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27 July 2015
on 01/01/2015

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भारतीय गैर न्यायिक



पश्चिम बंगाल WEST BENGAL



Notarized that the document is 0820/16
The original and the
copies are attached to the document
are the part of this document

2294/2015
1365/15
30/7/15
2-30/7/15

Additional Registrar
Kolkata
3/8/15

DEVELOPMENT AGREEMENT & POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 30th DAY OF JULY, 2015

BETWEEN

RAMCHANDANI PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 13, Brabourne Road, Post Office-GPO, Police Station- Hare Street, Kolkata - 700 001 represented by its Director Mr. Rishad Ramchandani, Son of Mr. Harish Prito Ramchandani residing at 5B, Heysham Road, Kolkata - 700 020, Police Station: Bhowanipore hereinafter called and referred to as the **OWNER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest) of the **ONE PART.**

AND

MASTER PROPERTIES PRIVATE LIMITED, a company duly registered and incorporated under the meaning and provisions of the Companies Act, 1956 having its registered at the premises no. 5B, Heysham Road, Kolkata - 700 020 represented by Mr. Harish Prito Ramchandani, Son of Late Prito Dingomal Ramchandani residing at 5B, Heysham Road, Kolkata - 700 020, hereinafter called and referred to as the **DEVELOPER** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest) of the **OTHER PART.**

2294/2015

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2294/2015

2294/2015

R. Ramchandani

Master Properties Private Limited
H. Ramchandani








Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19021000136577/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RISHAD RAMCHANDANI 5 B, HEYSHAM ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Land Lord [RAMCHANDANI PRIVATE LIMITED]		5287 	 R. Ramchandani 30-7-15
2	Mr HARISH PRITO RAMCHANDANI 5 B, HEYSHAM ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Developer [MASTER PROPERTIES PVT LTD]		5288 	 Harish Prito Ramchandani 30-7-15
Sl No.	Name and Address of identifier				Signature with date
1	Mr Ram Prosad Pal Son of Late Ratneswar Pal 16/3, P K Roy Chowdhury 2nd Bye Lane, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103		Mr RISHAD RAMCHANDANI, Mr HARISH PRITO RAMCHANDANI		 Ram Prosad Pal 30/7/2015

(Dulal Saha)
ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal

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REMARKS / OBSERVATION

शुद्धि सेवा / MISCELLANEOUS SERVICE



पिता / मातुली अभिभावक का नाम / Name of Father / Legal Guardian
RATNESWAR PAL

माता का नाम / Name of Mother
RADHA RANI PAL

पति या पत्नी का नाम / Name of Spouse
SHRABANI PAL

पता / Address
16/3 P.K. ROYCHOWDHURY


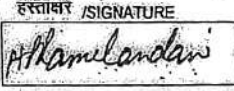

2ND BYE LANE, HOWRAH

PIN: 711103, WEST BENGAL, INDIA

पुराना पैसेपोर्ट का नं. और जारी करी जाने की तिथि का स्थान / Old Passport No. with Date and Place of Issue
E7748851 31/08/2004 KOLKATA

फाइल नं. / File No.
CA2077772866114

Ram Prasad Pal

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADFPR4739R	
नाम / NAME	HARISH PRITO RAMCHANDANI	
पिता का नाम / FATHER'S NAME	PRITO DINGOMAL RAMCHANDANI	
जन्म तिथि / DATE OF BIRTH	12-06-1956	
हस्ताक्षर / SIGNATURE		
		आयकर अधीक्षक, प.अ. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI

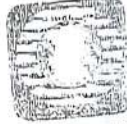
इस कार्ड के खोने/मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरिंग्हे स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly Inform/return to
the Issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.

आयकर विभाग
INCOME TAX DEPARTMENT
RISHAD RAMCHANDANI
HARISH RAMCHANDANI



भारत सरकार
GOVT. OF INDIA



12/11/1986

Permanent Account Number
APDPR2364A

R. Ramchandani
Signature

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

स कार्ड कि खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, एट्टिसी
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MASTER PROPERTIES PRIVATE LIMITED



15/05/2000

Permanent Account Number

AADGM5973C

Signature

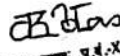


स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCR2811E



नाम /NAME
RAMCHANDANI PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
16-04-1986


अयकर आयुक्त. प.सं. XI
COMMISSIONER OF INCOME-TAX. W.B. - XI

इस कार्ड के खो / गि़ल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

A. The owner is the sole and absolute (more or less) lying and land situated admeasuring 22B 16K 06CH 21 SFT (more or less)lying and land situated within Dag Nos 1356, 1357, 1358, 1369, 1360, 1363, 1364, 1365, 1362, 1662, 1363, 1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 734/810/1390, 1361 comprised in Khatian No 238 (present 979) under Ward No. 16 of the Madhyamgram Municipality being Holding No. 19 Mujibar Rahaman Road, District North 24 Parganas along with structures built thereon free from all encumbrances, liens, lispensens, attachments, acquisition or requisition of any nature whatsoever hereinafter referred to as the "Said Premises" more fully described in Schedule.

B. The Owner received an offer from the Developer for development the said Premises on the terms as provided hereinafter and the Owner decided to develop the same jointly with the Developer the said Premises.

C. The Owner has represented to the Developer as follows :-

- i) that the Owner is the absolute owner of the said Premises and has the authority to deal with the same in any manner whatsoever;
- ii) that the Owner holds marketable title in respect of the the said Premises, free from all encumbrances, liens, lispensens, attachment, acquisition, requisition, of any nature whatsoever.
- iii) that the Owner has not mortgaged or charged the said Premises to any person whatsoever.
- iv) that there exists no agreement for sale, lease, tenancy, Joint Development or any other document in respect of the said Premises;
- v) that all rates, taxes, assessments, maintenance, electricity charges and other outgoing, in respect of the said Premises, for the period upto the date of this agreement has been paid by the OWNER;
- vi) that there is no order from any Court of competent jurisdiction or from any other local body or authority whereby or by reasons whereof the OWNER is prevented from developing the said Premises with the Developer;
- vii) that the said Premises or any part thereof is neither affected by any scheme of requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Owner;
- viii) that the said Premises or any part thereof has not vested in the Government under the provisions of any law;
- ix) that there is no order or notice of attachment or otherwise from any Court of competent jurisdiction or from the Central Government / State Government

RAMCHANDANI PRIVATE LIMITED

R Ramchandani

DIRECTOR

Master Properties Pvt. Ltd.

