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Certified that the document is admitted to registration. The signature sheet/sheets & the consent sheet/sheets attached with this document are the part of this document.

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Additional District Sub-Registrar
Rejaria, New Town, North 24-Pgs.

DEVELOPMENT AGREEMENT 27 AUG 2015



THIS AGREEMENT FOR DEVELOPMENT made on this 27th..... DAY OF August....., 2015 amongst DIPAK SARKAR, [PAN - AIWPS2339A] son of Sri Haripada Sarkar, by faith - Hindu, by occupationn - Business, by nationality - Indian, residing at B - 8/106, Kalyani, Post Office - Kalyani, Pin - 741235, District - Nadia, West Bengal, herein after refer to as OWNERS (which shall, unless excluded by or repugnant to the context, be deemed to include his respective heirs, executors, administrators, representatives and assigns) on the ONE PART

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CANCON CONSTRUCTIONS

A

Partner

TRUE COPY ATTESTED

A.K.R. Saha

A.K.R. SAHA
Notary Govt. of India
Sarampore Court

27 AUG 2018

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সন ও তারিখ ৯ 02/03/15

ক্রয়কারীর নাম ৯ Debasis Biswas

স্থিতিস্থান ৯ Salua Raypana, holt 136

মূল্য ৯ 100/-

স্বাক্ষর ৯ [Signature]
বারাসাত কোর্ট

জেলা ৯ উত্তর ২৪ পরগণা

খরিদ তার ৯ 18 FEB 2015

মোট টাকার পরিমাণ ৯ Rs150000

ক্রয়কারী বারাসাত

স্বাক্ষর ৯ শ্রী সন্ধ্যাট বোস



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

27 AUG 2015

AND

M/S CANCUN CONSTRUCTIONS (PAN : AAIFCI661K) a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. Represented by its partner DEBASIS BISWAS son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, resident of Bajetaraf, Post Office - Sikharpur, Police Station - Rajarhat, District-North 24 Parganas, West Bengal, and presently residing at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. hereinafter referred to as the "DEVELOPER" (which expression shall, unless excluded by or repugnant to the context, be deemed to include its successors-in-interest, administrators, executors, representatives and assigns) on the SECOND PART

WHEREAS by or under a deed of sale Sri Haripada Sarkar 1) purchased the land measuring 41 (forty one) decimal more or less comprised in R.S./L.R. Dag No. 1130 under R.S. Khatian No. 157, L.R. Khatian Nos. 1250, 1453, 417, 510, 1114/1, 786/1, in Mouza - Mohammadpur, J.L. No. 32, Re. Su. No. 84, Touzi No. 173, Police Station - Rajarhat, from Sonapada Naskar, Hasem Gazi, Kashem Gazi, by virtue of a Registered Sale Deed, registered on 24th June 2002, in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 278, Pages from 246 to 261, being Deed No. 5053 for the year 2002. 2) The said Haripada Sarkar purchased another land measuring 3 (three) decimal more or less comprised in R.S./L.R. Dag No. 1130 under L.R. Khatian Nos. 375 & 291, corresponding to L.R. Khatian Nos. 1454 & 1455 in Mouza - Mohammadpur, J.L. No. 32, Re. Su. No. 84, Touzi No. 173, Police Station - Rajarhat, from Janmohammad Gazi and Dinmohammad Gazi, by virtue of a



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 Mr. SANKU
 Chartered Accountant

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Registered Sale Deed, registered on 6th January' 2003, in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 6, Pages from 134 to 148, being Deed No. 00109 for the year 2003. And 3) Sri Haripada Sarkar purchased another land measuring 3 (three) decimal more or less comprised in R.S./L.R. Dag No. 1130 under R.S. Khatian No. 157, in *Mouza* - Mohammadpur, J.L. No. 32, Re. Su. No. 84, Touzi No. 173, Police Station - Rajarhat, from Jamila Bibi, Fazila Bibi and Sokhejan Bibi, by virtue of a Registered Sale Deed, registered on 18th July' 2002, in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 17, Pages from 189 to 203, being Deed No. 00329 for the year 2003.

AND WHEREAS Sri Haripada Sarkar have duly recorded his name in the record of the L.R Settlement in L.R Khatian No. 1775 in respect of the aforesaid total plot of land measuring 47 (forty seven) decimal mentioned above.

AND WHEREAS by or under a deed of Gift of Landed property by Sri Haripada Sarkar son of Late Bhupendra Mohan Sarkar resident of B - 8/106, Kalyani, Post Office - Kalyani, Pin - 741235 vide deed no 11820 of the year 2014 registered at Additional District Sub Registrar at Rajarhat Newtown, North 24 Pargaans, recorded in book - 1, CD Volume No. - 19 from pages 6621 to 6636 page, Sri Dipak Sarkar, son of Sri Haripada Sarkar of at B - 8/106, Kalyani, Post Office - Kalyani, Pin - 741235 has acquired and became the absolute owner ALL THAT piece and parcel of Sali land measuring 47 (forty seven) decimal be the same a little more or less comprised in R.S./L.R. Dag No. 1130, under R.S. Khatian No. 157, L.R. Khatian Nos. 1250, 1453, 1454, 1455, 417, 510, 1114/1, 786/1, corresponding to L.R. Khatian No. 1775, in *Mouza* - Mohammadpur, J.L. No. 32, Re. Su. No. 84, Touzi No. 173, at present Touzi No. 10, Police Station - Rajarhat, Additional District Sub-

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Registration Office Rajarhat, New Town within the local limits of Rajarhat Bishnupur 2 No. Gram Panchayet, in the District - North 24 Parganas registered in the name of Sri Dipak Sarkar, son of Sri Haripada Sarkar of B - 8/106, Kalyani, Post Office - Kalyani, Pin - 741235,

WHEREAS Sri Dipak Sarkar, son of Sri Haripada Sarkar of at B - 8/106, Kalyani, Post Office - Kalyani, Pin - 741235 is the absolute owner ALL THAT piece and parcel of Sali land measuring 47 (forty seven) decimal be the same a little more or less comprised in R.S./L.R. Dag No. 1130, under R.S. Khatian No. 157, L.R. Khatian Nos. 1250, 1453, 1454, 1455, 417, 510, 1114/1, 786/1, corresponding to L.R. Khatian No. 1775, in *Mouza* - Mohammadpur, J.L No. 32, Re. Su. No. 84, Touzi No. 173, at present Touzi No. 10, Police Station - Rajarhat, Additional District Sub-Registration Office Rajarhat, New Town within the local limits of Rajarhat Bishnupur 2 No. Gram Panchayet, in the District - North 24 Parganas and more fully described in Schedule-A below.

