

2-961

2-825/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

*Handwritten signatures and dates:*  
 9/3/17  
 8/3/17  
 8/3/17

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document  
 Addl. District Sub-Registrar  
 Sonarpur, South 24 Parganas



*Handwritten signatures:*  
 Md. Naushad Ali  
 @ NowSad Ali  
 md. Liyakat Ali  
 Liakat Ali Mondal

887687

SUKALYAN NIRMAN PVT. LTD. C 887687  
 Director  
 Sukalyan Nirman Pvt. Ltd.  
 Director  
 Mustafiqe Ahmed

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** made this the 9th day of March, 2017 Two Thousand and Seventeen **BETWEEN (1) MD. NAUSHAD ALI Alias NOWSAD ALI MONDAL**, PAN - AIYPA1276C, **(2) MD. LIYAKAT ALI Alias LIAKAT ALI MONDAL**, PAN - CQWPM8586F, both sons of Md. Ghulam Mustafa, by occupation:- Businessmen, both residing at Teghoria, Post:- R.K. Palli, Police Station:- Sonarpur, District:- 24 Parganas, Kolkata- 700 150 hereinafter collectively referred to as the **"CO-SHARERS"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) of the **ONE PART:**



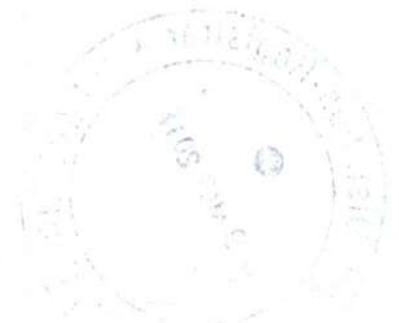
No. 869 DL 08.3.17 Rs. 5000/-  
Name: Sekalyam Nirman Private Limited  
Address: 32/2, Topsia Road (South)  
Stamp Vendor: [Signature]

**SUPRABHAT NASKAR**  
BARUIPUR CIVIL COURT  
SOUTH 24-PARGANAS

Ground Floor  
P.S. - Topsia  
Kd-46.



Kamalesh Mondal  
S/o Santosh Mondal  
viii. Mukandapur Biddhaderpur  
P.O. - Beniabon  
P.S. - Sonarpur -  
Occ. - Business ->



Md. Naushad Ali @  
Now Sad Ali.

2

AND

Md. Mujahid Ali @  
Khatik Ali. Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaq Ahmed  
Director

**SUKALYAN NIRMAN PRIVATE LIMITED**, PAN - AAWCS1459E, a Company incorporated under the Companies Act, 1956, having its Registered Office at 32/2, Topsia Road (South), Ground Floor, Post Office Gobindo Khatik Road, Kolkata-700046, under Police Station Topsia, represented by its two Directors namely **(1) FAZLE AHMED**, P.A.N. AADPF9036C, son of Late Abdul Waheed, by faith Muslim, Nationality Indian, by occupation Businessman, residing at 29/2, Topsia Road (South), Post Office - Gobindo Khatik Road, Kolkata-700046, under Police Station Topsia and **(2) MUSTAQUE AHMED**, PAN - ACXPA1892M, son of Late Kamruddin Ahmed, by faith Muslim, Nationality Indian, by occupation Businessman, residing at 24/1/A, Kustia Road, Post Office Tiljala, Kolkata-700039, under Police Station Tiljala, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor-in-office, administrator, representatives and assigns etc.) of the **OTHER PART** :

**WHEREAS** one Ghulaab Jaan Bibi was the recorded owner of All That piece and parcel of Sali land measuring about 148 Decimal more or less apart from other lands in R.S. Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, Pargana:- Medanmulla, Mouza:- Arapanch, R.S.No. 55, L.R. Khatian No. 427, R.S. Dag No. 74, L.R. Dag No. 79;

**AND WHEREAS** the said Ghulaab Jaan Bibi conveyed and transferred by way of gift deed All That piece and parcel of land measuring about 148 Decimal more or less in R.S. Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, Pargana:- Medanmulla, Mouza:- Arapanch, R.S. No. 55, L.R. Khatian No. 427,





Md. Naushad Ali @  
Nowsad Ali.

3

Md. Liyakat Ali @  
Liyakat Ali Nowsad

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Moshlesur Ahmed  
Director

present L.R. Khataian No. 1129 & 702, R.S. Dag No. 74, L.R. Dag No. 79 to one Hazra Khatoon Bibi and Sahera Khatoon Bibi and duly recorded the same on 25.05.1968 at the office of the Sub-Registrar in Book No: - 1, Volume No:- 68, pages 158 to 159 after being copied 5984.

**AND WHEREAS** the said Hazra Khatoon Bibi and Sahera Khatoon Bibi was thence forth lawfully seized and possessed of the said land without any interference what so eve;

**AND WHEREAS** the said Hazra Khatoon Bibi conveyed and transferred by way of gift deed from her owned land All That piece and parcel of land measuring about 16 Cottahs and 8 Chittaks more or less in R.S. Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, Pargana:- Medanmulla, Mouza:- Arapanch, R.S.No. 69, Touzi no:-109, R.S. Khatian No. 55, L.R. Khatian no:- 427, R.S. Dag No. 74, L.R. Dag No. 79 to her son Md. Naushad Ali and duly recorded the same on 11.01.2008 at the office of the Additional Sub-Registrar in Book No:- 1, CD Volume No:-1, pages 1183 to 1200, being no:- 00977 for the year 2008;

**AND WHEREAS** the said Md. Naushad Ali his name has been duly recorded in L.R. R.O.R. under L.R. Khatian No. 702, of Mouza:- Arapanch, P.S. - Sounarpur, Dist. - South 24 Parganas.

**AND WHEREAS** the said Hazra Khatoon Bibi conveyed and transferred by way of another gift deed from her owned land All That piece and parcel of land measuring about 16 Cottahs and 8 Chittaks more or less in R.S. Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, Pargana:- Medanmulla, Mouza:- Arapanch, R.S.No. 69, Touzi no:-109, R.S. Khatian No. 55, L.R. Khatian no:- 427, R.S. Dag No. 74, L.R. Dag No. 79 to her son Md. Liyakat Ali and



Md. Naushad Ali  
Now Sad Ali.

