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V. 2679993K

Certified that the Document is referred to Registrar. The Charges for the said document are the part of the Document.

*[Signature]*

Additional Registrar  
of Assurances, Kolkata

29 MAR 2017  
March

THIS AGREEMENT FOR DEVELOPMENT made this 29 day of March TWO THOUSAND SEVENTEEN BETWEEN (1) SUJIT KUMAR SEN son of Late Kamalapeda Sen (PAN NO. ATYPS2420F) a citizen of India and at present residing at No. 88, Raja Subodh Chandra Mallick Road, P. O. Naitala, P. S. Netaji Nagar, Kolkata- 700 047 (2) SANAT NASKAR son of Kamal Naskar (PAN NO. ABRPN8179P) a citizen of India and at

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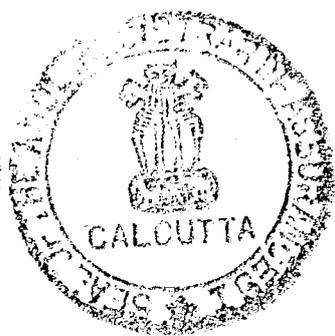
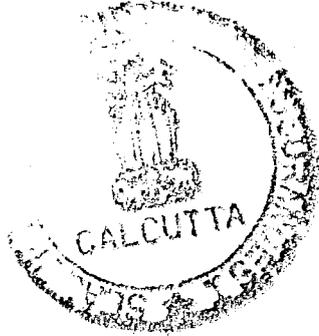
28 MAR 2017

No. .... Date .....  
Name .....  
Add. ....  
AMT ..... 5000/-

T. C. Roy & Co.  
Solicitors & Advocates  
6, old post office St.  
Kolkata-1



SOMITRA CH  
Licensed Stamp  
8/2, K. S. Roy Road



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ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
28 MAR 2017

28 MAR 2017

present residing at Mahamayatala Mandir Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (3) **RANJAN DHALI** son of Late Benoy Dhali (PAN NO. ADSOD8454G) a citizen of India and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 And (4) **SIB SANKAR MONDAL** son of Late Parbati Charan Mondal, (PAN NO. AEZPM2158L) a citizen of India and at present residing at Bimala Apartment, N. S. C. Bose Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 hereinafter collectively referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, legal representatives, successors and/or assigns) of the **ONE PART AND STARLITE INFRACON PVT. LTD.**, (PAN NO. AASCS5496D) (CIN NO. U45400WB2013PTC189703) a company incorporated under the Companies Act, 1956 and having its Registered Office at No. 116/1/1, Mahatama Gandhi Road, Kolkata - 700 007, P. S. Jorasanko, being represented by its Director Mr. Mudit Poddar, working for gain and/or carrying on business at or from the aforesaid address and duly empowered and authorised on that behalf hereinafter referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART :**

**W H E R E A S :**

- A. At all material times one Anjulekha Guha of No. 25, Pratapditya Place, Kolkata- 700 026 was seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute Owner of **ALL THAT** piece and parcel of Bastu Land measuring 5 cottahs more or less together with a building standing thereon and/or on part thereof along with the right of easement over a 10 ft. wide passage situate and lying at Mouza-Jagaddal, JL No. 71, RS 233, Fargana-Magura, P. S. & ADSR Sonarpur, being part of Holding No. 93 of Dr. B. C. Roy Road, Ward No. 25 (formerly 23) under Rajpur Sonarpur Municipality and comprising in RS Dag No. 3158 corresponding to LR Dag No. 3220 appertaining to RS Khatian No. 46 corresponding to LR Khatian No. 1642 and surrounded by boundary wall together with all rights of easements of entrance and exit through the 22 ft wide municipal road and hereinafter referred to as the said First Lot Premises.

- B. At all material Smritilekha Guha of No. 25, Pratapditya Place, Kolkata-700 026 was seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute Owner of **ALL THAT** piece and parcel of Bastu Land measuring 5 cottahs more or less Together With 20 years old building and/or structure standing thereon containing a built up area of 1000 sq. ft. more or less along with the right of easement over a 10 ft. wide passage situate and lying at Mouza-Jagaddal, JL No. 71, RS 233, Pargana-Magura, P. S. & ADSR Sonarpur, being part of Holding No. 93 of Dr. B. C. Roy Road, Ward No. 25 (formerly 23) under Rajpur Sonarpur Municipality and comprising in RS Dag No. 3168 corresponding to LR Dag No. 3220 appertaining to RS Khatia No. 46 corresponding to LR Khatian No. 1642 hereinafter referred to as the said Second Lot Premises.
- C. At all material times Anjulekha Guha and Smritilekha Guha of No. 25, Pratapditya Place, Kolkata- 700 026 were jointly seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute joint Owners of **ALL THAT** piece and parcel of Bastu Land measuring 5 cottahs more or less along with the right of easement over a 10 ft. wide passage situate and lying at Mouza-Jagaddal, JL No. 71, RS 233, Pargana-Magura, P. S. & ADSR Sonarpur, being part of Holding No. 93 of Dr. B. C. Roy Road, Ward No. 25 (formerly 23) under Rajpur Sonarpur Municipality and comprising in RS Dag No. 3168 corresponding to LR Dag No. 3220 appertaining to RS Khatia No. 46 corresponding to LR Khatian No. 1642 and surrounded by boundary walls Together With all rights of easements of entrance and exit through the 22 ft wide school road and hereinafter referred to as the said Third Lot Premises.
- D. By a deed of conveyance dated 8<sup>th</sup> September, 2010 and made between Smt. Anjulekha Guha and Smt. Smritilekha Guha therein described as the Vendors of the One Part and the Vendors herein therein described in the Purchasers of the Other Part and registered in the office of the ADSR Sonarpur and recorded in Book No. 1, being Deed No. 10645 for the year 2010 the said Smt. Anjulekha Guha and Smt. Smritilekha Guha for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of the Vendors herein All That the said Third Lot Premises absolutely and forever.
- E. By a further deed of conveyance dated 8<sup>th</sup> September, 2010 and made between Smt. Anjulekha Guha therein described as the Vendor of the One Part and the Vendors herein therein described in the Purchasers of the Other Part and registered in the office of the ADSR Sonarpur and

recorded in Book No. I, being Deed No. 10646 for the year 2010 the said Smt. Arijulekha Guha for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of the Vendors herein All That the said First Lot Premises absolutely and forever.

- F. By a deed of conveyance dated 8<sup>th</sup> September, 2010 and made between Smt. Smritilekha Guha therein described as the Vendor of the One Part and the Vendors herein therein described in the Purchasers of the Other Part and registered in the office of the ADSR Sonarpur and recorded in Book No. I, being Deed No. 10647 for the year 2010 the said Smt. Smritilekha Guha for valuable consideration therein mentioned sold, conveyed, transferred, assigned and assured unto and in favour of the Vendors herein All That the said Second Lot Premises absolutely and forever.
- G. Thus the Owners herein jointly became absolutely seized and possessed of or otherwise well and sufficiently as the full and absolute joint owners of **ALL THAT** piece and parcel of Bastu Land Together With one storied building containing a built up area 1000 sq. ft. be the same a little more or less standing thereon and/or on part thereof as also the right of easement for ingress and egress through the 20 ft. passage from the School Road and containing by estimation an area of 15 cottahs be the same a little more or less situate and lying at Mouza-Jagaddal, JL No. 71, RS No. 233, Pargana-Magura, P. S. & ADSR Sonarpur, being Holding No. 93 of Dr. B. C. Roy Road, Ward No. 25 (formerly 23) under Rajpur Sonarpur Municipality and comprising in RS Dag No. 3168 corresponding to LR Dag No. 3220 appertaining to RS Khatian No. 46 corresponding to LR Khatian No. 1642 more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the Said Premises.
- H. The Developer herein is seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute Owner of ALL THAT pieces and parcels of contiguous and adjacent land to the Said Premises containing by estimation an aggregate area of 2 Bighas 6 cottahs and 8 chittacks equivalent to 77 decimals more or less and comprised in RS Dag Nos. 3102, 3103, 3104 corresponding to LR Dag Nos. 3139, 3140 and 3141 appertaining to RS Khatian Nos. 666 and 684/2, J. L. No. 71, Pargana-Magura, Mouza-Jgaddal, P. S. and Sub-registry office Sonarpur, District- 24 Parganas (South) within Ward No. 25 of Rajpur Sonarpur Municipality hereinafter referred to as the Adjacent Premises.

