

DEVELOPMENT AGREEMENT

BIG BRICKS DEVELOPERS

26/1A, S. N. ROY ROAD, P. O. SAHAPUR

P. S. BEHALA, KOLKATA - 700 038



पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

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9-6-16
B-0-767811/16

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.

Ra

Addl. District Sub-Registrar
Bahala, South 24 Parganas

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on 7th
day of June 2016 (Two Thousand Sixteen) B E T W E E N

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- 7126

06 JUN 2016



No.....Rs. 5000/-Date.....
Name:.....
Address:.....

Sanjay Gupta
Advocate
Allpore Judge's Court
Kolkata-27

Vendor: *Subhankar Das*
Alipur Collectorate, 24 Pgs. (3)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court. Ksi - 27

7126 = 5000 x 1 = 5000/-



Atanesh Behu
3/6 Chandan Behu
350/13 Roy Bahadur Road
Kol-53

A.D.S.R. Behala
7 JUN 2016
Dist. South 24 Pgs.

SRI PRADIP KUMAR SARKAR, son of Sri Kartick Chandra Sarkar, having Pan No. **BSWPS5986G**, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 28A/1, Roy Bahadur Road, P. O. & P. S. Behala, Kolkata - 700 034, District - 24 Parganas (South), hereinafter called and referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

- AND -

BIG BRICKS DEVELOPERS, a Partnership Firm, having Pan No. **AAPFB5109E**, having its registered office at 26/1A, S. N. Roy Road, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South), represented by one of its Partner **SRI INDER KUMAR SADHWANI**, son of Late Sirumal Sadhwani, by Nationality - Indian, by faith - Hindu, by occupation - Business, having Pan No. **AIOPS9982K**, residing at 26/1A, S. N. Roy Road, P. O. Sahapur, P. S. Behala, Kolkata - 700 038, District - 24 Parganas (South), hereinafter called and referred to as the "DEVELOPER / BUILDER" (Which expression shall unless excluded by or repugnant to the context be deemed to include its executors, successors-in-office, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Hindusthan Co-Operative Insurance Society Limited, by virtue of a registered Deed of Sale dated 25th March 1939, for valuable consideration mentioned therein sold, transferred, conveyed and assigned an area of land measuring more or less 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft., Scheme Plot No. 63, together with all easement rights, benefits, privileges, powers,

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easements, right of way, liberties attached thereto, appertaining to Mouza - Punja Sahapur, J. L. No. 9, Pargana - Magura, R. S. No. 180, Touzi No. 439 B1, Part of Dag No. 447, under Khatian No. 543, within Sub-Registry office - Alipore, formerly under South Suburban Municipality, Part of Premises No. 51, Tollygunge Circular Road, now under Kolkata Municipal Corporation, Ward No. 117, Premises No. 27, Hari Das Dawn Road, P. S. Behala, Kolkata - 700 053, District - 24 Parganas now 24 Parganas (South), to one Kalipada Bagchi and the said Kalipada Bagchi mortgaged the said land on the same date to Hindusthan Co-Operative Insurance Society Limited and thereafter said Kalipada Bagchi sold the said land subject to the aforesaid mortgage to Moghi Bai by virtue of a registered Deed of Sale dated 27th May 1939 and Moghi Bai redeemed the said mortgage and got a registered Deed of Release dated 26th November 1943 from Hindusthan Co-Operative Insurance Society Limited and thereafter said Moghi Bai by virtue of a registered Deed of Sale dated 26th November 1943, sold the said property to Smt. Sarkar Bai and while in peaceful possession and occupation thereof said Smt. Sarkar Bai by virtue of a registered Deed of Sale dated 28th April 1948, sold her aforesaid property to Hari Singh and Fowzdar Singh and since the date of purchased said Hari Singh and Fowzdar Singh were in exclusive khas possession of the same as joint owners thereof.

AND WHEREAS while in peaceful joint possession and occupation thereof said Hari Singh and Fowzdar Singh, by virtue of an Indenture of Sale dated 20th August 1964, registered in the office of the Registering Officer at Calcutta and registered in Book No. I, Being No. 5812 for the year 1964, for valuable

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consideration mentioned therein sold, transferred, conveyed and assigned their aforesaid land measuring more or less 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft., unto and in favour one Smt. Prativa Ghosh.