AND WHEREAS Sri Dipak Sarkar have duly recorded his name in the record of the L.R Settlement in L.R Khatian No. 8267 in respect of the aforesaid total plot of land measuring 47 (forty seven) decimal mentioned above.

AND WHEREAS upon acquiring the ownership over the said plot of Land, Sri Dipak Sarkar expressed his intention for construction and development of multistoried Building(s) on that plots of land by a duly experienced Promoter and Developer,

AND WHEREAS the Promoter & Developer Sri Debasish Biswas son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bajetaraf, Post Office - Sikharpur, Police Station - Rajarhat, District-North 24 Parganas, West Bengal, presently

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residing at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal who have experience and Knowledge in the line of construction and development of multistoried Building have expressed his intention to construct and develop multistoried buildings and also expressed his intention of construction and development of multistoried Building under the name M/S CANCUN CONSTRUCTIONS (PAN AAIFCI661K) a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal wherein Sri Debasish Biswas is the main partner of the Firm.

AND WHEREAS the Owner of the Property is absolutely seized and in possession of the Land more fully described in the First Schedule, hereinafter and agreed to get constructed one or more multistoried building on the said plot of landed property by M/S CANCUN CONSTRUCTIONS.

AND WHEREAS by and/or under a Development Agreement dated, 2015 the said Sri Dipak Sarkar, as owner, appointed, M/S CANCUN CONSTRUCTIONS herein as Developer for the Purpose of development of the said landed property on the Plot of Land as fully described in the First Schedule annexed, on such terms, conditions and consideration as more fully and particularly mentioned and describe in the said Development Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE - I: DEFINITIONS

1. OWNER shall mean SRI DIPAK SARKAR son of Sri Haripada Sarkar, by caste : Hindu, by occupation : Business and at present

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residing at B - 8/106, Kalyani, Post Office - Kalyani, Pin - 741235,
District - Nadia, West Bengal.

2. **DEVELOPER** shall mean M/S CANCUN CONSTRUCTIONS, a Registered Partnership Firm and having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal.
3. **TITLE DEED** shall mean all deeds, documents, papers and writings regarding title of the said property.
4. **PROPERTY (PREMISES)** shall mean ALL THAT piece and parcel of Sali land measuring 47 (forty seven) decimal be the same a little more or less comprised in R.S./L.R. Dag No. 1130, under R.S. Khatian No. 157, L.R. Khatian Nos. 1250, 1453, 1454, 1455, 417, 510, 1114/1, 786/1, corresponding to L.R. Khatian No. 1775, corresponding to L.R. Khatian No. 8267, in Mouza - Mohammadpur, J.L No. 32, Re. Su. No. 84; Touzi No. 173, at present Touzi No. 10, Police Station - Rajarhat, Additional District Sub-Registration Office Rajarhat, New Town within the local limits of Rajarhat Bishnupur 2 No. Gram Panchayet, in the District - North 24 Parganas registered vide deed no 11820 of the year 2014 at Additional District Sub Registrar at Rajarhat, New Town North 24 Pargaans, recorded in book - 1, CD Volume No. - 19 from pages 6621 to 6636 page, in the name of Sri Dipak Sarkar, son of Sri Haripada Sarkar of at B - 8/106, Kalyani, Post Office - Kalyani, Pin - 741235, the Party of First Part and more fully described in Schedule A bellow.
5. **THE BUILDING/BUILDINGS** shall mean the multistoried building or buildings to be constructed on the piece of land(s) mentioned herein in accordance with the building plan or revised thereof as sanctioned by the Appropriate Concerned Authority for construction



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of buildings on the said premises and shall include any amendment thereto and or modifications thereof,

Provided that any construction with respect to any revised building plan or extension of building/building(s) or any extension of floor(s) shall be deemed to be considered as building.

6. COMMON FACILITES AND AMENITIES shall mean and include roof (common as per the law and the same may be used by all the flat owner's without causing disturbance or annoyance to the other residents of the building) corridors , stairways , ultimate roof , passageways, shafts , drains , septic tank , overhead water tank, underground water reservoir , pump and motor , meter board , lift , generator, Generator's room, Electrical Transformer(s) room or rooms, caretaker's room, boundary walls, gate, illumination outside the basement attached thereto or which may be mutually agreed upon between the parties or whatsoever required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and/or common facilities or any of them as the case may be. The roof may be used by the flat owners for festival purpose without sound pollution.

SALEABLE SPACE shall mean flat or flats, apartment or apartments, garage or garages or any other space or space or portion thereof for residential purpose only and for exclusive use of the flat owners in the building available for independent use and occupation for common facilities and the space required therefore. The developer would not be permitted to sell, gift, lease, any space/spaces for other than residential purpose in the said building and for no other purposes.

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8. **OWNERS ALLOCATION** shall mean 40%(forty percent) of the area constructed in the building, which is to be allocated to the Owner as part of the Owner's allocation in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities on pro-rata basis as fully and particularly set out in the Second Schedule hereunder written and also includes remaining area of the proposed multistoried buildings.

The Owner's Allocation shall be deemed to include share of any extension of floors of the buildings either vertically or horizontally or both in the future or Addition of any building as approved by the Owner and in a manner proportion to the present allocation.

9. **DEVELOPERS ALLOCATION** shall mean the remaining 60% (Sixty percent) constructed area in the building on the said premises after allocation to the Owner including proportionate share in common facilities and amenities on pro-rata basis as fully described in the Second Schedule written herein after.
10. **ARCHITECT** shall mean the required person or persons that may be appointed by the developer for designing, planning and supervising of the building to be constructed on the said land.
11. **BUILDING PLAN** shall mean multistoried Buildings consists of G + 9 (Ground Floor + Nine), [Subject to approval by the appropriate authority] building plans as prepared by the architect for the construction of the building and/or any other competent authority or authorities as the case may be and duly sanction by the Appropriate Concerned Authority which has been duly Authenticated and approved by the OWNER under the proceeding of the law of the land/govt/proper authority/authorities.