R Ramchandani

Director

and/or any central/state tax authority or any local body or Authority whereby or by reasons whereof the OWNER are prevented from developing the said Premises with the Developer;

- x) that there is no impediment under any law in holding and/or developing the said Premises by the OWNER with the Developer;
 - xi) that the OWNER has neither taken advance nor entered into any agreement for sale, lease, tenancy or any other memorandum or arrangement with any person whatsoever in respect of said premises or part thereof;
 - xii) that the Owner does not have any excess vacant land within the meaning of the Urban Land Ceiling and Regulation Act, 1976;
 - xiii) that the Owner shall do all other acts, deeds and things as may be necessary to ensure the vesting of clear and marketable title in the hands of the prospective purchaser/s of Units to be constructed on the said premises.
- D. Relying on the aforesaid representations and believing the same to be true and on faith thereof, the DEVELOPER herein has entered into this Agreement and the parties hereto have mutually agreed to certain terms and conditions as set out below in this Development Agreement;

NOW IT IS MUTUALLY AGREED AS UNDER:

I) **Definitions:**

- (i) **"Building/s"** shall mean building/s and other constructions both commercial and residential and Common Areas and Common Facilities to be constructed at the said premises with the maximum permissible FAR allowed by Madhyamgram Municipal Corporation (MMC) and/or any other concerned authority in that regard.
- (ii) **"Common Areas"** shall include the common roof(), lifts, corridors, hallways, stairways, landings, lobbies, entrance, gates, water reservoirs, tube wells, pump room, Sewerage Treatment Plant, electrical meter room, maintenance office, common toilets, community hall, generator room, club areas and other spaces and areas as may be planned and intended by the Developer and required in the Building/s for the Ownership, occupation, enjoyment, maintenance and/or management of the Building/s and/or common services or any of them as the case may be but excluding parking spaces, units and all other saleable spaces and rights.
- (iii) **"Developer's allocation"** shall mean 65% of the super built-up area.
- (iv) **"Owner's allocation"** shall mean 35% of super built-up area.
- (v) **"Purchaser"** shall mean a person and/or his nominee to whom any Unit in the Building/s has been agreed to be transferred or will be transferred.
- (vi) **"Super Built-Up Area"** shall mean the total constructed area including balconies, sit outs, staircases, lift rooms, club area, electrical meter room, pump room,

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

H. Ramchandani
Director

generator rooms, community hall, security room, common areas and circulation areas but excluding parking spaces on the entirety of the said premises.

- (vii) "Unit" shall mean the flat and/or other space/s in the Building/s proposed to be constructed by the Developer and/or constructed area capable of being exclusively occupied and enjoyed independently together with right to use Common Areas.
- (viii) Other words used in this Agreement shall have the same meaning as attributed to them in the common English Dictionary.

II) **DEVELOPMENT OF BUILDING/S:**

- (a) That in pursuance of the foregoing and subject to the mutual rights and obligations between the parties hereto under this Agreement, the OWNER and the DEVELOPER hereby agree to develop the said Premises by the construction of Building/s thereon together with common areas and car parking spaces in the following manner:

(i) The DEVELOPER will become entitled to develop the said Premises at the DEVELOPER'S cost using the entire permissible Floor Area Ratio under the municipal bye laws together with the common areas.

(ii) The DEVELOPER shall construct and deliver to the OWNER at DEVELOPER'S cost, OWNER' allocation in the building/s to be constructed on the said Premises along with proportionate car parking area and the right to use and enjoy the common areas which along with undivided share, right, title and interest in the said Premises retained by the OWNER to the extent of OWNER' allocation.

(iii) In consideration of the DEVELOPER delivering the OWNER'S allocation to the OWNER the OWNER shall convey the balance undivided share, right, title and interest in the said premises to the DEVELOPER and/or their nominees/purchasers for enjoyment of the balance super built-up area in the building/s to be constructed on the said premises along with proportionate car parking area and the right to use and enjoy the common areas and infrastructure attached thereto which hereinafter referred to as the "DEVELOPER'S ALLOCATION" to be retained by the DEVELOPER.

III) **RIGHTS OF DEVELOPMENT IN RESPECT OF THE SAID PREMISES GRANTED TO THE DEVELOPER:**

(a) The OWNER does hereby grant unto and in favour of the DEVELOPER herein the rights of development in and for the said premises as per the terms and conditions set out below and have handed over the possession of the said premises on the signing of this agreement.

(b) The DEVELOPER by themselves directly or through their agents, nominees, contractors, sub-contractors, executives, employees, workers and other subordinates shall have the RIGHTS AND AUTHORITY TO BUILD AND CONSTRUCT AT DEVELOPER'S COST ON THE said premises, building/s, and to own the aforesaid DEVELOPER'S Allocation for themselves and effect the sales and transfers of Ownership rights in the DEVELOPER'S Allocation together with Ownership rights of the land as a whole or in parts of shares of undivided interests, rights and titles in the same ratio to prospective purchasers / of units and to receive and appropriate to themselves (towards the same) the entire sale/transfer prices and consideration therefore received from such prospective purchasers.

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R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

M. Kamalakar
Director

(c) The Developer shall have all necessary authorities and powers for undertaking and carrying out works for and incidental to the development herein envisaged and obtaining inputs, utilities, facilities etc., therein and the OWNER agree to execute such papers and documents and do such other acts deeds and things as be reasonably required by the Developer therefor from time to time.

IV) **PLANS/LICENCES:**

(a) The OWNER has already applied for and obtained all necessary municipal permissions and approvals of the plan for the construction of the building. The OWNER undertake to sign and execute any further papers and documents as may be required for the development of the said premises.

(b) The DEVELOPER shall at DEVELOPER'S cost be entitled to modify the Plan already approved, from time to time as decided by the DEVELOPER as long as it does not materially affect the entitlement of the OWNER under this Agreement in any manner whatsoever.