- I. The Developer with the intention of beneficial use and utilization of the adjacent premises constructed new building or buildings thereon comprising of several independent self contained flats and/or apartments and/or office spaces and/or shop rooms including car parking spaces for residential and commercial uses for commercial exploitation thereof.
- J. The Owners herein with the intention of the beneficial and profitable user of the Said Premises approached the Developer who hitherto is engaged the development of the adjacent land as aforesaid with a proposal for effectively development of the Said Premises on joint venture basis along with the ongoing development of the adjacent land for mutual benefit.
- K. After considering the said proposal and in view of the fact that the Developer hath already commenced and effected construction of several building and buildings in accordance with the plan sanctioned by Rajpur Sonarpur Municipality for commercial exploitation in or upon the adjacent land, hath agreed to enter into this agreement for joint development on the terms, conditions and stipulations hereinafter appearing and further agreed to enter into this joint venture agreement of future guidance for mutual rights and obligations of the parties hereto.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO :-

1 **DEFINITIONS** : Unless in these presents it is repugnant to the context the following words shall mean and include :-

**OWNERS**- shall mean the said (1) **SUJIT KUMAR SEN** son of Late Kamalapada Sen and at present residing at No. 88, Raja Subodh Chandra Mallick Road, P. O. Naktala, P. S. Netaji Nagar, Kolkata- 700 047 (2) **SANAT NASKAR** son of Kamal Naskar and at present residing at Mahamayatala Mandir Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 (3) **RANJAN DHALI** son of Late Benoy Dhali and at present residing at Binoy Giri Apartment, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084 And (4) **SIB SANKAR MONDAL** son of Late Parbati Charan Mondal, and at present residing at Bimala

Apartment, N. S. C. Bose Road, Mahamayatala, P. O. Garia, P. S. Sonarpur, Kolkata- 700 084.

- 1.1. **DEVELOPER-** shall mean the said **STARLITE INFRACON PVT. LTD.**, a company incorporated under the Companies Act, 1956 and having its Registered Office at No. 116/1/1, Mahatama Gandhi Road, Kolkata – 700 007, P. S. Jorasanko, being represented by its Director Mr. Mudit Poddar, working for gain and/or carrying on business at or from the aforesaid address, duly empowered and authorised on that behalf.
- 1.2. **SAID PREMISES-** shall mean **ALL THAT** piece and parcel of Bastu Land Together With one storied building containing a built up area 1000 sq. ft. be the same a little more or less standing thereon and/or on part thereof as also the right of easement for ingress and egress through the 20 ft. passage from the School Road and containing by estimation an area of 15 cottahs be the same a little more or less situate and lying at Mouza-Jagaddal, JL No. 71, RS No. 233, Pargana-Magura, P. S. & ADSR Sonarpur, being Holding No. 93 of Dr. B. C. Roy Road, Ward No. 25 (formerly 23) under Rajpur Sonarpur Municipality and comprising in RS Dag No. 3168 corresponding to LR Dag No. 3220 appertaining to RS Khatian No. 46 corresponding to LR Khatian No. 1642 more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the Said Premises.
- 1.3. **NEW BUILDING-** shall mean and include residential/commercial building or buildings to be constructed in or upon the said premises including car parking and other spaces for common use and enjoyment in accordance with the plan already sanctioned by the Rajpur-Sonarpur Municipality authorities upon demolishing the old structure as per the existing building rules including any additional stories constructed or to be constructed over it, if permitted by the Rajpur Sonarpur Municipality.
- 1.4. **COMMON AREAS AND AMENITIES-** shall include roof, terrace, corridors, ways, stairways, passage ways, pump room, lift shafts, drive ways (excepting those reserved for open car parking spaces), gardens, Boundary wall, lobbies, machine room, electric meter room, generator room, stair head, u. g. water reservoir, septic tanks and drainage system, overhead tank, water pump and meter and other facilities and spaces whatsoever required for the use, establishment, location, enjoyment, provision, maintenance and/or management of the building complex including any extension or merger thereof arising out of any

scheme of development of the contiguous and adjacent land being the Second Premises.

- 1.5. **SALEABLE AREAS** shall include units (being flats, apartments, shops and other constructed spaces), covered parking spaces, open parking spaces, terraces attached to units, and other areas at the Building Complex capable of being transferred independently or as appurtenant to any unit and shall also include any area, signage right, or other right/privilege at the Building Complex capable of being commercially exploited or transferred for money.
- 1.6. **COMMON PURPOSES** shall mean and include the purposes of managing, maintaining up-keeping and administration of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the Intending Buyers; collection and disbursement of the Common Expenses; regulating mutual rights, obligations and liabilities of the Intending Buyers; and dealing with the matters of common interest of the Intending Buyers.
- 1.7. **COMMON EXPENSES** shall mean and include all fees, costs, charges and expenses to be incurred for the Common Purposes.
- 1.8. **ALLOCABLE SPACE** shall mean the complete constructed space /area in the new building for independent use and occupation after making due provisions for common portion/facilities and space required thereof.
- 1.9. **SUPER-BUILT UP SPACE** shall mean the space in the building available for independent use and occupation including proportionate area for common facilities and the space required therefore as applicable.
- 1.10. **FLAT/APARTMENT/UNIT** shall mean and include the individual unit, flat, apartment, shop, space etc. in the new building available for independent use and occupation by the prospective buyer or buyers including the Owner/ Developer and their respective nominee or nominees.
- 1.11. **OWNERS' ALLOCATION** shall mean and include 40% (forty percent) of the total built up area (both residential as well as commercial) Together With equivalent share of car parking spaces including undivided proportionate share in the land underneath along with

undivided proportionate 40% (forty percent) share in the common areas and facilities as per FAR sanctioned by the concerned municipality restricted only to the said premises specified in Clause 1.2. above.

Immediately after submissions of the Building Plan with the concerned municipal authorities for sanction, the Owners and the Developer shall enter into a supplementary agreement thereby specifically identifying their respective allocation of the built up areas whereafter the Developer shall proceed to execute and register the consequential Power of Attorney under this agreement for implementation of the scheme formulated herein unto and in favour of the Developer and/or its nominee or nominees.

- 1.12. **DEVELOPER'S ALLOCATION** shall mean and include 60% (Sixty percent) of the total built up area (both commercial and residential) Together With equivalent share of the car parking spaces as sanctioned by the concerned municipality in respect of the Said Premises described in Clause 1.2 above as also 100% (Hundred percent) of the total built up area calculated on the basis of the difference of the aggregate built up area sanctioned in respect of the said amalgamated premises between the Said Premises defined above and the adjacent premises owned by the Developer.
- 1.13. **ARCHITECT**- shall mean the person or persons who may be appointed by the Developer for designing, planning and supervising construction of the said building.
- 1.14. **BUILDING PLAN**- shall mean and include the building plan that would be drawn up and prepared by the Developer and to be sanctioned in the name of the Owners by Rajpur Sonarpur Municipality with said alterations and/or modifications as would be made by the Developer for the convenience of the parties from time to time with the approval of the said Rajpur Snarpur Municipality.
- 1.15. **TRANSFeree** :shall mean the person, firm, limited company, Association of persons to whom any space in the new building will be transferred by the Developer or Owner.
- 1.16. **TRANSFER** : with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is

understood as a transfer of unit in a multi storied building to purchasers thereof although the same may not amount to a transfer in law.