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12. COVERED AREA (FOR ANY INDIVIDUAL UNIT) : Here covered area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and 100 percent area covered by the individual wall for the said unit.
13. SUPER BUILT UP AREA: (FOR ANY INDIVIDUAL UNIT) : Here super built up area means the total covered area plus 25% service area.
14. TRANSFER shall mean with its grammatical variations include transfer of possession and transfer of title or by any other means adopted for affecting what is understood as transfer of space to the transferee thereof.
15. TRANSFREE shall mean a person, firm, limited company, associations of person to whom any saleable space in the building will be transferred under law.
16. FORCE MAJUERE shall mean flood, earthquake riot, war, storm, tempest civil commotion, and/or any other acts or commotion beyond the control of parties hereto affected thereby.
17. Words importing singular shall include plural and vice-versa.

ARTICLE -II : TITLE AND INDEMNITY :-

1. The Owner hereby declare that he is the only owner of the said property and lawfully entitled to the same as specified above and also in Schedule - A, annexed to it and no disputes or suites act one or legal proceeding are pending in respect of the same property or any part or portion thereof and has good and absolute right title interest

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- and position of the said premises to enter into the agreement with the said developer.
2. The Owner hereby declare that the said premises is free from all and any manner impendence, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, or mortgage whatsoever and the owner hereby agreed to indemnify and keep the developer indemnified from or against any and all actions, charges, liens, claims, encumbrances and mortgages unless created by the developer himself.
 3. The owner hereby also undertake that the developer shall be entitled to construct the building with provision of lifts, caretaker's room, common toilet for the servants, transformers/electrical room, generator room, and common room for association of flat owners, and also other facilities and services like water, electricity approach road and common passages etc as per sanctioned Plan on the said land at developer's cost as agreed by and between the parties hereto according to the sanctioned building plan or revised plan if any under and subject to rules and regulations of the Local Authority and applicable laws of the Land.

ARTICLE - III : DEVELOPMENT RIGHTS

1. The owner hereby grants exclusive right to the developer to develop the said land in such manner as the developer deems fit in accordance with the provisions herein contained, subject to rules and regulation of the local Authority or other Regularity Authority and not in any way contrary to owner's interest in the flats to be allotted to the owner. This agreement hereunder is between the owner and the developer and is to be treated development agreement.



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2. The owner shall at the cost of the developer from time to time at anytime submit and/or join with the developer as the owner of the said land in submitting the building plan application, forms, petitions, and writings to the appropriate authority for further sanction, regularization, change of use of the nature or character of certain spaces in the building, and/or approval of the plan and/or materials and otherwise as may or shall be required for the construction of the building on the said land. The developer shall causes to be made which shall be required by the Government or any authority as aforesaid to comply with any sanction or approval as aforesaid. It is clearly mentioned here that the developer shall submit building plan for sanction before Appropriate Concerned Authority that the Developer shall complete the building within 42 (Forty-Two) months from the date of First sanctioned Plan and in case of force Majeure, latest by 48(forty-Eight) months from the date of the first sanctioned plan.
3. The developer shall for and on behalf of the owner take all such permissions, sanctions and approvals in compliance with the prevailing laws as are legally required for the purpose of developing the said land. The owner shall always cooperate with the developer in connection with the same and shall sign any required papers, letters etc. in connection there with.

4. All applications and other papers and documents referred to above shall be prepared by the developer at their own cost, subject to approval of the owners and submitted by or in the name of the owners and the developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited for



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sanction and building plan for the building or otherwise to obtain sanction for the construction of the building thereon.

5. The owner shall render the developer all reasonable assistance necessary to apply for and/or to obtain all sanctions, permissions clearance and approvals in terms thereof and the developer shall have the discretion to submit the applications, plan and other act deed matter and things envisaged herein as an agent for and/or on behalf of or in the name and with the consent of the owners and to directly collect and received bank from the concerned authorities or bodies any refunds or other payments or deposits made by the developer for which purpose the owner shall grants the developer and his nominees or successors, necessary power and authorities to sing, make ,file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions clearances and approvals as aforesaid.
6. The Developer shall exclusively be entitled to receive, release and appropriate the sale proceeds with regards to the developer's allocation which the developer becomes entitled to receive from the intending purchaser or purchasers of flats, car parking spaces in the said proposed building excepting owner's allocation.
7. The Developer shall at their own cost construct and complete the proposed building with good and standard materials and strictly as per specification of the Plan as sanctioned by the Competent Authority. The Developer shall also provide such facilities in each unit/units as per specification in Schedule-C of the Indenture.
8. The developer shall construct/install lifts, caretaker's room, common toilet for the servants, transformers/electrical room, generator room,

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and common room for association of flat owners and also other facilities and services like water, electricity approach road and common passages etc as specified in Schedule D and as per sanctioned Plan on the said land at developer's cost only and strictly according to the sanctioned building plan or revised plan if any under and subject to rules and regulations of the Local Authority and applicable laws of the Land.

9. The developer shall complete the construction of the buildings within a period of 42 (Forty-Two) months from the date of first sanctioned Plan or in case force majeure within 48 (Forty-Eight) months from the date of that sanctioned Plan.
10. The Developer shall not transfer his development right and or assign the benefit of this agreement or any portion thereof without the previous consent in writing of the Owner. The Developer shall not violate or contravene any of the provisions of the rules applicable to the construction of the said building(s).
11. The Developer shall not do any acts, deeds or things whereby the Owner is prevented from enjoying selling assigning and or disposing off any of the Owner's allocation in the building at the said premises.
12. The Developer shall not part with possession of the Developer's allocation or any portion thereof unless possession of the Owner's allocation is also appropriated to the Owner. PROVIDED HOWEVER it will not prevent the Developer from entering into any agreement for sale or transfer or to deal with the Developer's allocation. It is hereby agreed that the Developer shall construct and complete the units of the Projects in such manner that both the Developer and the Owner shall simultaneously enter into agreement for sale or transfer



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or to deal with their respective allocation and sale/transfer or handed over the possession to the Purchaser of the Units/Flats of their respective allocation.