(c) The OWNER shall on the execution of this Agreement, grant a Power of Attorney in favour of the DEVELOPER, empowering them to proceed with obtaining approvals if any required in regard to the Building/s to be constructed on the said premises and authorizing the DEVELOPER to represent them before any of the Statutory Authorities, Madhyamgram Municipal Corporation, Gram Panchayat, Fire Services, State Govt., Registrar and other bodies etc. for the purpose of obtaining any approval for development and/or construction of the building/s and for any incidental work connected therewith.

V) **PERMISSION FOR DEVELOPMENT:**

(a) The OWNER ~~shall~~ permit and authorize the DEVELOPER to enter upon the said premises and develop the same by constructing Building/s thereon, as per the Sanction Plan, subject to the terms of this Agreement.

VI) **CONSTRUCTION:**

a) The DEVELOPER has at the DEVELOPER'S cost agreed to construct building/s with maximum possible saleable super built-up area on the said premises as per the Sanctioned Plan with internal and external services, amenities etc. The construction shall be in accordance with the Specifications contained in the Annexure I hereto or equivalents thereto, which is accepted by the OWNER if it is an equivalent.

b) The DEVELOPER will be entitled to engage Architects, Engineers, Contractors and others, as they deem fit to execute the construction work. However in case of disputes between the DEVELOPER and their contractors, architects, engineers and other workmen, suppliers of materials and other persons who are engaged by the DEVELOPER in the development of the said premises, the same shall be settled by the DEVELOPER and the OWNER shall have no liability of any nature whatsoever.

c) The DEVELOPER will use the same materials for the construction of the OWNER'S AREA as used for the construction of the DEVELOPER'S AREA as per agreed

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

M. Ramchandani
Director

R. Ramchandani

M. Ramchandani

Specifications and shall complete construction of the OWNER'S AREA simultaneously with the construction of the DEVELOPER'S AREA.

- d) If the DEVELOPER constructs any additional saleable super built up area over and above the constructed area envisaged upon increase in the permissible FAR or otherwise then, in that event, such additional saleable built up area shall belong to the OWNER and DEVELOPER in the same proportion of 35% and 65% respectively.

VII) COST OF CONSTRUCTION:

- a) The entire cost (including Architects fee and charges/fee if any, to be paid for any further Licenses) for construction of the Building/s to be put up in the said premises along with common area and including the area falling to the share of the OWNER shall be borne by the DEVELOPER. The OWNER shall not be required to contribute any amount towards the cost of construction.
- b) Any claim, cost, charge, expenses or compensation to be paid to the labour employed by the DEVELOPER, shall be paid by the DEVELOPER and the OWNER shall not be responsible or liable in any manner whatsoever for such claims.
- c) That the Developer shall at its own costs duly apply for and obtain electricity, water, sewerage and drainage connections at the Building/s and shall also obtain necessary completion certificate and/or occupation certificate as may be required under the Municipal laws.
- d) The OWNER with the approval of the DEVELOPER shall be entitled to seek internal variations in space in respect of the Unit allotted to the OWNER'S share and which the OWNER prefers to retain, without affecting the structural strength/design of the building and also seek variation in respect of flooring material, fittings and fixtures. In such an event the OWNER shall bear the cost of the variation in works as an additional cost and shall be entitled to deduction for any unused material as per Specifications due to variation required by the OWNER.

VIII) SHARING OF SUPER BUILT UP AREA'S BETWEEN THE OWNER AND THE DEVELOPER:

- a) The DEVELOPER agrees to construct at DEVELOPER'S cost and deliver to the OWNER, free from all encumbrances, OWNER'S allocation in the building/s for the absolute use and/or benefit and ownership of the OWNER. The OWNER'S Allocation shall be the absolute property of the OWNER and the OWNER shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with corresponding the land comprised in the said premises to any person or persons on the terms and conditions as the OWNER deems fit and the OWNER shall be entitled to all income, gains, capital appreciation and benefit of all kinds and description accruing, arising or flowing there from.
- b) The DEVELOPER shall be entitled to retain Developer's allocation in the building/s and to hold or to sell, lease or otherwise dispose of the DEVELOPER'S Allocation along with the DEVELOPER'S undivided share in the said premises, in any manner they deem fit, subject to the restrictions contained in this Agreement, and the DEVELOPER shall be entitled to all income, gains, capital appreciation and benefits of all kinds and description accruing or arising there from and shall be liable for all liability arising thereof.
- c) The DEVELOPER shall have the right and authority and to receive and appropriate for themselves without rendering account, the full sale price and consideration from the

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

H.R. Ramchandani
Director

prospective buyers in respect of the sale of DEVELOPER'S Allocation in the building/s to be constructed on the said premises.

- d) The OWNER and the DEVELOPER shall decide and mutually agree upon the specific portions of the building to be allotted to their respective shares and corresponding undivided share falling to their respective shares on the basis of an equitable allocation.
- e) If the super built-up area cannot be fragmented to enable the division of the area exactly in the agreed ratio, the OWNER shall be entitled to such number of Units whose saleable super built-up area will be nearer to Owner's Allocation area in the building/s and proportionate number of car parking spaces. The OWNER shall be entitled to be paid by the DEVELOPER for such fractional shortfall at the prevailing market rate that may be mutually agreed to between the parties for the super built-up area including car parking space. Likewise, if the saleable super built up area of units and the car parking space falling to the share of the OWNER exceeds its allocation, the OWNER shall pay to the DEVELOPER for such fractional excess area at the prevailing market rate that may be mutually agreed to between the parties for the super built-up area including car parking space. Consequential payment for excess/shortfall as the case may be shall be completed on or before a period of 15 days from the date of completion of construction and delivery of the OWNER'S AREA.