- 1.17. **PURCHASER** : shall mean a firm, limited company, association & person or persons to whom any unit or built up area in the new building is being transferred.
- 1.18. **UNIT** : shall mean flat and other common areas in the new building proposed to be constructed at the said premises including/excluding car parking space or garage, as the case may be.
- 1.19. **ADVOCATE** : shall mean the lawyer or law firm who shall be appointed by the Developer for preparation and execution of development agreement, power of the attorney and/or any other documents of transfer in favour of the prospective purchaser to be inducted by the developer from his allocated share.
- 1.20. **EXPRESSIONS** : imparting masculine shall include feminine and neuter gender.
- 1.21. **WORDS** : imparting plural number shall include singular number as well as vice-versa.
- 1.22. **THE PARAGRAPHS** heading to the articles do not form part of this Agreement and shall not be taken into account for construction or interpretation thereof but subject to variable FAR ratio as mentioned above.
- 1.23. **ADDITIONAL FLOORS/AREAS** : shall mean and include any additional floor that would be permitted by the Rajpur-Sonarapur Municipal Authorities or any other concerned authorities constructed in or upon the original sanctioned buildings and shall also mean and include any further new structure and/or construction on any premises and/or land contiguous to the said premises and acquired for this project by the Owners and/or the Developer as the case may be and amalgamated for the existing premises with power to make further construction having some common facilities and amenities and the scheme of development thereof including revenue sharing shall be made between the Owners and the Developer in the existing ratio.

- 1.24. **EXTRAS AND DEPOSITS** in addition to the consideration the Developer shall be entitled to charge from the intending Buyers and/or Transferees of the saleable areas in the building complex including from the Owners to the extend of their portion or share certain expenses and deposits on diverse heads concerning the project to secure the obligations and liabilities of the intending Buyers specified in the **THIRD SCHEDULE** hereunder written.

2. **COMMENCEMENT**

- 2.1. This Agreement shall come into effect immediately on execution of this Agreement hereof.

3. **RIGHT TITLE AND INDEMNITIES BY THE OWNERS**

- 3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises and every part thereof described in the **FIRST SCHEDULE** hereunder written and shall make out a marketable title to the said premises to the satisfaction of the Developer.
- 3.2. That the entirety of the said premises is free from all encumbrances charges, liens, lispens, attachments, trusts whatsoever or howsoever.
- 3.3. The Owners have a marketable title in respect of the said premises.
- 3.4. The Owners have not entered into any Agreement for development nor has created interest in favor of any third party in the said premises or any part thereof.
- 3.5. The Owners and the Developer shall jointly be responsible in obtaining peaceful possession on the part of the said premises from the occupation of the existing tenants and/or occupants concerning or relating to the said one storied building. However, all costs, charges and expenses on account of obtaining possession from the tenants and/or occupants shall be paid and borne by the Developer to the exclusion of the Owners.
- 3.6. The Owners agree to keep the Developer indemnified against any claim or demand being made by any third party in respect of the said

premises thereby affecting the right, title, interest and possession thereof and/or any defect in the title of the Owners.

- 3.7. There is no proceeding initiated by the Rajpur-Sonarpur Municipality or any other authorities regarding the existing construction or any part thereof nor any such proceeding is pending.
- 3.8. In case any encumbrance or curable defect/deficiency in title is found to be affecting the said Property or any part thereof, the Owners shall remove and cure the same at its own costs and expenses promptly and within 30 days of receiving a notice from the Developer.
- 3.9. That the said premises is not subject to any order of acquisition or requisition nor any part of the said premises is subject to road alignment.

#### 4. **OWNERS' ALLOCATION**

- 4.1. **OWNERS' ALLOCATION** shall mean and include 40% (forty percent) of the total built up area (both residential as well as commercial) Together With equivalent share of car parking spaces including undivided proportionate share in the land underneath along with undivided proportionate 40% (forty percent) share in the common areas and facilities, as per FAR sanctioned by the concerned municipality restricted only to the said premises specified in Clause 1.2. above more fully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written.

#### 5. **DEVELOPER'S ALLOCATION**

- 5.1. shall mean and include 60% (Sixty percent) of the total built up area (both commercial and residential) Together With equivalent share of the car parking spaces as sanctioned by the concerned municipality in respect of the Said Premises described in Clause 1.2 above as also 100% (Hundred percent) to the total built up area calculated on the basis of the difference of sanction in respect of the Said Premises as defined in Clause 1.2 above and the amalgamated land more fully and particularly described and mentioned in the **THIRD SCHEDULE** hereunder written.

#### 6. **OWNER'S OBLIGATIONS, COVENANTS AND REPRESENTATIONS**

- 6.1. The Developer shall be eligible with or without workmen to enter into the said premises for the purpose of the soil testing, measurement, survey and/or preparation of the site plan of the said premises without any obstruction demur or objection on the part of the Owners or any person claiming through or under them.
  
- 6.2. The Developer shall be entitled to prepare the plan and with prior consent of the Owners and her respective allocation to be done (subject to the same plan being sanctioned by the authorities), submit the same to Rajpur-Sonarapur Municipality in the name of the owners and the Developer shall pay and bear all costs, fees for sanction of the plan, Architect's fees and expenses required to be paid for obtaining the sanction of the plan for construction of the building at the said premises which shall under any circumstances need be followed up by the Developer so as to obtain sanction from the concerned municipal authorities within a period not exceeding 8 (Eight) months from the date of delivery of peaceful, vacant and khas possession of the said premises without any reservation and/or restriction whatsoever and howsoever. However the developer shall construct and complete the new building/buildings including the Owners' allocation and the common facilities and amenities in terms of the sanctioned plan within a period of 36 (Thirty-six) months reckoned from the date of sanction of the plan by Rajpur-Sonarapur Municipality and/or obtaining full vacant possession of the premises whichever date is later. (subject to FORCE MAJEURE) PROVIDED HOWEVER, the Developer may if the circumstances so demand apply for an extension of time for completion of the construction whereupon the owner shall extend such time for a further period of 3 (Three) months from the date of expiration of the initial period of 36 (Thirty-six) months. The date of completion shall be taken as the date of certificate of the Architect stating that the building is complete and an application for obtaining the completion certificate is filed with the concerned authorities. Any delay in the completion of construction due to owners action or Owners not performing his obligation shall not be included in this time period. In the event the Developer fails to complete the project within the time period including the grace period as mentioned above then an amount of Rs. 40,000/- (Rupees Forty Thousand) only per month, for the period of such delay, shall be paid to the Owners by the developer as damages for the period of delay.

The Developer shall make all endeavour to obtain the Completion Certificate from the concerned municipal authorities within a period of one year from the date of completion of construction of the new building or buildings as per this Development Agreement by the Developer.

6.3. The Owners hereby further agree and covenant with the developer as follows :-

- a) Not to cause any interference or hindrance in the construction of the proposed building at the said premises by the developer, provided the construction is done in consonance with the building sanctioned plan and in terms of the Agreement.
- b) Not to do any act deed or thing whereby the developer is prevented from selling, assigning or disposing of any portion of the developer's allocation in the proposed building.
- c) Not to let out, grant lease, mortgage or charge or in any way transfer or encumber the said premises or any portion thereof without the consent in writing of the developer.
- d) To sign and execute all deeds, papers and documents building plan, applications and render all assistance as may be required by the Developer from time to time concerning the said premises which are necessary for its development.
- e) To appoint the Developer as their constituted attorney with all powers and authorities to develop the said premises in terms of this Agreement and for that purpose to authorize the Developer to sign all deeds, papers, documents, application, building plan for and on behalf of and in the name of the owner and to further empower and authorize the Developer to represent them before all Government, statutory and other authorities including Court of Law.

6.4. The Owners namely Sujit Kumar Sen & Ors. shall execute a Power of Attorney in favour of the Developer or its nominee or nominees to enable the Developer to take up the work of development including construction at the said premises in terms of this Agreement and for sale of the undivided share in the land attributable to the saleable area and receive consideration for the same with right to grant valid discharge.

6.5. To co-operate with the Developer in formulating a scheme whereby the common areas, facilities and amenities of the said premises and that of

the premises having holding No. 93 also being developed by the Developer, can be used mutually by the flat Owners of the two premises and shall for the purpose of utilization (usage) remain common to both the premises.