4

Md. Liyakat Ali  
Khatiat Ali. Khatiat

SUKALYAN NIRMAN PVT. LTD.

Fayle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Muslem Ahmed  
Director

duly recorded the same on 14.07.2011 at the office of the Additional Sub-Registrar in Book No:- 1, CD Volume No:-1, pages 4394 to 4411, being no:- 08200 for the year 2011;

**AND WHEREAS** the said Md. Liyakat Ali his name has been duly recorded in L.R. R.O.R. under L.R. Khatian No. 1129, of Mouza:- Arapanch, P.S. - Sounarpur, Dist. - South 24 Parganas.

**AND WHEREAS** the said Md. Naushad Ali and Md. Liyakat Ali remained seized and possessed of or otherwise well and sufficiently entitled to the 33 Cottahs of land more or less in R.S. Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, Pargana:- Medanmulla, Mouza:- Arapanch, R.S.No. 69, Touzi no:-109, R.S. Khatian No. 55, L.R. Khatian no:- 427, R.S. R.S. Dag No. 74, L.R. Dag No. 79 more fully described in the Schedule hereunder written;

**AND WHEREAS** the Developer is in the business of construction and development of the property with sound financial ability and well versed in the line of construction and development;

**AND WHEREAS** the **Co-owners** are desirous of developing the said property by constructing a new building comprising of several flats/apartments and other spaces whereupon the **Co-owners** approached the Developer to carry out and under the aforesaid planned work of development in the said property by constructing a new residential building thereon with its own finances and the **Co-owners** have agreed on the terms and conditions hereunder appearing.

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



Md. Naushad Ali @  
Nawsad Ali.

5

Md. Liyakat Ali @  
Liyakat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaque Ahmed  
Director

#### ARTICLE- I : DEFINITION :

In these presents unless there is something inconsistent with or repugnant to the subject or context.

**1.1 CO-OWNERS:** shall mean (1) **MD. NAUSHAD ALI & (2) MD. LIYAKAT ALI**, both sons of Md. Ghulam Mustafa, by occupation:- Businessmen, both residing at Teghoria, Post:- R.K. Palli, Police Station:- Sonarpur, District:- 24 Parganas, Kolkata- 700150 (which term and expression shall include their respective heirs, successors, legal representatives and assigns).

**1.2 DEVELOPERS:** shall mean **SUKALYAN NIRMAN PRIVATE LIMITED**, PAN - AAWCS1459E, a Company incorporated under the Companies Act, 1956, having its Registered Office at 32/2, Topsia Road (South), Ground Floor, Post Office Gobindo Khatik Road, Kolkata-700046, under Police Station Topsia, represented by its two Directors namely (1) **FAZLE AHMED**, PAN - AADPF9036C, son of Late Abdul Waheed, by faith Muslim, Nationality Indian, by occupation Businessman, residing at 29/2, Topsia Road (South), Post Office Gobindo Khatik Road, Kolkata - 700046, under Police Station Topsia **and** (2) **MUSTAQUE AHMED**, PAN - ACXPA1892M, son of Late Kamruddin Ahmed, by faith Muslim, Nationality Indian, by occupation Businessman, residing at 24/1/A, Kustia Road, Post Office Tiljala, Kolkata - 700039, under Police Station Tiljala and its/their successors in office, administrators, representatives and assigns.

**1.3 PREMISES/PROPERTY:** Shall mean the entire plot of land measuring 33 (thirty three) Cottahs be the same a little more or less in R.S. Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, Pargana:- Medanmulla, Mouza:- Arapanch, R.S. No. 69, Touzi No:-109, R.S. Khatian No. 55, L.R. Khatian No:- 427, R.S. R.S. Dag No. 74, L.R. Dag No. 79 morefully described in the Schedule 'A' hereunder written.



6  
Md. Naushad Ali  
Now Sad Ali.

Md. Lujakat Ali  
Leikat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Musulgeer Ahmed  
Director

- 1.4 LAND :** shall mean the flat land contained in the said property;
- 1.5 BUILDING:** shall mean the proposed building consisting of spaces and/or flats, parking spaces and other structures which the parties hereto propose to erect in or upon the said property.
- 1.6 COMMON EXPENSES:** shall mean and include the expenses for common purpose as mentioned in Schedule "E" hereunder written.
- 1.7 SERVICE COMPANY:** shall mean an association, syndicate, society or limited company and/or body or institution that may be formed or nominated by the co-owners and/or Developers for the maintenance of the common parts.
- 1.8 COMMON FACILITIES:** shall include the common areas and facilities in the building for the use of the Co-owners, Developers and all occupiers of flats and spaces of the building as mentioned in Schedule 'D' hereunder written.
- 1.9 CONSTRUCTED AREA:** shall mean the total constructible areas as may be sanctioned by the Sonarpur 2 No. Gram Panchayat/Zillaparisad/any concerned authorities.
- 1.10 SALEABLE SPACE:** shall mean the space in the building available after construction for independent use and occupation after making the due provisions for common facilities and the space required thereof including undivided proportionate share or in respect of the land.
- 1.11 CO-OWNER'S ALLOCATION:** shall mean that the co-owners shall be entitled to get 32% (thirty two percent) of the newly constructed building together with proportionate share of common facilities, amenities and enjoyment of the other area of the building which shall mean that the co-owners shall be entitled to get entire 2<sup>nd</sup> floors of two completed building and entire 3<sup>rd</sup> floors of three completed buildings together with 8 number of parking space only under those buildings in which they shall get their allocated areas and 32% of the shops that are going to be constructed in the said property.

Am



Md. Naushad Ali @  
Nawsad. Ali.

7

Md. Mujibul Haque @  
Rizal Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaq Ahmad  
Director

**1.12 DEVELOPERS' ALLOCATION :** Shall mean the balance that is 68% of the flats/ units/spaces/ Car parking space as would be constructed on the proposed building after deducting the co-owners' allocation as stated above together with proportionate share and/or interest in the land and the common areas and facilities as mentioned in Schedule 'B' Part - II hereunder written.

