


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 593722

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.


District Sub-Registrar-II
Alipora, South 24 Parganas

22 JAN 2020

THIS AGREEMENT FOR DEVELOPMENT is made on this 21st day of JANUARY Two Thousand and TWENTY

BETWEEN.

(1) SRI SUDHANSU KUMAR GHOSH (PAN: BGNPG8270Q), (Aadhar: 848684517116), (2) SRI PRAKASH CHANDRA GHOSH, (PAN: ADSPG2319E), (Aadhar: 460039458771), both sons of Late Hrishikesh Ghosh, both by Nationality Indian, by occupation Retired,

(3) **KUMARI SANDHYA GHOSH, (PAN NO. BPUPG1842J), (Aadhar: 464480334897)**, daughter of Late Hrishikesh Ghosh, by nationality Indian, by occupation House lady, all residing at 4, Dover Lane. P.O. Dover Lane, P.S. Gariahat, Kolkata-700029 hereinafter collectively referred to as the "OWNERS" (which expression shall mean and include each of their respective successors, successor-in-interest and/or their legal heirs, administrators, executors and/or assigns) of the **FIRST PART**.

AND

M/S DREAMLAND APARTMENT (PAN: AALFD0933G), a partnership firm carrying on business at 30, Panditia Terrace, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata-700029, represented by its Partners, (1) Smt. Parul Das (PAN: AGIPD7216K), (Aadhar: 203776589324), wife of Late Asim Ranjan Das, by Nationality Indian, by occupation- Housewife, residing at 30, Panditia Terrace, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata – 7000029, (2) Smt. Suparna Das. (PAN: AGIPD0115B) (Aadhar: 239030491074) wife of Sri Prabhas Chandra Das, daughter of Late Asim Ranjan Das, by nationality Indian, by occupation- House wife, residing at 34/E, Subhas Nagar Road, Dum Dum Cantt. P.O. Subhas Nagar, P.S. Dum Dum, Kolkata-700065, (3) Smt. Tapasi Adhikary (PAN: AFJPA2420E), (Aadhar: 828538528440) wife of Sri Mrinal Kanti Adhikary, daughter of Late Asim Ranjan Das, by nationality-Indian, by occupation- Self- employed, residing at 36F, Mahanirban Road, P.O. Dover Lane, P.S. Gariahat, Kolkata-700029, (4) Sri Tirthendu Das (PAN AGHPD9970B), (Aadhar: 305301042162) son of Late Asim Ranjan Das, by nationality- Indian, by occupation– Business, residing at 30, Panditia Terrace, P.S. Gariahat, P.O. Sarat Bose Road, Kolkata-700029, (5) Smt. Pinki Banerjee, (PAN- AHFPB2755H) (Aadhar: 885696838916) wife of Sri Debasis Banerjee, daughter of Late Asim Ranjan Das, by

nationality Indian, by occupation-Housewife, residing at 41/1C, Mansatola Lane, Kidderpore, P.S. Kidderpore, P.O. Monipur Dak Ghar, Kolkata-700023. (6) Sri Debankur Mitra. (PAN - ADKPM8214F), (Aadhar: 369248487146) husband of Late Sangamitra Mitra (who daughter of Late Asim Ranjan Das), son of Late Dipak Narayan Mitra, by nationality-Indian, by occupation- Service, residing at Flat 1E, Srikunj Apartment, 60/2, Lake Road, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata- 700029, hereinafter collectively referred to as the **"LESSEES / OTHER PART"** (which expression shall mean and include each of their respective successors, successor-in-interest and/or their legal heirs, administrators, executors and/or assigns) of the **SECOND PART**.

A N D

(1) **M/S. ANUDIP DEVELOPERS PVT. LTD.**, (PAN No. AAMCA4600P), a company registered under the Companies Act, 1956 having its registered office at 167, B. B. Chatterjee Road, Orion Exortica Tower-1, Flat-10A, P.S. Kasba, P.S. Kasba Kolkata-700042 represented by its director Mr. Dipanjan Ray, (Pan No: AGDPR3427P) (Aadhar: 988380463478) son of Mr. Malay Kumar Ray, residing at premises No. 109/31B, Hazra Road, P.O. Kalighat, P.S. Tollygunge Kolkata 700026 AND (2) **AMRAPALI HIGH RISE**, a proprietorship firm, sole proprietor Ms. Amrapali Bose, (PAN: BQCPB4562M) (Aadhar: 219248073919) daughter of Mr. Malay Bose, residing at 4/46, Bijaygarh, P.O. Jadavpur, P.S.-Jadavpur, Kolkata-700032, hereinafter jointly referred to as the **"DEVELOPER"** (which expression shall mean and include their successors, successors in office, legal heirs and/or assigns) of the **THIRD PART**.

Whereas

- A. By an Indenture of lease deed dated 19th June, 1989, the Owners of the 3/5th portion of premises No. 4 Dover Lane, Kolkata-700029, leased out 3/5th portion in favour of the Lessees for 999 years on the terms and conditions and at a consideration as mentioned in the Deed of Lease.
- B. The Owners herein are undisputed owner of 2/5th portion of the premises No. Dover Lane, Kolkata: 700029 and the Lessees are the lessees for 3/5th portion of the premises for 999 years.
- C. The Owners and Lessees jointly submitted a plan before the Kolkata Municipal Corporation for construction of a Basement, Ground + 4 storied building and the said plan has been duly sanctioned being Sanction Plan No. Plan No. 2017080042 on 7th August, 2017. In the record of the Kolkata Municipal Corporation, both the Owners and the Lessees have been shown as Owners, since the Lessees have leasehold right for 999 years.
- D. Under such circumstances, the parties herein are desirous of entering into this Development Agreement which has been reduced in writing

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties :

I. PREMISES:

Premises No. 4, Dover Lane, Police Station-Gariahat, Kolkata-700029 measuring 4cottahs 13chittaks 13 sq.ft. (hereinafter referred to as the "said premises"), is the subject matter of development, which is owned by the Owners/Lessees and is more fully described in Schedule-A hereunder written.

II. APPOINTMENT:

The Owners/Lessees hereby have appointed the Developer as the Developer of the said premises on the terms and conditions and at a consideration as mentioned hereinafter and the Developer has accepted and agreed to develop the said premises.

III. REPRESENTATIONS BY THE OWNERS/LESSEES:

- a) The Owners/Lessees have stated and assured to the Developer that they are the Owners/Lessees of the said premises and the said premises is free from all encumbrances;
- b) Their names have been mutated in the record of the Kolkata Municipal Corporation;
- c) The Owners/Lessees have the capacity as Owners/Lessees to enter into this development agreement;

- d) They have not entered into any development agreement with any third party nor they, after execution of this agreement, shall create any third party interest, any earlier development agreement executed stands cancelled;
- e) The Owners/Lessees are self-restrained from entering into any sorts of agreement with the third party in respect of the said premises;
- f) In all matters pertaining to the development of the said premises, the Owners/Lessees shall negotiate only with Anudip Developers Private Limited Company, one of the Developers whose director is Mr. Dipanjan Ray, son of Mr. Malay Kumar Ray, residing at 109/31B, Hazra Road, Kolkata: 700026.
- g) There is no corporation arrears pending in respect of the said premises and in case anything is pending till the date of execution of this agreement, same shall be paid by the Owners/Lessees and after signing of this agreement, the onus of paying Corporation rates and taxes are of the Developer.

IV. **POSSESSION:**

The Owners/Lessees at the time of execution of this agreement have handed over peaceful and vacant possession of the said premises to the Developer and the Developer has accepted the same.

V. **PREMIUM & CONSIDERATION:**

It has been agreed by the parties that the developer shall pay premium of Rs. 5200000/- (Rupees Fifty Two Lacs only) to the owners/Lessees in the manner stated herein below:

l. At the time of execution and registration of these development agreements the developer shall pay to the owners Rs.1000000/- (Ten Lacs only) in the following proportions:

- a) Party of the First Part Rs. 500000/- (Five lacs only)
- b) Party of the Second Part Rs. 500000/- (Five lacs only)
- c) The balance amount of Rs. 4200000/- (Forty Two Lacs only) shall be paid by the developer to the owner/Lessees within 24 months of signing of the agreement and/or from the proceeds of the commercial space, 25% of the remaining amount after the booking amount from the 1st Floor commercial proceed and the remainder after realization of the total amount, whichever is later.
- d) However, the proceeds from the 1st floor commercial will be paid back to both the group of owners within 3 (three) business days from the time of the amount getting cleared in favour pf M/S. Anudip Developers Pvt. Ltd. Payment made, in this regard to the Second Group of Owners will be as per the Profit & Loss sharing ratio of M/s. Dreamland Apartments.

VI. **ALLOCATION:**

Allocation between the Developer, Party of the First Part and Party of the Second Part are mentioned herein below: -

- i) Developer shall pay to the Party of the First Part and Party of the Second Part Rs. 5200000/- (Fifty Two Lacs only) nonrefundable security deposit, out of

which Rs. 1000000/- (Ten Lacs only) will be paid at the time of signing of this development Agreement.

- ii) Thus, there is a balance of Rs. 4200000/- (Forty Two Lacs only) to be paid by the Developer to Party of the First Part and Party of the Second Part. Out of Rs. 4200000/- (Forty Two Lacs only), Rs. 3000000/- (Thirty Lacs only) to be paid by the Developer to Party of the Second Part and Rs.1200000/- (Twelve Lacs only) to be paid by the Developer to Party of the First Part.
- iii) Out of Rs. 5200000/- (Fifty Two Lacs), Rs.1000000/- (Ten Lacs only) will be paid at the time of signing of development agreement and out of Rs. 1000000/- (Ten Lacs only), Rs. 500000/- (Five lacs only) will be paid to Party of the First Part by the Developer and Rs. 500000/- (Five lacs only) will be paid by the Developer to Party of the Second Part.
- iv) Apart from that, during construction of building, to be paid by the Developer to Party of both the Parts an amount of Rs. 500000/- (Five lacs only) each from the Developer in lieu of adjustment of car parking.
- v) Whereas Party of the First Part will get entire 3rd floor along with 200 sq.ft. built up area on ground floor and 25% of built up area of the 1st floor.

- vi) Party of the Second Part will get entire 2nd floor and 25% of the 1st floor + Rs. 2500000/- (Twenty five lacs only) in lieu of ground floor commercial which will be paid by the Developer and Party of the First Part in the following manner: -
- a) Developer will pay Rs. 1000000/- (Ten Lacs only)
 - b) Party of the First Part will pay Rs. 1500000/- (Fifteen Lacs only)
- Such will be made at the time of sale of the 1st floor of the building.
- vii) Party of the First Part will get one covered car parking and one open car parking on the ground floor; whereas Party of the Second Part will get one covered car parking and one open car parking on the ground floor.
- viii) Balance of all area will be of Developer to which neither Party of the First Part nor Party of the Second Part will have any claim.
- ix) It has been further agreed by and between the Developer, Party of the Second Part and Party of the First Part that in case Developer will be able to construct one extra floor i.e. 5th floor, then and in such event, the entire will belong to Developer provided however that the Developer will pay Rs. 3000000/- (Thirty Lacs only) to Party of the First Part and Party of the Second Part Rs. 1500000/- each (Rs. 1500000/- lacs each) within six months from sanction of such additional floor.

- x) Both Owners/Lesseees will receive a total amount of Rs. 800000/- (Eight Lacs Only) from the developer M/S Anudip Developers Pvt. Ltd in lieu of the basement. The same will be paid after the sale proceed of the basement. Party of the First Part and Party of the Second Part will get Rs. 400000/- each (Four Lacs each).
- xi) Developer is entitled with their allocations (a) 300 Sqft of commercial space in the ground floor (b) 50% of the commercial space on the 1st Floor (C) Entire 4th Floor (d) Basement, Ground floor parkings and additional floor as mentioned herein above.

VII Common Portions:

Areas:

- i) Entrance and exits to the Premises and the New Building.
- ii) Boundary walls and main gate of the Premises.
- iii) Staircase, stair head room and lobbies on all the floor of the New Building.
- iv) Vertical Shaft.
- v) Entrance lobby, electric/utility room, water pump room, generator space.
- vi) Common installations on the roof and entire roof.
- vii) Common lavatory;
- viii) Water , Plumbing and Drainage :
- ix) Drainage and sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use)
- x) Water supply system

- xi) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any Unit/or exclusively for its use).
- xii) Electric Installation:
- xiii) Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and / or exclusively for its use)
- xiv) Lighting of the Common Portions.
- xv) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
- xvi) Elevator
- xvii) Others: Such other common parts, areas, equipments , installations , fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owners.

VIII. SPECIFICATION FOR THE PROPOSED CONSTRUCTION

1. BRICK WORK

External wall: 200/250mm thick brickwork with cement mortar in proportion (1:6) by using 1st class mechanized bricks.

Partition wall: 75/125mm thick brickwork with sand cement mortar in proportion (1:6) by using 1st class kiln burnt bricks and in case of 75mm thick wall, wire mesh shall be used at every 3rd/4th layer.

Rough brick surgance by prop. 19mm thick (1:6) cement sand

Finished brick surface by 12mm thick (1:6) cement sand prop.

Ceiling by (1:4) cement sand prop.

2. FINISHING

All internal surfaces are to be finished with putti.

Front side of the entire building shall be painted with latest available permanent finish and painting on all other external side of the building shall be painted with weather coat of reputed make.

Gates and grills are to be painted with anti-corrosive zinc primer beneath 2 coats of oil based paint/synthetic enamel paint of reputed make.

3. FOUNDATION

The foundation would be of reinforced RCC combined footings / raft as per the structural design with prior and proper anti-termite treatment.

4. SUPER STRUCTURE

The super structure of building shall have RCC framed structure with RCC columns, beams and slabs as per soil test report and the structural design.

5. CONCRETE WORK

All RCC will be proportion 1:1,5:3

Ground floor covered area would be of kota stone/ chequered tiles.

6. GRILLS

MS flats/ 10mm square bar will be used as per design mutually agreed and approved by the developer and the owners.

7. STAIRCASE RAILING

Safety railing will be provided.

8. DRAINAGE

Solid and liquid waste rain water etc will be disposed through Supreme/Oriplast HDPE pipes in network above GL and through SW pipe in network below GL.

9. FLOORING

Flooring inside the entire flat area of the owners shall be of good quality marble. Flooring in the staircase and lobbies shall be of good quality marble.

10. DOORS

All door frames shall be seasoned and treated sal wood. Shutters will be made designer doors with superior quality paint thereon. Doors shall be 35mm thick with oxidized steel hinges tower bolts, door stoppers, Godrej mortise lock/cylindrical lock.

11. WINDOWS

Aluminium sliding windows with glass panes.

12. ROOF TREATMENT

Good quality roof tiles finishing after waterproof treatment with SIKA.

13. TOILET FITTINGS

Each toilet in the flats shall have marble/ tiles flooring with wall tiles (of reputed make) up to 7 feet height, as per choice of owner of each flat.

Each toilet shall have one mixer shower with tap, *one* mixer basin, one commode (western as per choice), geyser line and a master stop cock. Concealed piping with hot and cold supply to the basin, shower and tap shall be installed. Commode and basin would be of Hindware/other reputed make and shower would be of Jaquar or the like.

14. KITCHEN

Kitchen all taps etc. would be of Jaguar or of like make with concealed piping for hot and cold water supply with mixing provision. Flooring would be of marble, wall tiles of up to ceiling. Kitchen slab will be of good quality granite galaxy. Sink would be of SS. Water and electrical provisions should be made of exhaust fan, Aquaguard, mixer and kitchen hood/chimney.

15. ELECTRICALS

Concealed KDK/reputed make (ISI marked) copper wiring from ground floor to each unit with adequate points (both 5A and 15A) and modular switches (Crabtree/the like) for light, fans, geysers, TV, fridge, washing machine, air conditioners, exhaust fans and other appliances with MCB and main switch (legrand/Havell/of like make), junction box, buss bar, best quality switchgear etc. Adequate and proper earthing must be ensured with MS concealed switchboxes.

16. WATER ARRANGEMENT

Underground reservoir for KMC water, one submersible pump (of reputed make) for overhead water tank with all and delivery pipelines for water in each unit (ring system necessary plumbing, valve maintaining uniform flow of network of pipeline or otherwise) have to be installed. Tanks linings with ceramic white tiles. over staircase headroom as per would be of RCC with inner OH tank would be placed structural design.

17. LIFT

5 passengers automatic lift of reputed make with SS wall is to be installed.

18. AMENITIES AND FACILITIES: -

One Cable connection in each flat.

Separate wiring from distribution box on the ground floor to each Unit and the Reception Lobby with electronic EPBX intercom facility from lobby to each flat.

One landline telephone point in each flat with concealed wiring from ground floor to each flat.

Air conditioner point in one room in each flat.

Caretaker's room and common toilet.

Complete water proofing chemical treatment of the roof with roof tiles on entire roof.

Automatic electric tripping device to avoid overload, separate with flats, Beautiful entrance lobby with wooden and glass partition, marble flooring and seating arrangements with adequate lighting.

Car parking areas and drive ways of Kota stone / Chequer Tiles flooring.
Provisions for Car washing.

IX. The developer shall, incase permission is obtained, construct one additional floor, then and on such event, the developer shall pay to the Owners/Lesees a fixed lumpsum amount of Rs. 3000000/- (Rupees Thirty lacs only) which will be distributed in the following manner:

I. Party of the First Part Rs.1500000/- (Fifteen Lacs only).

II. Party of the Second Part Rs.1500000/- (Fifteen Lacs only).

X. **COST OF CONSTRUCTION:**

The entire building in terms of the sanctioned building plan will be constructed by the Developer at their own risk and cost provided, however, that the Owners shall not make any obstruction or disturbances in smooth development of the said premises in terms of the said sanctioned building plan.

XI. **HANDING OVER CONSTRUCTED FLOORS:**

The Developer shall handover the Owners/Lessees Second and Third floors duly completed in all respect including water and sewerage connection. The said floors will be constructed with same materials as the rest portions of the building will be constructed. In this regard, the decision of the Architect shall be final with regard to the material used and its quality with regard to the residential portion, provided however commercial portion will be constructed according to the need of the market.

XII. EXECUTION AND SALE PROCEEDS:

- a) Developers are hereby authorized and empowered to sign all agreements including the agreement for sale as well as sale and disposal of the developer's allocation including the sale of commercial portion. As agreed by and between the parties Anudip Developers Pvt Ltd alone shall be entitled to receive all consideration money from the purchasers in its own account to which all other parties has no objection in respect of the said premises. All sale proceeds shall be credited in the account of Anudip Developers Pvt Ltd.
- b) The Owners/lessees in this regard shall execute a registered power of attorney in favour of the Developers, which will be executed simultaneously with the execution and registration of this agreement.
- c) Anudip Developers Pvt. Ltd is hereby the contact point for all queries and clarifications till such time the owners/lessees are handed over with their allocations and financials.

XIII. POSSESSION OF RESPECTIVE ALLOCATIONS:

- a) The possession will be handed over by the Developer to the Owners /lessees after obtaining completion certificate from the Kolkata Municipal Corporation and/or as per advice of the Architect of the Project. However, Developer had been allotted a time frame of 2 years for completion of the project till G+4 as sanctioned and a grace period of 6 months if required. Another 6 months is allowed and mutually agreed by all the parties for construction of the additional floor (5th Floor) after the sanction.

- b) The Developer shall hand over possession to the Owners/lessees within 15 days from the date of receiving completion Certificate from the Kolkata Municipal Corporation subject to compliance of all the terms of this agreement.

XIV. **RATES AND TAXES:**

From the date of obtaining Completion Certificate from the Kolkata Municipal Corporation, the parties shall bear the Corporation rates, taxes and outgoings in respect of their respective allocation that is the Owners shall pay for their allocation whereas the Developer shall pay for their allocation and so far as the commercial spaces are concerned, it will be decided by the said company whenever same is sold, leased out/rented or disposed of.

XV. **NOTICE**

The parties shall issue notice to one another at the addresses mentioned hereinabove or at the changed address if it is notified to other parties. Such notice shall be given by Speed Post with A/D and/or by hand service and/or by e-mail. Service of such notice in such manner shall be treated as a valid notice given by one party to the other.

XVI. **SHIFTING:**

The Developer has already provided temporary accommodation to Mr. Prakash Chandra Ghosh and Mr. Sudhansu Ghosh of the Owners and rest of the owners/lessees do not require any alternative accommodation and they cannot claim alternative accommodation nor any consideration for the same.

XVII. **MODIFICATION OF THIS AGREEMENT:**

This agreement will not be modified unless signed by both the parties. No oral modification of the agreement will be accepted under any circumstances.

XVIII. **WAIVER:**

None of the conditions mentioned herein or the obligations of the parties shall not be deemed to be treated as waived unless the party waiving the same, intimate the other party in writing otherwise all obligations, stipulations and binding shall be in full force.

XIX. The new building which is to be constructed by the developer on the said premises is to be named as "ANUDIP SKYLARK"

XX. **MISCELLANEOUS:**

This agreement shall not be treated as partnership between the parties. Notwithstanding what has been stated hereinabove, the allocation of the Owners/lessees is restricted to Second and Third floors whereas the allocation of the Developer will be of Fourth floor and the said company being one of the Developers shall have exclusive power to sell, dispose of, lease out of the commercial spaces according to its sole discretion, however, the benefits arriving therefrom shall be divided between the parties in terms of provision of this agreement.

XXI. **PENALTY CLAUSE:**

Unless prevented by the circumstances beyond control of the developer and/or circumstances amounting to force majeure as herein after appearing, the basement,

ground and four storied building and/or building shall be constructed and completed within a period of 24 months with a grace period of six months, aggregating to thirty months, from the date of this agreement. If such completion not be possible within the said period, the Developer shall be liable to compensate the owners/lessees a penalty of Rs. 50/- per square feet per month for both residential and commercial space allocated for the Owners/lessees. However, if the additional floor is sanctioned then another period of 6 months will be added before imposing the said penalty.

The developer will handover possession of the developer's allocation or any part thereof simultaneously with handing over and/or delivering possession of the completed flat as per this agreement to the parties of the First Part and Second Part.

XXI **FORCE MAJEURE:**

Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party or any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions (including

failure to grant any necessary permissions or sanctions for reasons outside the control of either party) or any relevant Government or Court orders.

Saving Due to Force Majeure: If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of force majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. Neither the Owner nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

Reasonable Endeavours: The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of force majeure shall use all reasonable endeavors to bring the event of force majeure to a close or to find a solution by which this agreement may be performed despite the continuance of the event of Force Majeure.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the said land measuring about 4cottahs 13chittaks 13 sq.ft. lying and situate at Premises No. 4, Dover Lane, Police Station-Gariahat, Ward No. 86, Kolkata Municipal Corporation, Kolkata-700029, being butted and bounded by-

On the North : 1/1 Nandy Street

On the South : Dover Lane (KMC Blacktop Road)

On the East : Gariahat Police Station (2 Dover Lane)

On the West : 6 Dover Lane

Memo of consideration

Name	Cheque No.	Cheque Date	Amount
SRI SUDHANSU KUMAR GHOSH	001585	13/12/2019	166667/-
SRI PRAKASH CHANDRA GHOSH	001586	13/12/2019	166667/-
KUMARI SANDHYA GHOSH	001587	13/12/2019	166667/-
SMT. PARUL DAS	001579	13/12/2019	25000/-
SMT. SUPARNA DAS	001580	13/12/2019	100000/-
SMT. TAPASI ADHIKARY	001581	13/12/2019	100000/-
SRI TIRTHENDU DAS	001582	13/12/2019	150000/-
SMT. PINKI BANERJEE	001583	13/12/2019	50000/-
SRI DEBANKUR MITRA	001584	13/12/2019	75000/-
Total=			1,000,001/-

(Rupees Ten Lakh One only).

1. Sudhansu K. Ghosh
2. Prakash Chandra Ghosh
3. Sandhya Ghosh
4. Parul Das
5. Suparna Das
6. Tapasi Adhikary
7. Tirthendu Das
8. Pinki Banerjee
9. Debankur Mitra

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day, month and year first above written.

EXECUTED AND DELIVERED by the Owners/Lessees at Kolkata in the presence of:

1. Amit Guha Bakshi
38, Mukundapur, Kol-152

2. Sudepta Ghosh
Bose Bunker, Kol-149

1. Subhansu Kr. Ghosh
2. Pradyot Chand Ghosh
3. [Signature]
4. P. S. Das
5. Subarna Das
6. Tapasi Adhikari
7. Jishnu Das
8. Pintu Banerjee
9. Debananu Mitra

EXECUTED AND DELIVERED by the Developer at Kolkata in the presence of:

1. Amit Guha Bakshi

2. Sudepta Ghosh

ANUDIP DEVELOPERS PRIVATE LIMITED

[Signature]
Director

DIPANJAN RAY

AMRAPALI HIRISE
Amrapali Bose
Proprietor

AMRAPALI BOSE

Purnasha Chatterjee

Drafted by;

Purnasha Chatterjee
Advocate

En. No. F/1111/2017

H294 Court.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2020, Page from 32021 to 32090
being No 160200647 for the year 2020.



S-a

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2020.01.27 18:50:08 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/01/27 06:50:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)