13. The Developer hereby agree and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying/ selling/ assigning and / or disposing of any of the Owner's Allocation in the said proposed building at the said premises.
14. The developer shall keep indemnified the Owner of the Land against all third Party claim including purchasers of any Space or spaces, Flats or Flats arising out of any sort of act, omission or commission of the Developer in relation to the construction of the buildings.
15. The developer shall keep indemnified the Owner of the Land against all loss, damage, destruction in relation to the construction of the building of the Owners allocation which may be in his possession or in possession of Any other party by way of Gift or sale or otherwise by the Owner.
16. In the event any repairable defect is detected within a period of 1 year from the date of delivery of possession of the newly constructed building then the developer at its own costs and expenses shall repair the same.

ARTICLE - IV : CONSIDERATION

In consideration of the owner having agreed to arrange to the developer the exclusive right to develop and/or to do complete the construction of the proposed building in the manner herein mentioned, the developer shall be allotted 60% [sixty percent] of the constructed area of the building(s) as specified and demarcated in the Schedule and sanctioned Plan or in the

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Supplementary Agreement including proportionate share in common facilities and amenities on pro-rata basis as fully described in the Schedule below.

Provided that in case of any extension of the building vertically or horizontally as per revised plan and as approved by the Owner of the Land the consideration of the Developer in such extended building shall be proportionate to the existing shares.

ARTICLE - V : PROCEDURE

1. The owner shall grant to the developer or its nominee/nominees a registered power of attorney require for the purpose of obtaining the sanction from different authorities in connection with the construction of the building and also for perusing and flowing up the matter before the Local Authority and other authorities and to construct the building , appoint architects, engineers, contractors, agents etc and to represent the owner before Appropriate Authority like police, fire brigade or any other appropriate authority or authorities and to undertake the construction of the building and to enter into agreement /agreements with the purchaser/buyers of flats/car parking spaces or any other spaces from the developer's allocation and also to receive, realized ,recover the entire proceeds of the developer's allocation at the sole responsibility of the developer. It is also to be mentioned in the said power of attorney that after the completion of the project and after the owners having received the owner's allocation fully and satisfactorily/lawfully with rightful possession, the power of attorney will come to an end provided always that in no case the validity of the Power of attorney shall never exceed the period as mentioned therein or



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the period as mentioned in this agreement as Developers obligation for completion of the project itself. However the Power of Attorney shall be in force thereafter for sale of flat(s) which remains unsold even after completion of the Project. However the Developers undertake not to cause or to be any act deed or thing which may in any way misuse, contravene any rule, law or regulation or to misuse the powers which may be conferred upon the Developers by the Owner to construct super structure as stated herein above on the land beneath the said building as per agreement.

2. The developer shall also install and provide in the said building at his own costs the lifts, pump, generator, water storage tanks, septic tank, Generator room, Electrical and transformer Room(s), Overhead reservoir, inside and outside electrification, Gate & outside lightings and/or others as required as per sanctioned plan or under any applicable statutory Law, bye laws, rules of the local Authority.
3. The developer shall be authorized in the name of the owner in so far as it is necessary to apply for and obtain quotes entitlements and other allocation for cement, steel bricks and other building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary connection of water electricity power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the owner shall execute in favors of the developer power of attorney and other



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authorities as shall be required by the developer, for which the owner shall not be liable in any manner whatsoever.

4. The Developer shall at his own cost and experience and without creating any financial or other liability of the owners construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modifications thereof made or cause to be made by the developer. The developer at his own risk and responsibility accept the earnest money or full consideration money from the purchaser's from the developer's allocation and the developer shall bear liabilities relating with the same and the owners shall in no way be responsible and or liable for the same.
5. The Developer shall at his own cost and without creating any financial or other liability of the owners construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modifications thereof with only best available building materials and shall strictly adhere to the statutory bye laws and rules and regulations of the land.
6. The Developer shall at his own cost and without creating any financial or other liability of the owners construct and complete the said new building(s) and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modifications thereof simultaneously the share of the Owner as well as of developer's share without any discrimination about the quality of materials to be used, progress/completion of work or in any manner whatsoever for

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completion of work and shall strictly adhere to the statutory bye laws and rules and regulations of the land.

7. It is hereby specifically mentioned that both the Parties (Owner as well as Developer) hereto shall be free to sell transfer and/or mortgage, assign or part with the possession of their respective portions without any objection from the other party and to receive, accept any consideration, money in regards to above property and to issue receipt of full or partial payment. Each party shall have rights to negotiate his respective portion with common facilities to any intending purchaser.

ARTICLE - VI : AUTHORITY

1. The owner and the Developer shall jointly be entitled to transfer or otherwise deal with the flat and/or apartments and/or other saleable space or spaces and car parking space of the building and proportionate right to use the common areas and facilities to be transferred to the prospective transferees and income tax or other taxes for developer allocation to be borne by the developer.
2. In so far as necessary all the dealings by the developer in respect of the said building in relation to these presents shall be in the name of the owners for which the owners hereby nominate, constitute and appoint the developer to do, execute, perform and execute all the acts and things necessary for the implementation of this agreement including the authorities to cause to be prepared, to sign letters correspondence and to the government department and/or authority to appoint architects, engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to

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sign/authenticate sale deeds, conveyances jointly with the owner in favour of the prospective transferees to make affidavits and declaration to apply for allotment of cement, iron, and steel and other materials to apply for electric connection sewerage and the drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises to commence proceedings, to sign plaints, verification written statements petition, to sworn affidavit, to appear in any court of law , to give evidence and to arrange or substitute with all or any of the powers , owners is not affected for any cost expenses.

3. It is distinctly stipulated and agreed that the developer shall have no authority to negotiate for and/or sale flat/flats or apartments and/or any other saleable space or spaces or an portion from and out of the owner's allocation in the said buildings as per terms of this agreement.

ARTICLE - VII : MUTUAL COVNANTS AND INDEMNITIES

1. The Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy the allocated space without any interference or disturbances provided that the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.
2. The Owner and the Developer hereby declare that they have entered into this agreement purely as a contract for construction of the building and nothing contained herein shall be deemed to be construe as a Partnership between them or a Joint Venture in any manner nor shall the Parties hereto constitute an Association of Persons.

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3. The Owner and the Developer hereby declare and agreed that the Owner or it's nominee, representative shall have the right visit/inspect the work site to ensure about the progress of the work, use of good and standard quality of materials, construction work followed strictly as per sanctioned Plan etc and to do such other thing or things as may require for proper development of the building(s).
4. The Owner shall do or execute or cause to be done or execute all such further deeds matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the Authority of the Owner, including any such additional power of Attorney and/or authorization as may be required for the purpose PROVIDED that all such acts deeds matters and things shall not in any way infringe on the rights of the Owner and / or go against the spirit of this presents.
5. The Owner shall not be liable for any Income Tax, Vat, Service Tax, Wealth Tax or any other Taxes in respect of the Developer's allocation which shall be the liability of the Developer who shall keep the Owner indemnified against all actions suits proceedings cost, charge and expenses in respect thereof.
6. That any notice required to be given by either of the Parties to the other of them shall without Prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged and send by registered post with acknowledgement due /speed post or courier to the last known or recorded address of the Party concerned.

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7. That the Developer and the Owner shall mutually frame scheme for the management and administration of the said building or buildings and/ or common parts thereof and agreed to abide by all the rules and regulations to be framed by any Society/Association and/ or any other Organization who will be in charge of the Management of the affairs of the Building or buildings or common parts thereof.
8. That the name of the Buildings shall be mutually decided by the Owner and Developers.
9. Nothing in these presents shall be construed as a 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 licence in favour of the Developer to do the Acts and things expressly provided herein as also in the power of Attorney to be given for the purpose. PROVIDED HOWEVER THE Developer be entitled to raise fund from any Bank or Banks without creating any financial liability to the Owner, without creating any charge on the Owner's allocation of the Land & building(s) to be constructed or constructed or affecting his estate and interest in the said premises and for that purpose the Developer shall keep the Owner indemnified against all actions suits proceedings and cost charge and expenses in respect thereof
10. That the developer shall pay and bear all ground rent, other dues and outgoings in respect of the said land / premises accruing after handed over of the vacant and peaceful possession by the

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owner to the developer till the completion of the construction as per terms of this indenture.

11. That neither Party shall use or permitted to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, Illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building
12. That on and from completion of the construction or completion of the period as per terms of this agreement, the Developers and its transferees, the Owner and its transferees shall bear their respective share of ground rent, taxes etc on proportionate basis.
13. The Owner hereby give permission at the request of the Developer to negotiate with neighboring plot owners to amalgamate the land with his neighbor's plot of land subject to terms and conditions as agreed upon between them by executing separate agreement.

ARTICLE - VIII : OWNER'S OBLIGATION

1. The owners do hereby agree and covenant with the developer not to do any act, deed or things contrary to the terms of this agreement, thereby the developers may be prevented from selling, assigning and/or disposing of the flat or apartment and/or any other saleable space of spaces of the developer's allocation or any apportion thereof in the said building of the said premises' of the developer's allocation.
2. The owner or any person or persons claiming through them shall not in anyway cause any reference or obstruction whereby the



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[Signature]

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developer or any person or persons coming through them shall in any manner be prevented or obstructed from constructing and erecting the said building on the said land in the said premises. The owner shall have the right to inspect the progress of the work during construction at any time.

3. That the Owner shall not let out, grant lease, mortgage and/or charge said premises or any portion thereof without the consent in writing of the developer during construction period.
4. That the Owner shall remain bound to execute all agreements for sale or transfer concerning Developer's allocation and shall remain bound to execute a General Power of Attorney empowering the Developer to execute all such agreements for sale or transfer for and behalf of the Owner concerning Developer's allocation of the building(s) at the said premises.
5. It is further agreed that Flats or spaces concerning Developer's allocation which are remain unsold even after completion of Project or this agreement, the Owner shall bound to execute all agreements for sale or transfer of such flats or spaces and shall execute a General Power of Attorney empowering the Developer to execute all such agreements for sale or transfer concerning Developer's allocation of the building(s) at the said premises.

ARTICLE - IX : DEVELOPER'S OBLIGATION

1. The Developer shall complete the building Plan in such manner that constructed Area shall cover and use maximum spaces as allowable by the Concerned Sanctioning Authority for construction of the multistoried buildings. The Owner shall after verification and on due satisfaction shall sign and authenticate

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R

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the Plan and shall handed over to the Developer for approval of the Concerned Sanctioning Authority.

2. The developer hereby agrees and covenants with the owner to complete the construction of the building in terms of this development agreement and in accordance with sanctioned building plan, by the Appropriate Concerned Authority, within 42 (Forty-Two) months from the date of first sanctioned Plan or in case the Developer was prevented by force majeure during the tenure of construction period, within 48 (Forty-Eight) months from the date of that sanctioned Plan.
3. The developer here by agrees and covenant with the owners not to violate , contravene or deviate any of the provisions or rules applicable for construction of the said building.
4. The developer hereby agrees and covenant with the owners not to do any act , deed , or things whereby the owners are prevented from enjoying , selling , assigning and/or disposing of the owner's allocation or any portion thereof the said building in the said premises.
5. The developer shall be responsible for the entire construction and indemnifies the owners for any damage or less arising during the construction period and also 1(One) year from completion of the project thereafter, and/or the owner's obtaining possession of the owner's allocation. If there is any loss or damage the developer shall be solely responsible for the same and shall bear all cost and expenses.



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ARTICLE: X :TITLE DEEDS

1. The Certified copies of original deeds and documents / Original deeds and documents in respect of the said property shall be kept with the Developer who shall hold such documents during the subsistence of this agreement. The Owner shall allow inspection to the customers of the Developer of the Original Deeds and documents and/ or may allow them to take extracts of the title deeds and produce the same of true copies thereof when documents are needed by the Developer for legal revenue or other such causes. Similarly, if the Original deeds or documents are in possession of the Developer, the same shall also be handed over to the Owner as and required by him for sale or transfer of Owner's allocation or any other purpose.
2. After the completion of the said building and sale of all the Flats the original title deeds exclusively relating to the said property and the certified copies of the documents (court cases) shall be made over to the registered Flat Owners society or Association or to the Owner herein named as the case may be.

ARTICLE - XI : MISCELLANEOUS

1. It is understood that from time to time and to facilitate the uninterrupted construction of the building by the developer , various acts , deeds , matters and things not herein specified may be required to be done by the developer for which the developer may require the authority of the owner and various applications and other documents may be required to sign or made by the owners relating to which specific provisions may not have been mentioned herein , the owners hereby undertakes to do all such

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acts, deeds, matters and things which do not in anyway infringe the rights of the owner and/or against the spirit of these presents.

2. If at any time the owners shall be held liable for the wealth tax or income tax and/or any other rates, taxes only for their allocation then and in that event the owner shall pay the said taxes from their own accord and the developer shall not be held liable and/or responsible for same in any manner whatsoever, in respect of the owner's portion.
3. The developer and the owners shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof.
4. As a security of Owner, the developer has to deposit an interest free security deposit of Rs. 5,00,000/- to Owner and this amount will remain in possession with the Owner till the developer handg over the possession of the Owner's share (fully completed in all respect including completion certificate if available) and the above mentioned security deposit of Rs. 5,00,000.00 (Five Lakhs) only will be refunded back to the developer on handing over the owner's allocation to the owners as above.

ARTICLE -XII: LIQUIDATED DAMAGE & PENALTY

1. The parties hereto shall not be considered to be liable for any obligation here above to the extent that the performance of the "Force Majeure" and shall be suspended from the obligation during the period this "Force Majeure" and maximum period of suspension on account of "Force Majeure" shall restricted to six months as per terms of this indenture.

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2. If the construction and/or completion of the building is delayed beyond 42(Forty-Two) months excluding the period of "Force Majeure" from date of first sanctioned Plan for any reason whatsoever the developer shall be liable to pay such loss or damages to the owner at the rate of minimum Rs.1,00,000.00 (One lac) only per month on the extended period of maximum six months only as approved and confirmed by the Owner.
3. That if the Developers failed to complete the construction within the extended period as per terms of this indenture, the Owner shall have absolute right to cancel the Development agreement and take back possession of the Property and the Owner may appoint any other Contractor for completion of the project. The Developer in such case shall indemnified the Owner for all losses, damages, expenses for completion of the Project.
4. In the event the Developer fails and/or neglects to start the construction within a period of six months after handing over the peaceful possession of property and even after obtaining the sanction plan or in case the Developer abandons the work even after start of work by more than six months, the Owner shall have the right to cancel the Agreement and take back the possession of the Property by giving a three months notice in writing to the Developers to the last known address.
5. In the event the Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction or prevented from starting the construction by any act on the Part of the Owner, or Owner's agents, servants, representatives or any person claiming any right under the Owner, then and in that case, the period

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during which the Developer was prevented for carrying out the work and as confirmed and accepted by the Owner, shall be excluded in computing the period of completion of the Project as per terms of this indenture.

ARTICLE - XIII : ARBITRATION

Save and except what has been specifically stated hereunder all disputes and differences between the Parties arising out of the meaning, construction or import of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by reference to the arbitrator of the Two independent Arbitrators, one to be appointed by each party, who shall jointly appoint an Umpire at the commencement of the reference and the award of the arbitrators or the Umpire as the case may be, 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 modifications and/or reenactments thereof in force from time to time.

Notwithstanding the foregoing provisions, the right to sue for specific performance of this contract by any Party against the Other as per terms of this agreement shall remain unaffected.

ARTICLE - XIV : JURISDICTION

The learned court/courts having territorial jurisdiction over the property shall have the jurisdiction to entertain and terminate all actions, suits, and proceedings arising out of these present between the parties hereto.

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[Signature]

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SCHEDULE - A, REFERRED TO ABOVE

ALL THAT piece and parcel of Sali land measuring 47 (forty seven) decimal be the same a little more or less comprised in R.S./L.R. Dag No. 1130, under R.S. Khatian No. 157, L.R. Khatian Nos. 1250, 1453, 1454, 1455, 417, 510, 1114/1, 786/1, corresponding to L.R. Khatian No. 1775, corresponding to L.R. Khatian No. 8267, in Mouza - Mohammadpur, J.L No. 32, Re. Su. No. 84, Touzi No. 173, at present Touzi No. 10, Police Station - Rajarhat, Additional District Sub-Registration Office Rajarhat, New Town within the local limits of Rajarhat Bishnupur 2 No. Gram Panchayet, in the District - North 24 Parganas registered in the name of Sri Dipak Sarkar, son of Sri Haripada Sarkar of B - 8/106, Kalyani, Post Office - Kalyani, Pin - 741235.

THE SCHEDULE - B, ABOVE REFERRED TO :OWNER'S ALLOCATION & DEVELOPER'S ALLOCATION

The Owner hereto in consideration of allowing the Developer to develop and construct the said premises as stated in the First Schedule herein above by construction of two multistoried Buildings consists G + 9 (Ground Floor + Nine), [Subject to approval by the appropriate authority], buildings, as per plans as prepared by the architect and sanctioned by the Appropriate Concerned Authority, the Developer shall be entitled 60% of the constructed area as mentioned below as consideration for construction and accordingly the allocation of the same will be in the manner as follows:

OWNER'S ALLOCATION : The Owner shall get 40% (Forty Percent) of the Construction Area in form of self contained flats/garages along-with proportionate share of common area, common facilities and common

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amenities in the proposed building(s) and also includes remaining area of the proposed multistoried buildings.

The Owner's Allocation shall be also include share of any extension of floors of the buildings either vertically or horizontally or both in the future or any additional building as approved by the Owner and as sanctioned by the Appropriate concerned Authority and in the same proportion to the present allocation.

