recited above the parties herein have agreed to enter into a binding and enforceable legal document and in order to avoid any prolixity, the parties have mutually decided to record the terms and stipulations, hence the instant Development Agreement:-

NOW THIS INDENTURE WITNESSES AS FOLLOWS:-

1) **THE OWNER ASSURES AND DECLARES THAT**

- a. The Owner herein is the exclusive and absolute owner of the said property and is fully entitled to construct, develop, sell and/or transfer, mortgage or lease or part with developed property after the same is developed in accordance with the stipulations herein contained.
- b. The said property was transferred by the London Missionary Society Corporation by a registered Transfer Deed on 21 December 1970 bearing Book No. 1, Volume No. 183, Pages 183 to 211 Being no. 5316 for the year 1970 to the United Church of Northern India Trust Association, which has acquired the legal right, title and possession to the same.
- c. The Owner is entitled to enter into this Development Agreement with the Developer and have the full right and absolute authority to sign and execute the same.
- d. The Owner has not agreed or committed or entered into any Agreements for Sale or Lease or any other Agreement of any nature whatsoever of the said Property or any part thereof with



any person or association of persons (other than the Developer) and further that they have not created any mortgage, charge or any other encumbrances on the said Property and that the said Property is otherwise free from all encumbrances.

- e. The Owner has not received any notice from the Government or any local body or authority including the Municipal Corporation or served upon the Owner by any person claiming any interest in the said property.
- f. The Owner has not done and shall not do any acts, deeds, matters or things whereby or by reasons whereof the development of the said property may be prevented or prejudicially affected in any manner whatsoever.
- g. At the time of preparation of the plans and subsequent construction, the Architects will be mutually appointed, with all costs and professional fees being borne by the Developer only.
- h. The Owner shall at the request and cost of the Developer sign all applications, representations, petitions, affidavits, plans and such other documents as may be legally required from time to time for the purposes of submission thereof to the Kolkata Municipal Corporation or any other Government or statutory authority for the purpose of obtaining the necessary sanctions/permissions/ NOCs/approvals of all or any of the said authorities in connection with the commencement and completion of the project and for the purpose of obtaining controlled building materials if any, for providing electrical installations, lifts, elevators, water and sewage connections provided that all costs, charges and expenses including Architects Fees in this connection shall be paid by the Developer



alone and the Developer shall indemnify and keep indemnified the Owner and its Trustees from and against all actions, suits, proceedings, claims, fines, penalties, fees, costs, charges, damages incurred or suffered by the Owner and that the Owner shall grant a registered power of attorney in favour of the directors of the Developer authorizing them jointly and/or severally to do all acts deeds and things for development of the said property in terms of this agreement.

- i. That upon execution of the Development Agreement not to cause any interference or hindrance in the construction of the proposed development project without any justified reason.
- j. Not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion of the Developer's allocation of and in the said 50% developed property by executing sale/lease agreement in the manner as hereinabove provided.
- k. Not to let out, grant lease, mortgage, sell and/or charge the said property or any portion out of the property to any third party after executing this Development Agreement.
- l. To execute a registered Power of Attorney empowering the Developer's directors to have a building plan prepared for construction of new building/s at the said property, to apply for sanction of the said building plan and all consents, NOCs, permissions etc. that may be required from various authorities as pre-requisite for obtaining sanction of the said building plan, to represent the Owner before the Authorities of Kolkata Municipal Corporation and other Departments and Authorities



for obtaining sanction of the said Building Plan and to sign and verify all applications, affidavits, statements and other papers and documents that may be required for the said purpose and to execute all such legal agreements for sale or transfer or deal for and on behalf of the Owner concerning the Developer's allocation of the said 50% developed property together with undivided, impartiable proportionate share of the land, without prejudicing the right and/or Owners' Allocation in the said Project.

- m. To refund the said Interest Free Refundable Deposit immediately on or before the demarcated Owner's Allocation being delivered or intimated to be delivered to the Owner upon delivery of notice of 1 (One) Month after completion of the Construction of the said Project along with the occupancy/completion certificate from the Kolkata Municipal Corporation or any other statutory certificate required from the relevant authorities.
 - n. To pay the arrears and dues of statutory departments in respect of the said Property till the date of execution of the instant Development Agreement.
 - o. Upon delivery or receiving the intimation of the delivery of the Owner's demarked Allocation, to pay the Municipal Rates and Taxes in respect of the Owner's demarked Allocation, either directly or through its intending purchasers, as the case may be.
- 2) **THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNER AS FOLLOWS:-**
- a. The Developer declares that they have entered into this agreement after having independently carried out their own