IX) COMMENCEMENT, COMPLETION AND DELIVERY OF CONSTRUCTION:

- a) Immediately after getting the plan sanctioned by MMC and/or other concerned authorities and obtaining vacant possession of the said Premises, the Developer shall
- i) take such steps as are necessary to divert all pipes, wires, cables or other conducting media in, under or above the Premises;
 - ii) install electricity, gas, water, telecommunications, services and surface and foul water drainage to the said Premises and shall ensure that the same connect directly to the mains;
 - iii) serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services;
 - iv) give necessary or usual notices under any statute affecting the demolition and clearance of the said Premises and the development thereof;
 - v) give notices to water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said Premises;
 - vi) comply with all statutory requirements whether local, state or central and be liable for any deviation from the Sanctioned Plan in construction of the building/buildings at the said Premises;
 - vii) be liable for any accident and/or mishap taking place while undertaking demolition of the existing structures, construction and completion of the new building / buildings at the said Premises;
 - viii) comply with all conditions attached to the building permissions and any other permissions which may be granted during the course of development;
 - ix) comply or procure compliance with all statutes, rules and regulations of MMC and/ or other authorities in connection with the development of the said Premises;
 - x) take necessary steps and/or obtain all permissions, approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required to be done under any statute for the development of the said Premises;
 - xi) make proper provision for security and safety of the said Premises during the course of development;
 - xii) not allow any person to encroach into or upon the said Premises or any part or portion thereof;

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

M. Ramchandani
Director

- xiii) commence and/or proceed diligently to demolish the existing building and/or structures standing at the said Premises. All debris accruing there from shall be adjusted against the cost of development;
 - xiv) proceed diligently and execute and complete the development work in a good and workmanlike manner with good quality materials free from any latent or inherent defects, as per the specifications given in Annexure I hereunder written;
 - xv) execute and complete the development work in accordance with the sanctioned building plan and as per the conditions of the permissions and/or sanctions in this regard and shall comply with the requirements of statutory or competent authority;
 - xvi) appoint a Professional Team for undertaking development of the said Premises;
 - xvii) take all necessary action to enforce the due, proper and prompt performance and discharge by the contractors / sub-contractors and/or any other persons of their respective obligations under their respective contracts relating to the work of development and the appointment of the members of its Professional Team;
 - xviii) continue to use all reasonable skill and care in relation to the development, to the co-ordination management and supervision of the Building Contractor and the Professional Team, to the selection and preparation of all necessary performance specifications and requirements and to the design of the development for the purpose for which the same is to be used.
- b) The DEVELOPER shall commence the construction work within onemonth of signing of this agreement.
- c) The DEVELOPER shall complete the construction of the Building/s and deliver the OWNER'S Allocation within 36 months after the start of the construction as above with a grace period of twelve (12) months thereafter.
- d) However the DEVELOPER shall not incur liability for any delay in delivery of the possession of the OWNER'S Allocation, by reason of Governmental Restrictions and/or by reason of Civil Commotion, any act of God or due to any Injunction or Prohibitory Order not attributable to any action of the DEVELOPER or conditions of force majeure. In any of the aforesaid events, which are beyond the control of the DEVELOPER, the DEVELOPER shall be entitled to corresponding reasonable extension of time, for delivery of the said OWNER'S Allocation as may be mutually determined by the parties.
- e) During the period of the construction, the OWNER and/or its authorized representatives shall have the right to carry out the inspection of the construction to check the quality of materials and conformity with specifications agreed upon and detailed in Annexure I hereto.
- f) After the completion of the construction of the building/s on the said premises, the DEVELOPER shall be liable to procure completion certificate from the Architect, and obtain the Occupancy / Completion Certificate from the Madhyamgram Municipal Corporation. The DEVELOPER shall allow a final inspection of the OWNER'S Allocation by the OWNER and/or its authorized representatives to ascertain completion to the satisfaction of the OWNER and/or its authorized representatives as regards the quality of construction and conformity with the specifications. The DEVELOPER shall thereafter send Intimation in writing to the OWNER by Registered Post Acknowledgement Due duly informing their willingness and readiness in handing over possession of OWNER'S AREA to them. The DEVELOPER shall be bound to procure the Occupation Certificate for the Building/s within twelve months of completion of the Building/s.

XI) **TITLE:**

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

H. Ramchandani
Director

The DEVELOPER has reviewed all the documents of title and approvals available with the OWNER with respect to the said premises and has entered into this Agreement after being satisfied with the title of the OWNER to the said premises on the basis of statements and averments made by the OWNER. In view of the same no further proof or requisition shall be made by the DEVELOPER.

XII) INDEMNITY:

- a) The OWNER hereby confirm that its title to the said premises is good, marketable and subsisting and that none else has any right, title, interest or share in the said premises and that it is not subject to any encumbrance, attachment, Court or taxation or acquisition proceedings or charges of any kind. The OWNER shall keep the DEVELOPER fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the DEVELOPER on account of any defect in or want of title on the part of the OWNER or on account of any delay caused at the instance of the OWNER;
- b) The DEVELOPER shall keep the OWNER fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the OWNER with respect to the Building/s to be constructed on the said premises by reason of any failure on the part of the DEVELOPER to discharge their liabilities/obligations to the labour employed by them or any claims relating to ESI, PF and gratuity of the labour employed at the site or on account of any accident, mishap or fire in course of construction or on account of any act of omission or commission in using the said premises or putting up the construction; and further the DEVELOPER shall be fully liable and responsible for compliance of all the statutory requirements regarding construction.
- c) The OWNER and the DEVELOPER shall be solely responsible to maintain and perform all obligations as respective owner/s in respect of their respective shares in the Super built-up area on the completion of the building/s. The OWNER and the DEVELOPER shall incorporate mutually agreed terms and conditions while negotiating and selling their respective shares in the building/s to prospective purchasers.
- d) The DEVELOPER hereby grants a warranty in favour of the OWNER and/or purchasers of Units falling under the OWNER'S AREA for a period of 1 (one) year from the date of handing over possession of the Units to them for any structural defect in construction and the quality of materials used for construction and covenant that they shall make good and repair the same at the DEVELOPER'S cost, provided however that such structural damages or deterioration or damage suffered by the materials used in the Units are not caused by any act of omission or commission by the OWNER and/or the purchasers of such Units. However, small air cracks in the plastering, masonry, doors and windows shall not be construed as defects.