DEVELOPER'S ALLOCATION : Shall mean balance 60% (Sixty percent) of the constructed Area (excluding Owner's Allocation described above) including the common facilities common parts and common amenities of the buildings.

After preparation of the floor Plan, the flats & garage will be demarcated in the Floor Plan in consultation with the Owner denoting the flat & garages of Owner's Allocation and of Developer's allocation.

SUPPLEMENTARY AGREEMENT : After preparation of Multistoried Building Plan by the Architect as per terms of this agreement, the same will be submitted to the Appropriate Authority for sanction. All the Floor Plans of the Building Plan shall be prepared and it shall specify Owner's allocation and Developer's allocation of Flats and Garages or spaces. For this purpose, the Owner and the Developer shall prepare a "SUPPLEMENTARY AGREEMENT" which shall form part and supplement of this Development agreement. The Sanction Plan and the Floor Plans, specifying the Owner's allocation and Developer's allocation of Flats and Garages shall annex thereto and shall form Part of "SUPPLEMENTARY AGREEMENT". The "SUPPLEMENTARY AGREEMENT" shall also specify other terms which are necessary and incidental to the supplementary agreement and as agreed by the Parties of this Agreement.



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THE SCHEDULE - C, ABOVE REFERRED ABOVE : (SPECIFICATION)

1. Main Structure

: R.C.C. framed structure.

2. Brick Work

: All external walls will be 8" thick with 1 : 6 cement mortars except where it is not necessary. 5" brick work will be with 1 : 5 cement mortars. All 3" thick brick work will be with 1 : 4 cement mortar with wire reinforcement in every 3rd brick layer.

3. Plaster

: All walls shall be plastered with 1 : 6 cement mortars except ceiling with 1 : 4 cement mortars.

4. Flooring

- i) Room & Drawing cum Dining : Marble / Vitrified tiles.
- ii) Toilet & Kitchen : Flooring : Anti-skit tiles with glazed titles 6' height in toilets and 2' height in kitchen counter and cooking counter complete with Gray/black granite.

5. Doors

- i) Frame : Sal Wood or equivalent.
- ii) Door Shutter : Flush door 32 mm. thick with High quality PVC door in toilet.

6. Windows

: Aluminum channel frame with glass panel

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7. **Paints**

- i) Walls : Plaster of Paris/similar.
- ii) External Wall : The entire building shall be painted with snowcem.
- iii) Doors and Windows : with one coat primer and two coat enamels paints.

8. **Fittings**

- i) Door : The entrance door shall have one steel sliding door bolt. One night latch and the bedroom doors shall have in addition to other required fittings.
- ii) Windows : Handle in addition to other required fittings. Concealed wiring (Copper wire).

9. **Electrical :**

- i) Wire : Concealed wiring (Copper wire).
- ii) Bed Rooms : Two light points, One fan point, One 5 Amps plug point, One AC point (Master Bedroom only).
- iii) Drawing /Dining Room : Two light points, One fan points, One 5 Amps plug point, One 15Amps, and one bell point.
- iv) Kitchen and Toilet : Two light point (one in Kitchen and one in Toilet), One Chimney /exhaust point and one 15 Amps Plug point. One Gyser point at bathroom.
- v) Balcony : One light point and one 5Amps plug point.
- vi) Main Entrance : One calling bell point.

10. **Sanitary and plumbing fittings :**

Kitchen : One sink with tap and one bib-cock at ground.

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II. Toilet :

Commode with low down cistern, Two bib-cocks, One head shower, One wall mixture with facility for hot and cold water with hand shower. one basin with provision of mixture etc. complete.

THE SCHEDULE - (D) ABOVE REFERRED ABOVE : (COMMON PROVISION)

I. Areas :

- a) Entrance and exits to the Premises and the New Buildings.
- b) Boundary walls and main gate of the Premises.
- c) Staircase, stair head room and lobbies on all the floor of the New Building.
- d) Entrance lobby, electric/utility room, water pump room, generator room (if any).
- e) Common installations on the roof.
- f) Roof above the top floor of the New Buildings.
- g) Common lavatory.

II. Water, Plumbing and Drainage :

- a) Drainage and sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save

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only those as are within the exclusive area of any Unit/or exclusively for its use).

1. Electric Installation :

- a) Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
- b) Lighting of the Common Portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

1. Others :

- a) Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owners.



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[Signature]
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Notary Govt. of India
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[Signature]

Partner

27 AUG 2018

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

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

1. Jahin Uddin Ahmed
vill- Mahammed PUR
Po- Kadam PUKUR
P.S- Agarha

2. Signature in Bengali
Signature in Bengali
Signature in Bengali

Signature in Bengali

 SIGNATURE OF OWNER

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

1. Jahin Uddin Ahmed
vill- Mahammed PUR
P.O- Kadam PUKUR
P.S- Agarha

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Signature in Bengali
 Partner

 SIGNATURE OF DEVELOPER



2. Signature in Bengali
Signature in Bengali
Signature in Bengali

CANCUN CONSTRUCTIONS
Signature
 Partner

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Signature
 A. KR. SAHA
 Notary Govt. of India
 Serampore Court

Drafted by :
 SUDHWA SATWA GHOSH
Sudhwa Satwa Ghosh
 ADVOCATE,
 HIGH COURT, CALCUTTA
 Enrollment No - F/1771/2011

27 AUG 2018

MEMO OF CONSIDERATION

Received Rs.5,00,000/- (Rupees five lac) only from the Developer on this day of execution of this Agreement to be refundable to the Developer mentioned in this Agreement.

Mode	Date	Bank	Amount (Rs.)
Ch.No. 057042	27-08-15	IDBI	5,00,000/-
Total -			<u>5,00,000/-</u>

Deepak Sankar

SIGNATURE OF OWNER

Witnesses :-

1. *Gohimuddin Ahamed*

2. *[Signature]*

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[Signature]
A. KR. SAHA
Notary Govt. of India
Seringpore Court.

27 AUG 2018

SPECIMEN FORM TEN FINGER PRINTS


	LH					
	RH					

ATTESTED :- *Sripak Sankar*

	LH					
	RH					

@ebamirivwan

ATTESTED :- *@ebamirivwan*

	LH					
	RH					

ATTESTED :-







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[Signature]
 Partner

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[Signature]
 A. R. SAHA
 Notary Govt. of India
 Serampore Court

27 AUG 2018

Seller, Buyer and Property Details

Land Lord & Developer Details

Land Lord Details					
SL No.	Name, Address, Photo, Finger print and Signature				
1	<p>Mr DIPAK SARKAR Son of Mr HARIPADA SARKAR B-8/106, KALYANI, P.O:- KALYANI, P.S:- Kalyani, District:- Nadia, West Bengal, India, PIN - 741235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIWPS2339A, Status : Self Date of Execution : 27/08/2015 Date of Admission : 27/08/2015 Place of Admission of Execution : Office</p>				
	<table border="1"> <tr> <td></td> <td></td> </tr> <tr> <td>8/27/2015 11:37:30 AM hrs</td> <td>LTI 8/27/2015 11:37:36 AM hrs</td> </tr> </table> <p><i>Dipak Sarkar</i> 8/27/2015 11 37 48 AM hrs</p>			8/27/2015 11:37:30 AM hrs	LTI 8/27/2015 11:37:36 AM hrs
					
8/27/2015 11:37:30 AM hrs	LTI 8/27/2015 11:37:36 AM hrs				



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27 AUG 2018

Developer Details

Name, Address, Photo, Finger print and Signature

1 M/S CANCUN CONSTRUCTIONS
 SALUA ROYPARA, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136
 PAN No. AAIFC1661K,
 Status : Organization
 Represented by representative as given below:-

1(1) Mr DEBASIS BISWAS, PARTNER
 Son of Mr SADHAN CHANDRA BISWAS
 SALUA ROYPARA, P.O:- RAJARHAT 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. AAIFC1661K,
 Status : Representative
 Date of Execution : 27/08/2015
 Date of Admission : 27/08/2015
 Place of Admission of Execution : Office



8/27/2015 11:37:00
 AM hrs



LTI
 8/27/2015 11:37:06
 AM hrs

Debasis Biswas

8/27/2015 11:37:19 AM hrs

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SHIBSANKAR SAHA Son of Mr SARAJIT SAHA 14, CHINAR PARK, P.O:- HATIARA, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr DIPAK SARKAR, Mr DEBASIS BISWAS TRUE COPY ATTESTED <i>[Signature]</i> AKR. SAHA Notary Govt. of India Serampore Court	<i>[Signature]</i> 8/27/2015 11:39:09 AM hrs CANCUN CONST

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

27 AUG 2018

Land Details					
Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Mohammadpur	RS Plot No:- 1130 , RS Khatian No:- 157	47 Dec	1/-	2,09,17,210/-	Proposed Use: Bazar ROR: Shali, Width of Approach Road: 30 Ft., Adjacent to Metal Road,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	BAPPA SAHA
Address	14 CHINAR PARK, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Solicitor firm



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A. R. SAHA
Notary Govt. of India
Serampore Court

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[Signature]

Partner

27 AUG 2015

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152309491 / 2015

No/Year	15231000226049/2015	Serial no/Year	1523009877 / 2015
No/Year	I - 152309491 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr DIPAK SARKAR	Presented At	Office
Date of Execution	27-08-2015	Date of Presentation	27-08-2015

Remarks

On 18/08/2015

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 2,09,17,210/-

TRUE COPY ATTESTED

A. KR. SAHA
Notary Govt. of India
Barampore Court

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 27/08/2015

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 11:24 hrs on : 27/08/2015, at the Office of the A.D.S.R. RAJARHAT by Mr DIPAK SARKAR ,Executant.

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

Execution is admitted on 27/08/2015 by

Mr DIPAK SARKAR, Son of Mr HARIPADA SARKAR, B-8/106, KALYANI, P.O: KALYANI, Thana: Kalyani, Nadia, WEST BENGAL, India, PIN - 741235, By caste Hindu, By Profession Business
Indetified by Mr SHIBSANKAR SAHA, Son of Mr SARAJIT SAHA, 14, CHINAR PARK, P.O: HATIARA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Business

TRUE COPY ATTESTED

A. KR. SAHA
Notary Govt. of India
Barampore Court

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

Execution is admitted on 27/08/2015 by

Mr DEBASIS BISWAS, PARTNER, M/S CUNCUN CONSTRUCTIONS , SALUA ROYPARA, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136
Indetified by Mr SHIBSANKAR SAHA, Son of Mr SARAJIT SAHA, 14, CHINAR PARK, P.O: HATIARA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Business

Partner

Fees

that required Registration Fees payable for this document is Rs 5,510/- (B = Rs 5,489/- ,E = Rs 21/-)
Registration Fees paid by Cash Rs 0/-, by Draft Rs 5,510/-

Description of Draft

Rs 5,510/- is paid, by the Draft(8554) No: 683676000405, Date: 21/08/2015, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Draft Rs 40,021/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 260, Purchased on 02/03/2015, Vendor named S Bose.

Description of Draft

1. Rs 40,021/- is paid, by the Draft(8554) No: 683675000405, Date: 21/08/2015, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



CANCUN CONSTRUCTIONS

Partner

TRUE COPY ATTESTED

A. KR. SAHA
Notary Govt. of India
Sampore Court

27 AUG 2015

Registration under section 60 and Rule 69.
in Book - I
Number 1523-2015, Page from 101275 to 101319
No 152309491 for the year 2015.



TRUE COPY ATTESTED
A. KR. SAHA
Notary Govt. of India
Saraimgore Court

CANCUN CONSTRUCTIONS
[Signature]
Partner

Digitally signed by DEBASISH DHAR
Date: 2015.08.31 14:51:25 +05:30
Reason: Digital Signing of Deed.

[Signature]

(Debasish Dhar) 31-08-2015 14:51:25
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



CANCUN CONSTRUCTIONS

A handwritten signature in blue ink, appearing to be 'R'.

Partner

TRUE COPY ATTESTED

A handwritten signature in green ink, appearing to be 'A. K. Saha'.

A. K. SAHA
Notary Govt. of India
Serampore Court

27 AUG 2018