investigation of the title, as per the documents supplied by the Owner and representations made in connection thereof in respect of the said property through their own legal experts and having completely satisfied themselves to the same have only then agreed to develop the said property by demolishing any existing structures and constructing thereon such structures as are more particularly spelt out and recorded in the terms and conditions reduced into writing as hereunder as a joint venture and on an **'as is where is basis'** and agreed to pay the consideration by way of handing over 50% of the residential/commercial developed property, as Owner's Allocation to the Owner or to pay such amount derived as per the then existing market rate as desired by the Owner in respect of the said Owner's Allocation. However, the Owner has full right to sell the said 50% of the residential/commercial developed property in the open market on its own terms and conditions and at the prevailing rates at that time.

- b. The Developer shall bear all costs, charges and expenses in all respects for all or any items of work in furtherance of development of the said property including laying of drainage, cables, water pipes and other connections and lighting of roads and other items as per the terms and conditions that may be imposed by the Kolkata Municipal Corporation while sanctioning the lay out schemes and the said plans and also other items of works as may be required to be carried out at the said property for construction of buildings and structures thereon. All finances for the completion of the said items of works shall be provided for and borne and paid for by the Developer alone and while arranging the same shall be entitled to deal with the Developer's Allocation. The Owner will render all



- assistance and co-operation required by the Developer from time to time to carry out the development work in respect of the said property and construction and completion of building and structures thereon in accordance with terms and conditions as may be stipulated by the concerned authorities and in respect of any other matter relating to or arising therefrom, provided that the Owner shall not be liable to incur any financial obligations in that behalf. The developer is entitled to put transformer and electric room as required by the C. E. S. C.
- c. The Developer shall obtain all permissions/NOC's/sanctions/approvals which are statutorily required to develop the property from all the concerned authorities and departments which includes the Municipal Corporation, the competent authority under Urban Land (Ceiling) and any other authorities, in the name of the Owner. All costs, charges and expenses for obtaining sanction from the concerned authorities, departments including the Kolkata Municipal Corporation shall be borne and paid by the Developer.
- d. The Developer shall be responsible to adhere to the sanctioned plans and approved designs and working drawings as per the work plans while doing the construction of the project.
- e. The Developer shall incur all costs and expenses for and incidental to the development of the said property including fees of Architects, fees of the Surveyors, Fees for submission of the Building plan or plans, and sanction thereof. The Developer shall also pay and bear all developmental fees and other charges and all costs for construction and completion of the project, due implementation of the development project and all other costs, charges and expenses including all legal and miscellaneous



expenses, if any from the date of signing this Development Agreement till the completion of the project in all respects.

- f. The new Building or Buildings shall be constructed by the Developer either by itself or by appointing a first class recognized Contractor, at its own costs and expenses and by reason of such nomination, the Developer shall not be in any way absolved from any of his obligations and/or liabilities hereunder or attached to this Development Agreement.
- g. The Developer shall ensure strict quality control and establish and operate a quality control system during the entire construction period on a day to day basis.
- h. The Developer shall construct and complete the project by providing all modern amenities and services within 24 to 30 months from the date of commencement of the construction of the said Project. PROVIDED HOWEVER, if the completion of the project is delayed due to
 - i. abnormally bad weather
 - ii. serious loss or damage by fire
 - iii. due to Force Majeure.
 - iv. delay due to any political reasons
 - v. any embargo created due to court proceedings
 - vi. by force or reasons of civil commotion, local combination of workmen or strike or lockout affecting the construction works or acts of nature,
 - vii. any other cause which is beyond the Developer's control,

the period of construction and completion of the project shall be extended, as mutually agreed between the parties.



- i. The Developer shall be responsible for observing all the laws and Building Rules of the Kolkata Municipal Corporation and all other statutory regulations in force and applicable for development of the project from time to time. The Developer shall indemnify and keep indemnified the Owner against all claims, losses, suits and other actions for any deviations made in or arising out of the said project by the workmen of the Developer and/or any other person or persons claiming through or under it of the said project and/or any lapses in observing and performing the statutory Building Rules and regulations and/or any other dispute arising out of the action or omission or neglect on the part of the Developer under this Development Agreement.
- j. The Developer shall be entitled to enter into formal agreement of sale/lease for transfer of the Developer's Allocation in part or whole with prospective buyers or transferees of the Developer's Allocation in the said Project and to collect either any part or the whole of the consideration from them and to give "No Objection" or "Consent" to mortgage by the prospective Purchasers/transferees in favour of banks/financial institutions in respect of areas agreed to be acquired by them.
- k. The Developer shall be entitled to execute the sale deed of its own share in favour of the intending purchasers, or investors during construction of the project as a special case upto construction of 50% Super structure of new building only subject to obtaining the prior approval of the draft sale deed and the written permission of the Owners.