XIII) TRANSFER OF DEVELOPER'S SHARE:

- a) The DEVELOPER shall be entitled to execute sale deeds for conveying/transferring the DEVELOPER'S Allocation to the DEVELOPER or to the persons nominated by the DEVELOPER upon delivery and handover of the OWNER'S Allocation after completion of the building/s.
- b) The DEVELOPER shall be entitled to enter into Agreements for Sale for the DEVELOPER'S share in the Units comprised in the DEVELOPER'S Allocation with persons interested in owning Units of their own and Construction Agreements with such intending Units OWNER for the DEVELOPER'S AREA, The stamp duty, registration

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

H. Ramchandani
Director

charges and expenses in connection with the preparation and execution of the Deed/s of Conveyance and/or other documents relating to the DEVELOPER'S Allocation including undivided share agreed to be conveyed to the nominees of the DEVELOPER shall be borne by the DEVELOPER or the nominee/s of the DEVELOPER, as the case may be.

- c) The OWNER shall join in the Deeds of Conveyance or transfer to be executed and registered by the Developer in respect of the Developers Allocation and similarly the Developer will also join in the Deeds of Conveyance/transfer to be executed and registered by the OWNER in respect of their respective Allocations.

XIV) TAXES, MAINTENANCE, DEPOSITS ETC:

- a) The OWNER shall be liable to bear and pay their share of the property tax pertaining to the said premises up to the date of this Agreement and subsequent thereto, the DEVELOPER shall pay the taxes in respect of the said premises up to the date of completion of construction and delivery of possession and the respective purchasers of the Units will pay their proportionate share thereafter.
- b) The OWNER shall bear and pay all taxes, rates and cesses as applicable and charges for water, electricity and other services, and proportionate charges for the maintenance of the common areas, amenities and facilities in the building/s as decided by the DEVELOPER and such outgoings payable in respect of the OWNER'S Allocation shall be paid by the OWNER from the date of delivery of possession of the entire OWNER'S Allocation to the OWNER.
- c) The OWNER and the DEVELOPER shall, from the date of delivery of possession of OWNER'S Allocation, maintain their respective portions, at their own cost in a good repair and condition and shall not do or suffer to be done anything in or to the same and / or common areas and facilities of the building/s which may be against law or which will cause obstruction or interference to the users of such common areas.
- d) It is agreed by the parties that any Income Tax, Sales Tax or Service Tax arising on the sale of Units belonging to either party's share shall be payable by the respective party.

XV) FORMATION OF ASSOCIATION OF APARTMENT OWNER:

The OWNER and/or their transferees in regard to the OWNER'S Allocation and the DEVELOPER and/or their nominees in respect of the DEVELOPER'S Allocation, shall become members of Association/Condominium to be formed by all the Apartment Holders (hereinafter referred to as the "ASSOCIATION") for the purpose of attending to maintenance and safety of the Building/s and all matters of common interest and shall observe and perform the terms/conditions/Bye-laws/Rules/Regulations of such Association. Till such association is formed, the DEVELOPER shall maintain the common areas, amenities and facilities in the building/s for a period of 2 years from the date of delivery of first Unit or first registration whichever is earlier by utilizing the maintenance deposit which it will collect from the purchasers of the Units. The DEVELOPER has the right to fix the maintenance charges either monthly or annually from the purchasers of the Units in the building/s to be constructed on the said premises. In this regard, it is specifically agreed to between the OWNER and the DEVELOPER that till the Units are sold to prospective purchasers or retained by either of them after completion of construction, each of them will have to bear maintenance charges at the rate of/- (Rupees) per square foot of the super built up area of the Units in respect of the Units being

RAMCHANDANI PRIVATE LIMITED

P. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

H. Kamal Anand
Director

retained by them from the date of handover of the last Unit in the OWNER'S AREA till the formation of the Association and thereafter at the rate as fixed by such Association.

XVI) OBLIGATIONS OF THE OWNER:

- a) The OWNER shall simultaneously with the execution of this Agreement, grant a Power of Attorney in favour of the DEVELOPER or its nominees, empowering them to proceed with obtaining of Licenses and consents in regard to the Building/s to be constructed on the said premises and authorizing the DEVELOPER to represent them before any of the Statutory Authorities, bodies etc.
- b) The Power of Attorneys shall be duly registered before the concerned Sub-Registrar of Assurances by the OWNER. The said General Power of Attorney constitutes an agency coupled with interest in accordance with Section 202 of the Indian Contract Act 1872 as the same is executed in for consideration for construction and delivery of the OWNER'S Allocation. All cost of attending to the execution and registration of the Power of Attorneys shall be borne by the DEVELOPER.
- c) The Owner further agree :
 - (i) Not to do any act, deed or thing whereby the Developer is prevented from selling assigning or disposing of any portion of the Developer Allocation in the Building/s except as provided in this Agreement;
 - (ii) Not to let out, grant lease, mortgage or charge or in any way transfer or encumber the said premises during the subsistence of this agreement except to enter into agreement for sale and/or lease and/or transfer in respect of the Owner Allocation and to receive sale proceeds thereof in terms of this agreement;

XVII) NAME OF THE BUILDING:

The name of the Building/s to be constructed on the said premises will be 'ORCHARD ESTATE' as decided by the DEVELOPER.

XVIII) BREACH AND CONSEQUENCES:

In the event of breach by either party, the other party (the aggrieved party) shall be entitled to specific performance of this Agreement and also be entitled to recover all losses and expenses incurred as a consequence of such breach from the party committing breach.

XIX) AMENDMENT:

All amendments or modifications or instructions and confirmations required under this DEVELOPMENT AGREEMENT shall be made by mutual consent and they must be in writing, identified as an amendment to this Agreement and signed by both the parties to this Agreement.

XX) ORIGINAL DOCUMENTS OF TITLE:

The OWNER will retain the original documents of title deeds and incidental documents pertaining to the said premises and agree to produce the same for inspection on request by Developer from time to time.

XXI) MISCELLANEOUS:

- 1) The words importing the singular only shall also include the plural and vice versa where the context requires.

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

Milamland
Director

2) Headings used in this Development Agreement are for reference purposes only and shall not be deemed to convey anything by themselves.