AND WHEREAS after purchasing said Smt. Prativa Ghosh, mutated and recorded her name in the assessment register of the South Suburban Municipality now under Kolkata Municipal Corporation which has been assessed as Premises No. 27, Hari Das Dawn Road and constructed two storeyed building thereon and enjoying the same peacefully without any interference and disturbances from others and exercising all right of ownership thereto free from all encumbrances.

AND WHEREAS while in peaceful possession and occupation thereof said Smt. Prativa Ghosh died intestate on 13th July 1992, leaving behind him surviving her husband Sri Nirod Gopal Ghosh and one son namely Dr. Deba Prasad Ghosh as her legal heirs and successors, upon whom the aforesaid property devolved in accordance with the provision of Hindu Succession Act. 1956.

AND WHEREAS while in peaceful joint possession and occupation thereof one of the co-sharer namely Sri Nirod Gopal Ghosh died intestate on 31st July 1994, leaving behind him surviving his only son namely Dr. Deba Prasad Ghosh as his only legal heir and successor, upon whom the aforesaid property devolved in accordance with the provision of Hindu Succession Act. 1956.

AND WHEREAS since the date of inheritance said Dr. Deba Prasad Ghosh, enjoying the peaceful possession of said land and building without interruption and disturbances from others and exercising all rights of ownership thereto free from all encumbrances.

AND WHEREAS while in peaceful possession and occupation thereof said Dr. Deba Prasad Ghosh, in urgent need of money by virtue of a Deed of Sale dated 23rd May 2003, registered in the office of the Additional District Sub-Registrar at Behala, and registered in Book No. 1, Volume No. 87, Pages 147 to 158, Being No. 4139 for the year 2005, for valuable consideration mentioned therein sold, transferred, conveyed and assigned his aforesaid land measuring more or less 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft. together with two storeyed building, unto and in favour of Sri Kartick Chandra Sarkar son of Late Manmotha Nath Sarkar and Sri Pradip Kumar Sarkar son of Sri Kartick Chandra Sarkar, both are resident of 28A/1, Roy Bahadur Road, P. S. Behala, Kolkata - 700 034.

AND WHEREAS after purchasing said Sri Kartick Chandra Sarkar and Sri Pradip Kumar Sarkar mutated and recorded their names in the assessment register of Kolkata Municipal Corporation which has been assessed as Premises No. 27, Hari Das Dawn Road, Assessee No. 41-117-04-0027-0 and has been paying rates and taxes to the concerned authority regularly and enjoying the same peacefully without any interference and disturbances from others and exercising all right of ownership thereto free from all encumbrances.

AND WHEREAS while in peaceful joint possession and occupation thereof one of the co-sharer namely Sri Kartick Chandra Sarkar died intestate on 5th February 2006, leaving behind him surviving his wife Smt. Sakuntala Sarkar and one son Sri Pradip Kumar Sarkar and one daughter namely Smt. Sarmila Sadhukhan as his legal heirs and successors and said legal heirs by operations of law of

succession jointly inherited undivided $\frac{1}{2}$ (Half) share of aforesaid property left by Kartick Chandra Sarkar, since deceased.

AND WHEREAS while in peaceful joint possession and occupation thereof said Smt. Sakuntala Sarkar and Smt. Sarmila Sadhukhan, by virtue of a Deed of Gift written in Bengali script dated 2nd Agrahayan 1416 B. S. corresponding to dated 18th November 2009, registered in the office of the Additional District Sub-Registrar of Behala and registered in Book No. I, C. D. Volume No. 32, Page from 3728 to 3747, Being No. 11583, for the year 2009, in consideration of natural love and affection with their son and bother by way of gift transferred their undivided $\frac{1}{3}$ rd share 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft. land and two storeyed building, unto and in favour of their son and brother Sri Pradip Kumar Sarkar, owner herein.

AND WHEREAS said Sri Pradip Kumar Sarkar undivided $\frac{1}{2}$ (Half) share of 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft. land and two storeyed building by way of purchased and undivided $\frac{1}{6}$ th share of 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft. land and two storeyed building by way of inheritance and undivided $\frac{1}{3}$ rd share of 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft. land and two storeyed building by way of gift became the sole and absolute owner of 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft. land and two storeyed building which is specifically mentioned in the schedule "A" hereunder written.

AND WHEREAS after became the owner said Sri Pradip Kumar Sarkar, mutated and recorded his name in the assessment register of the Kolkata Municipal Corporation which has been assessed as Premises No. 27, Hari Das Dawn Road,

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Assessee No. 41-117-04-0027-0 and has been paying rates and taxes to the concerned authority regularly and enjoying the same peacefully without any interference and disturbances from others and exercising all right of ownership thereto free from all encumbrances.

AND WHEREAS said Sri Pradip Kumar Sarkar, Owner herein, decided to develop the land mentioned in the schedule "A" hereunder written but due to want of requisite fund and lack of technical knowledge and men power, the Owner is not in a position to undertake the said project of development of the said land and approached the Developer herein to develop the land by construction of a multi storeyed new building comprising several flats / units / Shops / car parking spaces on the said plot of land.

AND WHEREAS the Owner herein engage or appoint the Developer herein to complete the construction of the proposed building as per the building plan to be sanctioned by the Kolkata Municipal Corporation including all revised building plan, supplementary or revised building plan as the case may be.

AND WHEREAS the Developer took inspection of the said property and agrees to take the responsibility for development of the land mentioned in the schedule "A" hereunder written at its own costs without any deviation or violation as per the terms and conditions contained hereunder and to avoid all future disputes and differences, this agreement for development is entered into between the parties on the following terms and conditions:-

1. That the land Owner above named hereby declare that the land Owner is the sole and absolute Owner of the property described in Schedule "A"

hereunder written free from all encumbrances, attachments, charges, liens, lispendens, suits or proceedings in any manner whatsoever and the Owner have good right, full power and absolute legal authority to enter into this Agreement for Development and also to settle the terms and conditions of this Agreement as referred herein.

2. The Owner hereby declare that they have not done any thing nor entered into any agreement or understanding for construction or development with any one, whereby the said premises / property has been encumbered in any way or by reason whereof the Owner is prevented from entering in this instant agreement for development and construction of the said property. The Owner hereby further declare that the said property / premises is not the subject matter of any mortgage, suits, liens, attachments, charges or any lispendens or any proceeding pending against the said property in any Court of Law.
3. That on execution of these presents the Owner shall not transfer, alienate or encumber the said property for development and shall not cause any obstruction, hindrance and interference in any type of manner during the construction, erection and completion of said new building.
4. That the Owner shall hand over vacant khas possession of the property mentioned in the Schedule "A" hereunder written before the commencement of the construction work.
5. That the Owner hereby grants exclusive right and authority for development of the said property in favour of the Developer subject to the performances of the

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terms, conditions, stipulations and respective obligations on the part of the Developer contained in this agreement.

6. The Developer hereby undertake to complete the construction of the proposed G+4 storeyed building within 30 (Thirty) months after obtaining the sanction plan from Kolkata Municipal Corporation and also after hand over vacant khas possession to the Developer and as per the specification annexed to this agreement marked annexure to this agreement.
7. That the Developer further undertakes to complete the construction of the proposed G+4 storeyed building with all standard building materials and shall complete the construction of the proposed building as per the sanctioned building plan within a period of 30 (Thirty) months from the date of obtaining the sanctioned building plan from Kolkata Municipal Corporation and also after hand over vacant khas possession to the Developer.
8. That the Developer further undertake to engage a competent or qualified Architect, Engineer, Supervisor, Surveyor, labour, contractor, guards, plumber, electrician and such other person or persons for the purpose of construction of the proposed building and shall pay or bear their remunerations, fees, wages, salaries etc. and shall keep the Owner harmless and indemnified against all third party claim.
9. That the Developer shall purchase or procure all standard building materials, cement, steel, iron, stone-chips, sands, bricks and all required building materials, electrical equipments and devices plumbing materials and shall pay

or bear all costs on such account and the Owner shall not in any way liable to pay any costs or price for construction of the proposed building.

10. That it is further agreed and understood by and between the parties herein that the Developer shall appropriate the sale proceeds of the scrap building materials and debris in which the Owner shall have no share and simultaneously the Owner shall have no responsibility to bear any costs for demolition of the existing structure on the land.
11. Built Up / Covered Area Shall mean area of a flat including wall, cup board, pillars, flower bed, lift and lobby and Super Built Up Area shall mean built up area / covered area plus twenty five percent area on built up area / covered area of a flats shops and car parking spaces.
12. That the Owner will get one self contained flat on 1st floor measuring more or less 700 Sq. ft. built up area (875 Sq. ft. super built up area) consisting of two bed rooms, two toilets, one living / dining space , one kitchen and one shop room at ground floor measuring more or less 300 Sq. ft built up area as per sanctioned plan of Kolkata Municipal Corporation and rest entire portion of proposed G+4 storeyed building including existing tenants liability and possession of flat, car parking spaces and sanctioned spaces will go to the Developer. The Owner shall get his constructed area as per his share of land within the area as stated hereinabove. The Developer shall give the constructed area to the Owner within the proposed constructed area / buildings.