- l. Provided however, that the possession of the respective Flats/ Units of the Developer's Allocation would be given to the intending Purchasers only after possession of the Owner's Allocation of 50% developed property is delivered to the Owner first.
- m. The Owner whenever required by the Developer shall join in all such agreements either as co-vendor or as confirming party as the case may be, but always at the cost of the Developer and shall whenever necessary also execute conveyances or others deeds or documents in respect of the share of the Developer.
- n. The Developer shall obtain statutory permission from the Income Tax Department, if required and/or any other certificate or certificates as may be required from the statutory authorities under the relevant provisions of any other law for the time being in force, the costs and expenses of which shall be borne by the Developer.
- o. On the execution of these presents the Owner shall hand over all the relevant documents of the said property to the Developers in order to enable them to proceed with the development of the said property, and the Developer shall acknowledge receipt of the same by signing this Agreement.
- p. To pay an Interest Free Refundable Security Deposit of Rs. 2.25 Crores to the Owner, more fully detailed in the **MEMORANDUM OF CONSIDERATION** detailed hereunder, with this understanding that the Owners will have the full right to use and invest this money. The Developer shall pay the said amount of Rs. 2.25 Crores as follows:-



- i. Rs. 50,00,000/- (Rupees Fifty Lacs Only) at the time of accepting the Consent Letter and/or during the execution of the instant Development Agreement. The said payment has already been made by the Developer vide Demand Draft bearing No. 002897 dated 13/5/2010 issued by ICICI bank and which amount is acknowledged by the Owner.
- ii. Rs. 1,00,00,000/- (Rupees One Crore only) on execution of this Development Agreement.
- iii. Rs. 75,00,000/- (Seventy Five Lacs only) within six months from the commencement of the construction of the project.
- q. To complete the project within 24 to 30 months from the date of commencement of construction of the said Project. If the project is not completed within the stipulated period, a penalty shall be imposed for the period of non completion of the project @ Rs. 1,00,000/- (Rupees One Lac only) per month till the said Project is completed.
- r. The commencement of construction of the said Project, however, means and includes to clear the said property from the occupants and encroachers and after obtaining vacant, peaceful and physical possession of the said property free from all encumbrances, claim and demands of any nature whatsoever and after obtaining Sanctioned Plan from the Kolkata Municipal Corporation within the stipulated period as described in the Agreement.
- s. Not to transfer and/or assign the right to develop the said property or the said project to any other person/s in pursuance



of the Development Agreement without the prior approval in writing of the Owner.

- t. To clear all liabilities, encroachments and settlements with the occupants at its own cost in terms with the covenants contained herein.
- u. To take care of the Court cases in regard to the said property, if arisen.
- v. Not to violate or contravene any of the provisions of law or rules applicable to the development project or any part thereof.
- w. Not to do any acts, deed or things whereby the Owner will be prevented from enjoying, selling, assigning and/or disposing of the 50% of the share of the Owner being the Owner's Allocation.
- x. However, the Developer is authorized to execute and register Deeds of Conveyance/Transfer/Sale with the concerned Registering Authority in favour of the intending purchasers/transferees in respect of the Developer's Allocation, with the prior consent and approval of the Owner for such Deeds. This specific permission is granted by the Owner to the Developer with this understanding that the Deed of Conveyance/Transfer/Sale can only be executed and registered after completing 50% construction of super structure of the proposed building of the said Project.
- y. However the said prior consent and approval of the Owner shall not be required by the Developer after completion of construction of area under the Owner's Allocation as per agreed



specifications and possession thereof being made over to the Owner with Completion Certificate.

- z. After carrying out the demolition of the existing structures, the consideration of the wood and the building materials will be returned to the Owner by the Developer after deducting the cost of expenses towards demolition.
- aa. To keep the Owner indemnified against all or any party claims and action arising out of any sort of act of commission or omission or neglect on the part of the Developer in relation to the development of the project.
- bb. To keep the Owner indemnified against all actions, suits, costs, proceeding and claims that may arise out of the Developer action with regard to the development of the said property and/or in the matter of or for any defects therein.
- cc. To keep the building under construction fully insured against fire, earthquake, flood and against third party damages and to pay premiums for such insurance punctually and regularly.
- dd. The Developer at its own expense shall arrange for the safety provisions as per the terms and conditions and rules in force of the local authority, Central and State Government from time to time in respect of all labour directly or indirectly employed for the performance of the works and shall provide all facilities in connection therewith. Non compliance of any of the rules for the safety code and practice will be at the entire cost, risk and responsibility of the Developer. The Developer shall indemnify and keep indemnified the Owner against all losses, damages, costs, charges and expenses on account or arising out of any



breach of any of these terms or any law, rules and regulations or due to accident or any mishap during construction or due to any claim made by any other party in respect of such construction or otherwise howsoever.