XXII) ARBITRATION:

In the event of any disputes between the parties hereto arising out of this Agreement, or the interpretation of any clause hereof, the parties shall make an endeavor to amicably resolve the matter and on failure to arrive at an amicable settlement within fifteen days, the dispute shall be resolved through Arbitration by a sole arbitrator as per the provisions of the Arbitration and Conciliation Act, 1996 and the statutory modifications thereof. The Arbitration proceeding shall be conducted in English language at Bangalore.

XXIII) JURISDICTION:

The Courts in Kolkata alone shall have the jurisdiction over any matter of disputes that may arise under the terms of this agreement.

XXIV) COUNTER PARTS:

This Development Agreement is prepared in duplicate and each one of them shall be treated as original. The DEVELOPER shall be entitled to retain the First original of this Agreement and the OWNER shall be entitled to duplicate copy of this Agreement.

XXV) STAMP DUTY AND REGISTRATION FEE:

The cost of documentation, stamp duty and registration of this Development Agreement and supporting General power of attorney/s, Supplemental Agreements etc. shall be borne by the DEVELOPER.

XXVI) ENTIRE AGREEMENT:

The parties acknowledge that this Agreement and the terms contained herein is the whole Agreement between the parties. The parties shall not rely upon any oral representations made earlier and this Agreement supersedes all previous agreements or understandings, if any, with respect thereto.

XXVII) NOTICES:

Unless otherwise notified in writing, the address for Notice/correspondence for the OWNER and the DEVELOPER shall be same as mentioned in this Agreement.

XXVIII) WAIVER / FORBEARANCE:

The parties hereto agree that in the event of there being any delay in or indulgence shown by either of the parties with regard to the enforcement of any of the terms of this Agreement, the same shall not be construed as a waiver on the part of the party showing such indulgence or tolerance and any such indulgence or forbearance shall not be deemed to be a construed as waiver of the rights and the parties shall be entitled to enforce such right without prejudice to such indulgence or tolerance shown.

XXIX) NOT A PARTNERSHIP:

RAMCHANDANI PRIVATE LIMITED

R Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

H Kamalander
Director

Nothing in this Agreement shall constitute or be deemed to constitute a partnership between any of the parties or confer on any party any authority to bind any other party or to incur any liability or obligation on behalf of any other party.

xxx) **OTHER MATTERS:**

- (a) The DEVELOPER hereby agrees, assures and covenants that notwithstanding anything agreed to by the OWNER in the agreement of sale and agreement to build executed with the prospective purchasers of the Units being constructed on the said premises, the responsibility of fulfilling the obligations as regards to construction related aspect shall be the responsibility of the DEVELOPER only and the OWNER shall not be liable for such lapses and consequently any claim, damages or otherwise made by the person shall be attended to by the DEVELOPER only out of their cost and similarly the OWNER assures the DEVELOPER that it will join as a party in agreements for sale of undivided interest in the said premises only for the limited purpose of assuring good title to the prospective purchasers and for further assurance that the OWNER will always ensure good and marketable title to the purchasers of the building/s of the said premises.
- (b) The DEVELOPER shall not be entitled to assign or transfer the rights, benefits and obligations under this Agreement.
- (c) It is understood that from time to time, to enable the construction of the Building/s by the Developer, various deeds, matters and things not herein specifically referred to may be required to be done by the Developer for which it may require the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner for which no specific provisions have been made herein. The Owner hereby authorize the Developer to do all such acts, deeds, matters and things and undertake to execute any such power of attorney as may be reasonably required.
- (d) Due to any reason whatsoever should the parties agree to terminate this agreement and/or if the agreement is not capable of being performed or proceeded with in such events the Owner shall refund all amount expended/invested and/or paid by the developer till the date of termination and/or suspension. Simultaneously the Developer shall handover peaceful, vacant and khas possession of the said premises to the Owner.
- (e) The Developer herein reserves its right to acquire and enter into arrangements in respect of further land adjacent/adjoining/contiguous to the project and/or enter into suitable arrangements with the owner of such further land adjacent/adjoining/contiguous and to make the same a part and parcel of the Project and the owner expressly consents to the same and shall extend all the necessary objection to the Developer without claiming any interest at or upon the further land adjacent/adjoining/contiguous to the project and/or the construction thereon.

xxxx) **SALE OF APARTMENTS BELONGING TO OWNER:**

- (i) The DEVELOPER agrees to sell the Units belonging to the OWNER along with the Units belonging to the DEVELOPER on similar terms as that of the DEVELOPER, as and when requested by the OWNER.
- (ii) The parties shall make best endeavor to keep the selling price identical of the Units in the OWNER'S Allocation and Developer Allocation for better price realizations.

xxxxi) **FORCE MAJEURE**

RAMCHANDANI PRIVATE LIMITED

R Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

Master Properties
Director

AND WHEREAS as so agreed under the Development Agreement, the Principals are executing this Power of Attorney in favour of **MASTER PROPERTIES PRIVATE LIMITED** for the purposes ~~concerning~~ the said Property as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the Principals, abovenamed **RAMCHANDANI PRIVATE LIMITED** do hereby nominate constitute and appoint **MASTER PROPERTIES PRIVATE LIMITED**, herein represented by Mr. Harish Prito Ramchandani, Son of Late Prito ~~Rajend~~ Ramchandani residing at 5B, Heysham Road, Kolkata - 700 020, Police Station: ~~Shankarpore~~ as our true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things concerning the said Project i.e. to say:-

1. To have the soil of the said Property tested, to appoint and depute architects, engineers etc. for preparation of plan for construction of new building at the said Property.
2. To take all the permissions, approvals, sanctions for amalgamation of the said Property and to amalgamate the Schedule property together with any other adjacent property in the records of the Madhyamgram Municipality .
3. To obtain necessary permissions approvals and sanctions from the concerned authorities in connection with the sanction of plan for construction of the said Project, obtaining Lift License, permission for installation of generator, for obtaining sewerage connection, water supply, electricity supply and/or for modification and changes of the plan and for obtaining the completion and occupancy certificates and to appear before, pursue and follow up the matter with the Corporation, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, and other concerned authorities.
4. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the construction of new building(s) at the said Property.