7. **DEVELOPER'S RIGHTS AND OBLIGATIONS**

- 7.1. The Owners hereby allow subject to what has been hereinafter provided to the Developer to build, construct, erect and complete the said building thereon and to commercially exploit the same by entering into agreements for sale and/or transfer and/or construction in respect of the developer's allocation in accordance with the plan sanctioned by the Rajpur-Sonarapur Municipality with or without amendment and/or modification made or caused by the Developer with the written approval of the owner.
- 7.2. The Developer shall have the right to enter into any agreement or making any arrangement for acquiring the contiguous land and/or entering into any scheme of development thereof on such terms so as to derive optimum utilization of the said two contiguous premises in effecting development thereof jointly so that the common areas, facilities and services in the two contiguous premises remain common to each other for mutual benefit and optimum utilization thereof by the owner and/or the Developer and/or all person or concerns claiming through or under them for all intents and purposes.
- 7.3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title and interest in respect thereof to the Developer other than a licence to the Developer to commercially exploit the said premises in terms hereof and to deal with the Developer's allocation in the buildings to be constructed thereon in the manner and subject to the terms hereinafter stated. The developer further undertakes to comply with the terms and conditions contained herein.
- 7.4. The Developer shall be solely responsible for obtaining possession of the portion of the existing premises from the occupation of the present tenant and all costs, charges and expenses on the said account in obtaining such possession for implementation of this scheme shall be

paid and borne by the developer save reallocation of newly constructed built up area, if any.

- 7.5 After the Building Plan is drawn up and prepared by the Developer through their Engineer or the Architect, as the case may be, it shall be submitted by the Developer with the concerned municipal authorities for sanction after obtaining the signature of the Owners on the said Plan.

8. **CONSIDERATION**

- 8.1. In consideration of the Owners contributing the said premises as aforesaid and subject to the Owners fulfilling their obligations herein contained the Developer hath agreed to develop the said premises by constructing new building or buildings thereon at its own costs and expenses, make payment of all other outgoings from the date of handing over possession until completion of construction and/or delivery of possession of the diverse constructed portion to the ultimate Purchasers including its other obligations.

Similarly with the execution and registration of this Agreement for Development, the Developer shall pay to the Owners a sum of Rs. 30,00,000/- (Rupees Thirty Lacs) only as and by way of refundable security deposit. Out of the said sum of Rs. 30,00,000/- (Rupees Thirty Lacs) only, a sum of Rs. 20,00,000/- (Rupees Twenty Lacs) only shall have to be refunded by the Owners to the Developer immediately on receipt of the Owners' Allocation of the built up area as specified in the SECOND SCHEDULE hereunder written and the balance sum of Rs. 10,00,000/- (Rupees Ten Lacs) only shall be made over simultaneously with the production of the Completion Certificate. It is made clear that in the event the said refundable deposit and/or any part thereof remain unpaid even after the expiry of the contractual period whether formally demanded or not the Developer shall have the right not to deliver possession of the Owners' allocation of the built up area to the intending buyer in proportion to the amount towards refundable deposit then remaining unpaid. The particulars of payment of Rs. 20,00,000/- (Rupees Twenty Lac only) more fully and particularly described and mentioned in the **SIXTH SCHEDULE** hereunder written.

- 8.2. The Developer at its instance shall cause the building plan to be drawn up and prepared and thereafter apply before the Rajpur Saonarpur Municipality in the name of the Owners for being sanctioned with or

without modifications and shall be liable to incur and bear all costs, charges and expenses on account of preparing, drawing up and obtaining sanction of such building plan including the fees payable to the Architect and all incidentals thereto.

- 8.3. The Developer at its own costs shall obtain all necessary permission and/or approvals and/or consent of the authorities for the construction of the new building.
- 8.4. The Developer shall pay costs of supervision of the development and bear all costs charges and expenses for construction of the building or buildings at the said premises.
- 8.5. The aforesaid terms and other terms as embodied in this agreement are the consideration for grant of exclusive right for development of the said premises.
- 8.6. The Developer shall also construct, erect, complete and make habitable uniformly at its own costs the entire building complex including common facilities and amenities for the said building complex.
- 8.7. The Developer shall have no exclusive right, title and interest in the building complex save proportionate share in the construction of saleable areas including common areas and amenities corresponding to Developer' allocation.
- 8.8. The Developer shall have no right to claim for payment or reimbursement of any cost expenses or charges incurred towards the construction of the Owners' allocation and of the Owners' undivided proportionate share in common facilities and amenities.
- 8.9. At all stages of development and construction the Owners shall be entitled to All That 40% of the total saleable areas therein together with equivalent 40% undivided share in common areas, facilities and installations as also in the said premises upon which said constructions are effected and attributable to the proportionate saleable area in its allocation and the Developer shall be entitled to 60% of the total saleable area therein together equivalent 60% of the undivided share in common areas, facilities and installations as also in the said premises taking into consideration of the adjacent premises and attributable thereto.

Out of the Owners' Allocation of the built up area identified by the parties, half of the Owners' Allocation shall be made at the owners' choice and the remaining half shall be made at the choice of the Developer.

- 8.10. The Owners shall at the request and cost of the Developer sign and execute such papers and documents as may be necessary from time to time for conferring title on the purchaser or purchasers of the unit from the developer's allocation including car parking space and in addition thereto for that purpose shall authorize and empower the developer as its Constituted Attorney to sign such paper and documents as may be thought fit and proper. The costs including stamp duty and registration charges and all incidental expenses of such papers and documents shall be borne and paid by the developer and/or its purchaser or purchasers. However, execution and registration of deed of conveyance shall be done only after handing over of possession of the owners' allocation as stated earlier.
- 8.11. In case at any time after the sanction of the plan for the Building Complex, any additional area beyond those sanctioned thereunder can be constructed lawfully in or upon the said Premises or any part thereof, due to changes in any law, rules, regulations or bye-laws or otherwise, it shall be likewise shared between the Owners and the Developer at the ratio of 40:60 subject to the variable FAR ratio specified hereinabove.
- 8.12. In case at any time after the sanction of the plans for the Building Complex, any portion of constructed saleable area comprised in the said Property is leased to any intending party, then in such event, the lease rent and/or lease premium realized from such leasehold arrangement for such portion out of the constructed saleable area shall accrue to and belong to the Owners and the Developer in the same Net Revenue Sharing Ratio of 40%:60% respectively.
- 8.13. The Developer/Owners shall be entitled to transfer from and out of their respective allocation in any form different portions and/or units including the car parking space to various purchasers in any form and on such terms and conditions as it may deem fit and proper without any reference, consultation, advice or consent of each other. The Developer and the owner shall execute all documents as may be necessary for effecting or perfecting the transfer made as aforesaid in favour of the Purchasers.
- 8.14. Each of the promises herein contained shall be the consideration for the other.
- 8.15. The Owners shall at the request and cost of the developer jointly sign and execute such papers and documents as may be necessary from time to time for conferring title unto the purchaser or purchasers of the unit including car parking space and in addition thereto for that purpose shall authorize and empower the Developer as its Constituted Attorney to sign such paper and documents as may be thought fit and proper. The costs

including stamp and registration charges and all incidental expenses of such papers and documents shall be borne and paid by the purchaser or purchasers.

- 8.16. Both the Owners and the Developer shall be parties to all contracts, agreements, deeds of sale or transfer of documents appurtenant to sell and transfer of the saleable areas of the newly constructed buildings, complex in favour of intending buyers. It is further mutually agreed between the parties that the Owners shall execute and register necessary power of attorney in favour of the nominees of the Developer to execute and register such documents of transfer in favour of the intending buyers on behalf of the Owners. The cost of stamp duty and registration fees shall be paid and borne by the respective intending buyers.

## 9. PROCEDURE

- 9.1. The Owners shall grant unto the developer and/or its nominee or nominees a general power of attorney as may be required for the purpose of applying for and obtaining sanction of the building plan in the name of the Owners' including all necessary permissions, sanctions no objections from diverse authorities as are required in law for the time being in connection with the construction of the building and also for the purpose of pursuing and following up the matter with the Rajpur-Sonarapur Municipal Authorities and other concerned authorities.

## 10. CONSTRUCTION

- 10.1. The Developer shall be solely and exclusively responsible for construction of the building as per sanctioned plan and in accordance with the guidelines and/or building rules of the Rajpur-Sonarapur Municipality. The Owners shall have liberty to inspect and see the progress of the said construction to be done in accordance with the provision stated herein from time to time

## 11. BUILDING

- 11.1. The Developer shall at its own cost construct, erect, complete and make habitable uniformly the building and the common facilities and amenities including the Owners' allocation at the said premises in accordance with the plan sanctioned by the Rajpur-Sonarapur Municipality Authorities with good and standard materials mentioned in the **FOURTH SCHEDULE**

hereunder and/or those specification as may be specified by the Architect from time to time.