**1.13 THE ARCHITECT:** Shall mean any qualified person or persons or firm or firms having the proper and requisite licence as building Architect nominated by the Developers with the written approval of the Co-owners as Architect of the building to be constructed in the said premises.

**1.14 SANCTIONED PLAN:** shall mean the plan for the construction of the building and other structures as may be sanctioned by the concerned Sonarpur 2 No. Gram Panchayat/Zillaparisad/any concerned authorities or other appropriate Government Authorities or Departments on the basis of the maximum permissible floor area ratio available under the Building Rules and Laws and shall include any amendments thereto and/or modification thereof as may be made from time to time with the approval of the owner.

**1.15 ROOF:** shall mean and include the entire open space of the roof and/or top of the building, excluding the space required for installation of the overhead tank, T.V. Antena, stair-case cover and other facilities.

**1.16 TRANSFEREE:** shall mean the person or persons to whom any space in the building has been agreed to be transferred.

**1.17 ENCUMBRANCES:** shall mean charges, liens, lispence, claims, liabilities trusts, demands, acquisitions and requisitions of Government and public authorities.

**1.18 FORCE MAJURE:** shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike lock out etc.

**1.19 SUPER BUILT UP AREA:** shall mean and include total constructed flat area along with proportionate common passage, stair cases and landings etc.

SM



Md. Nawshad Ali  
Nawshad Ali.

8 Md. Hijakat Ali  
Hijakat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaq Ahmed  
Director

**1.20 SINGULAR NUMBER:** shall include the plural and vice-versa.

**1.21 MASCULINE:** shall include the feminine and vice-versa.

**ARTICLE : II - TITLE & INDEMNITY**

- The Co-owners hereby declare that they are the sole and absolute owners in respect of the said property and hereby declare that same is free from the encumbrances and the owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or constructing the work of the construction of the building by the Developers in the manner as herein agreed upon.
  - The co-owners hereby grant the right of development and construction unto and in favour of the Developers herein with the intent and object that the Developers shall be entitled to construct and complete a building or buildings at the said land at Arapanch, R.S. Dag No. 74, Police Station – sonarpur, morefully described in the schedule hereunder written.
- iii) The title deed in respect of the said property shall be kept with and/or in the custody of the Developers
- iv) The co-owners agree that after the execution of this agreement the co-owners will not in any manner encumber, mortgage, sell, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- v) The co-owners hereby also undertake that the Developers shall be entitled to construct and complete the new building on “The said property” as per the plan sanctioned by the concerned Sonarpur 2 No. Gram Panchayat/Zillaparisad/any concerned authorities and to retain and enjoy the Developers’ portion therein without any interruption or interference from the owner or any person or persons lawfully claiming through or under the co-owners, they hereby undertake to indemnify and keep the Developers indemnified against all losses, damages, costs, charges and expenses incurred as a result of any breach of this undertaking.



Mr. Naveeshad Ali  
Naveeshad Ali

9 Mr. Saikat Das  
Saikat Das

SUKALYAN NIRMAN PVT. LTD.

Fazle Akbar

Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Amir

Director

vi) The Developers also hereby undertake to construct the new building and or buildings in accordance with the sanctioned plan and undertake to pay all damages, penalties and/or compounding fees, if any, payable to the authority or authorities concerned or relating to any deviation.

vii) In carrying out the said development work and/or construction of the new building herein agreed upon the Developers shall keep the co-owners indemnified from and against all third party claims or compensations and actions due to any act or omission, commissions or technical defect of the Developers or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developers.

#### **ARTICLE : III - EXPLOITATION OF RIGHTS :**

1) The Developers shall get the additional building plan from time to time as may be required by the concerned Municipal Corporation and /or board and /or Panchayet the Government or any other authority or to comply with such sanction, permission, clearance and approval of the owner. All costs, expenses and payments required for the preparation and/or modifications in the plan and sanction of the plans and all other incidental expenses for the abovenoted purpose stated hereabove shall be paid and borne by the Developers herein.

#### **ARTICLE IV: BUILDING.**

1.) The said Developers shall construct the said building in accordance with the sanctioned plans without any hindrance or disturbances by or on behalf of the co-owners or any person claiming under them. The Developers will ensure that the building shall conform to good standard buildings and is made with the best available materials and provide with facilities as specified in the Schedule C hereunder written.

2.) The Developers shall be entitled to apply for in the name of the co-owners and obtain quotas, entitlement and other allocation of for cement, steel, bricks and other materials as may be allowable for the construction of the building.

21



Md. Naushad Ali  
Nawsad Ali.

10

Md. Syakat Ali  
Syakat Ali Mondal

SUKALYAN NIRMANN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMANN PVT. LTD.

Muhammad Ali Ahmed  
Director

- 3.) The Developers shall be entitled at their own costs to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity, power, telex, telephones and/or gas to the building and other public utilities and Developers shall be entitled to all refunds or payments and/or deposits made by the Developers to any authority, firm or persons.
- 4.) All papers as may be required of the building shall be signed by the said co-owners.
- 5.) The co-owners will make the said property available to the Developers immediately on execution of these presents for the preliminary and reparatory work for its development and construction of the building.
- 6.) The Developers shall abide by all the laws, bye laws, rules and regulations of the Government, Gram Panchayat, local bodies and other concerned authorities as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the laws, facilities to the said property during the period of construction. The co-owners or their legal heirs or assigns shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Developers to obtain such utility services and facilities.
- 7.) The Developers hereby undertake to prepare the new building plan and keep it ready for submission before the authorities concerned for the sanction thereof.
- 8.) Simultaneously to the execution of these presents, the co-owners will execute and register a Power of Attorney in favour of the Developers authorize them or their nominee or nominees to represent the owner before the concerned Municipal Corporation, Sonapur Police, Fire Brigade or any other authority or authorities and to sign any application, scheme, map drawing or any other writing in this behalf and to appear before the authority or authorities to appoint sub-constructors and to do all acts authorized by the said Power of Attorney which shall remain operative till the construction of the building is completed.





Md. Navshah Ali  
NawSad Ali

11

Md. Keyakata  
Saikat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Akand

Director

SUKALYAN NIRMAN PVT. LTD.

Mukleswar Ahmed

Director

**ARTICLE : V - CONSIDERATION & SPACE ALLOCATION :**

- i) Immediately after the agreement the co-owners and the Developers shall jointly demarcate the demarcation the boundary wall with tin.
- ii) Upon completion of the construction of the new building the co-owners shall be allotted the co-owners' portion with the proportionate share or interest in the land, common space, car park, the roof and other facilities. Also upon completion of construction of the new building the Developer's portion shall belong to the Developers exclusively and the Developers shall be entitled to deal with and dispose off the residential flats, car parking space and other spaces as falling under the Developer's portion together with the proportionate share or interest in the land and common areas, car park, the roof and facilities.
- iii) The co-owners will be entitled to transfer or dispose of the co-owners' portion in the building without in any way disturbing the common areas and facilities situated thereon with the exclusive right to deal with enter into agreement for sale and transfer of the same without any rights, claims, demand, interest and whatsoever or howsoever or of the Developers and any person or persons lawfully claiming on their behalf shall not in any way interfere with or disturb the quite and peaceful possession of their respective portions or any person or persons claiming through or his respective nominee or nominees.
- iv) The Developers will also be similarly exclusively entitled to the Developers' portion in the building without in any way disturbing the common area and facilities situated thereon with the exclusive right to deal with enter into agreement sell the same and transfer the same without any right, claim, demand interest whatsoever or howsoever of the co-owners or any other person or persons with or disturb the quite and peaceful possession of the co-owners' portion or their nominee or nominees or any portion or persons claiming on their behalf.





Md. Nawshad Ali @  
NawSaad Ali.

12

Md. Najat Ali @  
Liaqat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed

Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Ali

Director

Provided always that after the commencement or construction of the building the Developers shall be entitled to at all times to enter into agreements or contracts for transfer and/or dispose of the area of the Developers' portion on their responsibility and risk and to receive earnest money and payment for the same of the area of the Developers' portion for which the co-owners shall in no way restrict the Developers.

**ARTICLE VI : COMMON FACILITIES :**

1.(i) The co-owners will bear and pay all rates and taxes and all other outgoings in respect of the said premises till the end of last quarter immediately proceeding the execution of the agreement. Thereafter the Developers shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the co-owners are provided with the co-owners' portion of the building.

ii) From the date of handing over the co-owners' portion to the co-owners or his nominee or nominees on its due completion the co-owners will be exclusively responsible for payment of all due Panchayat taxes, rates and all other outgoings and impositions whatsoever) hereinafter referred to as the said rates) payable in respect of the co-owner's portion. Similarly, the Developers and/or its nominee or nominees shall be responsible for payment of the said rates payable in respect of the Developers' portion from the date of its completion by the Developers. In case the said rates are levied on the building as a whole, then and in such event it shall be apportioned pro-rata.

iii) From the date of delivery of possession of the co-owners' portion on due completion to the co-owners and/or his nominee or nominees as the case may be, he shall be responsible to bear and shall forthwith pay on demand to the Developers and or their nominee or nominees or an association of flat co-owners in and when such an association is formed the prorata service charge for common facilities in the buildings in





Md. Naushad-Ali @  
Naushad-Ali.

13

Md. Sujakulali @  
Sujakulali-Mondal

SUKALYAN NIRMAN PVT. L.

Fayle Ahmed  
Director

SUKALYAN NIRMAN PVT. L.D.

Mushlagier Ahmed  
Director

regard to the co-owners portion. The said charge shall include insurance premium for the building water and scavenger's charges lights, sanitation repairs and renewals, salary for the security guards and./or durwans and management of the common facilities, renovation, repairs, maintenance changes and other incidental expenses for the building etc Similarly, as and on from the said date the Developers or their nominee or nominees shall be responsible to pay and bear as shall forthwith pay the proportionate share in respect of the aforesaid service charges of the Developers' allotted portion.

2. The Developers have duly examined/inspected all documents relating to the said premises and being satisfied have accepted the title of the co-owners to the premises to be good and marketable and shall not raise any dispute and/or objection with regard thereto.

3. All taxes and outgoing with regard to the said premises from the date of handing over the possession till such time the new building is completed shall be borne by the Developers.

4. During the continuance and until such time the building is completed the co-owners will not prevent the Developers in any way or interfere with the quiet and peaceful possession and enjoyment of the said premises and shall not cause any obstruction or interference in the construction and completion of the buildings in accordance with the plan, except the Developers are not carrying out their obligations in terms of this agreement.

5. The co-owners hereby ensure and undertake to obtain the necessary certificate under Section 230(A) of the Income Tax Act, 1961 and under Land Ceiling (Ceiling & Regulation) Act, 1976 if necessary at the cost of the Developers.

6. The co-owners will from time to time at the request and cost of the Developers made prepare sign verify affirm and execute all necessary maps, plans, forms, application, petitions, affidavits and other papers,



Md. Naushad Ali  
Naushad Ali.

14

Md. Sujekhat Ali  
Kolkata Municipal Corporation

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Ali  
Director

documents and writings in order to enable the Developers to get the additional plan or modification of plan if required, by the Kolkata Municipal Corporation and/or other appropriate bodies or authorities.

7. The Developers and/or their nominee or nominees shall be duly authorized empowered by a duly executed Power of Attorney in favour of the Developers and/or its nominee or nominees to use sanction plan/plans by the Sonarpur 2 No. Gram Panchayat/Zillaparisad and/or other concerned bodies and/or authorities and for such purpose to do all acts, matters, deeds and things necessary for fully and effectively representing the co-owners before all relevant authorities.

8. The map/maps, plan/plans, specifications, drawings etc in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Developers and the costs and expenses for the same shall be borne and paid by the Developers and the Developers is hereby authorized by the co-owners to appoint architect, engineers etc of its own choice upon prior written consent of the owner to get the works done and completed with expenditure. Such costs and expenses shall form part of the expenses of development of the said property.

9. It is hereby expressly made clear that if the Developers comply with all terms, conditions and stipulations of these presents the co-owners and/or any person or persons claiming under them shall not for any reason or in any manner whatsoever interfere with or hinder prohibit injunct or stop the Developers and/or their men, agents, servants, nominees or representatives for carrying out the development of the said property in terms of this agreement including the construction and/or selling of the spaces of the said property shall be final and binding on all the parties and shall not be questioned by any one in any ground whatsoever excepting on grounds, mentioned herein.

sh



Md. Nawshad Ali (a)  
Nawshad Ali.

15

Md. Sujikat Ali (a)  
Sujikat Ali, Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Khurshed  
Director

10. The co-owners hereby authorize the Developers to do all works necessary for or required for the construction on the building on the said property including apply for and obtaining electric, water and drainage connection and other utilities and to sign on behalf of the co-owners and represent them before the relevant authorities. The co-owners undertake to sign, verify, execute, affirm and if necessary register all such papers, documents, deeds, affidavits, application, plans, letters in writings including Power of Attorney, if so required, in favour of the Developers or its representatives and to do at the request to be done in connection with the construction and development of the building on the said property. The owner further undertakes to fully assist and co-operate with the Developers at the request of the Developers in development of the said property and not to delay or hinder the same in any manner whatsoever.

11. Out of the total constructed area of the new building/buildings to be constructed by the Developers, the Developers shall make over to the co-owners' allocation as stated hereinabove. In respect of the balance area of the new building co-owners herein irrevocably and exclusively appoint and authorize the Developers and/or their nominee or nominees to secure purchaser/purchasers and/or lessee/lessees at such rates and on such terms and conditions as may be mutually agreed by and between such purchaser/purchasers and/or lessee/lessees and the Developers and to receive the consideration money. The co-owners hereby also authorise the Developers to appropriate to itself the entire consideration moneys received from such purchaser/purchasers and/or lessee/lessees as and by way of its remuneration and/or compensation for development of the said property by construction of a new building including the reimbursement of the costs. Expenses and charges incurred by the Developers in respect of the said property and construction of the said new building. It is clarified that the Developers alone shall be exclusively entitled to receive and/or collect the

an



Md. Nawshad, Ali  
Nawshad, Ali.

Md. Rupshat Ali  
Liaquat Ali Mondal

16

SUKALYAN NIRMAN PVT. LTD.  
Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.  
Mushfiqur Rahman  
Director

consideration money payable by the purchaser/purchasers and/or lessee/lessees and the owner shall not be entitled to claim any account from the Development in respect of the work of development and/or construction with regard to the costs, expenses and charges incurred and/or paid by the Developers in connection therewith and/or any account in respect of the consideration money/moneys received and/or receivable by the Developers. The co-owners will in this respect duly execute and make over to the Developers or its nominee/nominees in Power of Attorney for such purposes in favour of the Developers and/or their nominee or nominees.

12. The Developers shall be at liberty to negotiate with the intending purchaser/purchasers and/or lessee/lessees for sale/lease of the constructed space/spaces in the building and/or other construction to be erected by the Developers on the land comprised in the said property and allotted to the Developers as consideration together with proportionate right in the land comprised in the said property and to sell, transfer, convey assure and/or lease the same to such intending and/or actual purchaser/purchasers and/or lessee/lessees for and on behalf of and/or in the name of the co-owners and the said facts shall be appraised to the co-owners.

13. To sign and execute proper deed/deeds of conveyance either in favour of the Developers and/or in favour of the nominee or nominees and/or assigns as the cause may be from time to time in respect of the undivided proportionate share or interest in the land at the aforesaid premises being allotted to the Developers to register the same whenever necessary at the cost of the Developers.

14. This agreement shall subsists and remain irrevocable till the work of construction of building at the said property is completed and the co-owner's allocation is made over to the co-owners by the Developers as aforesaid and the constructed space is sold/leased to the purchaser/purchasers and/or lessee/lessees documents in connection therewith are fully executed and/or registered.



17  
Md. Naushad Ali  
Nowad Ali

17

Md. Syikal Ali  
Syikal Ali Monda

SUKALYAN NIRMAN PVT. LTD.

Fayez Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Muhammad Ali  
Director

15. The co-owners or the Developers or any of their transferees shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the buildings.

16. The co-owners or Developers or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural allocation therein without the previous consent of the management society/association that the occupiers of the proposed building may form in future.

17. The Developers with the concurrence of the co-owners shall be entitled to frame a scheme for the management and administer of the said building and/or common areas and facilities thereof. The parties hereto agree to abide by all such rules and regulations of such management/society/association and hereby give their consent to abide by the same.

18. Neither in this agreement shall be constructed as a demise or assignment or consequences in law by the co-owners of the said property or any trust thereof to the Developers or as creating any right, title or interest in respect thereof in favour of the Developers other than an exclusive right to the Developers to commercially exploit the Developers' allocation thereof.

19. The co-owners will bear and pay all expenses of the sub-meter in respect of the premises till the Developers are provided with the Developers's portion of the building.

20. The Developers are agreed with the co-owners that the name of the proposed building would be "SUKALYAN ABSAN"



---



Md. Naushad Ali  
Nawsad Ali

18

Md. Mujibur Rahman  
Md. Mujibur Rahman

SUKALYAN NIRMAN PVT. LTD.

Fazle Alam

Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaqur Rahman  
Director

21. The co-owners hereby agree and covenant with the Developers not to do any act, deed or thing whereby the Developers may be prevented from selling and/or disposing of any of the Developer's allocated portion in the building at the said premises. In case the construction work of the building remains suspended and/or the Developers suffer any loss or damages due to any litigation or court order and/or restraint order by the co-owners, the co-owners will be liable to pay liquidated damages during which the work remains suspended as aforesaid.

22. The co-owners and the Developers covenant with each other that after the signing of this agreement and one party performing its obligations hereunder the other party shall not rescind this agreement and will give full effect to this agreement and act upon the same in accordance with the terms and conditions under these presents.

23. The co-owners herein affirms and confirms that no Agreements of any nature in terms of development, construction, lease and/or mortgage is in force or executed with any other person or persons save and except this agreement of development in respect of the said property.

24. This is the whole agreement between the parties hereto and that the parties are governed by the terms and conditions of this agreement and no other documents/writing or any oral arrangement. These presents is discussed, approved, agreed and made irrevocable by both the parties at any stage during construction and completion of the building at the Said premises.

25. The delivery of possession to the co-owners shall be made as soon as possible but not later than 48 months from the date of sanction of plan or on such later periods as may be mutually decided by and between the parties hereto.

26. The developer shall be have ever responsible to obtain the c.c. from the concerned authority after completed of the project.



Mr. Naushad. Ali  
Nonsal. Ali

19

Mr. Ajahat Ali  
Lakshmi Mondal

SUKALYAN NIRMAN PVT. LTD.

Fayle Ahmed

Director

SUKALYAN NIRMAN PVT. LTD.

Mrs. Waqar Ahmed

Director

27. The adjustable advance amounting to Rs. 20,00,000/- (rupees twenty lakhs) only given to the co-owners at the time of signing this agreement shall be returned to the developers as and when their allocated flats will be sold.

#### SCHEDULE "A" ABOVE REFERRED TO

**ALL THAT** piece and parcel of Sali land measuring about 33 (thirty three) Cottahs be the same a little more or less in R.S. Dag No. 74, in the District of 24 Pargana, Police Station and Sub District Registrar at Sonarpur, Pargana:- Medanmulla, Mouza:- Arapanch, R.S.No. 69, Touzi no:-109, R.S. Khatian No. 55, L.R. Khatian No:- 427, present L.R. Khatian No. 702 & 1129, R.S. R.S. Dag No. 74, L.R. Dag No. 79 and butted and bounded in the manner following :-

ON THE NORTH : Bus road.  
ON THE SOUTH : Land of R.s. Dag No. 78.  
ON THE EAST : Land of R.S. Dag No. 75.  
ON THE WEST : Land of R.S. Dag No. 74

#### SCHEDULE "B" ABOVE REFERRED TO

##### OWNER'S ALLOCATION

##### PART - I

**ALL THAT OWNER'S ALLOCATION:** It is agreed by and between the parties that the Developer will give as consideration to the co-owners and the co-owners will receive as consideration from the Developers shall mean that the co-owners shall be entitled to get 32% (thirty two percent) of the newly constructed building together with proportionate share of common facilities, amenities and enjoyment of the other area of the building which shall mean that the co-owners shall be entitled to



Md. Naveed Ali  
Naveed Ali

20

Md. Najat Ali  
Najat Ali Mondol

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed

Director

SUKALYAN NIRMAN PVT. LTD.

Mushlagir Ahmed

Director

get entire 2<sup>nd</sup> floors of two completed building and entire 3<sup>rd</sup> floors of three completed buildings together with 8 number of parking space only under those buildings in which they shall get their allocated areas and 32% of the shops that are going to be constructed in the said property.

### **DEVELOPERS' ALLOCATION**

#### **PART - II**

**ALL THAT** the balance that is 68% of the flats/ units/spaces/ Car parking space as would be constructed on the proposed building after deducting the co-owners' allocation as stated above together with proportionate share and/or interest in the land and the common areas and facilities.

#### **SCHEDULE 'C' ABOVE REFERRED TO**

(Type of construction & Specification)

Type of Structure	:	R. C. C. Frame
Perimeter wall	:	200 mm. Thick cement brick.
Interior walls	:	75 mm. Thick cement brick with net reinforce cement.
Surface finish	:	Outside surface cement plaster with snowcem paint finish interior surface cement plaster with lime punning/plaster of paris.
Flooring	:	Flooring in each room will be done with verified tiles 2x2 with skirting on all the sides of the rooms including bathroom and kitchen;
Door frame	:	Sal wooden Frames and shutters maded with solid core block board/flush door with commercial plywood bonded. Aliminuim



Md. Nareshad Ali  
Noussad. Ali

21

Md. Sujakat Ali  
Riakat Ali Moudel

SUKALYAN NIRMAN PVT. LTD.

Fazle Akund

Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaque Akund

Director

- hardware fittings, M.S. Hinges to be fitted in doors.
- Door Pannels : All main door pannels would be of 25 mm. Thick commercial flash doors.
- Window frame : Steel frame with 3 mm. Glass.
- Balcony/Hand Rail : Approx. 10 mm. railings G.I. Pipe.
- Toilet fittings : Commodes, cistern, C.P. shower point, one bibcork, stop cock, one wash hand and basins and glazed tiles upto 6 feet in height on all around walls of the bath room .
- Sewerage and drainage : Sewerage and drainage line will be done by standard material.
- Plumbing fitting : All bathrooms fitting will be provided with chromium plated stop cocks, bib-cocks and shower.
- Kitchen fittings : Sink will be provided on kitchen.
- Water pipe lines: Water pipe line connections will be done in all toilets, bathroom and kitchen.
- Electricals : All rooms, kitchen, toilet, balconies, store rooms, will be provided with concealed electrical wiring terminated to light points for ceiling bell etc complete with distribution boards, sub-distribution boards, switch boards, complete with switches and sockets only. All wiring shall be copper wires.
- Kitchen : Black stone cooking platform with sink, glazed tiles upto 2' above cooking platform, one tap to be connected with sink.





Md. Naushad, Aia  
Naushad, Aia  
22  
Md. Bijakhat Per  
Dinkat Per Mondal

SUKALYAN NIRMAN PVT. LTD.

Raghe Ahmad

Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaq Ahmad  
Director

- Water supply : Water will be provided through Calcutta Corporation water supply and by storing the same in under ground water reservoir. One set of overhead water reservoir will be provided on the ultimate roof and one electric pump will fetch the water from ground water reservoir to roof water reservoir.
- Roof Floor Finish : I. P. S. Finish.