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

H. Ramchandani
Director

5. To apply for and obtain all utilities and facilities in the new building/s at the said Property.
6. For or all any of the purposes aforesaid to sign execute and deliver all papers, plans, documents, etc. as our said attorney may deem fit and proper.
7. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on our behalf as effectually as it could be done personally.
8. To advertise in the newspapers for the transfer of Constructed Space in the Project.
9. To sign execute register and deliver for in the name and on behalf of the Principals necessary agreements agreeing to and/or confirming transfer/assignment/sale of the Constructed Space or share of land in the land comprised in the said Property attributable to and as a property appurtenant to the Constructed Space in the said Project and to receive all consideration in respect thereof.
10. To present for registration, with the registering authority the agreement, sale deed, conveyance deed, mortgage deed, security documents executed by the said attorney in respect of the Constructed Space in the said Project by virtue of the powers hereby confer and to admit the execution and to register, convey thereof before any Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred as if the principals are present to admit the execution and registration thereof.

RAMCHANDANI PRIVATE LIMITED

R Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.

M Ramchandani
Director

11. To entrust all or any of the powers, authorities and liberties hereunder vested to its substitute or substitutes authorized by the firm from time to time by way of a valid resolution for any one or more purpose or purposes as the Attorney shall from time to time desire in that behalf.

12. To sign transfer forms, documents and writing for mutating the property in the names of the Principals in the records of the Madhyamgram Municipality, or other public authorities and to do all other acts in connection therewith.

~~AND~~ **GENERALLY** to do exercise, execute and perform all necessary acts, deed or deeds, ~~and~~ **or** things for exercising the powers and authorities hereby conferred on the said ~~attorney~~ as fully and effectually as it could have been done personally by the Principals.

~~AND~~ it is hereby agreed and undertaken that we shall ratify and confirm all and ~~whatsoever~~ our said attorney, under the powers hereinbefore contained, shall lawfully do ~~create~~ or perform in exercise of the powers and authorities hereby conferred upon, ~~under~~ and by virtue of this instrument.

SCHEDULE OF PROPERTY

~~All that~~ piece and parcel of land measuring an area of 22 Bighas, 16 Cottahs, 6 Chittacks and ~~27 Square Feet~~ lying and situated at Mouza Daharia, J.L. no. 45, Touzi no. 146, Old Khaitan no. ~~208 and 205~~, presently 988, 979, 208, 310 and 257, Dag nos. 1356, 1357, 1358, 1359, 1360, ~~1361, 1362, 1363, 1364, 1365,~~ 1362/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, ~~1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400,~~ 1390, 1361 being Holding no. 19, Mujibar Rahaman Road, police Station Barasat, ~~District 24~~ Parganas (North) under Ward no. 15 (Old), 16 (New) within the limits of Madhyamgram Municipality.

~~Together with~~ the messuages, tenements, hereditaments, premises and others thereof being ~~located and~~ bounded in the following manner:

ON THE SOUTH : Municipality Road
ON THE EAST : Rabindra Nagar
ON THE WEST : K B Ghosh Land
ON THE NORTH : Doharia, Peyarabagan

IN WITNESS WHEREOF, THE PARTIES HERETO AFFIX THEIR SIGNATURES TO THIS DEVELOPMENT AGREEMENT ON THE DAY, MONTH AND YEAR HEREINABOVE FIRST MENTIONED:

RAMCHANDANI PRIVATE LIMITED

P Ramchandani
 DIRECTOR

Master Properties Pvt. Ltd.

H. Ramuland
 Director

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTORWITNESSES:

1. Mondal
(SUNASISH MONDAL)
VILL + P.O. - Indurhatti,
RA - Baduria
Dist - 24 Pgs (N)
PAN - 743293
PAN - BHPPM5023C

2. Chatterjee
(Rajiv Chatterjee)

3. Basu, Basunagar,
Plot No 23, Madhyamgram
Dist - 700129 / PAN - ANMPC5266D

OWNER

[PAN- AABCR2811E]

Master Properties Pvt. Ltd.


Director
DEVELOPER

[PAN- AADCM5973C]

ANNEXURE - I**SPECIFICATIONS****RCC** Frame Structure**6" Solid** Block masonry for external wall and 4" Solid block for partition wall**Doors and Windows:-****All** Door frames and shutters of Non Teak Wood.**Flush** shutter for Room Doors.**Flooring and Cladding:-****Wooded** flooring for main living and dining area.**S. Wooded** flooring for all other internal areas except Bathrooms**Anti-skid** Ceramic flooring for bathrooms.**Good** quality ceramic tile cladding tiles up to 7' 0" for Bathrooms and 2' 0" above counter in**Kitchen**, cladding in utility as per requirement.**Painting:-****Ac** paint for external areas with 2 coats of ASIAN**Ac** paint for internal staircase and lobbies with 2 coats of OBD

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
DIRECTOR

Master Properties Pvt. Ltd.


Director

External point with Oil Bound Distemper.

Plumbing and Electric:-

All sanitary ware of Parry ware/Hind ware/or any Standard Make all C.P. fittings of Jaquar
Basin with total hot and cold mixers for all shower points, wash basin points, kitchen,
 utilities etc.,

Flush Valve for all toilets

Controlled Master Control for all toilets.

Health Facet for all toilets.

Gas provision for all toilets, kitchens, utilities etc.,

30mm thick Granite Counter and Stainless sink of good quality for kitchen.

Provision for Aqua Guard, Water Point for refrigerator, exhaust fan/Chimney point, washing

Machine provisions in utilities etc.,

Electrical:-

Anchor Roma Brand of Switches.

TV and Telephone points for living.

A.C. points in all Bed Rooms.

Provisions for Bed Lamp in Bed Rooms.

Fit:-

Standard brand of requisite passengers capacity.

Stand by Generator:

For common areas, Water pumps, lifts.























RAMCHANDANI PRIVATE LIMITED

R. Ramchandani
 DIRECTOR

Master Properties Pvt. Ltd.

