

DATED THIS THE 20th DAY OF January 2021

BETWEEN

- (1) RECHI CONSTRUCTION PVT. LTD.
represented by its Director
SAJJAN KUMAR MANDAL
- (2) MR. BIDUR KUMAR SAH
- (3) MRS. VINTI MANDAL
- (4) RECHI NIRMAAN PVT. LTD.
represented by its Director
SAJJAN KUMAR MANDAL
- (5) MR. SAJJAN KUMAR MANDAL
...OWNERS/FIRST PART

A N D

RECHI NIRMAAN PVT. LTD.
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...DEVELOPER/SECOND PART

DEVELOPMENT AGREEMENT

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, KOLKATA - 700 089
Phone No. 9830056633

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

Sd/- District Sub-Registrar,
Bidhannagar, (Salt Lake City)
20 JAN 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on their the 20th day of January, Two Thousand Twenty One.


BETWEEN

1) RECHI CONSTRUCTION PVT. LTD., a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), PAN

2615
সং. তাং. 15 JAN 2021
বন্দ্য.
ক্রয়ের নাম ও মাং. Manik Landa
স্ট্যাম্প ডেভেলপার স্বাক্ষর. Asst High Court, Cal.
বিধান নগর. সল্ট লেক সিটি. ডি.এস.আর.ও.
মোট স্ট্যাম্প প্রদান তা:
চালান নং. মোট কত টাকা খরিদ.
ক্রয়কারী. বাবাকপুর, ডেভার-মিতা দত্ত

14 JAN 2021
30800₹




Addl. District Sub-Registrar
Bidhan Nagar, (Salt Lake City)
20 JAN 2021

(2)

No.AAGCR6941N, having its registered office at premises No.213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by it's one of the Director namely, **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No.ABEPM7581M**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, **2) SRI BIDUR KUMAR SAH**, son of Late Kishori Prasad Sah, **PAN No. BFIPS1426L**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Tapaban Apartment, Ground Floor, RGM-660, Kaikhali Main Road, P.O. - R. Gopalpur, Police Station - Airport, Kolkata - 700136, in the District of North-24-Parganas, West Bengal, **3) SMT. VINTI MANDAL**, wife of Sri Sajjan Kumar Mandal, **PAN No.AFUPM7284F**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, West Bengal, **4) RECHI NIRMAAN PVT. LTD.**, a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), **PAN No.AAHCR6515K**, having its registered office at premises No.220, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by it's one of the Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No.ABEPM7581M**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, **5) SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No.ABEPM7581M**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District - 24-Parganas (North), West Bengal, hereinafter jointly called the "**OWNERS**" (which term or expression shall

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unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

RECHI NIRMAAN PVT. LTD., a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), PAN No. **AAHCR6515K**, having its registered office at premises No.220, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by its one of the Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, PAN No. **ABEPM7581M**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its legal representatives and assigns) of the **SECOND PART.**

WHEREAS by a Deed of Conveyance, dated 7th day of August, 2019, the said *Rechi Construction Pvt. Ltd.*, purchased ALL THAT piece or parcel of Bastu land measuring an area **05 (five) Cottahs 09 (nine) Chittaks 00 (zero) square feet**, more or less, in R.S./L.R. Dag No. 2234 and land measuring an area **01 (one) Cottah 07 (seven) Chittaks 00 (zero) square feet**, more or less, in R.S./L.R. Dag No. 2236, being total area **07 (seven) Cottahs 00 (zero) Chittak 00 (zero) Sq.ft; more or less equivalent to 11.55 (eleven point fifty five) Decimals more or less** together with asbestos shed structure standing thereon, measuring an area 700 (seven hundred) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, under L.R. Khatian No. 23074 and 10195, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6,

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Holding No. RGM-6/08 BL-C, Gopalpur-Bablatala, Udaychal now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatlan No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatlan No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23074	Bastu	65 Decimals	03	00	22	05
2234	10195	Bastu	65 Decimals	02	08	23	04.18
2236	10195	Bastu	18 Decimals	01	07	00	02.37
Total :				07	00	00	11.55

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 79012 to 79043, Being No.150401913, for the year 2019, from *Mrs. Papri Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after purchasing the said property *Rechi Construction Pvt. Ltd*, duly mutated its name in the records of B.L. and L.R.O. under L.R. Khatlan No. 23965, in respect of land measuring an area **07 (seven) Cottahs** more or less, in R.S./L.R. Dag No. 2234 and 2236.

AND WHEREAS the said *Rechi Construction Pvt. Ltd*, the owner No. 1 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **05 (five) Cottahs 09 (nine) Chittaks 00 (zero) square feet**, more or less, in R.S./L.R. Dag No. 2234 and land measuring an area **01 (one) Cottah 07 (seven) Chittaks 00 (zero) square feet**, more or less, in R.S./L.R. Dag No. 2236, being total area **07 (seven) Cottahs 00 (zero) Chittak 00 (zero) Sq.ft;** more or less togetherwith asbestos shed structure standing thereon, measuring an area 700 (seven hundred) square feet, more

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or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, under L.R. Khatian No. 23965 (formerly 23074 and 10195), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), Holding No. RGM-6/08 BL-C, Gopalpur-Bablatala, Udaychal now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./LR Dag No.	LR Khatian No.	Nature of Land	Total Land in R.S./LR Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23965	Bastu	65 Decimals	05	09	00	09.18
2236	23965	Bastu	18 Decimals	01	07	00	02.37
Total:				07	00	00	11.55

AND WHEREAS by a Deed of Conveyance, dated 7th day of August, 2019, the said *Sri Bidur Kumar Sah*, purchased ALL THAT piece or parcel of BASTU land measuring an area **02 (two) Cottahs 06 (six) Chittaks 35 (thirty five) square feet**, more or less, **equivalent to 04 (four) Decimals** togetherwith asbestos shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 10601, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-A/S-82/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress

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to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	10601	Bastu	65 Decimals	02	06	35	04

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 79075 to 79103, Being No.150401916, for the year 2019, from *Mrs. Jolly Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Conveyance, dated 7th day of August, 2019, the said *Sri Bidur Kumar Sah*, purchased ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 06 (six) Chittaks 35 (thirty five) square feet**, more or less, **equivalent to 04 (four) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, lying and situated at Premises No.1, Niranjan Pally, P.O. R-Gopalpur, in *Mouza - Gopalpur*, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag.No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 10602, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-A/S 83/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	10602	Bastu	65 Decimals	02	06	35	04

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.1, Volume No.1504-2019, at pages from 78401 to 78429, Being No.150401899, for the year 2019, from *Mrs. Sikha Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after purchasing the said property *Sri Bidur Kumar Sah*, duly mutated his name in the records of B.L. and L.R.O. under L.R. Khatian No. 23959, in respect of land measuring an area **04 (four) Cottahs 13 (thirteen) Chittaks 25 (twenty five) square feet**, more or less, in R.S./L.R. Dag No. 2234.

AND WHEREAS the said *Sri Bidur Kumar Sah*, the owner No. 2 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **04 (four) Cottahs 13 (thirteen) Chittaks 25 (twenty five) square feet**, more or less, togetherwith asbestos shed structure standing thereon, measuring an area 800 (eight hundred) square feet, more or less, lying and situated at *Mouza - Gopalpur*, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 23959 (formerly 10601 and 10602), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), Holding No. BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C) and RGM-A/S 83/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas togetherwith easement

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right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23959	Bastu	65 Decimals	04	13	25	08

AND WHEREAS by a Deed of Conveyance, dated 7th day of August, 2019, the said *Smt. Vinti Mandal*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 04 (four) Chittaks 42 (forty two) square feet**, more or less, equivalent to **05.46 (five point forty six) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 320 (three hundred twenty) square feet, more or less, lying and situated at Premises No. 1 No., Niranjani Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855, corresponding to L.R. Khatian No. 6942, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-6/02 BL-C, Gopalpur-Bablatala now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	6942	Bastu	65 Decimals	03	04	42	05.46

1which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019,

at pages from 78475 to 78504, Being No.150401901, for the year 2019, from *Mr. Gautam Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Conveyance, dated 7th day of August, 2019, the said *Smt. Vinti Mandal*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 00 (zero) Chittak 18 (eighteen) square feet**, more or less, **equivalent to 05 (five) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 500 (five hundred) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 10603, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-A/S 81/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	10603	Bastu	65 Decimals	03	00	18	05

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 78300 to 78329, Being No.150401896, for the year 2019, from *Mrs. Sumita Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after purchasing the said property *Smt. Vinti Mandal*, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 23960, in respect of land measuring an area **06 (six) Cottahs 05 (five) Chittaks 15 (fifteen) square feet**, more or less, in R.S./L.R. Dag No. 2234.

AND WHEREAS the said *Smt. Vinti Mandal*, the owner No. 3 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **06 (six) Cottahs 05 (five) Chittaks 15 (fifteen) square feet**, more or less, togetherwith asbestos shed structure standing thereon, measuring an area 820 (eight hundred twenty) square feet, more or less, lying and situated at *Mouza - Gopalpur*, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 23960 (formerly 10603 and 6942), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), Holding No. RGM-6/02 BL-C, Gopalpur-Bablatala now Sourav Ganguly Avenue and RGM-A/S 81/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas, togetherwith easement right Ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23960	Bastu	65 Decimals	06	05	15	10.46

AND WHEREAS by a Deed of Conveyance, dated 7th day of August, 2019, the said *Rechl Nirman Pvt. Ltd.*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 05 (five) Chittaks 07 (seven) square feet**, more or less, equivalent to **05.47 (five point forty**

seven) Decimals more or less, togetherwith asbestos shed structure standing thereon, measuring an area 600 (six hundred) square feet, more or less, lying and situated at *Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234* under R.S. Khatian No. 2355 corresponding to L.R. Khatian No. 10194, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-6/06 BL-C, Gopalpur-Bablatala, Udaychal now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	10194	Bastu	65 Decimals	03	05	07	05.47

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.1, Volume No.1504-2019, at pages from 78330 to 78359, Being No.150401897, for the year 2019, from *Mr. Kamal Kumar Dey alias Kamal Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Conveyance, dated 7th day of August, 2019, the said *Rechi Nirman Pvt. Ltd.*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 14 (fourteen) Chittaks 25 (twenty five) square feet**, more or less, equivalent to **06.45 (six point forty five) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 350 (three hundred fifty) square feet, more or less, lying and situated at Premises No. 1 No., Niranjān Pally, P.O. R-Gopalpur, in *Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257* corresponding to R.S./L.R. Dag No. 2234 under C.S.

Khatian No. 912 corresponding to R.S. Khatian No. 2855, corresponding to L.R. Khatian No. 6941, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-6/02 BL-C, Gopalpur-Bablatala now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	6941	Bastu	65 Decimals	03	14	25	06.45

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 79044 to 79074, Being No.150401915, for the year 2019, from *Mr. Pran Krishna Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after purchasing the said property *Rechi Nirman Pvt. Ltd*, duly mutated its name in the records of B.L. and L.R.O. under L.R. Khatian No. 23966, in respect of land measuring an area **07 (seven) Cottahs 03 (three) Chittaks 32 (thirty two) square feet**, more or less, in R.S./L.R. Dag No. 2234.

AND WHEREAS the said *Rechi Nirman Pvt. Ltd*, the Owner No. 4 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **07 (seven) Cottahs 03 (three) Chittaks 32 (thirty two) square feet**, more of less, togetherwith asbestos shed structure standing thereon, measuring an area 950 (nine hundred fifty) square feet, more or less, lying and situated at *Mouza - Gopalpur*, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912

corresponding to R.S. Khatian No. 2855, 2355 corresponding to L.R. Khatian No. 23966 (formerly 10194 and 6941), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), Holding No. BMC/2019-2020/032153 (formerly RGM-6/06 BL-C) and RGM-6/02 BL-C, Gopalpur-Babiatata, Udaychal now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23966	Bastu	65 Decimals	07	03	32	11.92

AND WHEREAS by a Deed of Conveyance, dated 25th day of July, 2019, the said *Sri Sajjan Kumar Mandal*, purchased **ALL THAT** piece or parcel of Bastu land as per ROR Bagan Land, measuring an area about **03 (three) Cottahs 04 (four) Chittaks 22 (twenty two) Square feet, more or less, equivalent to 05.41 (five point forty one) Decimals** out of the Vendor's total land measuring an area 61 (sixty one) Decimals togetherwith one tiles shaded structure standing thereon measuring an area about 100 (one hundred) square feet, more or less, lying and situated at **Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2237** under **L.R. Khatian No.2001/1**, Police Station - Airport (formerly Rajarhat), Municipal Holding No. BMC 6/93, Block - C, No.1 Nilanjanpally, Kolkata - 700136, Ward No. 6, Assessment No. 200331109473, within the jurisdiction of Bidhannagar Municipal Corporation, in the District - 24-Parganas (North), which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 72158

to 72186, Being No.150401757, for the year 2019, from *Smt. Rina Boral*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Conveyance, dated 7th day of August, 2019, the said *Sri Sajjan Kumar Mandal*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 14 (fourteen) Chittaks 25 (twenty five) square feet**, more or less, equivalent to **06.45 (six point forty five) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 340 (three hundred forty) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in *Mouza - Gopalpur*, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855, corresponding to L.R. Khatian No. 6940, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-6/02 BL-C, Gopalpur-Bablatata now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	6940	Bastu	65 Decimals	03	14	25	06.45

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 78505 to 78535, Being No.150401902, for the year 2019, from *Mr. Kallol Kumar Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after purchasing the said property *Sri Sajjan Kumar Mandal*, duly mutated his name in the records of B.L. and L.R.O. under L.R. Khatian No. 23958, in respect of land measuring an area **07 (seven) Cottahs 03 (three) Chittaks 02 (two) square feet**, more or less, in R.S./L.R. Dag No. 2234 and 2237.

AND WHEREAS the said *Sri Sajjan Kumar Mandal*, the Owner No. 5 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **07 (seven) Cottahs 03 (three) Chittaks 02 (two) square feet**, more or less, togetherwith asbestos shed structure standing thereon, measuring an area 440 (four hundred forty) square feet, more or less, lying and situated at *Mouza - Gopalpur*, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234 and 2237 under L.R. Khatian No. 23958 (formerly 6940 and 2001/1), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), Holding No. RGM-6/02, BL-C, Gopalpur-Bablatala now Sourav Ganguly Avenue, and BMC-6/93, BL-C, No. 1 Niranjanpally now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

RS./LR. Dag No	LR. Khatian No	Nature of Land	Total Land in RS./LR. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23958	Bastu	65 Decimals	03	14	25	06.45
2237	23958	Bastu	197 Decimals	03	04	22	05.41
Total:				07	03	02	11.86

AND WHEREAS the owners herein, jointly seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT

piece or parcel of bastu land, measuring area **1 (one) bigha 12 (twelve) cotthas 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, togetherwith tiles shaded structure, standing thereon total constructed area 3710 (three thousand seven hundred ten) square feet, more or less, cemented floor, lying and situated at **Sourav Ganguly Avenue, Gopalpur Bablatala-Udaychal**, being Municipal Holding Nos.RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2237, 2236, under L.R. khatian nos.23958, 23959, 23960, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Total Land in R.S./L.R. Dag	Saleable Area		
			Cottahs	Chittaks	Sq.ft.
2234	23958	65 Decimals	03	14	25
2234	23959	65 Decimals	04	13	25
2234	23960	65 Decimals	06	05	15
2234	23966	65 Decimals	07	03	32
2234	23965	65 Decimals	05	09	00
2236	23965	18 Decimals	01	07	00
2237	23958	197 Decimals	03	04	22
Total			32	09	29

AND WHEREAS the owners herein, jointly executed a registered Deed of Declaration for Amalgamation dated 11th day of November, 2019, registered in the office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, recorded in Book No.I, Volume No.1504-2019, pages from

117929 to 117971, as Being No.150402765 for the year 2019, amongst themselves respecting the aforesaid five properties being ALL THAT multi-Storeyed residential brick-built messuage tenement hereditament and premises and/or building measuring an area **1 (one) bigha 12 (twelve) cotthas 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, lying and situated at Municipal Holding Nos.RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Gānguly Avenue**, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, togetherwith tiles shaded structure, standing thereon total constructed area 3710 (three thousand seven hundred ten) square feet, more or less, cemented floor and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Total Land in R.S./L.R. Dag	Saleable Area		
			Cottahs	Chittaks	Sq.ft.
2234	23958	65 Decimals	03	14	25
2234	23959	65 Decimals	04	13	25
2234	23960	65 Decimals	06	05	15
2234	23966	65 Decimals	07	03	32
2234	23965	65 Decimals	05	09	00
2236	23965	18 Decimals	01	07	00
2237	23958	197 Decimals	03	04	22
Total			32	09	29

and the owners herein, thereafter jointly mutated their names in the record of the Bidhannagar Municipal Corporation, against their amalgamated properties.

AND WHEREAS by a Deed of Gift Dated 11th day of November, 2019, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, as Volume No.1504-2019, at pages from 118067 to 118105, Being No.150402768, for the year 2019, the said *Rechi Construction Pvt. Ltd; Mr. Bidur kumar Sah, Mrs. Vinti Mandal, Rechi Nirman Pvt. Ltd; and Mr. Sajjan Kumar Mandal*, the donors therein, as mentioned therein gifted their property being ALL THAT piece or parcel of bastu land, **measuring area 34 (thirty four) square feet, more or less**, out of land, **measuring area 1 (one) bigha 12 (twelve) cotthas 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, lying and situated at Municipal Holding Nos.RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Ganguly Avenue**, P.O. R-Gopalpur, *in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, in favour of Bidhannagar Municipal Corporation, the donee therein absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.*

AND WHEREAS the Owners herein, declares that the land hereunder agreed to be developed is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities, in fact.

AND WHEREAS the Developer, the party of the Second Part herein, having offered proposal for development of the said plot interalia including construction of a Multi-storied building upon the same (morefully and

particularly described in the FIRST SCHEDULE hereunder written) at their own cost in accordance with the building plan to be sanctioned by the BIDHANNAGAR MUNICIPAL CORPORATION area, and, the Owners have agreed to, and/or accepted the Developer's proposal, inclusive of consideration therefore as contained therein.

AND WHEREAS pursuant to the said proposal of the developer the party of the Second part, and the Owners, the party of the First part herein have agreed to cause to effect construction of a Multi-storied building upon the aforesaid plot of land for consideration as described hereinafter in details and the Developer, the party of the Second Part hereto has agreed to develop the said plot of land constructing a Multi-storied building thereon as per terms and conditions hereinafter appearing.

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

ARTICLE - I: DEFINITIONS

Unless it is repugnant to or inconsistent with the context of these presents:—

1. **OWNERS** shall mean **1) RECHI CONSTRUCTION PVT. LTD.**, a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), **PAN No.AAGCR6941N**, having its registered office at premises No.213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by its one of the Director namely, **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No.ABEPM7581M**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, **2) SRI BIDUR KUMAR SAH**, son of Late Kishori Prasad Sah, **PAN No. BFIPS1426L**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Tapaban Apartment, Ground Floor, RGM-660, Kaikhali Main Road, P.O. - R. Gopalpur, Police Station - Airport,

Kolkata - 700136, in the District of North-24-Parganas, West Bengal, **3) SMT. VINTI MANDAL**, wife of Sri Sajjan Kumar Mandal, **PAN No.AFUPM7284F**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, West Bengal, **4) RECHI NIRMAAN PVT. LTD.**, a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), **PAN No.AAHCR6515K**, having its registered office at premises No.220, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by it's one of the Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No.ABEPM7581M**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, **5) SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No.ABEPM7581M**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District - 24-Parganas (North), West Bengal.

2. **DEVELOPER** shall mean **RECHI CONSTRUCTION PVT. LTD.**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at premises No.213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District-24-Parganas (N), **PAN No.AAGCR6941N**, represented by it's one of the Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing, at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District-24-Parganas (North), **PAN No.ABEPM7581M**.

3. **SAID LAND** shall mean the land morefully and particularly described in the First Schedule hereunder written.
4. **ARCHITECTS** shall mean the Architect to be appointed by the Developer or such other Architect during the material time of construction of the proposed building or process or progress thereof being appointed by the developer only.
5. **BUILDING/PREMISES** shall mean Multi-storied building to be constructed upon the said lands in accordance with the building plan required to be duly sanctioned by the BIDHANNAGAR MUNICIPAL CORPORATION authority with all its variations, (morefully and particularly described in the SECOND SCHEDULE hereunder written).
6. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining the building to be constructed as aforesaid as and when required in connection with common services and facilities relating to the building, and shall further include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the THIRD SCHEDULE hereunder written.
7. **UNDIVIDED SHARE** shall mean the undivided variable and impartible proportionate share in the lands attributable and allocable to any unit/units within the building as aforesaid to be determined in relation to the area of the respective unit/units.
8. **BUILDING PLAN** shall mean the plan interalia touching the construction of the building and contents thereof in the shape of flats, car parking and other space including variations therein as permissible and modification thereof, if any, as well, requiring to be sanctioned by the BIDHANNAGAR MUNICIPAL CORPORATION in the name of the Owners at the cost of the developer and other statutory variation including such modifications or variations therein as may be required to be made or directed by the said BIDHANNAGAR MUNICIPAL CORPORATION and agreed by the Owners.

9. **TRANSFER** with its grammatical variations shall include a transfer by possession and by other lawful means adopted for effecting transfer interalia of flats/units in the Multi-storied building to be constructed under the project and interalia relate to transfer of the Developer's part or share of constructed areas within allocation meant for the developer or their nominee or nominees, if any, in the building to be constructed or portions of portions thereof to the intending purchasers thereof.
10. **TRANSFEREES** shall mean the purchaser to whom any flat and/or other space or spaces in the said building will be transferred.
11. **UNITS** shall mean flats, car parking spaces, commercial spaces, shopping mall, office spaces and godown spaces and other spaces within the building on or at the said premises, each of them being part thereof, in fact.

ARTICLE : II

1. **OWNERS' SHARE/ALLOCATION** shall mean the Owners will entitled to get the flats jointly in the manner as follows :-
 - (a) One self contained **flat No. 2D**, on the **SECOND floor** measuring an area **838 (eight hundred thirty eight) square feet** more or less, consisting of Two bed Rooms, One Drawing-cum-dining, One Kitchen, Two Toilets, and One Balcony.
 - (b) One self contained **flat No. 3A**, on the **THIRD floor** measuring an area **845 (eight hundred forty five) square feet** more or less, consisting of Two bed Rooms, One Drawing-cum-dining, One Kitchen, Two Toilets, and One Balcony.
 - (c) One self contained **flat No. 1D**, on the **FIRST floor** measuring an area **838 (eight hundred thirty eight) square feet** more or less, consisting of Two bed Rooms, One Drawing-cum-dining, One Kitchen, Two Toilets, and One Balcony.
 - (d) One self contained **flat No. 2A**, on the **SECOND floor** measuring an area **845 (eight hundred forty five) square feet** more or less, consisting

of Three bed Rooms, One Drawing-cum-dining, One Kitchen, Two Toilets, and One Balcony.