- ee. Not to commit any breach of any terms and conditions of the Development Agreement and further in case of any breach or violation, a notice has to be served by the Owner to the Developer to rectify the same and if no action is taken by the Developer, then the Owner shall be entitled to terminate this Agreement and on such termination the licence and permission given to the Developer as aforesaid shall be revoked and 25% of the Interest Refundable Free Deposit shall be forfeited and the rest be refunded.

AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

3. The Owners hereby undertake that the Developer shall be entitled to and shall enjoy its 50% developed property along with the undivided and impartible proportionate share of land without any interference or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and on its part to be observed and performed.
4. Upon execution of the instant Agreement, the Owner hereby in part performance of this agreement have granted permission, delivered and handed over possession of the said property to the Developer only for the purpose of the development of the said property and the Developers have accepted the same accordingly.




5. The approved plan to be submitted shall be as per the demarcation of Owners and Developer's allocation made on the site plan. After the sanctioned plan is obtained by the Developer from the Kolkatta Municipal Corporation, the Owner and Developer shall verify and confirm the same within one month.
6. The Owner hereby gives licence and permission to the Developer to enter upon the said property or any part thereof with full right authority to commence, carry on and complete the development thereof in accordance with the permission herein mentioned only in the area specified and mentioned in the First Schedule hereunder. The boundaries of the property shows the area of the property which is to be allowed to the Developer for the purposes of construction/development work only. However, if the Developer or his agents commit any breach of any of the terms and conditions of this agreement then the Owner shall be entitled to terminate this agreement and forfeit 25% out of the total Interest Free Refundable Security Deposit amount and on such termination the licence to develop the property given to the Developer on execution of these presents shall stand revoked and the Developer shall take away and remove within 3 months of such termination all building, structures and materials brought on the said property and in default thereof, the same shall belong to and vest in the Owner absolutely and the Developer shall not be entitled to any compensation or damages in respect thereof.
7. The Owner shall do or execute or cause to be done or executed all such further acts, deeds, matters and things not herein specified as may be required to be done by the Developer and for

- which the Developer may need the authority of the Owner including any such additional Power of Attorney and/or authorisation as may be required for the proposes provided that all such acts, deeds, matter and things shall not in any way infringe on the rights of the Owner and/or go against the spirit of these presents, and all expenses shall always be borne by the Developer only.
8. To get the permission of the Kolkata Municipal Corporation for the sanctioning of the plan within a period of six months from the date of executing of the instant Development Agreement. If the required Sanction Plan cannot be obtained due to circumstance beyond the control of the Developer, the period would be extended by mutual consent of the parties.
 9. Any notice to the Owner by the Developer or to the Developer by the Owner under the terms of this agreement shall be sent by registered post at the respective address nominated for that purpose duly acknowledged as having received by the Owner/Developer as the case may be.
 10. The Developer is allowed to lease/sell/ transfer the said 50% of the Developer's allocation or part thereof together with proportionate undivided and impartible share in respect of the said Property, to any third person/s as per his rate, discretion. terms and conditions with the specific understanding that all such sale agreements will be executed by the Developer by virtue of Power of Attorney subject to the terms stated hereinabove.
 11. The Developer shall not start any work of development on the said property unless the building plans are sanctioned by the



Kolkata Municipal Corporation in favour of the Owner and Letter of Commencement of construction by the Developer/Owner is issued to the Kolkata Municipal Corporation.