H. Kamlesh
 Director

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>R. Ramchandani</i>						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					
 <i>R. Ramchandani</i>						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
Thumb	Fore	Middle	Ring	Little		
	(Right Hand)					

SPECIMEN FORM FOR TEN FINGERPRINTS

(Left Hand)				
(Right Hand)				
(Left Hand)				
(Right Hand)				
(Left Hand)				
(Right Hand)				

R. Ramchandani

R. Ramchandani

DEVELOPMENT AGREEMENT & POWER OF
ATTORNEY

MASTER PROPERTIES PRIVATE
LIMITED DEVELOPER

AND

MCHANDANI PRIVATE LIMITED,
OWNER



30 JUL 2015

A.K. Chowdhary & Co.
Advocates
10, Old Post Office Street
Room No.21, 1st Floor, Kolkata 700 001
Phone: 2243 0723, 2243 7668
Email: akcco@vsnl.net,
chowdharyanil01@gmail.com

Seller, Buyer and Property Details

Land & Developer Details

Land Lord Details

Name, Address, Photo, Finger print and Signature

RAMCHANDANI PRIVATE LIMITED

BRABOURNE ROAD, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India.

PIN - 700001

Category: **Organization**

Represented by representative as given below:-

PRASHAD RAMCHANDANI

Represented by **HARISH PRITO RAMCHANDANI**

BEYSHAM ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas
West Bengal, India. PIN - 700020

Sex: **Male** By Caste: Hindu, Occupation: Business, Citizen of: India.

Category: **Representative**

Date of Execution : 30/07/2015

Date of Admission : 30/07/2015

Place of Admission of Execution : Pvt. Residence

Developer Details

Name, Address, Photo, Finger print and Signature

MASTER PROPERTIES PVT LTD

33 HEYSHAM ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas,
West Bengal, India. PIN - 700020

Status: Organization

Represented by representative as given below:-

HARISH PRITO RAMCHANDANI

Son of Late **PRITO DINGOMAL RAMCHANDANI**

33 HEYSHAM ROAD, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas,
West Bengal, India. PIN - 700020

Religion: **Hindu**, Caste: Others, Occupation: Others, Citizen of: India,

Status: Representative

Date of Execution: 30/07/2015

Date of Admission: 30.07/2015

Place of Admission of Execution: Pvt. Residence

Signature Details

Identifier Details

Identifier Name & Address	Identifier of	Signature
<p>Mr Rameswar Pal Son of Late Rameswar Pal P.O. P.K Roy Chowdhury 2nd Bye P.O:- B Garden, P.S:- Shibpur, District-Howrah, West Bengal, India. PIN - 711103 Religion: Hindu, Caste: Others, Citizen of: India,</p>	<p>Mr RISHAD RAMCHANDANI, Mr HARISH PRITO RAMCHANDANI</p>	

Associated Property Details

Land Details

Property Location	Plot No & Khatian No/ <i>Road Zone</i>	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
<p>District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia</p>	<p>RS Plot No:- 1356 . RS Khatian No:- 988</p>	7 Bigha	1/-	8,95,99,910/-	<p>Proposed Use: Bastu ROR Bastu Property is on Road</p>

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
L2	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia	RS Plot No:- 1357 , RS Khatian No:- 979	5 Bigha 6 Chatak 21 Sq Ft	1/-	6,70,16,351/-	Proposed Use: Bastu. ROR: Bastu. Property is on Road
L3	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia	RS Plot No:- 1358 , RS Khatian No:- 208	5 Bigha 8 Katha	1/-	7,10,03,449/-	Proposed Use: Bastu. ROR: Bastu. Property is on Road
L4	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia	RS Plot No:- 1359 , RS Khatian No:- 257	5 Bigha 8 Katha	1/-	7,10,03,449/-	Proposed Use: Bastu. ROR: Bastu. Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	Gr. Floor	1000 Sq Ft.	0/-		Residential Use, Cemented Floor. Age of Structure: 0Year, Roof Type: Tiles Shed Extent of Completion: Complete
L2	On Land L1	1000 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PVT LTD	231	100
L2	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PVT LTD	165.667	100
L3	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PVT LTD	178.2	100
L4	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PVT LTD	178.2	100

Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	A K Chowdhury

Details of the applicant who has submitted the requisition form

Applicant's Name

A K Chowdhury

Address

H C CAL.Thana Hare Street. District : Kolkata, WEST BENGAL, PIN -
700001

Applicant's Status

Advocate

Office of the A.R.A. - II KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190208325 / 2015

Query No/Year	19021000136577/2015	Serial no/Year	1902008185 / 2015
Deed No/Year	I - 190208325 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr RISHAD RAMCHANDANI	Presented At	Private Residence
Date of Execution	30-07-2015	Date of Presentation	30-07-2015

Remarks

On 03/08/2015

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 112/- (E = Rs 28/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 112/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,070/- and Stamp Duty paid by Draft Rs 75,000/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 63489, Purchased on 30/07/2015, Vendor named S Mukherjee.

Description of Draft

1. Rs 75,000/- is paid, by the Draft(8554) No: 370166000427, Date: 29/07/2015, Bank: STATE BANK OF INDIA (SBI), high court kolkata.

(Pradipta Kishore Guha)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

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 29,89,23,158/-

(Dulal Saha)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 30/07/2015

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

Presented for registration at 14:30 hrs on : 30/07/2015, at the Private residence by Mr RISHAD RAMCHANDANI ...

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

Execution is admitted on 30/07/2015 by

Mr RISHAD RAMCHANDANI, , RAMCHANDANI PRIVATE LIMITED , 13, BRABOURNE ROAD, P.O. G.P.O.
Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001
Identified by Mr Ram Prosad Pal, Son of Late Ratneswar Pal, 16/3, P K Roy Chowdhury 2nd Bye Lane, P.O. B
Garden, Thana: Shibpur, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, By caste
Hindu, By Profession Others

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

Execution is admitted on 30/07/2015 by

Mr HARISH PRITO RAMCHANDANI, , MASTER PROPERTIES PVT LTD . 5 B. HEYSHAM ROAD, P.O.
BHAWANIPORE, Thana: Bhawanipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India,
PIN - 700020
Identified by Mr Ram Prosad Pal, Son of Late Ratneswar Pal, 16/3, P K Roy Chowdhury 2nd Bye Lane, P.O. B
Garden, Thana: Shibpur, . City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103. By caste
Hindu, By Profession Others

(Dulal Saha)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal