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

District Sub-Registrar-V  
Alipore, South 24 Parganas

05 AUG 2016

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made this the 5<sup>th</sup> day of August, Two Thousand Sixteen (2016) of Christian Era BETWEEN

*Batadal Ray*

For Ananda Neer Developers & Promoters Private Limited

*Avinet Banerjee*  
Director

For Ananda Neer Developers & Promoters Private Limited

*Arghya Das*

Director

For Ananda Neer Developers & Promoters Private Limited

*Apurva Das*

Director

For Ananda Neer Developers & Promoters Private Limited

*Avinet Banerjee*

Director

District Sub-Registrar-V  
Alipore, South 24 Parganas  
05 AUG 2016



Identified by me:-  
Kalinindra Pradhan  
S/O late A. K. Pradhan  
Village - Madanda, P.O -  
Mandi Kabanon, P.S - Kamrupa  
Dist: Purba Medinipur  
Pin: 751453, West Bengal  
by Occupation - Govt. Officer

B. C. LAHIRI  
Advocate  
ALPUR JUDGE COURT  
KOL-27

*[Handwritten signature]*

Vendor:.....  
Address:.....  
Name:.....  
No. ....  
Rs. 100/- Date.....  
ALPUR COLLECTORATE, 24 PGS. (S)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipur Police Court, Kol-27

- 1922

01 JUL 2016

SRI SATADAL RAY (PAN-AFHPR2817J), son of Late Suresh Chandra Ray, by faith- Hindu, by Occupation – Retired Bank Employee, by Nationality – Indian, and residing at Ramakrishnagar, Post Office –Laskarpur, Police Station – Sonarpur, District South 24 Pargana, Pin-700153, hereinafter referred to as the “OWNER” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns ) of the FIRST PART.

AND

M/S. ANANDA NEER DEVELOPERS AND PROMOTERS PVT. LTD., (PAN- AAMCA5737D), having its registered office at 385, Madurdaha, P.O.- E.K.T.P.,P.S.- Tiljala now Anandapur, Kolkata-700107, represented by its Managing Director SRI ARIJIT BANERJEE, son of Late Sibananda Banerjee, (PAN-AGGPB3896D)by faith – Hindu, by occupation Business, by Nationality – Indian, residing at 385, Madurdaha, P.O.- E.K.T.P., P.S. Tiljala now Anandapur, Kolkata-700107, District South 24 Parganas, hereinafter referred to as the “DEVELOPER”(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective heirs, executors, administrators, successors-in-office, legal representatives and assigns) of the SECOND PART;

WHEREAS by a registered Deed of Sale dated 26.11.1984 and recorded before D.S.R. Alipore, District South 24 Parganas, Vide Book No. 1, Volume No. 147, Pages 483 to 491, being No.13865, for the year 1984, the said owner SMT. JAMUNA BALA MONDAL, represented by her Constituted Attorney Sri Habul Mondal therein referred to as the Vendor, the said Vendor sold, transferred and conveyed against valuable consideration of ALL THAT the

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited

*Arijit Banerjee*  
Director

piece and parcel of land measuring about 6 (Six) Cottahs 5( Five) Chittaks 15 Sq.ft. be the same little more or less alongwith common passage under Scheme Plot Nos. 14 and 15, lying and situate at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No. 56, being appertaining R.S. Dag No.185, under R.S. Khatian No. 87, within the limits of the Kolkata Municipal Corporation Ward No. 109, P.S. - Purba Jadavpur, Kolkata- 700099, District South 24 Parganas, in favour of SRI SATADAL RAY.

AND WHEREAS setting aside an area of 13( Thirteen) Chittacks 35 (Thirty Five) Sq.ft. for Road Sri Satadal Ray, was in possession and absolute enjoyment of the net land measuring 5 (Five) Cottahs 7(Seven) Chittaks 25 (Twenty Five) Sq.ft. be the same-little more or less.

AND WHEREAS thus the SRI SATADAL RAY herein became the absolute owner of the aforesaid property of land measuring about 5(Five) Cottahs 7( Seven) Chittaks 25(Twenty Five) Sq.ft. and while seized and possessed of the same mutated his own name in the record of Kolkata Municipal Corporation which became known and numbered as premised No. 369, Nayabad, P.S.- Purba Jadavpur, Kolkata, District South 24 Parganas within Ward No. 109, having Assessee No. 31-109-08-6615-5, as. morefully described in the schedule hereunder written and has been enjoying the same free from all encumbrances by paying taxes and revenue thereof.

AND WHEREAS thus SRI SATADAL RAY is at present the absolute Owner of the said Schedule property of ALL THAT the piece and parcel of Net land measuring about 5(Five) Cottahs 7( Seven) Chittaks 25(Twenty Five) Sq.ft. be the same a little more or less togetherwith Tiles shed structure standing thereon measuring about 200 Sq.ft. lying and situate at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No. 56, being appertaining R.S. Dag No.185, under

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For Ananda Neer Developers  
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*Avinit Banerjee*  
Director

R.S. Khatian No. 87, within the limits of the Kolkata Municipal Corporation being premises No. 369, Nayabad, P.S. – Purba Jadavpur, Kolkata- 700099, District South 24 Parganas, having Assessee No. 31-109-08-6615-5, under the Kolkata Municipal Corporation Ward No. 109, as morefully described in the First Schedule hereunder written.

**AND WHEREAS** due to various constraint accompanies by lack of fund efforts to carry on such development project out of his own resources as the owner was in search of a competent a Developer vastly experienced in development work including construction of Several storied building.

**AND WHEREAS** after knowing the intention of the aforesaid Owner, Second Party/Developer herein approached to the Owner with proposal to construct such several storied building as per the sanction building plan of the Kolkata Municipal Corporation and after protracted negotiation between the parties, the Owner finally accepted the proposal of the Developer.

**AND WHEREAS** the Developer/Second Part herein knowing such intention of the Owner herein approached him with the proposal for undertaking the construction of the several storied new building at its own costs and expenses, according to the said sanctioned plan and after negotiation between the parties hereto, the Owner herein has finally accepted the proposal and the parties hereto are entering into this agreement as per terms and conditions stated hereunder.

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

1. **PREMISES:** shall mean **ALL THAT** the piece and parcel of Net land measuring about 5(Five) Cottahs 7( Seven) Chittaks 25(Twenty Five) Sq.ft. be the same a little more or less togetherwith Tiles shed structure standing

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For Ananda Neer Developers  
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*Arun Banerjee*  
Director

thereon measuring about 200 Sq.ft. lying and situate at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No. 56, being appertaining R.S. Dag No.185, under R.S. Khatian No. 87, within the limits of the Kolkata Municipal Corporation being premises No. 369, Nayabad, P.S. - Purba Jadavpur, Kolkata, District South 24 Parganas, having Assessee No. 31-109-08-6615-5, under Ward No. 109 as morefully described in the First schedule hereto and shall also include the land and/or the New Building to be constructed wherever the context permit.

2. **LAND:** shall mean the land comprised in the Premises morefully and particularly described in the **FIRST SCHEDULE** written below.
3. **OWNER:** and/or Owner shall mean Owner above named.
4. **DEVELOPER:** shall mean the Developer above named.
5. **PLAN'S:** shall mean the plan of the new proposed building to be sanctioned and approved by the Kolkata Municipal Corporation and shall also, wherever the context permits include such plan, drawing designs, elevations, specifications as prepared by the Architects including variations / modifications therein if any.
6. **NEW BUILDING:** shall mean the building to be constructed on the premises by the developer, in pursuance hereof.
7. **ARCHITECT:** shall mean such architect or firm of architects the developer may, from time to time engage as the Architects of for the new building.
8. **CORPORATION:** shall mean the Kolkata Municipal Corporation and shall include the Kolkata Metropolitan Development Authority and other concerned authorities which may recommend, approve and/or sanction the plan.
9. **COMMON PORTIONS:** shall mean all the common portions and installations to comprise in the new building and the Premises after the

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*Amit Banerjee*  
Director

development including, path ways, boundary walls, durwan's room, service areas etc.

10. **COMMON EXPENSES:** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the new building and the premises.
11. **COVERED AREA:** shall mean the entire covered area, and shall include the plinth area of the units, including area of the bathrooms and balconies and open terraces, if any appurtenant thereto and also the thickness of the walls (external or internal) and pillars and the area of the common portions **PROVIDED THAT** if any wall be common between 2 (Two) units, then  $\frac{1}{2}$  (One Half) of the area under such wall shall include in such unit.
12. **PROJECT:** shall mean the work of development undertaken to be done by the developer of the premises, to be completed and possession of the completed units is taken over by the unit Owner.
13. **PROPORTIONTE:** with its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the **COVERED AREA** of the units in the new building.
14. **OWNER ALLOCATIONS** shall mean the Developer shall provide to the Owner the constructed area in the proposed new building in the following manner:-  
The Developer shall provide to the Owner **ENTIRE FIRST FLOOR** and 3(Three) Car Parking Space on the Ground Floor shall be provided to the Owner. The Developer shall also pay the total amount of **Rs.2,00,000.00 (Rupees Two Lakhs) only** as Forfeited/ Non-refundable money to the Owner at the time of signing of this Agreement to be distributed in the following manner:-

- (A) That the Developer shall pay as Forfeited/Non-Refundable Amount being the sum of **Rs.1,00,000.00 (Rupees One Lakh) only** to the Owner at the time of Development Agreement and executed General Power of Attorney.

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*Amit Banerjee*  
Director

- (B) Balance amount of Rs.1,00,000/- ( Rupees One Lakh ) only shall pay to the owner at the time of after 2<sup>nd</sup> Floor Slab Casting.
- (C) The Developer shall complete the construction of the new building within 36( Thirty Six) months from the date of sanction building plan and grace time 6( Six) months i.e. 42( Forty Two) months, from the date of sanction building plan.
15. **DEVELOPER'S ALLOCATIONS:** shall mean the remaining portion of the newly constructed proposed building after providing Owner's Allocation as aforesaid.
16. **UNIT:** shall mean any flat, in the new building which is capable of being exclusively owned, used and/or enjoyed by unit Owner.
17. **UNIT OWNER:** shall mean any person who acquires holds and/or possess any unit in the new building and shall include the Owner and the developer, for units hold by them from to time.

**NOTE:**

1. Masculine Gender shall include the femine gender and Vice-Versa.
2. Singular shall include the Plural and Vice-Versa.
3. The Owner has represented to the Developer as Follows:-
  - 3.1. The Owner/first party hereto is the absolute Owner, in possession of **ALL THAT** the piece and parcel of land measuring about 5(Five) Cottahs 7(Seven) Chittaks 25(Twenty Five) Sq.ft. be the same a little more or less togetherwith ASB structure standing thereon measuring about 200 Sq.ft. lying and situate at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No. 56, being appertaining R.S. Dag No.185, under R.S. Khatian No. 87, within the limits of the Kolkata Municipal Corporation being premises No. 369, Nayabad, P.S. - Purba Jadavpur, Kolkata, District South 24 Parganas, having Assessee No. 31-109-08-6615-5, under Ward No. 109.
  - 3.2. No. persons other than the Owner have right, title and/or interest, of any nature whatsoever, in the said Premises or any part thereof.

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For Ananda Neer Developers  
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*Avinit Banerjee*  
Director



- 3.3 The right, title and interest of the Owner in the premises is free from all encumbrances whatsoever (Save as mentioned herein) and the Owner have a good and marketable title thereto.
- 3.4 There are no thika tenants on the premises and the Owner has received no notice of any such claim or proceeding.
- 3.5 No part of the premises has been or is liable to be acquired under the urban ceiling and regulation) Act, 1976 and/or under any other law and no proceeding have been initiated or pending in respect thereof. The Owner has to sign all documents related in obtaining all requisite clearance and permissions from the land ceiling authorities for the development of the Premises in the manner envisaged hereunder.
- 3.6 The Premises or any part thereof are at present not affect by any acquisition, requisition or alignment of any authority or authorities under any law and/or otherwise nor any notice has been received or come to the notice of the Owner.
- 3.7 Neither the premises nor any part thereof have been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, revenue, any other Govt. Tax or any other public demand.
- 3.8 The Owner has not in any way dealt with the Premises whereby the right, title and interest of the Owner as the Ownership, use, development thereof, are or may be affected in any manner whatsoever.
- 3.9 There are no wakfs, tombs, mosques, burial grounds and/or any charge or encumbrances relating to or on the premises or any part thereof.

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*Amit Banerjee*  
Director

- 3.10 The representations of the Owner mentioned herein above are hereafter collectively called the "SAID REPRESENTATIONS" and the Owner confirms that the said representations are true and correct.
- 3.11 Relying on the said representations the developer has agreed to develop the Premises, to complete the project, pay the moneys and do the work as and on the term hereunder.

**NOW IT IS HEREBY AGREED AND DECLARED BETWEEN THE PARTIES HERETO** as follows: -

1. In consideration of the Owner having agreed to grant to the developer the exclusive right to develop the said premises, the developer has agreed to build the said proposed building at its own cost and expenses without calling upon to contribute any amount whatsoever for the said building from the Owner.
2. The Owner have appointed the developer as developer of the Premises and the developer have accepted such appointment on the terms and conditions herein contained.
3. The developer of the premises shall be responsible in the following manner: -
  - a) At any time hereafter, the Owner shall allow the developer to enter upon the Premises and do all the works relating to the construction of the proposed new building as per sanctioned building plan immediately upon the developer obtaining possession of the said Premises.

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*Arun Banerjee*  
Director

- b) The developer shall be entitled to hold and remain in possession of the Premises and/or parts thereof in part performance of this agreement during the subsistence of this agreement.
- c) Subject to force majeure and reasons beyond control of the developer within 36(Thirty Six) months from the date of sanction building plan and grace time 6(Six) months i.e. 42(Forty Two) months, of these presents the developer shall at its own cost and expenses complete the project by constructing the new building and shall deliver possession of the entirety of the Owner's Allocation to the Owner in a habitable condition, as per particulars mentioned in the schedule hereto with such reasonable changes as advised by the Architects.
4. The developer shall be entitled to occupy and use as per drawing of construction area of the premises **SUBJECT TO** the terms of this agreement for the duration of the project. The developer shall be entitled to use the Premises for setting up a temporary office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs, advertising the project. It is clarified that at any time after the execution hereof, the Owner shall permit the developer to enter upon the Premises, survey the same, cause soil testing and all other works incidental for the construction of New Building. **TOGETHERWITH** undivided proportionate share and interest in the land and the common portions.
5. The Owner's area shall be constructed by the developer for and on behalf of the Owner and/or their nominees. The rest of the new building shall be constructed by the developer for and on behalf of himself and or for his/its nominees.

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For Ananda Neer Developers  
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*Arun Banerjee*  
Director

6. The Owner and the developer shall be entitled absolutely to its respective areas and shall be at liberty to deal them with in any manner is deem fit and proper **SUBJECT HOWEVER TO** the general restrictions for mutual advantage in the **OWNERSHIP FLAT SCHEMES**. They will also be at liberty to enter into agreements for sale of its respective areas and receive the full consideration there under **SAVE THAT** the Owner shall adopt the same covenants as the developer may adopt in its agreement with the unit Owner of the developer's area, at least in so far as the same relates to common portions, common expenses and other matters of common interest. The form of agreement by the parties shall be as jointly drawn by the Advocates of both the Owner and the Developer.
7. The Owner in pursuance of this said agreement has executed and registered a General Power of Attorney in favour of the Developer as its nominee by virtue of which the Developer shall be entitled to enter into agreement for sale in respect of the Developer's Allocations shall also be entitled to execute registered Deed of Conveyance in respect of the Proportionate share of land relating to the area under the Developer's Allocation under this agreement.
8. The Developer on completion of the new building and obtaining the completion certificate from Kolkata Municipal Corporation from his own cost and expenses shall put the Owner in undisputed possession of the Owner's allocation together with rights in common facilities and in the said new building as first before handing over or sale of Developer allocation.
9. The Owner shall be entitled to transfer or otherwise deal with the Owner's allocations in the said new building.

*Satadul Ray*

For Ananda Neer Developers  
& Promoters Private Limited

*Amit Banerjee*  
Director

10. Simultaneously with the execution of these presents the Owner shall execute a General Power of Attorney in favour in respect of Selling the said Flat and Car Parking Space in the said newly building to the and any intending purchaser or purchasers and also for entering into Agreement for Sale with the intending purchaser and taking Advance amount in respect of the Developer's Allocation and to negotiate with the intending purchaser or purchasers and to settle the price of any units required to be sold and to receive booking and consideration money of the Developer may deem fit and proper, provided of Course, and sign, represent and submit and execute admit before any Registrar, Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, Registrar of Assurances, Kolkata and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Developer.
- 10.1 The Developer to sell, convey and transfer and/or complete the sale and transfer of the Developer's Allocation thereof to any new purchaser or purchasers, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, and assignments, and to do all acts deeds and things with regard to registration any of sale or transfer before the competent authority and receive further or other consideration from new buyers and also any other amounts receivable in respect of the Developer's Allocation or any of them which are or may be due payable or recoverable from any person or persons or authority or authorities by Cheques, Cash or Pay Orders or Demand Drafts drawn in the name Developer.
- 10.2 The developer shall be exclusively entitled to the developer's allocations in the new building and shall have the absolute right and full authority to transfer and/or otherwise deal with and/or dispose of the same after delivering the possession of the Owner's allocations to the Owner.

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For Ananda Neer Developers  
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*Amit Banerjee*  
Director

- 10.3 The developer shall be free to deal with developer's allocations in the said New Building without imposing any financial burden or liability upon the Owner in any manner whatsoever.
- 11.1 Subject to the aforesaid conditions the decisions of the Architect to be appointed by the developer regarding the quality of materials shall be final and binding on the parties hereto.
- 11.2 The Developer at its own cost and expenses erect and complete the building on the said premises in accordance with the building plan sanctioned by the Kolkata Municipal Corporation such materials and with the specifications mentioned in the Schedule hereto and as be recommended by the Architect from time to time.
- 11.3 The Developer at its own cost and expenses shall install and erect pump underground water storage tanks overhead reservoirs, electrical lines from the CESC Ltd. And other facilities in the said building as are required to be provided in a residential building.
- 11.4 After obtaining the sanction plan from Kolkata Municipal Corporation the owners and the Developer shall enter into and execute a Supplementary Agreement specifying clarify the Owner's Allocation and Developer Allocation according to the Sanction Plan.

#### COMMON FACILITIES

- I. The developer shall pay and bear all property taxes and other dues and outgoings in respect of the existing building accruing due as and from the date of signing of this agreement with the owner.

*Satadal Ray*

For Ananda Neer Developers  
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*Amit Banerjee*  
Director

- II. As soon as the building is completed, i.e. within maximum of within 36(Thirty Six) months from the date of plan sanction building plan and grace time 6( Six) months i.e. 42( Forty Two) months the developer shall obtain completion certificate, occupancy certificate from the Kolkata Municipal Corporation from its own cost and expenses and shall intimate the Owner in writing to take delivery of the Owner's allocations in the said new building. The Owner's allocations in the said new building shall be according to the specifications and schedule hereunder. The rates and taxes to be paid in respect of the respective allotments in the New Building shall be paid by the parties in proportion of their respective allotments in the said new building. The developer shall however be responsible for any defective materials or any defect of manufacture and/or deviation from plan.
- III. The Owner and the developer shall punctually and regularly pay and bear respective rates and taxes for their respective allocations to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the developer.
- IV. As and from the date of delivery of possession of the Owner's allocations the Owner shall also responsible to bear and shall forthwith pay on demand to the developer the proportionate service charges for the common facilities in the new building payable in respect of the Owner's allocation such charges are to include proportionate share of lights, sanitation or maintenance, occasional repair and renewal charges, charges for bill collection and management of the common facilities etc. together with other co-Owners of flats of the building. The Developer shall help the owner to obtain K.M.C. mutation for the owner's Allocation from the date of possession.

*Satadal Ray*

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& Promoters Private Limited

*Amit Banerjee*  
Director

- V. The Owner shall not intentionally do any act, deed or thing whereby the developer shall be prevented from proceeding with construction of the said project.

**COMMON RESTRICTIONS:**

- I. The Owner's allocation in the building shall be subject to the same restriction and usages as applicable in the building intended for common benefits of all occupiers of the building which shall include the followings.
- II. Neither party shall use or permit to be used the respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use other than the residential use thereof or for any purpose which may cause any nuisance or hazard to the other occupier of the building.
- III. Neither party shall demolish fix nor permit demolition of any wall or other structure in their respective allocations or any portions thereof or make any structural alternations therein without the provisions and consent of the other in that behalf and maintaining Kolkata Municipal Corporation Rules.
- IV. Neither party shall transfer or permit transfer of their respective allocations or any portions thereof unless:
- a) Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed.
  - b) The proposed transferees shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions herein and of these presents and further that such

*Satadal Ray*

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Director



transferee shall pay all and whatsoever shall be payable in relation to the area in his/her possession.

- V. Both parties shall abide by all laws, by laws, rules and regulations of the Government, Statutory Bodies and or bodies as the case may be and shall attend to answer and be responsible for any deviation and/or of any of the said laws, bye-laws, rules and regulations.
- VI. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the building in good working conditions and repairs and in particular not to cause any damages to the building or any other space or portion therein and shall keep the other occupiers of the building indemnified from and against the consequence of any breach.
- VII. The Owner shall permit the developer and its men, agents and servants with or without materials and others at all reasonable times to enter upon the Owner allocations and/or every part thereof for the purpose of maintenance and repairing and maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions any common facilities and/or for the purpose of maintenance.

**OWNER'S OBLIGATIONS:**

- I. The Owner doth hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the said building at the said Premises so far as the construction of work is done strictly in accordance with the K.M.C. sanctioned building plan and specification,

*Satadal Ray*

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*Amit Banerjee*  
Director

though the owner's Engineer may time to time inspect the building construction work of the said premises.

- II. The Owner doth hereby agree and covenant with the developer not to do any act deed or thing whereby the developer may be prevented from selling assigning and/or disposing of any of the developer's allocated portion in the building at the said premises.
- III. The Owner hereby agree and covenant with the developer not to let out, grant, lease, mortgage and/or charge the said premises or any portions thereof without the consent in writing of the developer during the period of construction except the Owner's share in the said New Building.
- IV. Simultaneously with the execution of these presents the Owner shall execute a General Power of Attorney in favour of the said Developer.
- V. That the Owner shall have "No Objection" if the Developer Allocation the Developer sell and transfer its area / allocation to the intending purchaser's and collect consideration amount thereof.
- VI. That the owner shall hand over all the Original document or documents (i.e. Tax Bill, Assessment Roll, Mutation Certificate, and N.O.C) of the Schedule property to the Developer at the time of signing of this Agreement which shall remain in the custody of the Developer upto within 36(Thirty Six) months from the date of sanction building plan and grace time 6(Six) months i.e. 42(Forty Two) months.
- VII. That the Owner shall produce all the original title deeds as and when required and extend all co-operation to the Developer and sign papers,

*Satadal Ray*

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*Amit Banerjee*  
Director

confirmation and / or other authorisation as may be reasonably required by the Developer from time to time for the project at the costs and expenses of the Developer.

- VIII. That the Owner shall have no right to cancel and/or revoke this Agreement without the consent of the Developer herein, subject to fulfil of all terms and agreements in both sides.
- IX. That the Owner has arrange mutation of said premises in his own name, if it is not done then the owner is liable to pay for K.M.C. Arrear Taxes upto the date of this agreement for which necessary cost shall be borne by the owner.
- X. That in the event of any Third Party claim in the Schedule property if defected and arise in future the owner shall be fully responsible to meet up the same from Owner's Allocation only, if the Thirty party claim is substantiated with valid documentations.
- XI. The Owner shall be fully responsible to make the Schedule property and free from all encumbrances.
- XII. That the owner in case of the plan sanction being not granted by the competent authority due to any Govt. circular or notice due to acquisition or requisition or vesting reasons, within 6(Six) months of this Agreement, the owner hereby is liable to return the Paid up Advance amount i.e. Rs.1,00,000/- (Rupees one Lakh) only.

*Satadal Ray*

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& Promoters Private Limited

*Amit Banerjee*  
Director

DEVELOPER OBLIGATIONS:

- I. The developer doth hereby agrees and covenant with the Owner to complete and handover the construction of the proposed building within a period of within 36( Thirty Six) months from the date of sanction building plan and grace time 6( Six) months i.e. 42( Forty Two) months, alongwith the consent of the owner. On failing the above, the developer agrees to pay a compensation amount @ Rs.100/- (Rupees one hundred ) only per day and go on paying the said amount daily basis till the date of handing over possession of the Owner's allocation.
- II. The Developer shall not be entitled to transfer and /or assign the benefits of this agreement or any portions hereof before delivering complete peaceful vacant possession of the Owner's Allocation to the Owner first.
- III. The developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said building and the materials used for construction.
- IV. The developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner is prevented from enjoying selling assigning and/or disposing any of the Owner allocation in the building at the said Premises.
- V. The developer hereby agrees not to part with possession of the developer's allocations or any portion thereof unless possession of the Owner allocations is delivered first to the Owner **PROVIDED HOWEVER** it will not prevent the developer from entering into any agreement for sale or transfer or deal with the developer's allocations.

*Satadal Ray*

For Ananda Neer Developers  
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*Amit Banerjee*  
Director

- VI. The Developer must immediately handover all the relevant documents i.e. the sanction plan, of K.M.C. Tax receipt and all other relative documents of the property to the association of building after completion of selling of the Developer's Allocation. One copy of K.M.C. building plan and revised copy of completion certificate from the K.M.C. is to be handed over to owner at the time of delivering of the owner's Allocation.
- VII. The Developer shall not sell or encumber in any manner the owner's Allocation in the building and shall not also prevent the owner in any way to enjoy sell, assign their allocated portion.
- VIII. The Developer shall not create and/or restricted to create any mortgage or hypothecation of the said property (i.e.) land and shall not create any financial liability on the owner or affecting their estate and interest in the said property and the Developer shall keep the owner indemnified against all actions suits and proceedings and costs, charges expenses in respect thereof.
- IX. That the Developer hereby undertake that save and except the construction as per Agreement he shall not be entitled to create any possessory right over the said property. It is hereby further undertaken by the Developer that he shall not be entitled to use the said property for any purpose other than the purpose of construction, nor would be entitled to part with the possession of the said property or its part to any one till the owner's allocation in the proposed building are first delivered to them. It is hereby agreed by and between the parties that the Developer shall complete the buildings in all respects as per specification attached herewith within 36(Thirty Six) months from the date of sanction building plan and grace.

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited  
*Amit Banerjee*  
Director

- time 6( Six) months i.e. 42( Forty Two) months, from the date of sanction building plan and/or delivery of possession of the said premises whichever is later and shall deliver possession of the owner's Allocation first mentioned hereinabove completed in all respect in a habitable condition within the said period.
- X. It is distinctly stipulated and agreed that Developer shall have no authority to negotiate for and/or sale flat/flats or apartments and/or any other saleable space or spaces or any portion of the owner's allocation in the said building which the Developer agreed to make delivery of possession of the owner as consideration of the said land.
- XI. If the construction and completion of the building is delayed beyond 42 months the developer shall be liable to pay damages to the owner at the rate of Rs.10,000/- ( Rupees Ten Thousand only) per month from the date of expiry ( 36 months + 3 months) of these presents till completion and giving possession thereof, to the owner's allocation first.
- XII. The Developer shall take a comprehensive Insurance Policy from any General Insurance Company during construction period.
- XIII. That if the Development agreement is registered a Certified copy of Registered Deed to be delivered to the owner of land by Developer free of cost and also a photo copy of registered Power of Attorney is also to be given to the owner of the land.

**OWNER INDEMNIFY**

The Owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy the developer's allocated space without any interference or disturbances provided the developer performing and fulfilling all the terms and conditions herein and/or on the part of the developer to be observed and performed .

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited

*Amit Banerjee*  
Director

DEVELOPER'S INDEMNITY:

The developer hereby undertake to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the developers actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or any defect therein.

MISCELLANEOUS:

- I. The Owner and the developer have entered into the agreement purely as a contract and nothing contained shall be deemed to construe as partnership between the Owner and the developer or as a joint venture between the parties hereto nor in any manner shall the parties constitute as association of persons.
- II. Immediately upon the Developer obtaining possession of the said premises within 36 (Thirty Six) months from date of sanction building plan with a grace time 6(Six) months i.e. 42(Forty Two) months the Developer shall date of Plan Sanction of the said building at the said premises.
- III. It is understood that from time to time to facilitate the construction of the building by the developer various deeds matters and things not specified herein may be required to be lawfully done by the Owner and various applications and other documents may be required to be signed or made by the Owner relative to which specified specific provisions may not have been mentioned herein, the Owner doth hereby undertake to do all such acts deeds and thing and matters, further the Owner doth hereby undertakes that the Owner shall execute any such additional power of attorney and/or authorization as may be required by the developer for the aforesaid purpose and the Owner also undertakes to sign and execute all such additional applications and other documents as the case may be **PROVIDED HOWEVER** that all such acts, deeds matters and things do not in any way infringe the rights of the Owner and/or against the spirit of these presents.

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited

*Amit Banerjee*  
Director

- IV. The Owner shall not be liable in any Income Tax, or any other taxes whether in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the owner indemnified against, suits, proceeding costs, charges and expenses in respect thereof.
- V. Any notice required to be given by the Developer shall without prejudice to any other mode of service available shall be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledged due and shall likewise be deemed to have been served on the Developer by the owner if delivered by hand or sent by prepaid registered post to the office of the Developer.
- VI. The developer and the Owner shall mutually frame a scheme for management and administration of the said building and/or common parts thereof. The Owner hereby agrees to abide by all to rules and regulations to be framed by the society/ association/ building organization and/or other organization who will be in charge of such management and hereby gives his consent to abide by such rules and regulations.
- VII. The name of the building shall be given and/or assigned by the developer and the owner with mutual consent. Nothing in those presents shall be construed as demise or assignment or conveyance in law of the said Premises or any part thereof to the developer by the Owner or as creating any right title or interest in respect thereof in favour of the developer other than an exclusive license in favour of the developer to develop the same in terms of these presents.
- VIII. As and from the date of completion of the building the developer and/or their transferees and the Owner and/or his transferees shall be responsible on account of the ground rent and wealth tax and other taxes payable in respect of their respective spaces.

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited

*Amit Banerjee*  
Director



- IX. The proposed building to be constructed by the developer shall be made in accordance with the specifications morefully and particularly mentioned and described in the Schedule hereunder written.
- X. It is hereby made clear that the construction of the building at the said premises must be done in accordance with the sanctioned building plan of K.M.C.
- XI. It is also made clear that after completion of construction of the Owner's allocation, the developer shall deliver possession of the Owner's allocations to the Owner first after obtaining completion certificate and other formalities from Kolkata Municipal Corporation Authority.

**FORCE MAJURE:**

- I. The parties hereto shall not be considered to be liable for any obligation contained in these presents to the relative obligations if prevented by the existence of the Force Majure and shall be surpended from the obligations during the duration of the force majure.
- II. Force Majure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike, order or restraint from any court of law or statutory or Municipal or judicial or Quasi Judicial Authority and/or other act or commission beyond the power of control of the parties hereto.
- III. In the event of any willful act on the part of the Developer and committing any breach of the obligations or covenants contained herein and/or causing delay in completion of the construction of the said new building, the Developer shall be liable to pay damages to the Owner as be determined by the Arbitrators.

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited

*Amit Banerjee*  
Director

- IV. In the event of any willful act on the part of the Owner or committing any breach of the obligations or covenants contained, herein and/or causing hindrance, impediments in completion of the construction of the said new building the Owner shall be liable to pay damages to the Developer as be sanctioned by the arbitrators.

### ARBITRATION

- I. Save and except what has been specifically stated hereunder all disputes and differences between the parties hereto arising out of the meaning construction or import of this agreement shall be adjudicated by reference to arbitration of two arbitrators, each of such arbitrators shall be appointed by either party who shall jointly appoint an umpire for reference and the award shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation Act, 1996 and its statutory modification and/or reenactments thereof from time to time.
- II. Notwithstanding the arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by one party against the other shall remain unaffected.

### JURISDICTION:

The Court of Alipore shall have the jurisdiction to entertain and determine between the parties hereto.

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited  
*Amit Banerjee*  
Director

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** the piece and parcel of Net land measuring about 5(Five) Cottahs 7( Seven) Chittaks 25(Twenty Five) Sq.ft. be the same a little more or less togetherwith Tiles shed structure standing thereon measuring about 200 Sq.ft. lying and situate at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No. 56, being appertaining R.S. Dag No.185, under R.S. Khatian No. 87, within the limits of the Kolkata Municipal Corporation Ward No. 109, being premises No. 369, Nayabad, P.S. - Purba Jadavpur, Kolkata, District South 24 Parganas, having Assessee No. 31-109-08-6615-5. together with all easement and other rights thereto which is butted and bounded that is to say:-

**ON THE NORTH** : Plot No. 2 & 3 ;  
**ON THE SOUTH** : 20' ft wide Road;  
**ON THE EAST** : Plot No. 13;  
**ON THE WEST** : Plot No. 16.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNER ALLOCATION)**

The Developer shall provide to the Owner ENTIRE FIRST FLOOR and 3(Three) Car Parking Space on the Ground Floor shall be provided to the Owner. The Developer shall also pay the total amount of Rs.2,00,000.00 (Rupees Two Lakhs) only as Forfeited/ Non-refundable money to the Owner at the time of signing of this Agreement to be distributed in the following manner:-

- (A) That the Developer shall pay as Forfeited/Non-Refundable Amount being the sum of Rs.1,00,000.00 (Rupees One Lakh) only to the Owner at the time of Development Agreement and executed General Power of Attorney.
- (B) Balance amount of Rs.1,00,000/- ( Rupees One Lakh ) only shall pay to the owner at the time of after 2<sup>nd</sup> Floor Slab Casting.

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited  
*Arun Barua*  
Director

- (C) The Developer shall complete the construction of the new building within 36 (Thirty Six) months from the date of sanction building plan and grace time 6( Six) months i.e. 42( Forty Two) months, from the date of sanction building plan.

**THE THIRD SCHEDULE ABOVE REFERRED TO :**  
**(DEVELOPER ALLOCATION'S)**

Shall mean the remaining portion of the newly constructed proposed building after providing Owner's Allocation as aforesaid.

**THE SCHEDULE ABOVE REFERRED TO :**  
**General Specification of Building Construction**  
**(GENERAL SPECIFICATION)**

- |    |                                      |  |
|----|--------------------------------------|--|
| A. | General                              | The building shall be of RCC framed structure as per design of the Architect.  |
| B. | Brick Wall                           | All exterior brick wall shall be 8"/10" thick with bricks of approved quality in cement sand (full course) Mortar (1:6). All partitions shall be 3" or 5" thick with brick of approved quality in cement Sand mortar (1:4).  |
| C. | Flooring,<br>Skirting &<br>Dado      | All rooms and Drawing/Dining and Verandah are laid with vitrified tiles of 2' x2' and to skirting upto 4" height.<br>ii) Kitchen will have tiles in upto 3'-0" from cooking Table Top.<br>iii) Anti-skid tiles in toilet's floor and glazed tiles will be provided upto door frame height. |
| D. | Interior<br>finishing and<br>ceiling | Cement sand (1:6) plaster with P.O.P. Finish will be provided on the walls and ceiling.  |
| E. | Exterior                             | i) Cement Sand (1:6) plaster will be provided on the walls   |

*Antadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited

*Amit Banerjee*  
Director

- finishes surface over which decorative cement paint will be applied.
- Plastering (ii) Cement Sand (1:4) plaster will be provided to walls Chajjas projections line as hand, corridor etc. over which decorative etc. cement paint will be applied.
- Paints i) outside will be weather coat paints.
- F. Door & a) Sal wood door frame.  
 frame b) Main door 32mm ply with door skin on both sides.  
 (c) All other inside doors will have door skin pasting flash door (32mm)  
 (d) 8" long aluminum Tower bolt from inside and Door Stopper, and Buffer.  
 (e) Telescopic peep-hole (Main door at flat entrance).  
 (f) Toilet doors: PVC or Flush Door.  
 (g) Mortis Lock in main Door other Door will have cylindrical Lock.
- G. Windows a) Aluminum windows with tinted Glass.  
 b) All windows shall be provided with integrated M.S. grills.
- H. Toilets a) 2(Two) Western Commode with flush.  
 b) Shower in each Toilet.  
 c) 20" X 16" wash basin (white),  
 d) One brass Tap with Faucet.
- I. Kitchen a) Black top granite cooking platform.  
 b) SS sink size 18" x 22".  
 c) Sink Cock  
 d) One tap will be there under the sink in kitchen.
- J. Stair Case a) Flooring: Tiles floor and skirting of 4" high.  
 b) M.S. railing with wooden top (3'-0")  
 c) Stair case room will be provided with M.S. grill with Aluminum windows for light and ventilation as per design.

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited

*Arun Baneim*  
Director

- 46
- d) Suitable rain water pipe for proper drainage of water from roof (PVC).
- K. Water Supply Overhead RCC Reservoir will be provided with the capacity as per K.M.C. Sanction suitable electric pump with Motor will be installed on Ground Floor to deliver water to overhead tank from ground reservoir connected to Municipal Water supply through K.M.C. connection.
- L. Electrical Installation
- a) Separate wiring of each flat or separate: Meter (C.E.S.C. deposit money payable by the Purchasers)
- b) Three light points, one fan point and 1(one) 15 Amp plug point in drawing and living space with 1(one) T.V. Point.
- c) One Fan point, Three light points and one plug point in each bed room.
- d) One light point and one plug point, one exhaust fan point, 1(one) 15 AMP plug point in Kitchen.
- e) Two light points for each toilet, one geyser point, and Exhaust Fan.
- f) One light point in each floor in stair case room.
- g) Separate Electric meter for common areas and facilities (cost will be paid by the Developer).
- h) Wire will be ISI mark
- i) All Switch and plug point will be ISI mark.
- M. Lift 4 Passengers Lift of reputed make.
- N. Compound Grill gate as per design will be provided in main entrance at Ground Floor and Roof.
- O. Extra work Any deviation from the above specification shall be treated as extra work and the Owner/Purchasers shall bear the cost involved therefore, as per the demand of the Developer.

*Satadal Ray*

For Ananda Neer Developers  
& Promoters Private Limited

*Avinit Banerjee*  
Director

IN WITNESS WHEREOF the parties put their respective hands and seals on the day, month and year first above written.

**SIGNED AND SEALED AND DELIVERED**

by the OWNER at Kolkata in the presence of: -

1. Anitavata  
385 MADURDAHIA

Satadal Ray  
\_\_\_\_\_  
(OWNER)

2. K. Joty  
Kaleindu Pradhan  
Viley - Malancha, P.O -  
Bajikudam. P.S - Ramnagar  
Dist Purba Medinipur.  
Pin - 721453

**SIGNED AND SEALED AND DELIVERED**

by the DEVELOPER at Kolkata in the presence of:-

1. Anitavata

For Ananda Neer Developers  
& Promoters Private Limited

Amit Basu  
Director

2. Kaleindu Pradhan

\_\_\_\_\_  
(DEVELOPER)

Drafted by me:-

K. S. Madhusudan

Advocate,  
High Court, Calcutta,  
Kolkata - 700001.

20/6/75

RECEIVED from withinnamed Developer the withinmentioned sum being FORFITED/NON REFUNDABLE AMOUNT sum of Rs.1,00,000.00 (Rupees One Lakh) only as per memo below: -

Rs. 1,00,000.00

Rs.1,00,000.00

(Rupees One Lakh) only.

-MEMO-

PAID BY Chq. No. 009453  
DRAWN ON AXIS BANK LTD  
DATED 12/08/2016.

1,00,000/-

1,00,000/-

Satadal Ray

(Rupees One Lakh) only

WITNESS:







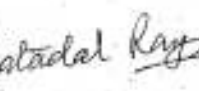


















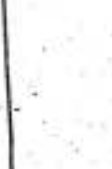


1. Amitava Ray

2. Karloircha Pradeep

Satadal Ray  
(OWNER)



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
		(Left Hand)			
 <i>Saladal Ray</i>					
	Thumb	Fore	Middle	Ring	Little
 <i>Saladal Rays</i>					
	(Right Hand)				
 <i>Arint Banim</i>	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
    	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
    	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
    	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
 IDENTITY CARD C-JD1823821  
 পরিচয় পত্র



Elector's Name	Rabinchandra Pradhan
নির্বাচকের নাম	রবিন চন্দ্র
Father's Name	Achintya
পিতার নাম	অচিন্তা
Sex	M
লিঙ্গ	পু
Age as on 1.1.2001	24
১.১.২০০১-এ বয়স	২৪

Address  
 Mauja-Malancha J.L.No.-137 4 No.-Kadua  
 Ramnagar Midnapore -721453

ঠিকানা  
 মৌজা-মালাঞ্চা জ.ল.নং-১৩৭ ৪ নং-কাদুয়া  
 রামনগর মেদিনীপুর -৭২১৪৫৩

Facsimile Signature  
 Electors Registration Officer  
 নির্বাচন নিবন্ধন অফিসারি



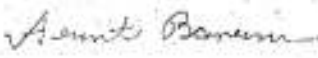
For 212-Ramnagar Assembly Constituency  
 ২১২-রামনগর বিধানসভা নির্বাচন কেন্দ্র



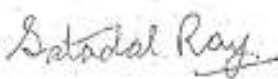
Place Midnapore  
 স্থান মেদিনীপুর  
 Date 24.03.2001  
 তারিখ ২৪.০৩.২০০১



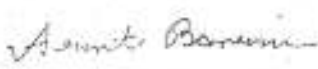
*Rabinchandra Pradhan,*

**Seller, Buyer and Property Details**

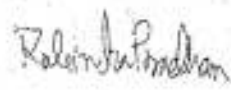
**Land Lord & Developer Details**

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Arijit Banerjee 385, Madurdaha, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107	 05/08/2016 12:05:29 PM	 LTI 05/08/2016 12:05:32 PM
		 05/08/2016 12:06:25 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Satadal Ray Son of Late Suresh Chandra Ray Ramakrishnagar, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AFHPR2817J.; Status : Individual; Date of Execution : 05/08/2016; Date of Admission : 05/08/2016; Place of Admission of Execution : Office	 05/08/2016 12:06:47 PM	 LTI 05/08/2016 12:06:50 PM
		 05/08/2016 12:08:06 PM	

Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s. Ananda Neer Developers And Promoters Pvt Ltd 385, Madurdaha, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 PAN No. AAMCA5737D,, Status : Organization; Represented by representative as given below:-		
1(1)	Mr Arijit Banerjee 385, Madurdaha, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGGPB3896D,, Status : Representative; Date of Execution : 05/08/2016; Date of Admission : 05/08/2016; Place of Admission of Execution : Office	 05/08/2016 12:05:29 PM	 LTI 05/08/2016 12:05:32 PM
		 05/08/2016 12:06:25 PM	

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Rabindra Pradhan Son of Late A K Pradhan Malancha, P.O:- Manikabasan, P.S:- Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN - 721453 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India.	Mr Satadal Ray, Mr Arijit Banerjee	 05/08/2016 12:08:27 PM

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No. 369, Ward No: 109		5 Katha 7 Chatak 25 Sq Ft	1,70,000/-	64,63,572/-	Proposed Use: Bastu, Width of Approach Road: 20 Ft.

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	200 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	200 Sq Ft.	30,000/-	60,000/-	Structure Type: Structure

**D. Applicant Details**

Details of the applicant who has submitted the requisition form	
Applicant's Name	Rabindra Pradhan
Address	Thana : Ramnagar, District : Purba Midnapore, WEST BENGAL
Applicant's Status	Others

Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 163002423 / 2016

Query No/Year	16301000292361/2016	Serial no/Year	1630002562 / 2016
Deed No/Year	I - 163002423 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Arijit Banerjee	Presented At	Office
Date of Execution	05-08-2016	Date of Presentation	05-08-2016

Remarks

On 02/08/2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 65,23,572/-

*U.K. Basu*

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 05/08/2016

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

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

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

Presented for registration at 11:27 hrs on : 05/08/2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Arijit Banerjee .

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

Execution is admitted on 05/08/2016 by

Mr Satadal Ray, Son of Late Suresh Chandra Ray, Ramakrishnagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Retired Person  
Identified by Mr Rabindra Pradhan, Son of Late A K Pradhan, Malancha, P.O: Manikabasan, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721453, By caste Hindu, By Profession Service

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

Execution is admitted on 05/08/2016 by

Mr Arijit Banerjee Managing Director, M/s. Ananda Neer Developers And Promoters Pvt Ltd, 385, Madurdaha, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Mr Arijit Banerjee, Son of Late Sibananda Banerjee, 385, Madurdaha, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST

(2)

ENGAL, India, PIN - 700107, By caste Hindu, By profession Business  
Identified by Mr Rabindra Pradhan, Son of Late A K Pradhan, Malancha, P.O: Manikabasan, Thana: Ramnagar,  
Purba Midnapore, WEST BENGAL, India, PIN - 721453, By caste Hindu, By Profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,242/- ( B = Rs 2,189/- , E = Rs 21/-  
H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 2,242/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Draft Rs  
10,000/-, by Stamp Rs 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 982159, Purchased on 01/08/2016, Vendor named  
Subhankar Das.

**Description of Draft**

1. Rs 10,000/- is paid, by the Draft(B554) No: 000323903645, Date: 04/08/2016, Bank: STATE BANK OF INDIA  
(SBI), JADAVPUR STADIUM BRANCH.

*U.K. Basu*

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



gistration under section 60 and Rule 69.  
 Book - I  
 Number 1630-2016, Page from 70182 to 70221  
 63002423 for the year 2016.



Digitally signed by UTPAL KUMAR BASU  
 Date: 2016.08.08 11:10:25 +05:30  
 Reason: Digital Signing of Deed.

*UK Basu*

(Utpal Kumar Basu) 08-08-2016 11:10:24  
 DISTRICT SUB-REGISTRAR  
 OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
 West Bengal.

(This document is digitally signed.)

For Ananda Neer Developers  
 & Promoters Private Limited

*Ananda Neer*  
 Director

For Ananda Neer Developers  
 & Promoters Private Limited

*Ananda Neer*  
 Director

For Ananda Neer Developers  
 & Promoters Private Limited

*Ananda Neer*  
 Director