- 11.2. The Developer shall also provide and install a generator of sufficient, capacity as the developer may think fit and proper and all costs, charges and expenses on account thereof including the cost of its distribution shall be paid and borne by the developer.
- 11.3. The Developer shall be authorized on behalf of the Owners in so far as is necessary to apply for and obtain at their costs and expenses quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the building and other provisions and facilities required for the construction or enjoyment of the building for which purpose the owner shall execute in favour of the developer or its nominee a Power of Attorney and other authorities as shall be required by the developer from time to time.
- 11.4. The Developer shall at its own costs and expenses and without creating any financial or other liability on the owner construct and complete the new building and various units therein in accordance with the building plan.
- 11.5. All costs, charges and expenses, legal and/or otherwise, including Architects fees shall be paid discharged and borne by the developer and the owner shall have no liability in this context.

## 12. COMMON FACILITIES

- 12.1. Strictly on and from the date of receipt of peaceful vacant possession of the Said Premises the Developer shall be liable for payment of all municipal rates, taxes and outgoings concerning the Said Premises and shall also pay and bear necessary costs, charges and expenses in getting the names of the Owners mutated and recorded with the records maintained by the concerned B. L. & L. R. O.
- 12.2. The Owners and the developer shall punctually and regularly pay for the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and

both the parties shall keep each other indemnified against all claims actions demands costs charges expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be, consequent upon any default by the Owners or the Developer including any person or persons claiming through or under them in this behalf.

- 12.3. As and from the date of service of notice of possession the intending Buyers shall be responsible to pay and bear proportionate share of the maintenance charges for the common facilities in the building at the rate of Rs. 1.50 per sq. ft. payable for the respective allocations, and such charges shall include proportionate share of premium for the insurance of the building electricity duties, water, fire and scavenging charges and taxes for light sanitation and operation repair and renewal charges for bill collection and management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of all common writing, pipes, electrical and mechanical equipment switchgear transformers generators pumps motors and other electrical and mechanical installations appliances and equipments stairways corridors halls passages ways lifts shafts gardens park ways and other common facilities ( inclusive of both the premises as the case may be) whatsoever as may be mutually agreed from time to time.
- 12.4. All deposit or payment as required to be made to the West Bengal State Electricity Distribution Co. Ltd. authorities for any individual supply in respect of any part of the saleable area shall be paid and discharged by the intending Buyers and/or Transferees.

### 13. DEVELOPER'S INDEMNITY

- 13.1. The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or omission of the developer in or relating to the development of the said premises and the construction of the said building, and the owner shall not be held answerable, responsible and/or liable under any circumstances in any way whatsoever. The Developer further indemnifies the Owners against any loss, damage, accident occurring due to nature of construction and quality of materials used.
- 13.2. The Developer hereby further undertakes to keep the owner indemnified against any financial liabilities, if any, taken by the developer from the

Bank or other institution for the purpose of development of said premises. The Developer shall have no right to mortgage the said property with the Bank and/or other financial institution for the purpose of taking any loan whatsoever, without the consent of the Owners.

- 13.3. That in no event the Owners nor any of their estate shall be responsible and/or be made liable for payment of any dues of Bank or other financial organization and for that purpose the developer shall keep the Owners indemnified against all action suits, proceedings and other charges in respect thereof.

14. **MARKETING AND TRANSFER OF SALEABLE AREAS:**

- 14.1. **Marketing:** The Owners shall exclusively be entitled to do, execute and perform all acts, matters and things in connection with the marketing of the entire Saleable Areas of the Owners' Allocation in the manner the Owners may deem, fit and proper. Similarly, The Developer shall exclusively be entitled to do, execute and perform all acts, matters and things in connection with the marketing of the entire Saleable Areas of the Developer's Allocation in the manner the Developer may deem, fit and proper.
- 14.2. **Transfer:** Both the Owners and the Developer shall be parties to all contracts, agreements, deeds of sale/transfer and documents pertaining to sale and transfer of the Saleable Areas of the Building Complex in favour of the Intending Buyers Owners. It has been mutually agreed between the Parties that, the Owners shall execute and register necessary power of attorney in favour of the nominees of the Developer to execute and register such documents of transfer in favour of the Intending Buyers on behalf of the Owners. The cost of stamp duty and registration fees on such documents of transfer shall be borne and paid by the respective Intending Buyers.
- 14.3. The sale of the Saleable Areas (including the land comprised in the said Property or any share thereof as being property appurtenant to any Saleable Area) in favour of Intending Buyers or otherwise shall be free from all encumbrances whatsoever created made done or suffered by the Owners or the Developer and any claim, liability or encumbrance (not being any encumbrance created pursuant to any Intending Buyer

taking housing loan) if so found to be affecting such Saleable Area shall be promptly and diligently cleared by the Party responsible for the same.

- 14.4. All agreements, deeds of sale/transfer of Saleable Areas and documents otherwise relating to the Project shall be drafted by T. C. RAY & CO., Solicitors & Advocates appointed by the Developer.

15. **Delay Default and/or Negligence by Parties**

- 15.1. Any claim demand loss liability interest penalty damage action proceeding or litigation caused by or arising out of any delay default and/or negligence of any of the Parties hereto shall be the separate liability of the Party committing such delay default and/or negligence and all expenses to cure the same shall also be the separate liability of the Party committing such delay default and/or negligence.

16. **MISCELLANEOUS**

- 16.1. The Owners and the Developer have entered into this agreement purely on principal-to-principal basis and nothing contained herein shall be deemed to construe a partnership between the Developer in any manner nor shall the parties thereto constitute an association of persons.
- 16.2. It is understood that from time to time in order to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the owner relating to which specific provisions may not have been mentioned herein. The Owners hereby, undertake to authorize and empower the Developer in the matter and the owner shall execute any such additional power of attorney and/or authorizations in favour of the developer or its nominee or nominees as may be required by the Developer for the purposes and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such actions deeds matters and things do not in any way fringe on the rights of the owner and/or go against the spirit of this Agreement.
- 16.3. Any notice required to be given by the one shall without prejudice to any other mode of service available be deemed to have been served on

the other if delivered by hand with due acknowledgement or sent by pre paid registered post with acknowledgement due at the last known address irrespective of any change of address or return of the cover sent by registered post without the same being served.

- 16.4. The Developer and the Owners jointly shall frame a scheme for the management and administration of the said building or buildings and/or common part thereof. The parties hereby agree to abide by all the rules and regulations of such Management Society Association/Holding Organization and hereby give their consent to abide by the same.
- 16.5. As and from the date of completion of the building the Developer and/or the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent if any and wealth tax and other taxes payable in respect of their respective spaces.
- 16.6. There is no existing agreement regarding the development or sale of the said premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being superseded by this agreement.
- 16.7. It is agreed by and between the parties hereto that the building or buildings that would be constructed on the basis of the scheme of development formulated herein shall be known and/or named as **DNP HEIGHTS.**

17. **DOCUMENTATION**

- 17.1. All documents in connection with the above project including applications, affidavits, declarations, deeds, agreements and/or any other document of like nature shall be such as would be prepared by T. C. Ray & Co., Advocates & Solicitors of No. 6, Old Post Office Street, Kolkata the Advocate appointed by the Developer. All agreement for sale and its deeds or any other documents pertaining to owner's allocation shall be prepared at the discretion of the Owner.

18. **FORCE MAJEURE**

- 18.1. The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations

are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

- 18.2. Force majeure shall mean flood, earthquake, riot, war storm, tempest, civil commotion, strike, act of state and/or any other act or commission beyond the reasonable control of the Developer.

19. **JURISDICTION**

- 19.1. The parties shall not be entitled to invoke jurisdiction of any civil court without exhausting their remedy of Dispute Redressal provision contained in this agreement. PROVIDED HOWEVER, any action by any of the parties under the said Arbitration Agreement can only be done or moved or filed in the Hon'ble High Court at Kolkata.