- (e) One self contained **flat No. 3D**, on the **THIRD floor** measuring an area **838 (eight hundred thirty eight) square feet** more or less, consisting of Two bed Rooms, One Drawing-cum-dining, One Kitchen, Two Toilets, and One Balcony.
- (f) One self contained **flat No. 1A**, on the **FIRST floor** measuring an area **845 (eight hundred forty five) square feet** more or less, consisting of Three bed Rooms, One Drawing-cum-dining, One Kitchen, Two Toilets, and One Balcony.

All the aforesaid flats including proportionate share of stair case, lift, landing area, as contained in the proposed Multi-storied building, lying and situated at Municipal Holding Nos.RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Ganguly Avenue**, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District of North-24-Parganas, togetherwith undivided proportionate share of land, morefully and particularly described in the First Schedule hereunder written, togetherwith common areas and facilities mentioned in the FOURTH SCHEDULE hereunder written, togetherwith common expenses and maintenance mentioned in the FIFTH SCHEDULE hereunder written, togetherwith guidance and restriction mentioned in the SIXTH SCHEDULE hereunder written.

2. **DEVELOPER'S SHARE** shall mean the developer will entitled to get remaining constructed area within the proposed multi-storeyed building including proportionate share of lift and landing area, as contained in the proposed Multi-storyed building, lying and situated at Municipal Holding Nos. RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Ganguly Avenue**, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, togetherwith common areas and facilities mentioned in the **FOURTH SCHEDULE** hereunder written, togetherwith common expenses and maintenance mentioned in the **FIFTH SCHEDULE** hereunder written, togetherwith guidance and restriction mentioned in the **SIXTH SCHEDULE** hereunder written, excluding the Owners share and allocation therein as mentioned above, hereinafter referred to as the **Developer's Allocation**.

Subject to Owners having their allocation or share or part in the covered areas within the building togetherwith their proportionate share respecting the same the Owners do hereby grant exclusive right to the developer to construct at their cost as agreed a Multi-storyed building on the said plot of lands, morefully and particularly described in the **FIRST SCHEDULE** hereunder written, and also authorise the developer herein to sell its portion within its allocation to the intending purchaser or purchasers to be selected by the Developer herein only being reckoned as its nominee or nominees as well.

ARTICLE III BUILDING OR BUILDINGS

1. The Developer, as agreed shall at its own cost and expenses construct at the said premises a multi-storeyed building according to the specification mentioned in the SIXTH SCHEDULE hereunder written in accordance with the sanctioned of the building plan as aforesaid by the Bidhannagar Municipal Corporation, in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be of good standard quality building materials and workmanship, without using substandard materials, and all such specifications, materials, fixtures and fittings as shall be required therefor shall be approved of and/or certified by qualified Architect or Architects.
2. The Developer shall install and erect in the said Multi-storied building at its own cost and expenses soil-test, water storage tanks and overhead reservoirs togetherwith other arrangements as shall be required to be provided in the building containing flats, shops, commercial spaces, semi-commercial spaces, Carparking spaces, office spaces and other spaces to be constructed in connection with the same being permitted by concerned Municipal Corporation.
3. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owners shall construct and complete the Multi-storied building upon the aforesaid land.

ARTICLE IV DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners not to transfer or assign the benefits of this Development Agreement or any part thereof without the consent in writing of the Owners. No consent shall be required from the Owners on the part of the Developer to transfer and assign the benefit of the Developer's allocation as mentioned above to the intending purchaser or purchasers thereof.
2. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners may be prevented

- from enjoying or selling/assigning, and/or disposing of the portions within the Owners allocation in the building.
3. That the Developer hereby declares that the proposed building shall be completed within **05 (five) years** from the date of sanction of the building plan and for any unavoidable reasons such time period shall be extended for the **06 (six) months** therefrom i.e; total period of **05 (five) years and 06(six) months** as a whole.
 4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction of the Multi-storied building under the development project the Developer shall have all the responsibility, and liability therefor, and shall keep the Owners, their estate, and effects safe, and harmless the Developer is agreeing to indemnify all claims, damages, rights and actions in respect of such eventualities without claiming reimbursement therefor.
 5. The Owners shall not be responsible for any Income tax/GST and any other taxes in respect of the Developer's allocation in the proposed building and non payment of such taxes by the developer shall not effect the property of Owners Allocation.
 6. The Developer shall pay all outstanding dues payable in respect of the said land and/or clearup all Municipal tax and other taxes and rent relating to the First Schedule property during course of such construction and till the date of delivery of possession of the Owners in their respective constructed area.

ARTICLE - V OWNERS OBLIGATIONS

1. The Owners shall deliver vacant and peaceful possession of the said property (morefully and particularly described in the **FIRST SCHEDULE** hereunder written) to the developer herein, simultaneously with the execution hereof.

2. The Owners shall authorise to the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building plan by executing necessary power of Attorney or any indenture relating to the same in favour of the Developer.
3. Subject to the preceding clauses the Owners hereby grant, exclusive, right to the Developer to construct, erect and complete the proposed building on the said land in accordance with the building plan to be sanctioned for construction of the building under the project. If, in case of any deviation in respect of the construction within the building, the developer shall be held liable and/or responsible for payment of any charges assess by the municipal authority, the owners herein have no responsibility for the same.
4. The Developer shall be entitled to erect and/or construct the proposed building with rights to transfer or otherwise deal with or dispose of Developer's allocation or portions thereof, and the Owners shall not in any way interfere with or disturb, quiet and peaceful possession of the Developer's allocation, mentioned as aforesaid.
5. The Owners shall execute a registered Power of Attorney authorising the Developer herein to appoint Architect, Labour, and to obtain electricity, Water, Sewerage, Drain from the Bidhannagar Municipal Corporation, and CESC, and to sign any agreement for sale, deed of conveyance or conveyances, Rectification Deeds, Boundary Declaration, Amalgamation Deed, and/or any mortgage to any financial institution or any Bank or deeds for transfer of the Developer's allocation within the building, or any part thereof to intending purchaser or purchasers, who shall be nominated by the developer herein.
6. The Owners hereby agrees and covenants with the Developer not to cause any interference or hindrance to the construction work of the said building by the developer on the said plot of land.

7. The Owners hereby agrees and covenants with the Developer not to transfer, let out, grant, lease, mortgage, encumber, and/or charge the said plot of land or any portion thereof, except the Developer herein, during subsistence of the present agreement.
8. The Owners undertake that during the continuance of this agreement they shall not enter into any Development or Sale agreement with any third party in respect of the said lands or any portion thereof.
9. The Owners further shall not be entitled to claim any additional area and/or amount of sale proceeds of the Developer's allocated portion mentioned above, nor shall be entitled to claim any share in the amount of sale proceeds from intending purchaser or purchasers of the Developer's allocation or portions thereof as may be received by the Developers as constituted Attorney of the Owners herein.
10. The developer shall be entitled to fix sign boards on the said property for advertisement, and insertions in news papers and other advertising media for making the project known to the public and the Developer herein shall choose a name for the Multi-storied building to be constructed under the project it being so agreed by the parties hereto.
11. It is agreed that the developer shall be entitled to enter into any agreement for sale in respect of Developers allocations to different prospective buyers thereof, and to sell out portions thereunder in the shape of flats, shops, commercial spaces, semi-commercial spaces, office spaces, carparking spaces and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by the developer, and in such matters and in the matter, of receipt of bookings and/or advance monies from the intending buyers of any portion within the developer's allocation or of different portions within the allocation of the developer, the Owners shall not interfere in any manner whatsoever.

12. If any of the Owner being the party of the First part herein dies during the continuance of the agreement all their heirs and/or legal representatives shall be bound to abide by the terms hereof and if required by the Owners/developer, shall sign necessary papers and/or documents in execution thereof either for inclusion thereof in this agreement or for continuity and/or modification hereof as per requirements of the developers without any right to back out from such obligations in any manner whatsoever.
13. The Owners without any just reason shall not be entitled to repudiate, rescind, and/or cancel this development agreement and the registered general power of attorney as has been executed by the Owners simultaneously with the execution hereof during the period of completion of the development project, as agreed upon hereinabove or act against terms hereof during the period of construction and/or completion of the building as envisaged hereunder and/or that of disposal of the portion under the allocation of the developer as agreed by way of transfers, and/or till completion of such development project as a whole and further undertake that they are not filed any suit amongst them.
14. The Owners undertake that their constituted attorney shall execute agreement or agreements for sale, and cause to registered proper Deed or Deeds or conveyance or conveyances for sale of the developer's allocation or any part thereof in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation.
15. Simultaneously with the execution hereof the Owners herein handover all original documents and/or Deeds relating to the land morefully and particularly described in the First Schedule hereunder written, to the developer herein.

ARTICLE VI DEVELOPER'S RIGHTS

1. The Developer will hold and possess the said plot of land as exclusive right, and shall have authority to construct the building on the said plot of land as per building plan sanctioned by the Bidhannagar Municipal Corporation.
2. If any amendment or modification is required in connection with said building plan the same shall be done by the Developer at its own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees required to be paid or deposited for such amendment, and/or modifications of the building plan, if necessary, provided, however, that such amendments or modifications would not prejudice the Owners in any manner whatsoever.
3. The Developer shall be entitled to sign and execute enter into any agreement for sale(s) and any deed of conveyance(s) with the intending purchaser or purchasers for selling Developer's allocation within the building to be constructed under the project or portion thereof containing flats, shops, commercial spaces, semi-commercial spaces, Carparking spaces, office spaces and other spaces, settling terms therefor with the prospective buyers therefor to sell their allotted portion together with undivided proportionate share in the lands below the same to the said intending buyers subject to requirements by the developer and constituted attorney on behalf of the Owners herein shall also execute agreement or agreements for sale(s), and cause to registered proper Deed or Deeds or conveyance or conveyances for sale of the developer's allocation or any part thereof in favour of the intending purchaser or purchasers nominated by the Developer for such transfer or sale thereof the same being within the Developer's allocation.
4. The Developer shall also be entitled to accept money by way of consideration price of the said flats, shops, commercial spaces, semi-commercial spaces, Carparking spaces, office spaces and other spaces

from the prospective buyers in respect of Developer's allocated portion, and/or share in the land of the said proposed building(s) with flats, shops, commercial spaces, semi-commercial spaces, Carparking spaces, office spaces and other spaces, hereinafter referred to as saleable area, and can issue receipt in their name or on behalf of its company and acknowledging such receipts in terms of this agreement for sale or deed of conveyance(s) without making the Owners liable or accountable for the same at any point of time.

5. That the Developer shall execute any Agreement for Sale or Deed of Conveyance(s) to the intending purchaser or purchasers as an attorney on behalf of the owners respecting the proportionate share of land.

ARTICLE VII CONSIDERATION

That save and except the Owners' allocation in the proposed building as mentioned above the developer herein has agreed to pay a non-refundable amount of sum of Rs.3,25,00,000/- (Rupees three crore twenty five lakh) only to the Owners herein, and the Developer herein has paid a sum of Rs.5,00,000/- (Rupees five lakhs) only as per memo hereunder written and balance Rs. 3,20,00,000/- (Rupees three crore twenty lakh) only will be paid at the time of on or before possession of their said allocation.

ARTICLE VIII MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer various lawful deeds, matters and things not herein specified may be required to be done by the Developer wherefor 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 Owners relating to which specific provisions may not have been made herein or in the Power of Attorney.
2. Any dispute or difference which may arise between the parties or their nominee or representative with regard to the construction, meaning, purport, and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction shall

be referred to the Court of Law for appointment of a Arbitrator as per Arbitration and Conciliation Act, 1996, including its statutory modification and re-enactment upto date.

ARTICLE IX OWNERS' INDEMNITY

1. The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their respective allocation without any interference or disturbance provided the Developer performs, observes, and fulfils all the terms and conditions herein contained, and/or on their part to be observed, performed and/or fulfilled by the developer.

ARTICLE X DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes not to make the Owners liable for and to compensate him for and/or against all third party's claims and actions arising out of any part of the act or omission of the Developer in or relating to the construction of the said building.
2. The Developer hereby undertakes to indemnify and keep the Owners indemnified from and against all actions, suits, costs, proceeding and claims and demands that may arise out of the Owners and/or Developer's allocation with regard to the Development of the building and/or in the matter of construction of the building and/or for any defect therein.

ARTICLE XI FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent of their performance of relative obligations herein being prevented by the existence of force majeure which shall remain suspended for the time being, entitling them to be suspended from their such obligations during the duration of the force majeure.
2. Force majeure shall mean natural calamities like earthquake, riot, war, storm, tempest, civil commotion etc. which may be beyond the control of any of the parties.
4. The Developer shall also be entitled to accept money by way of consideration price of the said flats/units from the prospective buyers

in respect of Developer's allocated portion, and/or share in the said proposed building with Flats and Carparking spaces as referred to as saleable area, and can issue receipt in their name or on behalf of their firm name acknowledging such receipts in terms of this agreement without making the Owners liable or accountable for the same at any point of time.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of bastu land, measuring area **1 (one) bigha 12 (twelve) cotthas 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, lying and situated at Municipal Holding Nos. RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Ganguly Avenue**, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, In Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, togetherwith tiles shaded structure, standing thereon total constructed area 3710 (three thousand seven hundred ten) square feet, more or less, cemented floor and details of Dag.Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Total Land in R.S./L.R. Dag	Saleable Area		
			Cotthas	Chittaks	Sq.ft.
2234	23958	65 Decimals	03	14	25
2234	23959	65 Decimals	04	13	25
2234	23960	65 Decimals	06	05	15
2234	23966	65 Decimals	07	03	32
2234	23965	65 Decimals	05	09	00
2236	23965	18 Decimals	01	07	00
2237	23958	197 Decimals	03	04	22
Total			32	09	29

The property was butted and bounded as follows:—

ON THE NORTH	:	By part of R.S./L.R. Dag No. 2237.
ON THE SOUTH	:	By 10' feet wide Road.
ON THE EAST	:	By Part of R.S./L.R. Dag No.2237 & 2236
ON THE WEST	:	By 33' feet wide Road Sourav Ganguly Avenue.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT proposed Residential-cum-commercial Multi-storeyed brick-built messuage tenement hereditament and premises and/or building **TOGETHER WITH** the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same to be erected and built building known as "**ANANDI ENCLAVE**", containing area **1 (one) bigha 12 (twelve) cotthas 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, lying and situated at Municipal Holding Nos.RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Ganguly Avenue**, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, and details of

Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Total Land in R.S./L.R. Dag	Saleable Area		
			Cottahs	Chittaks	Sq.ft.
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2234	23959	65 Decimals	04	13	25
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2234	23965	65 Decimals	05	09	00
2236	23965	18 Decimals	01	07	00
2237	23958	197 Decimals	03	04	22
Total			32	09	29

The property was butted and bounded as follows:—

ON THE NORTH : By part of R.S./L.R. Dag No. 2237.
ON THE SOUTH : By 10' feet wide Road.
ON THE EAST : By Part of R.S./L.R. Dag No. 2237 & 2236
ON THE WEST : By 33' feet wide Road Sourav Ganguly
Avenue.

THIRD SCHEDULE ABOVE REFERRED TO:

THE OWNERS AND THE INTENDING PURCHASER OR PURCHASERS ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:—

1. Stair cases on all the floors and lift facilities.
2. Stair cases landing on all floors and lift facilities.
3. Main gate of the said building/premises and common passage and lobby on the Ground to Top floor.

4. Water pumps, Water Tank, Water pipes and overhead tank on the roof, and other common plumbing installations and also pump.
5. Installation of common services viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in the common space, passage, staircase including electric meter and fittings.
7. Common Electric meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required therefor, common walls in between the unit being the flat and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings respecting the common areas of the premises.
10. Such other common parts, areas equipment, installations, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupation of the respective units.
11. Electrical Wiring, meters (excluding those installed for any particular **UNIT**).
12. GENERAL COMMON ELEMENTS and facilities meant for the said '**UNIT**'.
 - a) All private ways, curves, side-walls and areas of the said premises.
 - b) Exterior conduits, utility lines.
 - c) Public connection, meters, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
 - d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
 - e) All elevations including shafts, shaft walls, machine rooms and facilities.
 - f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to

- the existence, management, operation, maintenance and safety of the building or normally in common use.
- g) The foundation, Corridor, Lobbies, Stairways Entrance and exists, path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said 'UNIT', side or interior load bearing walls within the building or concrete floor slabs except the roof slab and all concrete ceilings and all staircases in the said building.
 - h) Utility lines, telephone and electrical systems contained within the said building.
 - i) The ultimate roof or terrace including structure in the said building will jointly be undivided property among the Owners, Developer and the other Owners—the intending purchaser or purchasers of different units, subject to limitation, if any, to their such rights, the purchaser or purchasers being together entitled to use and enjoy the ultimate roof and/or terrace with the Owners, Developer, other intending purchaser or purchasers without causing inconvenience to one another.

FOURTH SCHEDULE ABOVE REFERRED TO

THE OWNERS and INTENDING PURCHASER OR PURCHASERS WITHIN THE BUILDING SHALL HAVE TO BEAR:—

1. The expenses of administration, maintenance, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, gas pipe, electric wirings, installations, sewers, drains, and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Purchaser co-Purchaser, or other occupiers thereof.

2. The costs of cleaning, maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.
3. Cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges, and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lightening, Civil commotion, etc.
7. Municipal taxes, Multi-storied building tax, if any, and other similar taxes save those separately assessed on the respective UNIT.
8. Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
9. Such other expenses as are necessary or incidental for maintenance, up-keep and security of the building, and Govt. duties, as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the unit-Owners, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownership Act and bye Laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.
10. The share of the purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

FIFTH SCHEDULE ABOVE REFERRED TO

THE GUIDANCE RESPECTING POSSESSION AND/OR USER OF THE UNIT/FLAT INTER-ALIA SHALL INCLUDE THE IMPOSITIONS AND RESTRICTION AS UNDER:—

1. The purchaser or purchasers/Owners, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.
2. To use the said 'UNIT', and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owners or occupiers of the other units, inclusive of flats, nor to use the same for any illegal or immoral purposes in any manner whatsoever.
3. To carry on or permit to be carried on upon the said 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged the said 'UNIT' or any part thereof.
5. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
7. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the 'UNIT', or any portion of the building the same.

8. To avoid the liability or responsibility of repairing any portion, or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat Owners as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons, as may be required by the unit Owners' Association from time to time on request therefor by such Association.
9. To paint outer walls or portion of their flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their UNIT only in any colour of their choice.
10. To encroach any common portion of the building, jeopardy the user thereof, nor to encumber any of such portion in any manner whatsoever.

SIXTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

1. Structure - Pilling with R.C.C. framed Structure with RCC columns & beams.
2. Floor - Entire floor Marble/veitrified tiles finish and Kitchen and toilet will be provided marble finish.
3. Inside Walls - Finished with plaster of paris.
4. Outside Walls - Pa'nting with weathercoat paints.
5. Electrical Wiring - Concealed with copper wire (Finolex/Havels).

(41)

- a) Bed Room - Two light points, One fan point, One 5A plug point.
- b) Kitchen - One Light point, One Exhaust fan point, One 15A plug point, Two 5A Plug Point.
- c) Toilets - One light point and one exhaust point.
- d) Verandah - One light point, One 5A Plug point.
- e) Dining - Two light points, One Fan point, Two 5A, Socket, One 15A socket, provision for T.V. Antena without cable or wiring.
6. Plumbing - Concealed PVC pipe lines in Toilets and kitchen, CP pillar cocks and bib cocks, Brass stop cocks, outside water lines exposed PVC pipe. PVC soil lines, PVC rain water lines, white porcelain wash basin in each Flat with PVC cistern in each toilet.
7. Doors - All doors Flush doors with primer coat and PVC door in toilets.
8. Windows - Aluminum sliding windows with 3mm glass and integral Grill.
9. Roof - Finished with roof tiles or otherwise.
10. Water Arrangement - 24 hours with overhead tank and deep tubewell and pumping arrangements with Water filter arrangement.
11. Toilet - Glazed tiles upto six feet height from floor level.
12. Kitchen - Granite platform on the kitchen and glazed tiles upto Two feet height from the kitchen platform.
13. Stair case - Lighting arrangement and marble stair and walls with putty.
14. Lift : One Lift will be installed in the building.
15. Extra charge : Owners will have to pay the developer herein for installation of electric meter of his allocation.
16. Any extra work outside this schedule or aforesaid specification will be charged extra.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED AND DELIVERED BY THE OWNERS AT KOLKATA IN THE PRESENCE OF WITNESSES :-

1. Manik Lal De

2. Raj Kumar Tiwary
113/2, Bakshindari Road,
Kolkata - 700048

SIGNED, SEALED & ACCEPTED BY THE DEVELOPER AT KOLKATA IN THE PRESENCE OF WITNESSES :-

1. Manik Lal De

2. Raj Kumar Tiwary

AS PER INSTRUCTION BY THE PARTIES

Drafted by :

Manik Lal De

Mr. Manik Lal De

Advocate,

High Court, Calcutta.

WB/632/1988.

(1) MR. SAJJAN KUMAR MANDAL

Bidur Kumar Sah
(2) MR. BIDUR KUMAR SAH

Vinti Mandal
(3) MRS. VINTI MANDAL
RECHI NIRMAAN PVT. LTD.

Director
(4) RECHI NIRMAAN PVT. LTD.
Represented by its Director
SRI SAJJAN KUMAR MANDAL
For RECHI CONSTRUCTION PVT. LTD.

Director
5) RECHI CONSTRUCTION PVT. LTD.
Represented by its Director
SRI SAJJAN KUMAR MANDAL

...OWNERS/ FIRST PART
RECHI NIRMAAN PVT. LTD.

Director
RECHI NIRMAAN PVT. LTD.
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...DEVELOPER/THIRD PART

RECEIVED on and from within named party of the Second part herein a sum of Rs.5,00,000/- (Rupees five lakh) only as per memo of consideration detail hereunder written.

Memo of Consideration

Cheque No./ Cash/DD	Dated	Drawn on	Amount
031035	19-01-2021	Allahabad Bank, Dum Dum Park Br. Kolkata-700055	1,00,000/-
031036	19-01-2021	- do -	1,00,000/-
031037	19-01-2021	- do -	1,00,000/-
031038	19-01-2021	- do -	1,00,000/-
-	19-01-2021	- Cash -	1,00,000/-
TOTAL RUPEES FIVE LAKH ONLY.			TOTAL Rs. 5,00,000.00

WITNESSES

1. *Munir Kumar*

2. *Raj Kumar Tiwary*

[Signature]

(1) MR. SAJJAN KUMAR MANDAL

Bidur Kumar Sah

(2) MR. BIDUR KUMAR SAH

Vinti Mandal

(3) MRS. VINTI MANDAL
For RECHI CONSTRUCTION PVT. LTD.

(4) RECHI CONSTRUCTION PVT. LTD.
Represented by its Director

SRI SAJJAN KUMAR MANDAL

RECHI NIRMAAN PVT LTD

(5) RECHI NIRMAAN PVT. LTD.

Represented by its Director
SRI SAJJAN KUMAR MANDAL
...OWNERS/ FIRST PART

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....



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B. S. Kumar Seh



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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

192020210208686601

Payment Mode

Online Payment

BRN Date: 19/01/2021 20:04:22

Bank : State Bank of India

BRN : IK0AXVPQW7

BRN Date: 19/01/2021 20:08:41

DEPOSITOR'S DETAILS

Id No. : 2001762938/4/2020

(Query No./Query Year)

Name : SAJJAN KUMAR MANDAL

Contact No. :

Mobile No. : +91 9051800151

E-mail : msajjan Kumar@gmail.com

Address : 213 DUM DUM PARK KOLKATA 700055

Applicant Name : Mr MANIK LAL DE

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

I - 160/2021

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001762938/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2001762938/4/2020	Property Registration Registration Fees	0030-03-104-001-16	5021


In Words : Rupees Eighty Thousand Forty Two only

Total

80042





For RECHI CONSTRUCTION PVT. LTD.

Director



आयकर विभाग
INCOME TAX DEPARTMENT
SAJJAN KUMAR MANDAL
SRIDHAR PRASAD MANDAL
08/11/1968
Permanent Account Number
ABEPM7581M
Signature
भारत सरकार
GOVT. OF INDIA



[Handwritten signature]





ভারত সরকার
ভারত সরকার



শাজন কুমার মন্ডল
Sejan Kumar Mandal
পিতা : শ্রীধর প্রসাদ মন্ডল
Father : SRIDHAR PRASAD
MANDAL
জন্ম তারিখ / DOB : 08/11/1968
সুত্র / Male



7751 2396 1704

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রমাণ প্রাধিকার
Authority of India

ঠিকানা: ২১৩, দুমদুম পার্ক, গাউন
বন্দন (এম), বাঙ্গুর ২৪ডিবিটি, উত্তর
২৪ পরগনা, পশ্চিমবঙ্গ, ৭০০০৫৫
Address: 213, DUMDUM PARK,
South Dum Dum (M), Bangur
Avenue, North 24 Parganas, West
Bengal, 700055

7751 2396 1704

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Handwritten signature





Bidur Kumar Singh





Bidur Kumar Saha



आयकर विभाग
INCOME TAX DEPARTMENT
VINDI MANDAL
JAIPRAKASH SAHA
03/05/1977
PAN Card Account Number
AFURM7264F
Signature
भारत सरकार
GOVT OF INDIA



Vindi Mandal










বিনি মন্ডল
Vinit Mandal
 পিতা : জয় প্রকাশ সাহা
Father : JAY PRAKASH SAHA
 জন্মতারিখ / DOB : 03/09/1977
 লিঙ্গ / Female



6144 8869 3416

আধার - সাধারণ মানুষের অধিকার








আধার

কেন্দ্রীয় জনসংখ্যা নিবন্ধন কর্তৃক প্রাধিকারিত
Authorized by the Central Population Register Authority of India


ঠিকানা: ২১৩, দামদুম পার্ক, দামদুম
 ডুমডুম (সদ), বাঙ্গুর এভিনিউ, উত্তর
 ১৪ পরগণা, পশ্চিমবঙ্গ, ৭০০০১১

Address: 213, DUMDUM PARK,
 South Dum Dum (M), Bangur
 Avenue, North 24 Parganas, West
 Bengal, 700055

6144 8869 3416


 1800 202 1867


help@uidai.gov.in


www.uidai.gov.in

Vinit Mandal







RECHI NIRMAAN PRIVATE LTD

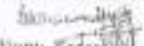
Director



 **IDENTITY CARD**

DIBYENDU DEY
 Advocate

 Name: **Hirakrishna Dey**
MR. HIRA MOHAN DEY
 Hony. Secretary

 Signature of the Card Holder

Card No. 1484 Date of Membership 18/01/2014

Address 17/45, 21/6, Patacharya, Pa-Chitpur
Kolkata-700020

Mobile 98300-25

Enrolment No. 17/1007-1203/Of 2014

Enrolment Date 16-1-2014



Major Information of the Deed

Deed No. Year	I-1504-00160/2021	Date of Registration	20/01/2021
Deed No. Year	1504-2001762938/2020	Office where deed is registered	1504-2001762938/2020
Query Date	24/12/2020 8:27:52 PM		
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2, Kalindi Hosinbg Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9831346520, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
		Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]
Set Forth Value	Rs. 8/-	Market Value	Rs. 5,96,11,605/-
Stamp Duty Paid So	Rs. 75,121/- (Article:48(g))	Registration Fee/Paid	Rs. 5,021/- (Article:E, E, B)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: saurav Ganguly Avenue.(gopalpur), Mouza: Gopalpur, , Ward No: 4 JI No: 2, Pin Code : 700136



Sch. No.	P/lot Number	Katha Number	Land Proposed	User ROR	Area of Land	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-2234 (RS :-)	LR-23958	Bastu	Bastu	3 Katha 14 Chatak 25 Sq Ft	1/-	68,01,040/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L2	LR-2234 (RS :-)	LR-23959	Bastu	Bastu	4 Katha 13 Chatak 25 Sq Ft	1/-	84,31,839/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L3	LR-2234 (RS :-)	LR-23960	Bastu	Bastu	6 Katha 15 Chatak 15 Sq Ft	1/-	1,21,04,159/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L4	LR-2234 (RS :-)	LR-23966	Bastu	Bastu	7 Katha 3 Chatak 321 Sq Ft	1/-	1,32,78,336/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L5	LR-2234 (RS :-)	LR-23965	Bastu	Bastu	5 Katha 9 Chatak	1/-	96,76,079/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
L6	LR-2236 (RS :-)	LR-23965	Bastu	Bastu	1 Katha 7 Chatak	1/-	25,00,560/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,






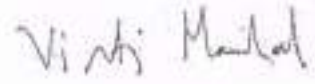
LR-23958	Bastu	Bastu	3 Katha 4 Chatak 22 Sq Ft	1/-	57,06,592/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road,
TOTAL :			55.4881Dec	7 /-	584,98,605 /-	
Grand Total :			55.4881Dec	7 /-	584,98,605 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setoff Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7	3710 Sq Ft.	1/-	11,13,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3710 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3710 sq ft	1/-	11,13,000 /-	

Land Lord Details :




S No	Name	Address	Photo	Finger print and Signature
1	RECHI CONSTRUCTION PRIVATE LIMITED	213, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative		
2	Mr BIDUR KUMAR SAH Son of Late Kishori Prasad Sah Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office			 <i>Bidur kumar sah</i>
			20/01/2021	LTI 20/01/2021
				20/01/2021
		Tapaban Apartment, RGM-660, Kaikhali Main Rd, Ground Floor, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office		
3	RECHI NIRMAAN PRIVATE LIMITED	220, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative		