#### **SCHEDULE 'D' ABOVE REFERRED TO**

(Common Areas/Parts)

1. Stair case including the land on all the floors.
2. Water pump, water tank, water pipes, roof and other common plumbing installations.
3. Electric wiring, meter and fittings excluding those an installed for any particular limit.
4. Drainage and sewerage.
5. submersol Pump .
6. Main Gates.
7. Foundation and main wall of the building.

#### **SCHEDULE 'E' ABOVE REFERRED TO**

(Common Expenses)

1. The expenses of maintaining and repairing the main structure, main walls, roof and in particular, the water pipes, water lines, water tanks etc of the building and also electric lines for common lights and pump.



Md. Nawshad Ali @  
Nawsad Ali.

24

md. duyakat Ali @  
Duyakat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Mushlag Ahmad  
Director

**IN WITNESS WHEREOF** the Parties put their respective signature on the day, month and year first above written.

WITNESSES:-

1. Kamal Singh Mondal,  
80 Sankosh Mondal,  
V.I. Mulendpur, Biddhupur,  
P.S. Sonpur
2. Khalilur Rahman Mada,  
at Koriapur, P.O. Malukapur,  
P.S. Barui pur, Kal-145.

Md. Nawshad Ali @  
Nawsad Ali.  
md. duyakat Ali @  
Duyakat Ali Mondal

SIGNATURE OF THE CO-OWNERS

SUKALYAN NIRMAN PVT. LTD.

Fazle Ahmed  
Director

SUKALYAN NIRMAN PVT. LTD.

Mushlag Ahmad  
Director

Drafted by

Sarapan Kumar Nag  
Advocate  
Barui pur Civil court  
Refn no. 1828/2013

SIGNATURE OF THE DEVELOPERS

Typed by:

Kabirul Anam  
Kabirul Anam, Barui pur.



Md. Nausheed Ali @  
Nowsad Ali.

23

md. Lujakat Ali @  
Lujakat Ali Mondal

SUKALYAN NIRMAN PVT. LTD.

Foyle Ahmed

Director

SUKALYAN NIRMAN PVT. LTD.

Mushtaq Ahmed

Director

2. The cost of cleaning and lighting the passage, stair-case etc and other parts and the building used by the Buyers in common with the owners and occupiers of the other flat/s.
3. Reasonable salaries of a caretaker, sweeper and night-guard for the common parts.
4. The cost of maintaining, servicing, substituting, repairing and working of common lights.
5. All expenses of common service and in connection with common area and facilities as mentioned above.
6. Panchayat/building and multi-storeyed building taxes and other outgoings etc.
7. Insurance premium of the building against any natural calamities.

**SCHEDULE 'F' ABOVE REFERRED TO**

(Mode of Payment of adjustable Money )

Payment at the time of execution of the Development Agreement :- Rs.  
5,00,000/-

Payment at the time of Sanction of Plan:- Rs. 7,00,000/-

Payment at the time when the work starts:- Rs. 8,00,000/-

TOTAL:- Rs.20,00,000/-

WITNESSES:-

1. Kamaldeep Mondal,  
Vill - Baniapur, P.S. Biddulpur
2. Khairun Nahar Malla  
at Formidpur, P.O. Mallikar  
P.S. Barui pur, Kat-145.

Md. Nausheed Ali @  
Nowsad Ali.

md. Lujakat Ali @  
Lujakat Ali Mondal

SIGNATURE OF THE CO-OWNERS





	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature ... *Md. Nowsad Ali @ Nowsad Ali.*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature ... *md. Lijakat Ali @ Lijakat Ali Mondal*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature ... *Fazle Ahmed*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature ... *Muhammad Ali*



### Major Information of the Deed



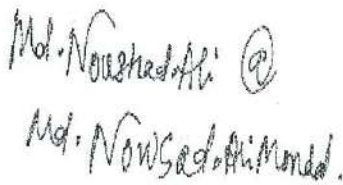
Deed No :	I-1608-00825/2017	Date of Registration	09/03/2017
Query No / Year	1608-1000068131/2017	Office where deed is registered	
Query Date	02/03/2017 11:30:06 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Gurudas Naskar Baruipur Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9051277529, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 1,18,59,210/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 22,010/- (Article:E, E, B)		
Remarks			

#### Land Details :



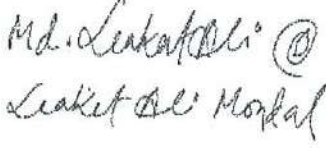
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Arapanch

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-79	LR-427	Bastu	Shali	33 Katha	20,00,000/-	1,18,59,210/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>54.45Dec</b>	<b>20,00,000 /-</b>	<b>118,59,210 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Md Naushad Ali, (Alias: Nowsad Ali Mondal) (Presentant )</b> Son of Md Ghulam Mustafa Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 09/03/2017 ,Place : Office			
		09/03/2017	LTI 09/03/2017	09/03/2017
Teghoria, P.O:- R K Pally, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:AIYPA1276CStatus :Individual				

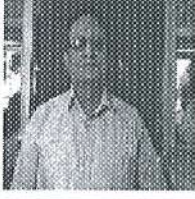


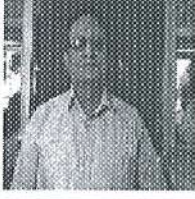


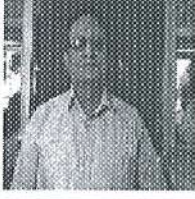













2	Name	Photo	Fingerprint	Signature
	<b>Md Liyakat Ali, (Alias: Liakat Ali Mondal)</b> Son of Md Ghulam Mustafa Executed by: Self, Date of Execution: 09/03/2017 , Admitted by: Self, Date of Admission: 09/03/2017 ,Place : Office			 Md. Liakat Ali @ Liakat Ali Mondal
		09/03/2017	LTI 09/03/2017	09/03/2017
Teghoria, P.O:- R K Palli, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:CQWPM8586FStatus :Individual				