20. **DISPUTES REDRESSAL**

- 20.1. Disputes and differences, if any, arises between the parties hereto concerning interpretation of any of the terms of this agreement and/or any act or omission of the parties arising therefrom shall firstly be attempted to be resolved through mediation within a reasonable time. If such mediation does not yield any fruitful result within a period of 60 days from the date of initiation then the parties shall have the liberty to refer the matter for adjudication through arbitration of a single Arbitrator if the parties so agree upon. As otherwise each of the parties shall be entitled to appoint his or theirs' own arbitrator and the arbitrators so appointed shall nominate a third arbitrator and the three arbitrators so appointed shall constitute the arbitral tribunal and the decision of such arbitral tribunal shall be final binding and conclusive for all intents and purposes.
- 20.2. Such arbitration proceedings shall be held at Kolkata and the official language shall be English.
- 20.3. Such arbitration shall be proceeded in accordance with the provisions contained under the Arbitration & Conciliation Act, 1996 and/or the rules framed thereunder.

21. **APPLICABLE LAWS**

- 21.1. The implementation of this agreement and all acts and/or commission and/or omission thereof by the parties hereto and/or any person claiming through or under them including their nominee or nominees shall be governed by all applicable laws whether Central or State for the time being in force including their amenities and/or modifications from time to time.
- 21.2. The Owners and/or the Developer as the case may be shall be bound to comply with the provisions of the Income Tax including the provision of tax deduction at source.
- 21.3. The Owners and/or the Developer as the case may be shall be liable and/or responsible for collection or sales tax, vat or any other in direct taxes realizable against consideration and shall deposit the sum with the authorities in due course.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu Land Together With one storied building containing a built up area 1000 sq. ft. be the same a little more or less standing thereon and/or on part thereof as also the right of easement for ingress and egress through the 20 ft. passage through the School Road and containing by estimation an area of 15 cottahs be the same a little more or less situate and lying at Mouza-Jagaddal, JL No. 71, RS No. 233, Pargana-Magura, P. S. & ADSR Sonarpur, being Holding No. 93 of Dr. B. C. Roy Road, Ward No. 25 (formerly 23) under Rajpur Sonarpur Municipality and comprising in RS Dag No. 3168 corresponding to LR Dag No. 3220 appertaining to RS Khatian No. 46 corresponding to LR Khatian No. 1642 and bulled and bounded i.e. say :

ON THE NORTH : Partly by Dr. B. C. Roy Road and partly by drain,

ON THE SOUTH : By 2438 M. M. wide passage,

ON THE EAST : Partly by Dr. B. C. Roy Road and partly by one storied building And

ON THE WEST : By Dag No. 1808.

AND delineated and shown in the map or plan annexed hereto and thereon enclosed within Red Border line.

**SECOND SCHEDULE ABOVE REFERRED TO**  
**OWNERS' ALLOCATION**

OWNERS' ALLOCATION shall mean and include 40% (forty percent) of the total built up area (both residential as well as commercial) Together With equivalent share of car parking spaces including undivided proportionate share in the land underneath along with undivided proportionate 40% (forty percent) share in the common areas and facilities as per FAR sanctioned by the concerned municipality restricted only to the said premises specified in Clause 1.2. above.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATION**

Developer's allocation shall mean and include 60% (Sixty percent) of the total built up area (both commercial and residential) Together With equivalent share of the car parking spaces as sanctioned by the concerned municipality in respect of the Said Premises described in Clause 1.2 above as also 100% (Hundred percent) to the total built up area calculated on the basis of the difference of sanction in respect of the Said Premises as defined in Clause 1.2 above and the amalgamated land

**FOURTH SCHEDULE HEREUNDER WRITTEN**  
**(SPECIFICATION OF THE CONSTRUCTION)**

1. STRUCTURE : R. C. C. Frame Structure.
2. FLOORING : Living and Dining Space to be done with vitrified tiles and all bed rooms with ceramic tiles.
3. TOILETS : Floors to be of Anti-Skid Ceramic Tiles/marble and ceramic tiles up To door height on the walls.
4. DOOR : Doors to be hot-pressed phenol bonded flush door with both side commercial ply. Main door to have one side teak ply and one side commercial. All bed room doors will have a mortice/round handle lock, tower bolt and doors stopper. Toilet and kitchen doors to have a handle and tower bolt. Main door will have a night latch, eye piece, door handle.
5. WINDOWS : All to be of aluminum sliding with full glass panes without grill.

6. WALL (INSIDE) : Wall to be covered with Plaster of Paris.
7. WALL (OUTSIDE) : Exterior waterproof cement based paint of superior brand.
8. PLUMBING : For all water lines standard PVC/GI to be fitted with "ESSCO" or similar brand fixtures and Fittings. All toilets will have two bib cock, shower, pillar cocking basin. One toilet to be provided with hot and cold water lines with a wall mixture instead of the bib cock, but basin mixture shall not be provided. No Geyser will be provided.
9. SANITARY : Toilet to be provided with Western type Commode Cistern and one wash basin. All sanitary fittings will be of white colour of Hindustan/Nycer/Parry/Parry Make.
10. PAINTING : Internal doors to be painted with one coat of primer and two coats of white enamel paint. Main door to be finished in wooden polish on one side and other side with white enamel paint.
11. ELECTRICAL : Concealed wiring to be provided with Copper Wire of reputable brand. One exhaust fan, aqua guard and 16A point in kitchen and 16 Amp. Point for geyser in one toilet. One A. C. point in Master Bed Room. All rooms with have two light points, one fan point, five Amp. Socket. Switches will be of Modular type.
12. KITCHEN : Platform to be of black Granite, stainless steel sink, Counter will have Ceramic Tiles two feet above the platform. Flooring will be Anti-Skid tiles/marble.
13. INTERCOM: Intercom connection for each flat will be provided.
14. TELEPHONE & T.V. : One concealed point for each to be provided in every Flat in Din/dinspace for T.V. and Telephone.
15. LIFT : Lift of Good Quality make.
16. ROOF : Water proofing of roof as suggested by the Architect.

**FIFTH SCHEDULE HEREINABOVE REFERRED TO :**  
**(EXTRAS AND DEPOSITS)**

**EXTRAS shall include :**

- (a) the full costs charges and expenses for making by the Developer any additions or alterations and/or for providing at the request of the Purchaser any additional facility and/or utility in or relating to the any Unit or Saleable Areas in excess of the agreed specifications mentioned in the **THIRD SCHEDULE** hereinabove written

- (b) all costs charges and expenses for providing any facility or utility or for any installation or amenity, common or otherwise, in addition or up-gradation to those planned to be provided by the Developer.
- (c) fees, costs, charges and expenses (including service charges and like) for obtaining electricity connection and electricity line in or for the said Property (including HT or LT supply, Transformer, Switch gear, cable trench, Sub Station and the like) payable to electricity service provider for electric meter;
- (d) Security deposit and all additional amounts or increases thereof payable to the WBSedCL or other electricity service provider for electricity connection at the Building Complex.
- (e) fees, costs, charges and expenses for installing one or more generators and like other power backup apparatus and all their accessories for the building complex;
- (f) Cost of formation of service maintenance company/society;
- (g) Service Tax and like taxes on the aforesaid Extras;
- (h) Such other amounts as the Developer may charge as extra including but not limited to club membership, legal expenses, installation of generator.

**DEPOSITS (which shall be interest free) shall include:**

- (a) Deposit on account of maintenance charges, common expenses, municipal rates and taxes, electricity charges etc.;
  - (b) Deposit on account of Sinking Fund;
  - (c) Such other amounts as the Developer may take as deposit.
- (Note: The Deposit Amounts only shall be transferred to the Association to be formed for the Common Purposes)

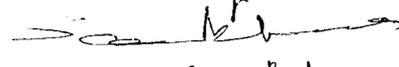
**SIXTH SCHEDULE HEREINABOVE REFERRED TO :**  
**(MODE OF PAYMENT)**

- i Demand Draft No. 503140, dated  
23<sup>rd</sup> March, 2017 on ICICI Bank in  
favour of Sujit Kumar Sen for : Rs. 5,00,000.00

- 2. Demand Draft No. 503138, dated 23<sup>rd</sup> March, 2017 on ICICI Bank in favour of Sib Sankar Mondal for : Rs. 5,00,000.00
- 3. Demand Draft No. 503137, dated 23<sup>rd</sup> March, 2017 on ICICI Bank in favour of Sanat Naskar for : Rs. 5,00,000.00
- 4. Demand Draft No. 503139, dated 23<sup>rd</sup> March, 2017 on ICICI Bank in favour of Ranjan Dhali for : Rs. 5,00,000.00

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the ~~23<sup>rd</sup>~~ day of March, 2017

SIGNED, SEALED AND DELIVERED by the OWNERS at Kolkata, in the presence of:

*Somnath, Solicitor & Advocate*  
  
 87/2, K.S. Ray Rd.,  
 KOL-1

*Sib Sankar Mondal*  
*Sanat Naskar*  
*Ranjan Dhali*

*Sib Sankar Mondal*

SIGNED, SEALED AND DELIVERED by the DEVELOPER at Kolkata, in the presence of:

*Somnath, Sol. Adv.*  

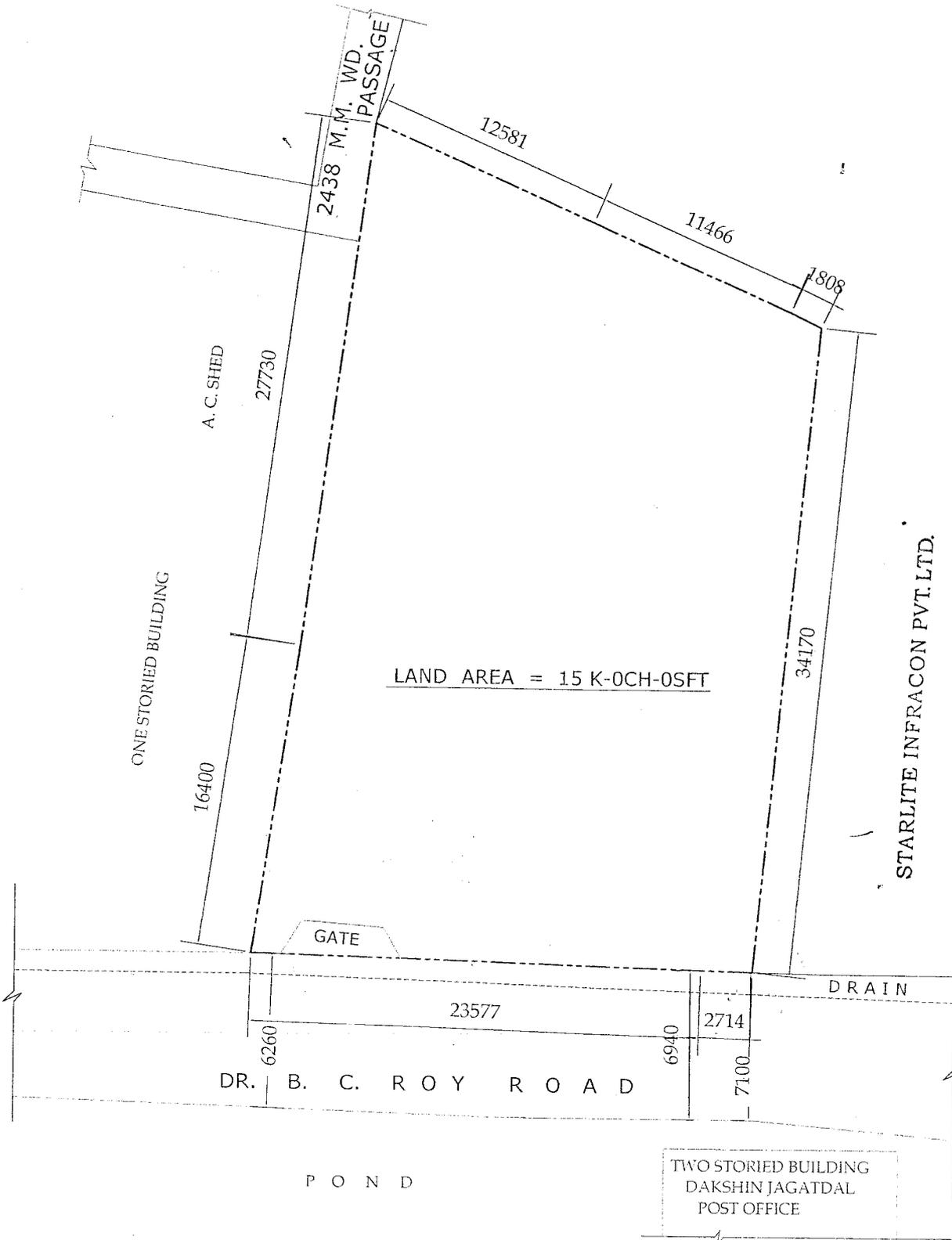

STARLITE INFRACON PVT.LTD.

*Uroshan*  
 Director

Drafted by



Somnath Ray  
 Solicitor & Advocate  
 ENR. No. WB/1137/76



*Wore so*  
Director

BIT KUMAR SEN  
NAT NASKAR  
ANJAN DHALI  
SANKAR MONDAL

CO-OWNER(S)

*Sanat Naskar*  
*Ranjan Dhal*  
*Sib Sankar Mondal*

*Saugata M*  
SAUGATA MITTRA  
B. ARCH., AIIA  
04/2002/2000/08

LAND AREA =  
15 K-0CH-0SFT

SCALE = 1:100  
DATE = 21/01/17



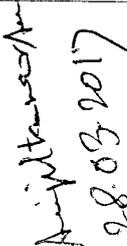
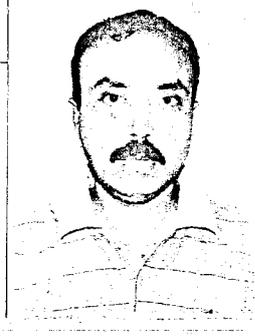
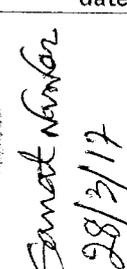
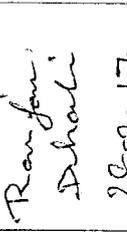
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19010000340384/2017

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Sujit Kumar Sen 88, Raja S.C.Mullick Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord		1140 	 28.03.2017
2	Mr Sanat Naskar Mahamayatala Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord		1141 	 28/3/17
3	Mr Ranjan Dhali Binoy Giri Apartment, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord		1142 	 28-3-17

# SPECIMEN FORM FOR TEN FINGERPRINTS



Sub Santkar Mandal

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

PHOTO

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

PHOTO

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

PHOTO

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

SPECIMEN FORM FOR TEN FINGERPRINTS



*Waseed*

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



*Asif Akram Aze*

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



*Samad Nawaz*

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



*Rauf-ibrahim*

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

Department of Registration & Stamp Revenue  
e-Challan

GRN: 19-201617-005459557-1

GRN Date: 28/03/2017 10:59:28

BRN: 1176530819

Payment Mode Online Payment

Bank: ICICI Bank

BRN Date: 28/03/2017 11:00:21

DEPOSITOR'S DETAILS

Name: Starlite Infracon Pvt. Ltd.

Contact No.: 3340630401

E-mail:

Address: 116/1/1, Mahatma Gandhi Road, Kolkata

Applicant Name: Mr T C Ray And Co

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
Payment No 3

Id No.: 19010000340384/3/2017

[Query No./Query Year]

Mobile No.: +91 9831041000

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	19010000340384/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	33101
2	19010000340384/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	5071

In Words: Rupees Thirty Eight Thousand One Hundred Seventy Two only

Total

38172



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 155 / 180315

পরিচয় পত্র



Elector's Name

Chandra Soumitra

নির্বাচকের নাম

চন্দ্র সৌমিত্র

Father/Mother/  
Husband's Name

Sirhari Charan

পিতা/মাতা/স্বামীর নাম

শ্রীহরি চরণ

Sex

M

লিঙ্গ

পুং

Age as on 1.1.1995

19

১.১.১৯৯৫-এ বয়স

১৯

*[Handwritten Signature]*  
28/03/12.  
*[Handwritten Mark]*

Address

102 ,Dhandevi Khanna Road,Calcutta

ঠিকানা

১০২ ,ধনদেবী খান্না রোড,কলিকাতা

*[Facsimile Signature]*

Facsimile Signature  
Electoral Registration Officer

নির্বাচকনিবন্ধন আধিকারিক

For 155 -BELIAGHATA

Assembly Constituency

১৫৫ -বেলেঘাটা

বিধানসভা নির্বাচন ক্ষেত্র

Place

CALCUTTA

স্থান

কলিকাতা

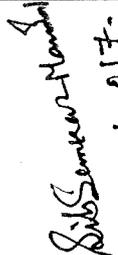
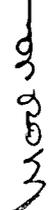
Date