Name	Photo	Finger Print	Signature
SAJJAN KUMAR MANDAL (Presentant) Son of Mr Sridhar Prasad Mandal Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office			
20/01/2021	LTI 20/01/2021	20/01/2021	
213, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
5 Mrs VINTI MONDAL Wife of Mr Sajjan Kumar Mandal Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office			
20/01/2021	LTI 20/01/2021	20/01/2021	
213, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office			



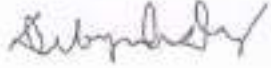
Developer Details :

S. No	Name/Address/Photo/Finger print and Signature
1	RECHI NIRMAAN PRIVATE LIMITED 220, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identive Details :

Name/Address/Photo/Finger print and Signature	Name	Photo	Finger Print	Signature
Mr SAJJAN KUMAR MANDAL Son of Mr Sridhar Prasad Mandal Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office	 <small>Jan 20 2021 2:49PM</small>	 <small>LTI 20/01/2021</small>	 <small>20/01/2021</small>	
213, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ABxxxxx1M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RECHI CONSTRUCTION PRIVATE LIMITED (as Director), RECHI NIRMAAN PRIVATE LIMITED (as Director), RECHI NIRMAAN PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBYENDU DEY Son of Mr H M Dey A-18/1, Kalindi Housing Estate, P.O:- Lake Town, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700089	 <small>20/01/2021</small>	 <small>20/01/2021</small>	 <small>20/01/2021</small>
Identifier Of Mr BIDUR KUMAR SAH, Mr SAJJAN KUMAR MANDAL, Mrs VINTI MONDAL, Mr SAJJAN KUMAR MANDAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Mr SAJJAN KUMAR MANDAL	RECHI NIRMAAN PRIVATE LIMITED-6.45104 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDUR KUMAR SAH	RECHI NIRMAAN PRIVATE LIMITED-7.99792 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs VINTI MONDAL	RECHI NIRMAAN PRIVATE LIMITED-11.4812 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	RECHI NIRMAAN PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-12.595 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	RECHI CONSTRUCTION PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-9.17813 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	RECHI CONSTRUCTION PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-2.37188 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr SAJJAN KUMAR MANDAL	RECHI NIRMAAN PRIVATE LIMITED-5.41292 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RECHI CONSTRUCTION PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft
2	Mr BIDUR KUMAR SAH	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft
3	RECHI NIRMAAN PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft
4	Mr SAJJAN KUMAR MANDAL	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft
5	Mrs VINTI MONDAL	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft

Details as per Land Record

North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ganguly Avenue.(gopalpur), Mouza: Gopalpur, Ward No: 4 JI No: 2, Pin Code : 700136

Plot & Khatian No.	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2234, LR Khatian No:- 23958	Owner:সম্মত কুমার মন্ডল, Gurdian:শ্রীধর প্রসাদ মন্ডল, Address:সম্মত পার্ক লেকটাইন , Classification:বাগান, Area:0.06000000 Acre,	Mr SAJJAN KUMAR MANDAL
L2	LR Plot No:- 2234, LR Khatian No:- 23959	Owner:বিদুর কুমার সাহ, Gurdian:দুর্ভ কিশোরী প্রসাদ সাহ, Address:বিজা , Classification:বাগান, Area:0.08000000 Acre,	Mr BIDUR KUMAR SAH
L3	LR Plot No:- 2234, LR Khatian No:- 23960	Owner:বিন্দি মন্ডল, Gurdian:সম্মত কুমার মন্ডল, Address:বিজা , Classification:বাগান, Area:0.11000000 Acre,	Mrs VINTI MONDAL
L4	LR Plot No:- 2234, LR Khatian No:- 23966	Owner:রীচি নির্মাণ প্রাইভেট লিমিটেড, Gurdian:পঙ্ক ডিভাইট, Address:বিজা , Classification:বাগান, Area:0.11000000 Acre,	RECHI NIRMAAN PRIVATE LIMITED
L5	LR Plot No:- 2234, LR Khatian No:- 23965	Owner:রীচি কনস্ট্রাকশন প্রাইভেট লিমিটেড, Gurdian:পঙ্ক ডিভাইট, Address:সম্মত পার্ক লেকটাইন , Classification:বাগান, Area:0.09000000 Acre,	RECHI CONSTRUCTION PRIVATE LIMITED
L6	LR Plot No:- 2236, LR Khatian No:- 23965	Owner:রীচি কনস্ট্রাকশন প্রাইভেট লিমিটেড, Gurdian:পঙ্ক ডিভাইট, Address:সম্মত পার্ক লেকটাইন , Classification:বাগান, Area:0.02000000 Acre,	RECHI CONSTRUCTION PRIVATE LIMITED
L7	LR Plot No:- 2237, LR Khatian No:- 23958	Owner:সম্মত কুমার মন্ডল, Gurdian:শ্রীধর প্রসাদ মন্ডল, Address:সম্মত পার্ক লেকটাইন , Classification:বাগান, Area:0.05000000 Acre,	Mr SAJJAN KUMAR MANDAL

2021

Certificate of Market Value (WB.PUVI.R.I. 30/2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,96,11,605/-

Priya Mukherjee

Priya Mukherjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 20-01-2021

Certificate of Admissibility (Rule 49, W.B. Registration Rules 1962)

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

Presentation (Under Section 52 & Rule 22A(3) 48(f), W.B. Registration Rules 1962)

Presented for registration at 13:14 hrs on 20-01-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SAJJAN KUMAR MANDAL, one of the Executants.

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

Execution is admitted on 20/01/2021 by 1. Mr BIDUR KUMAR SAH, Son of Late Kishori Prasad Sah, Tapaban Apartment, RGM-660, Kalkhali Main Rd, Ground Floor, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr SAJJAN KUMAR MANDAL, Son of Mr Sridhar Prasad Mandal, 213, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Mrs VINTI MONDAL, Wife of Mr Sajjan Kumar Mandal, 213, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Identified by Mr DIBYENDU DEY, . . Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-01-2021 by Mr SAJJAN KUMAR MANDAL, Director, RECHI CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 213, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055; Director, RECHI NIRMAAN PRIVATE LIMITED (Private Limited Company), 220, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055; Director, RECHI NIRMAAN PRIVATE LIMITED (Private Limited Company), 220, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Mr DIBYENDU DEY, . . Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2021 8:08PM with Govt. Ref. No: 192020210208686601 on 19-01-2021, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AXVPQW7 on 19-01-2021, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-
= Rs 75,021/-

Description of Stamp

Stamp: Type: Impressed, Serial no 2615, Amount: Rs.100/-, Date of Purchase: 15/01/2021, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/01/2021 8:08PM with Govt. Ref. No: 192020210208688601 on 19-01-2021, Amount Rs: 75,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IKDAXVPQW7 on 19-01-2021, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2021, Page from 7713 to 7779

being No 150400160 for the year 2021.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2021.01.21 13:00:52 +05:30
Reason: Digital Signing of Deed.

Debjyoti
(Debjyoti Bandyopadhyay) 2021/01/21 01:00:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)

DATED THIS THE 20th DAY OF January 2002.

B E T W E E N

- (1) RECHI CONSTRUCTION PVT. LTD.
represented by its Director
SAJJAN KUMAR MANDAL
- (2) MR. BIDUR KUMAR SAH
- (3) MRS. VINTI MANDAL
- (4) RECHI NIRMAAN PVT. LTD.
represented by its Director
SAJJAN KUMAR MANDAL
- (5) MR. SAJJAN KUMAR MANDAL
...OWNERS/FIRST PART

A N D

RECHI NIRMAAN PVT. LTD.
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...DEVELOPER/SECOND PART

DEVELOPMENT AGREEMENT

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, KOLKATA - 700 089
Phone No. 9830056633