#### Developer Details :

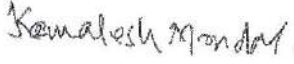
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Sukalyan Nirman Private Limited</b> 32/2, Topsia Road, South, Ground Floor, P.O:- Topsia, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046 PAN No.:AAWCS1459EStatus :Organization

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Fazle Ahmed</b>            Son of Late Abdul Waheed            Date of Execution - 09/03/2017, , Admitted by: Self, Date of Admission: 09/03/2017, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td>             Fazle Ahmed         </td> </tr> <tr> <td></td> <td>Mar 9 2017 3:29PM</td> <td>LTI 09/03/2017</td> <td>09/03/2017</td> </tr> </tbody> </table> <p>29/2, Topsia Road, South, P.O:- Topsia, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:AADPF9036C Status : Representative, Representative of : Sukalyan Nirman Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Mr Fazle Ahmed</b> Son of Late Abdul Waheed Date of Execution - 09/03/2017, , Admitted by: Self, Date of Admission: 09/03/2017, Place of Admission of Execution: Office			 Fazle Ahmed		Mar 9 2017 3:29PM	LTI 09/03/2017	09/03/2017
Name	Photo	Finger Print	Signature										
<b>Mr Fazle Ahmed</b> Son of Late Abdul Waheed Date of Execution - 09/03/2017, , Admitted by: Self, Date of Admission: 09/03/2017, Place of Admission of Execution: Office			 Fazle Ahmed										
	Mar 9 2017 3:29PM	LTI 09/03/2017	09/03/2017										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Mustaque Ahmed</b>            Son of Late Kamruddin Ahmed            Date of Execution - 09/03/2017, , Admitted by: Self, Date of Admission: 09/03/2017, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td>             Mustaque Ahmed         </td> </tr> <tr> <td></td> <td>Mar 9 2017 3:29PM</td> <td>LTI 09/03/2017</td> <td>09/03/2017</td> </tr> </tbody> </table> <p>24/1/A, Kustia Road, P.O:- Tiljala, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:ACXPA1892M Status : Representative, Representative of : Sukalyan Nirman Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	<b>Mr Mustaque Ahmed</b> Son of Late Kamruddin Ahmed Date of Execution - 09/03/2017, , Admitted by: Self, Date of Admission: 09/03/2017, Place of Admission of Execution: Office			 Mustaque Ahmed		Mar 9 2017 3:29PM	LTI 09/03/2017	09/03/2017
Name	Photo	Finger Print	Signature										
<b>Mr Mustaque Ahmed</b> Son of Late Kamruddin Ahmed Date of Execution - 09/03/2017, , Admitted by: Self, Date of Admission: 09/03/2017, Place of Admission of Execution: Office			 Mustaque Ahmed										
	Mar 9 2017 3:29PM	LTI 09/03/2017	09/03/2017										



**Identifier Details :**

Name & address	
Mr Kamalesh Mondal Son of Mr Santosh Mondal Mukundapur, Vidyadharpur, P.O:- Benebow, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743613, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Md Naushad Ali, Md Liyakat Ali, Mr Fazle Ahmed, Mr Mustaque Ahmed	
	09/03/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Md Naushad Ali	Sukalyan Nirman Private Limited-27.225 Dec
2	Md Liyakat Ali	Sukalyan Nirman Private Limited-27.225 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: SONARPUR-II, Mouza: Arapanch

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 79(Corresponding RS Plot No:- 74), LR Khatian No:- 427	Owner:হাজরা খাতুন বিবি, Gurdian:গোলাম মোস্তফা, Address:ভেমরি, Classification:শালি, Area:0.20000000 Acre, -

**Endorsement For Deed Number : I - 160800825 / 2017**

On 02-03-2017

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 1,18,59,210/-



**Prasanta Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

On 09-03-2017

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 &amp; Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:42 hrs on 09-03-2017, at the Office of the A.D.S.R. SONARPUR by Md Naushad Ali Alias Nowsad Ali Mondal, one of the Executants.

10/03/2017 Query No:-16081000068131 / 2017 Deed No :I - 160800825 / 2017, Document is digitally signed.



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

Execution is admitted on 09/03/2017 by 1. Md Naushad Ali, Alias Nowsad Ali Mondal, Son of Md Ghulam Mustafa, Teghoria, P.O: R K Pally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Muslim, by Profession Business, 2. Md Liyakat Ali, Alias Liakat Ali Mondal, Son of Md Ghulam Mustafa, Teghoria, P.O: R K Palli, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Muslim, by Profession Business

Identified by Mr Kamalesh Mondal, , Son of Mr Santosh Mondal, Mukundapur, Vidyadharpur, P.O: Benebow, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Business

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

Execution is admitted on 09-03-2017 by Mr Fazie Ahmed, Director, Sukalyan Nirman Private Limited, 32/2, Topsia Road, South, Ground Floor, P.O:- Topsia, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Identified by Mr Kamalesh Mondal, , Son of Mr Santosh Mondal, Mukundapur, Vidyadharpur, P.O: Benebow, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Business

Execution is admitted on 09-03-2017 by Mr Mustaque Ahmed, Director, Sukalyan Nirman Private Limited, 32/2, Topsia Road, South, Ground Floor, P.O:- Topsia, P.S:- Topsia, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Identified by Mr Kamalesh Mondal, , Son of Mr Santosh Mondal, Mukundapur, Vidyadharpur, P.O: Benebow, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 22,010/- ( B = Rs 21,989/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2017 5:41PM with Govt. Ref. No: 192016170049653291 on 08-03-2017, Amount Rs: 22,010/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI080317079206 on 08-03-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 869, Amount: Rs.5,000/-, Date of Purchase: 08/03/2017, Vendor name: S Naskar  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/03/2017 5:41PM with Govt. Ref. No: 192016170049653291 on 08-03-2017, Amount Rs: 15,021/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI080317079206 on 08-03-2017, Head of Account 0030-02-103-003-02



**Prasanta Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2017, Page from 17956 to 17991

being No 160800825 for the year 2017.



*Prasanta*

Digitally signed by PRASANTA  
MUKHOPADHYAY  
Date: 2017.03.10 15:41:08 +05:30  
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 10-03-2017 15:41:07

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)