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13. Besides the aforesaid flat and shop, the Developer shall pay a sum of **Rs. 35,00,000/- (Rupees Thirty Five Lakhs)** only as non refundable and non adjustable money out of which the Developer shall pay a sum of **Rs. 1,00,000/- (Rupees One Lakh)** only at the time of execution and registration of this Development Agreement and **Rs. 9,00,000/- (Rupees Nine Lakhs)** only within 15 (Fifteen) days from the date of execution of this development agreement and **Rs. 10,00,000/- (Rupees Ten Lakhs)** only after obtaining sanctioned plan of proposed building from Kolkata Municipal Corporation and remaining amount of **Rs. 15,00,000/- (Rupees Fifteen Lakhs)** only shall be paid by Developer to the Owner during the time of carrying out construction works of proposed building.
14. It is further agreed between the parties that ultimate roof of the newly constructed building shall be used for common purpose.
15. That it is further agreed and understood by and between the parties herein that if the Developer is prevented due to any sufficient cause beyond its control namely any act of God, earth-quake or any Order of Court of Law or due to any of the statutory embargo in that case the effected period shall be extended without any penal compensation to the Owner.
16. Time for handing over the owner's allocation as contained above shall be deemed to be the essence of this Agreement. If the Developer fails and neglects to handover the owner's allocation as above or within such period as may be agreed in writing by the owner and such default continues for a period

exceeding six month, the owner shall in that event have the right, inter alia, to charge penal interest at the rate of Rupees Five Hundred per day.

17. That it is distinctly agreed and understood by and between the parties herein that the developer shall allot first the proportionate constructed area of proposed building TOGETHER WITH the undivided proportionate share and interest in the land underneath the said building, the description of the Owner's Allocation are fully and particularly referred in the Schedule "B" hereunder written.
18. That besides the aforesaid owner's allocation in the proposed building the developer shall retain or shall have the exclusive right to commercially deal with the tenants, remaining flats, units, shops, car parking spaces or saleable space of the sanctioned building plan of the premises, the remaining portion or constructed area are fully and particularly referred hereunder as developers' allocation such as described in the Schedule "C" hereunder written.
19. That the Developer shall pay or bear the costs for construction of the common areas and facilities in the proposed building, the description of such common areas and facilities in the proposed building are fully and particularly referred in the Schedule "D" hereunder written.
20. That the Owner hereby agree and undertake to sign and execute all letters, papers, receipts, documents, declarations, forms, applications, or any other paper or papers documents if required by the Developer for the purpose of obtaining the sanctioned building plan from the Kolkata Municipal Corporation

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or to any other statutory authority and the Developer shall bear all costs on such account.

21. That it is also agreed and understood by and between the parties that the Developer shall have right and authority to receive booking money, earnest money, consideration money of the Developer's allocated portion in the proposed building as referred in the Schedule "C" hereunder in order to raise funds and / or to meet up the costs or construction of the building, the Owner be in any event shall not be liable to pay and bear or refund any such booking money, earnest money, and / or consideration money.
22. That the Developer shall be liable to pay or bear all claims damages dues demands in any manner whatsoever or any labour disputes or claim for accident if any during the period of construction.
23. That the Owner shall have the right to take inspection of the said property during the period of construction to ascertain or verify the nature of construction and the quality of building materials to be used by the Developer but under no circumstances the Owner shall be entitled to cause any hindrance obstruction or interference in the matter of construction of the building if the Developer proceeds with the construction in terms of the building plan and the specification of the building materials as annexed to this agreement.
24. That it is further agreed and understood by and between the parties herein that the Developer shall not entertain any complain regarding the nature of construction made or finishing or measurement of the flat and shop to be

allotted to the Owner after delivery of possession of the said flat and shop of the Owner' allocation. However if any problem is faced within the first 6 months of construction, the developer shall set right such defects.