04.07.95

তারিখ

০৪.০৭.৯৫

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

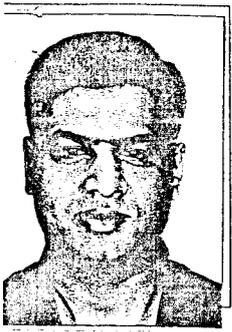
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Shib Sankar Mondal Bimala Apartment, N.S.C Bose Road, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Land Lord		1143 	 28/03/2017-
PRESENTANT	Mr Mudit Poddar 116/1/1,, M. G. Road, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Represent ative of Developer [Starlite Infracon Pvt. Ltd. ]		1139 	 28.03.17
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Soumitra Chanda Son of Mr S Ch Chanda 8/2, Kiran Sankar Roy Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr Sujit Kumar Sen, Mr Sanat Naskar, Mr Ranjan Dhali, Mr Shib Sankar Mondal, Mr Mudit Poddar		 28/03/17-	

(Sujat Kumar Maity)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. - I  
KOLKATA  
Kolkata, West Bengal



28 MAR 2017

**SPECIMEN FORM FOR TEN FINGERPRINTS**



*Mose so*

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



*Amir Khan*

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



*Sanat Nandor*

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



*Ranjana Dhal*

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

SPECIMEN FORM FOR TEN FINGERPRINTS

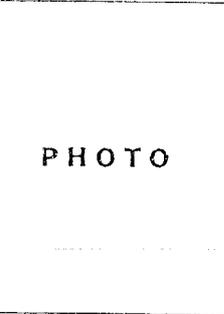


*Sib Sankar Mandal*

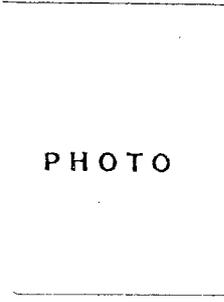
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



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

## Major Information of the Deed

Deed No :	I-1901-01877/2017	Date of Registration	29/03/2017
Query No / Year	1901-0000340384/2017	Office where deed is registered	
Query Date	14/03/2017 3:07:17 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	T C Ray And Co 6, Old Post Office Street,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830696813, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 30,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 76,79,993/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 33,101/- (Article:E, E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal, Ward No: 25, Holding No:93

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3220	LR-1642	Bastu	Bastu	15 Katha	1/-	74,99,993/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					<b>24.75Dec</b>	<b>1 /-</b>	<b>74,99,993 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>1 /-</b>	<b>1,80,000 /-</b>	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Sujit Kumar Sen</b> Son of Late Kamalpada Sen 88, Raja S.C.Mullick Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ATYPS2420FStatus :Individual, Executed by: Self, Date of Execution: 28/03/2017 , Admitted by: Self, Date of Admission: 28/03/2017 ,Place : Pvt. Residence
2	<b>Mr Sanat Naskar</b> Son of Mr Kamal Naskar Mahamayatala Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ABRPN8179PStatus :Individual, Executed by: Self, Date of Execution: 28/03/2017 , Admitted by: Self, Date of Admission: 28/03/2017 ,Place : Pvt. Residence

3	<b>Mr Ranjan Dhali</b> Son of Late Benoy Dhali Binoy Giri Apartment, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ADSOD8454GStatus :Individual, Executed by: Self, Date of Execution: 28/03/2017 , Admitted by: Self, Date of Admission: 28/03/2017 ,Place : Pvt. Residence
4	<b>Mr Shib Sankar Mondal</b> Son of Late Parbati Charan Mondal Bimala Apartment, N.S.C Bose Road, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AEZPM2158LStatus :Individual, Executed by: Self, Date of Execution: 28/03/2017 , Admitted by: Self, Date of Admission: 28/03/2017 ,Place : Pvt. Residence

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Starlite Infracon Pvt. Ltd.</b> 116/1/1,, M. G. Road, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 PAN No.:AASCS5496DStatus :Organization

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Mudit Poddar (Presentant )</b> Son of Mr Manoj Kumar Poddar 116/1/1,, M. G. Road, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Starlite Infracon Pvt. Ltd. (as director)

**Identifier Details :**

Name & address	
Mr Soumitra Chanda Son of Mr S Ch Chanda 8/2, Kiran Sankar Roy Road, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , Identifier Of Mr Sujit Kumar Sen, Mr Sanat Naskar, Mr Ranjan Dhali, Mr Shib Sankar Mondal, Mr Mudit Poddar	

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Sujit Kumar Sen	Starlite Infracon Pvt. Ltd.-6.1875 Dec
2	Mr Sanat Naskar	Starlite Infracon Pvt. Ltd.-6.1875 Dec
3	Mr Ranjan Dhali	Starlite Infracon Pvt. Ltd.-6.1875 Dec
4	Mr Shib Sankar Mondal	Starlite Infracon Pvt. Ltd.-6.1875 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Sujit Kumar Sen	Starlite Infracon Pvt. Ltd.-250 Sq Ft
2	Mr Sanat Naskar	Starlite Infracon Pvt. Ltd.-250 Sq Ft
3	Mr Ranjan Dhali	Starlite Infracon Pvt. Ltd.-250 Sq Ft
4	Mr Shib Sankar Mondal	Starlite Infracon Pvt. Ltd.-250 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal, Ward No: 25, Holding No:93

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 3220(Corresponding RS Plot No:- 3168), LR Khatian No:- 1642	Owner:সুমীতা গঙ্গুলী, Gurdian:জ্যোতিষ চন্দর, Address:নিজ, Classification:বাস্ত, Area:0.31000000 Acre,

### Endorsement For Deed Number : I - 190101877 / 2017

On 20-03-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 76,79,993/-



Sujan Kumar Maity

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 28-03-2017

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

Presented for registration at 20:20 hrs on 28-03-2017, at the Private residence by Mr Mudit Poddar ,

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

Execution is admitted on 28/03/2017 by 1. Mr Sujit Kumar Sen, Son of Late Kamalapada Sen, 88, Road: Raja S.C.Mullick Road, , P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 2. Mr Sanat Naskar, Son of Mr Kamal Naskar, Mahamayatala Mandir Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 3. Mr Ranjan Dhali, Son of Late Benoy Dhali, Binoy Giri Apartment, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 4. Mr Shib Sankar Mondal, Son of Late Parbati Charan Mondal, Bimala Apartment, Road: N.S.C Bose Road, , P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Mr Soumitra Chanda, , , Son of Mr S Ch Chanda, 8/2, Kiran Sankar Roy Road, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

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

Execution is admitted on 28-03-2017 by Mr Mudit Poddar, director, Starlite Infracon Pvt. Ltd., 116/1/1,, M. G. Road, P.O:- Burrabazar, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr Soumitra Chanda, , Son of Mr S Chandra,  
street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession  
Professionals



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

On 29-03-2017

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 33,101/- ( B = Rs 32,989/- ,E = Rs 28/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 33,101/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/03/2017 11:00AM with Govt. Ref. No: 192016170054595571 on 28-03-2017, Amount Rs: 33,101/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 1176530819 on 28-03-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 5,000/-,  
by online = Rs 5,071/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 49200, Amount: Rs.5,000/-, Date of Purchase: 28/03/2017, Vendor name:  
Soumitra Chanda  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/03/2017 11:00AM with Govt. Ref. No: 192016170054595571 on 28-03-2017, Amount Rs: 5,071/-, Bank:  
ICICI Bank ( ICIC0000006), Ref. No. 1176530819 on 28-03-2017, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 56589 to 56633

being No 190101877 for the year 2017.



*[Handwritten signature]*

Digitally signed by SUJAN KUMAR  
MAITY  
Date: 2017.03.31 09:33:07 +05:30  
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 31/03/2017 09:33:06  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)

DATED THE <sup>28<sup>th</sup></sup> DAY OF *March* 2017

BETWEEN

RAJIT KUMAR SEN & ORS.

OWNERS

AND

STARLITE INFRACON PVT. LTD.

DEVELOPER

AGREEMENT FOR DEVELOPMENT

IN WITNESS WHEREOF,  
The Parties have  
signed and Affixed their  
respective Stamps  
on this 28<sup>th</sup> day of March 2017