12. The Developer shall at his own cost make necessary arrangements for construction of the office, store, labour camp, staff quarters, site laboratory, record room etc. within the site for the works. No additional land out of the larger plot of the said property shall be used for the said purpose.
13. Breach of any condition would result in forfeiture of 25% of the total Interest Free Refundable Deposit and/or cancellation of this Development Agreement with 30 days prior notice in writing of intention of termination of this agreement along with the reason for such determination. If within a period of 90 days, upon expiry of such 30 days of notice period, the Developer does not take steps to rectify the breach then in such an event the Owner shall terminate this Agreement and forfeit 25% out of the Interest Free Refundable Security deposit.
14. As from the date of completion of the project, the Developer and/or the Owner and/or their respective transferees shall respectively be liable to pay and bear their respective proportionate charges on account of the Municipal taxes and all other impositions, if any, in respect of their respective portions.
15. It is agreed that from the date of executing the Development Agreement, the Developer shall pay and discharge all taxes and outgoings including Municipal taxes and all other charges, rates, cesses, taxes that may be levied by any public body or authority in respect of the said property till the completion of



the said Project and thereafter in terms with the covenants contained herein. The Developer shall indemnify and keep indemnified the Owner from and against non-payment thereof.

16. At no stage whatsoever will the Owner be responsible or liable for any of the above said and above related expenses and actions or claims arising out of the violation or non-compliance of any rules or laws pertaining to the proposed construction and development including the proposed and subsequent Lease /Sale/ Transfer Deed and their respective agreements.
17. All out of pocket expenses of and incidental to this Development Agreement and the transactions in pursuance thereof, including Deeds/Deeds of Conveyance and other assurances in respect thereof Stamp Duty, Registration Fees, legal charges, zone conversion charges, sanctioning of plans, Architect Fees, Consultancy charges, Structural Engineering Fee, construction and/or development charges and all other expenses relating to the development in any form whatsoever shall be borne by the Developer only including Stamp Duty and registration charges on this agreement shall also be borne and paid by the Developer.
18. The Developer shall indemnify and keep indemnified the Owner against all claims, losses, damages, costs, charges, expenses that will be incurred or suffered by the Owner on account of or arising out of any breach of any of these terms or any law, rules or regulations or due to accident during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever.



19. If due to any wilful default or neglect on the part of the Owner to deliver the possession of said property or any part thereof taken on an "as is where is" basis, where the consent of the Calcutta Diocese, CNI was given then the consequential extension thereof shall be given by the Owner to the Developer and the Owner shall be liable to pay such loss or damage @ Rs. 50,000/- (Rupees Fifty Thousand only) per month.

The Owner shall provide Possession Certificate for the said property to the Developer with a clear understanding that the Diocese of Calcutta will not create any problem and/or any hindrance in the development of the said property. If, the Diocese of Calcutta creates any problem and/or hindrance in development of the said property before handing over the possession of the said property to the Developer, then the Owner and the Developer jointly deal with the same strictly and in accordance with law. In that case, the legal expenses shall be borne by both the parties equally.

20. In the event the Developer fails and/or neglects to start construction work for two months even after obtaining sanction of the building plans from the appropriate authorities, then the Developer shall on demand pay damages to the Owner @ Rs. 50,000/- (Rupees Fifty Thousand Only) per month of such delay and in default of such payment or in case the Developer eventually abandons the construction work after some progress then and in such event, the quantum of loss and damage caused by the Developer shall be paid to the Owner.
21. In the event the Developer is prevented from proceeding with the construction works or any substantial part thereof during the



continuance of the construction work or it is prevented from starting the construction work for a period of two months or completing the same within the stipulated period by any act of omission or commission on the part of the Owner or their agents, servants, representatives claiming any right under them and in that case the Developer shall have the right to receive such damages and losses @ Rs.50,000/- per month and to realise the same from the Owner.

22. The instant Agreement shall not be treated as a partnership between the Owner and the Developer or an Agreement for Sale of the said plot by the Owner to the Developer. The Developer has been given only a right to develop the said plot as aforesaid.
23. The draft Agreement for Sale/Transfer and/or Deed of Conveyance shall be prepared by the Developer and approved by the Owner and only thereafter the same shall be used for executing the Sale/Transfer Agreement and Deed of Conveyance of the said Project or the developed Property or part or portion thereof.
24. If due to any wilful default or neglect on the part of the Developer the construction and completion of the project is delayed beyond the stipulated period or any extension thereof then and in that event the Developer shall be liable to pay such loss or damage to the Owner as shall be determined by the Arbitrator to be appointed by both the parties mutually in accordance with the Arbitration and Conciliation Act 1996.
25. Any dispute and differences arising out the instant presents between the parties arising out of the meaning, construction or import of this Development Agreement shall be adjudicated by



reference to one Arbitrator mutually decided by both the parties and the arbitration will be governed by the Arbitration and Conciliation Act, 1996. The Court of the Original jurisdiction in the city of Kolkata shall have the jurisdiction

FIRST SCHEDULE REFERRED HEREINABOVE :

ALL THAT piece and parcel of the land or property along with structures thereon admeasuring 3 Bighas 4 Cottahs 5 Chittacks and 37 sq. ft. lying and being No. 16 LalaLajpatRaiSarani (formerly 16 Elgin Road) in Bhowanipore, within the limits of the Kolkata Municipal Corporation Ward No. 70 (formerly District 24 Parganas, Sub-district Alipore), Thana Bhowanipore P. O. LalaLajpatraiSarani and being Holding No. 289 Sub-division J, grand division VI and which is bounded as follows:

On or Towards East : Partly by 17 LalaLajpatRaiSarani
 On or Towards West : Nos. 1A, 1B, 1C AshutoshMukherji Road
 On or Towards North : LalaLajpatRaiSarani
 On or Towards South : Partly by No. 3 AshutoshMukherji Road.
 and partly by 18, LalaLajpatRaiSarani

And marked out on the plan annexed hereto.




IN WITNESS WHEREOF the parties hereto have put their respective hands and seals on the date, month and year first hereinabove mentioned.

EXECUTED AND DELIVERED by
MR. PREM MASHI, Managing
 Director and Constituted Attorney
 of **UNITED CHURCH OF
 NORTHERN INDIA TRUST
 ASSOCIATION** being the **OWNER**
 of the **ONE PART** at Kolkata in
 the presence of :-

For U. C. N. I. Trust Association


 Prem Masih
 Managing Director

1. 
 (First witness)

2. *Divya Kheltry,*
Advocate.


EXECUTED AND DELIVERED by
MR. RAMESWAR PRASAD,
 Director of **M/S. NEELAMBER
 CONSTRUCTIONS PRIVATE
 LIMITED** being the **DEVELOPER** of
 the **OTHER PART** at Kolkata in the
 presence of :-

For NEELAMBER CONSTRUCTIONS PVT. LTD.



Director

DEVELOPER

1. 
 (First witness)

2. *Divya Kheltry,*
Advocate.

Drafted by me
K. C. Karimaker
Advocate
High Court, Calcutta
WB/867/83

MEMO OF CONSIDERATION

Received a sum of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs) in part payment of the Interest Free Refundable Security Deposit of Rs. 2,25,00,000/- (Rupees Two Crores and Twenty Five Lakhs) in terms of the Development Agreement above as per following details :

- | | | |
|------|--|--------------------------|
| (i) | By Demand Draft No. 002897 dated
13.05.2010 issued by ICICI Bank in
Favour of the Owner | Rs. 50,00,000.00 |
| (ii) | By Demand Draft No. 508317 dated
25.06.2015 issued by ICICI Bank in
Favour of the Owner. | Rs. 1,00,00,000.00 |
| | | <hr/> |
| | | <u>Rs.1,50,00,000.00</u> |

(Rupees One Crore and Fifty Lakhs only)

The balance Rs. 75,00,000/- (Rupees Seventy Five Lakhs) is payable within 6 (six) months of commencement of construction in terms of the Development Agreement above.

Witnesses :

1. 
2. *Danya Kheltry,*
Advocate

For U. C. N. I. Trust Association

Pratik Masih
Managing Director

OWNER

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

BCW

GRN: 19-201516-000877354-1

Payment Mode Online Payment

GRN Date: 24/06/2015 16:53:50

Bank: HDFC Bank

BRN: 163440172

BRN Date: 24/06/2015 16:57:32

DEPOSITOR'S DETAILS

Id No. : 19010000372461/1/2015

[Query No./Query Year]

Name : NEELAMBER CONSTRUCTIONS PVT. LTD.
Contact No. : 9831802139 Mobile No. : +91 9831802139
E-mail : accounts@prasadgroup.co.in
Address : 16 SUDDER STREET
KOLKATA - 700016
Applicant Name : Mr Asit Manra
Office Name :
Office Address :
Status of Depositor : Solicitor firm
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000372461/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	247601
2	19010000372461/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	74571
Total				322172










In Words : Rupees Three Lakh Twenty Two Thousand One Hundred Seventy Two only

ER






Seller, Buyer and Property Details


A. Land Lord & Developer Details

Land Lord Details						
SL No.	Name, Address, Photo, Finger print and Signature					
1	<p>United Church Of Northern India Trust Association Omega Building 19, August Kranti Marg, Mumbai 4000, P.O:- Grant Road, P.S:- GAMDEVI, District:- Mumbai, Maharashtra, India, PIN - 400007 PAN No. AAATT0824F, Status : Organization Represented by representative as given below:-</p>					
1(1)	<table border="1"> <tr> <td rowspan="2"> <p>Mr Prem Masih Son of Late Rehmat Masih Omega Building 19, August Kranti Marg, Mumbai 4000, P.O:- GRANT ROAD, P.S:- GAMDEVI, District:-Mumbai, Maharashtra, India, PIN - 400007 Sex: Male, By Caste: Others, Occupation: Service, Citizen of: India, PAN No. AAOPM1199G, Status : Representative Date of Execution : 25/06/2015 Date of Admission : 25/06/2015 Place of Admission of Execution : Office</p> </td> <td>  6/25/2015 1:37:19 PM hrs </td> <td>  LTI 6/25/2015 1:37:44 PM hrs </td> </tr> <tr> <td colspan="2">  6/25/2015 1:37:56 PM hrs </td> </tr> </table>	<p>Mr Prem Masih Son of Late Rehmat Masih Omega Building 19, August Kranti Marg, Mumbai 4000, P.O:- GRANT ROAD, P.S:- GAMDEVI, District:-Mumbai, Maharashtra, India, PIN - 400007 Sex: Male, By Caste: Others, Occupation: Service, Citizen of: India, PAN No. AAOPM1199G, Status : Representative Date of Execution : 25/06/2015 Date of Admission : 25/06/2015 Place of Admission of Execution : Office</p>	 6/25/2015 1:37:19 PM hrs	 LTI 6/25/2015 1:37:44 PM hrs	 6/25/2015 1:37:56 PM hrs	
<p>Mr Prem Masih Son of Late Rehmat Masih Omega Building 19, August Kranti Marg, Mumbai 4000, P.O:- GRANT ROAD, P.S:- GAMDEVI, District:-Mumbai, Maharashtra, India, PIN - 400007 Sex: Male, By Caste: Others, Occupation: Service, Citizen of: India, PAN No. AAOPM1199G, Status : Representative Date of Execution : 25/06/2015 Date of Admission : 25/06/2015 Place of Admission of Execution : Office</p>	 6/25/2015 1:37:19 PM hrs		 LTI 6/25/2015 1:37:44 PM hrs			
	 6/25/2015 1:37:56 PM hrs					

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/S. Neelamber Construction Private Limited 32A, Chittaranjan Avenue, 5th Floor, Kolkata 70001, P.O:- New Market, P.S:- New Market, District-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAACN7586P, Status : Organization Represented by representative as given below:-		
1(1)	Mr Rameswar Prasad Son of Mr Ganesh Prasad 32A, Chittaranjan Avenue, 5th Floor, Kolkata 70001, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGDPP2821K, Status : Representative Date of Execution : 25/06/2015 Date of Admission : 25/06/2015 Place of Admission of Execution : Office	 6/25/2015 1:36:04 PM hrs	 LTI 6/25/2015 1:36:24 PM hrs
		 6/25/2015 1:36:39 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Asit Manna Son of Mr A K Manna 6 Old Post Office Street, Kolkata 700001, P.O:- Treasury Building, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Prem Masih, Mr Rameswar Prasad	 6/25/2015 1:38:39 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatlan No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lala Lajpat Rai Sarani, , Premises No. 16, Ward No: 70, Premises No:16		3 Bigha 4 Katha 5 Chatak 37 Sq Ft	1/-	64,78,10,857/ -	Proposed Use: Bastu, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Asit Manna
Address	6 Old Post Office Street, Kolkata 700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

Office of the A.R.A. - I KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190105153 / 2015

Query No/Year	19010000372461/2015	Serial no/Year	1901004972 / 2015
Deed No/Year	I - 190105153 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Rameswar Prasad	Presented At	Office
Date of Execution	25-06-2015	Date of Presentation	25-06-2015

Remarks

On 24/06/2015

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 64,78,10,857/-

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 25/06/2015

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

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

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

Presented for registration at 12:21 hrs on : 25/06/2015, at the Office of the A.R.A. - I KOLKATA by Mr Rameswar Prasad .

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

Execution is admitted on 25/06/2015 by

Mr Prem Masih , United Church Of Northern India Trust Association , Omega Building 19, August Kranti Marg, Mumbai 4000, P.O: Grant Road, Thana: GAMDEVI, , Mumbai, MAHARASHTRA, India, PIN - 400007

Indetified by Mr Asit Manna, Son of Mr A K Manna, 6 Old Post Office Street, Kolkata 700001, P.O: Treasury Building, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

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

Execution is admitted on 25/06/2015 by

Mr Rameswar Prasad, , M/S. Neelamber Construction Private Limited , 32A, Chittaranjan Avenue, 5th Floor, Kolkata 70001, P.O: New Market, Thana: New Market, , Kolkata, WEST BENGAL, India, PIN - 700016

Identified by Mr Asit Manna, Son of Mr A K Manna, 6 Old Post Office Street, Kolkata 700001, P.O: Treasury Building, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,47,601/- (B = Rs 2,47,489/- ,E = Rs 28/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,47,601/-

Description of Online Payment

1. Rs 2,47,601/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 74,571/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 10926, Purchased on 24/06/2015, Vendor named Mousumi Ghosh.

Description of Online Payment

1. Rs 74,571/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: HDFC Bank (HDFC0000014)



(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 26250 to 26293

being No 190105153 for the year 2015.



Digitally signed by DINABANDHU ROY
Date: 2015.07.09 16:21:17 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 09-07-2015 4:21:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

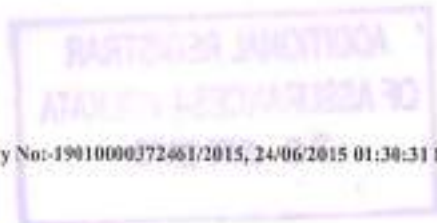
(This document is digitally signed.)



(All Score)

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	19010000372461/2015	Query Date	24/06/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	Asit Manna		
Address	6 Old Post Office Street, Kolkata 700001, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Solicitor firm		
Other Details	Mobile No. : 9732452296		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4002] General Power of Attorney [Rs : 1/-], [4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,25,00,000/-]		
Set Forth value	Rs. 1/-	Total Market Value:	Rs. 64,78,10,857/-
Stampduty Payable	Rs. 75,071/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 2,47,601/-	Registration Fee Article:-	E, E, E, B, M(a), M(b), I
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp	Rs. 500/-		
Mutation Fee Payable	DLRS server does not return any information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



(Signature)

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lala Lajpat Rai Sarani, , Premises No. 16, Ward No: 70, Premises No:16		3 Bigha 4 Katha 5 Chatak 37 Sq Ft	1/-	64,78,10,857/-	Proposed Use: Basu, Property is on Road

Landlord Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
United Church Of Northern India Trust Association Omega Building 19, August Kranti Marg, Mumbai 4000, P.O:- Grant Road, P.S:- GAMDEVI, District:- Mumbai, Maharashtra, India, PIN - 400007	Organization	Executed by: Representative,	PAN No. AAATT0824F,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Prem Masih Son of Late Rehmat Masih Omega Building 19, August Kranti Marg, Mumbai 4000, P.O:- GRANT ROAD, P.S:- GAMDEVI, District:-Mumbai, Maharashtra, India, PIN - 400007	Sex: Male, By Caste: Others, Occupation: Service, Citizen of: India, PAN No. AAOPM1199G,		United Church Of Northern India Trust Association

Developer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
M/S. Neelamber Construction Private Limited 32A, Chittaranjan Avenue, 5th Floor, Kolkata 70001, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700016	Organization	Executed by: Representative,	PAN No. AAACN7586P,

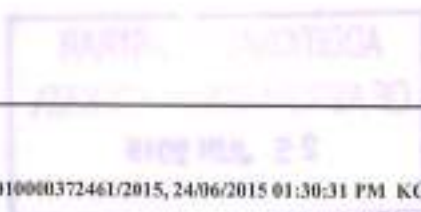
Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Rameswar Prasad Son of Mr Ganesh Prasad 32A, Chittaranjan Avenue, 5th Floor, Kolkata 70001, P.O:- NEW MARKET, P.S:- New Market, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGDPP2821K,		M/S. Neelamber Construction Private Limited

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Asit Manna Son of Mr A K Manna 6 Old Post Office Street, Kolkata 700001, P.O:- Treasury Building, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Prem Masih, Mr Rameswar Prasad

Bank Details
Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land



Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lala Lajpat Rai Sarani, , Premises No. 16, Ward No: 70, Premises No:16		DLRS Server does not return any information about RS Plo

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

PHOTOGRAPH



FINGER PRINTS

[Handwritten signature]

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



[Handwritten signature]

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



Dated this *25th* day of *June* 2015

B E T W E E N

**United Church of Northern India
Trust Association**

..... Owner

And

**M/s. Neelamber Constructions
Private Limited**

.....The Developer

DEVELOPMENT AGREEMENT

Mr. A P Agarwalla
Advocate
6, Old Post Office Street
Ground Floor, Room No. 55
Kolkata - 700 001.