25. That it is further agreed and understood that this agreement is neither a partnership nor a joint venture agreement and the present agreement is purely an agreement on Principal to Principal basis.
26. That the Developer shall have the exclusive right and authority to published any advertisement in any newspaper or advertising agency to draw the attention of the prospective purchasers/buyers.
27. That the parties hereby further agree and undertake to sign, execute and register any other documents, agreement forms, applications if required, to meet up any statutory restrictions, liabilities, dues, demands or any other supplementary agreement considering the facts and circumstances subsequent thereto.
28. That the Owner hereby agree and undertake to sign, execute and register all letters, papers, receipts, forms, documents, applications, agreement for sale, deed of conveyance / conveyances from time to time as the developer may require on such account for the purpose of construction and / or to deal with the developer's allocated portion in the said building and the Owner further agree and undertakes to appear; before all Municipal Authorities, Statutory bodies, and / or any other court or government office or offices, District Registrar, Sub-Registrar to facilitate the construction of the proposed building.

29. The Owner shall authorize and empower the Developer and / or execute the necessary Power of Attorney and other authorities in favour of the Developer or their representatives authorizing and empowering the Developer to represents the Owner before all Municipal Authorities, Fire Brigade Authorities, Police Authorities, Urban Land Ceiling Department and other Government authorities and bodies and make and sign all applications, papers and documents in connection with Developing the said land and construction of the building in terms if these presents.
30. That the Owner further agree and undertake to sign, execute and register a Power of Attorney in favour of the Developer or any of their nominee and the Developer shall pay or bear all such costs for execution and registration of the said Power of Attorney so that the Developer may complete the construction of the proposed building and to represent the Owner smoothly.
31. That the Owner further agree with the Developer that each flat or unit shall have separate meter only and the cost of the separate meter and common meter charges along with security deposit (if any) shall be borne by the individual flat owners. Any addition or alteration in the flat shall be subject to approval of the Architect and the requisite costs shall be borne by the flat Owner or shall be borne by the purchaser in advance to the Developer. Any extra work should be treated with extra work rate, which will be settled as per the present market rate. For all purposes during and after construction of Owner' flats as stated herein elsewhere shall be liable for individual flats.

32. The owners is not liable for any income tax, VAT, service tax, capital gain tax or any others tax for developer allocated portion and similarly the developer is not liable for any income tax, VAT ,service tax, capital gain tax or any others tax for owners allocated portion.
33. Immediately after sanction of building plan, the developer shall submit a Xerox copy of the sanctioned plan to the Owner for the verification of the owner's share of allocation.
34. That the Owner the shall handover all original relevant documents and papers in respect of property mentioned in schedule "A" below to the Developer at the time of execution of this Agreement for Development and Developer shall return the same to the Owner or Flat owner's Association after completion of building and total sell of Developer's allocated portion.
35. That both the parties and their legal representatives bound by the terms and condition of this Agreement for Development.
36. That this Agreement for Development is made by and between the parties herein in good faith and trust and after having been read and understood well and agreed by both parties. The both parties hereby affirm and undertake to comply with the terms and conditions of this Agreement for Development faithfully in presence of the following witnesses.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring more or less 3 (Three) Cottahs 6 (Six) Chittaks 42 (Forty Two) Sq. ft., together with cemented floor two storeyed

building, each floor measuring more or less 1400 Sq. ft., appertaining to Mouza - Punja Sahapur, J. L. No. 9, Pargana - Magura, R. S. No. 180, Touzi No. 439 B1, Part of Dag No. 447, under Khatian No. 543, within A.D.S.R Office - Behala, D.S.R Office - II, Alipore, under Kolkata Municipal Corporation (S. S. Unit), Ward No. 117, **Premises No. 27, Hari Das Dawn Road**, corresponding to Mailing No. 2, Haridas Dawn Road, **P. S. Behala**, Kolkata - 700 053, District - 24 Parganas (South), which is butted and bounded in manner followings:-

On the North : By Premises No. 28, Hari Das Dawn Road.
On the South : By 20' Ft. Wide K. M. C. Road.
On the East : By 20' Ft. Wide K. M. C. Road.
On the West : By premises no. 4, Shyama Charan Sinthi Road.

SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT one self contained flat on 1st floor measuring more or less 700 Sq. ft, built up area (875 Sq. ft. super built up area) consisting of two bedrooms, two toilets, one living / dining space, one kitchen and one shop room at ground floor measuring more or less 300 Sq. ft, built up area as per sanctioned building plan of the Kolkata Municipal Corporation along with common facilities more fully described in Schedule "D" hereunder together with proportionate undivided share of land. Besides the flat and shop the Developer will pay a total sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs) only to the owner as forfeit money as per terms of Clause No. 12 mentioned herein above.

SCHEDULE "C" ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

ALL THAT remaining portions of the entire G+4 Storeyed building, save and except the Owner's Allocation, including existing tenants liability and possession of flat, and remaining tenements, shops and car parking spaces along with other common facilities and proportionate share of land attributed to the Developer's Allocated portion.

SCHEDULE "D" ABOVE REFERRED TO

(COMMON AREAS AND FACILITIES)

ALL THAT the following portions shall be treated as common areas and facilities 1) Main Entrance Gate, 2) Passage; 3) Overhead water reservoir and the supply water line, 4) Underground water reservoir and water line from reservoir to overhead tank, 5) Rain Water Pipeline, 6) Soil Pipe lines and sewerage tanks (if any), 7) Meter Space and installation of the meters, 8) Boundary wall 9) Stair : Stair Case with handrails, Stair landings, 10) Drainage, 11) Earth pits and other earthing requirements and all other common areas and facilities 12) ultimate roof.

SCHEDULE "E" ABOVE REFERRED TO

(Specifications of the Proposed Building)

R. C. C. STRUCTURE AS PER DESIGN

SURFACE FINISH:

Outside surface sand-cement plaster, inside surface sand-cement plaster of paris finish.

FLOORING

Vitrified tiles (2' X 2') with skirting and margin in the bedroom, living cum dining, verandah, toilets and kitchen. In marble flooring with skirting and margin on stairs and lobbies.

Flush doors in the main entrance as well as bedrooms to be hang on thick sal wood frame.

WINDOWS:-

Aluminum sliding windows with glass penal having integrated grill will be provided.

KITCHEN:

Cooking platform will be 18 in. / 6' ft of Granite top over 75mm thick partition wall and 2' ft high porcelain tiles will be provided along with one steel sink (18 in/ 22 in) with pillar cock will be provided.

TOILETS:

1. Concealed internal cold and hot water lines within G.I / HDPE pipes and fittings, geyser point will be provided.
2. Porcelain white European style commode with cistern.
3. 1 shower, 2 taps of C.P. fittings.
4. Porcelain white hand wash basin with pillar cock.
5. 6' ft high white porcelain tiles at the wall.

PLUMBING & DRAINAGE:

1. Necessary drain, sewer lines, inspection pits whichever necessary duly connected to the septic tank.
2. Water pump with motor of requisite capacity.

3. PVC rain water pipes for roof under disposal.

PAINTING:

Water proof cement based paint will be used on outside walls and inside wall will be finished upto plaster of paris.

ELECTRIFICATION:

1. Concealed wiring with copper cable built with switchboard with modular switches will be provided.
2. 3 light points, 1 fan point 2 plug point (15 Amp.) in each bed room , 3 light points, 2 fan points and 2 plug points in each living cum dining room (15 Amp.)
3. 1 light point, 1 exhaust fan point, 1 aqua guard point and 1 power point in kitchen.
4. 1 light point, 1 exhaust fan point, 1 fan point and 15 Amp Geyser point in each toilet.
5. 2 AC points

LIFT: one lift (4 capacity passengers)

WATER SUPPLY:

Water will be provided through K.M.C water supply, One set of underground and overhead reservoir will be provided on the ultimate roof and electric pump will fetch the water from ground to roof water reservoir.

NOTE:

For any extra work other than the specifications the individuals have to bear the extra cost and / or difference of cost.

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IN WITNESSES WHEREOF the Parties have set and subscribed their respective hands and seals this day, month and year first above written.

SIGNED, SEALD AND DELIVERED

IN THE PRESENCE OF WITNESSES:-

1. *Sungay Chakraborty, Adv.*
Alipore Judges Court.
Kolkata- 700027

2. *Gokul Chandra Panja*
65/3, Roy Bahadur Rd
P.S. Behala, Kol- 700034.

Pradip Kumar Sarkar
Signature of the Owner

Prepared & Drafted by me
In my Chamber

Sungay Chakraborty
Advocate.

Judges Court, Alipore
Kolkata -700 027

E. NO. WB/123/2003

For BIG BRICKS DEVELOPERS

Pradip Kumar Sarkar
Signature of the Developer/Partner

MEMO OF RECEIPT

RECEIVED of and from the within named DEVELOPER the within mentioned a sum of Rs. 1,00,000/- (Rupees One Lakh) only as per terms of this development agreement as per Memo below.

<u>DATE</u>	<u>MODE</u>	<u>DENO.</u>	<u>NO</u>	<u>BANK & BR. NAME</u>	<u>AMOUNT</u>
7.6.16	Cheque		000006	BOB, NEW ALIPORE	1,00,000/-

(Rupees One Lakh Only)

100000.00

WITNESSES:

1. *Sunjoy Gupta, Adv.*

2. *Gokul Chandra Panja*

Pradip Kumar Sarkar,

Signature of the Owner

आयकर विभाग
INCOME TAX DEPARTMENT

हिंदू सरकार
GOVT OF INDIA

PRADIP KUMAR SARKAR
KARTICK CHANDRA SARKAR

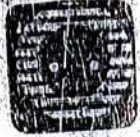
19/12/1969

Permanent Account Number

BSWPS5986G

Pradip Kumar Sarkar

Signature



Pradip Kumar Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT
BIG BRICKS DEVELOPERS

भारत सरकार
GOVT. OF INDIA

28/08/2015

Particulars Account Number

AAPFB5109E

30/08/2015

For BIG BRICKS DEVELOPERS

Radhwan
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



AIOPS9982K



नाम /NAME

INDER KUMAR SADHWANI

पिता का नाम /FATHER'S NAME

SIRUMAL SADHWANI

जन्म तिथि /DATE OF BIRTH

17-10-1964

हस्ताक्षर /SIGNATURE

Sadhwani

Vasner Sen

आयकर आयुक्त, प.बं.-11

COMMISSIONER OF INCOME-TAX, W.B. - II

Sadhwani



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

Query No / Year	16070000767811/2016	Query Date	06/06/2016 10:22:46 AM
Office where deed will be registered	A.D.S.R. BEHALA, District: South 24-Parganas		
Applicant Name	SANJAY GUPTA		
Address	ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9433108209		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction Details	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond, [Rs : 1,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Rs. 0/-	Total Market Value:	Rs. 1,00,30,998/-
Stampduty Payable	Rs. 20,071/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 1,117/-	Registration Fee Article:-	E, E, E, B
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Pradipto Kumar Sarker.

For BIG BRICKS DEVELOPER.

Isca...
Partner

Land Details

No.	Property Location	Plot No & Khatlan No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Haridas Daw Road, , Premises No. 27, Ward No: 117		3 Katha 6 Chatak 42 Sq Ft	0/-	82,39,998/-	Proposed Use: Bastu, Width of Approach Road: 20 Ft.,

Structure Details

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Gr. Floor	1400 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete
	Floor No: 1	1400 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete
ST	On Land L1	2800 Sq.Ft.	0/-	21,00,000/-	Structure Type: Structure

Landlord Details

SI No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Shri PRADIP KUMAR SARKAR Son of Shri KARTICK CHANDRA SARKAR 28A/1, ROY BAHADUR ROAD, Post Office: BEHALA, Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700034	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BSWPS5986G,

Developer Details

SI No.	Name & Address (Organization)	Status	Execution And Admission Details	Other Details
1	BIG BRICKS DEVELOPERS 26/1A, S.N.ROY ROAD, Post Office: SAHAPUR, Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700038	Organization	Executed by: Representative,	PAN No. AAPFB5109E,

Representative Details

SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Shri INDER KUMAR SADHWANI , DEVELOPER, BIG BRICKS DEVELOPERS 26/1A, S.N.ROY ROAD, Post Office: SAHAPUR, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIOPS9982K,		BIG BRICKS DEVELOPERS

Identifier Details

Identifier Name & Address	Other Details	Identifier of
Mr ABINASH SAHU Son of Shri CHANDAN SAHU 350/B ROY BAHADUR ROAD, Post Office: NEW ALIPORE, Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Shri PRADIP KUMAR SARKAR, Shri INDER KUMAR SADHWANI

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 20/07/2016
3. Standard User charge of Rs. 240/-(Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therei the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.