DEVELOPER AGREEMENT

OWNER

SRI NIMAI BANERJEE

DEVELOPER

" MATA DI REAL ESTATE"

4649/16

4679/16

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL B 891269

10/08/16

Q-0-1096756/16

Signature Sheet and endorsement Sheet are the part & parcel of the Document

Sadar, District Sub-Registrar Chinsura, Dt.- Hooghly.

10 AUG 2016

DEVELOPER'S AGREEMENT FOR DEVELOPMENT

THIS DEVELOPER'S AGREEMENT FOR DEVELOPMENT is made this on the 10.. **TH Day of AUGUST,** in the year **2016** (Two Thousand and Sixteen) of the Christian Era.

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ক্রমিক নং- 1557 তারিখ- 8/8/2016

নাম- Matadi Real Estate, Prop. Rajkumar mis

সাং- 24/1 Abhay Guha Raw

থানা- Howrah জেলা-

মূল্য- 5700

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেন্ডার, চুঁচুড়া মহকুমা কোর্ট

রবীন্দ্র নারায়ণ ভট্টাচার্য্য

Additional District Sub-Registrar, Chinsura, District-Hooghly

Additional District Sub-Registrar
Chinsura, Dist.- Hooghly.

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BETWEEN

SRI NIMAI BANERJEE, son of late Sunil Kumar Banerjee, of 478, Kailash Nagar, Post. Bandel, P.S. Chinsurah, Dist. Hooghly, Pin – 712123, hereinafter called the **"OWNER"** (which expression shall unless executed by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **"FIRST PART"**.

AND

"MATA DI REAL ESTATE, a Proprietorship firm having its office at 24/1, Abhoy Guha Road, District Howrah, represented by its proprietor viz. **RAJ KUMAR MISHRA**, son of Late Jagarnath Mishra, by faith Hindu, by profession Business, residing at 41 Thakurdas Ghosh Street, Belur, Dist. Howrah, hereinafter referred to as the **"DEVELOPER"** (which terms of expression shall unless excluded by or repugnant subject to the context to deemed to mean and include his/its/ heirs, executors, legal representatives and/or assign) of the **SECOND PART**.

HISTORY OF THE FILE

WHEREAS the Schedule property along with other properties were previously belonged to **Dominion Land & Industries Limited**, a Joint Stock Company having its registered office at 154 Harish Mukherjee Road, Kolkata-25, acquired (i) from one Guinram @ Tarak Nath Konar, by way of Deed of Conveyance being No. **2418 of 1947**, recorded in Book No. I, Volume No. 77, Pages from 117 to 126 registered with Calcutta S.R.O., (ii) by way of Deed of Sale being No. **135 of 1948**, recorded in Book No. I, Volume No. 14, Pages from 48 to 51 registered with D.S.R. Hooghly, (iii) from one Dashurathi Nundiby way of Deed of Bengali Kobala being No. **3127 of 1947**, recorded in Book No. I, Volume No. 41, Pages from 28 to 31 registered with D.S.R. Hooghly, (iv) from one Gour Chandra Banerjee, by way of Bengali Kobala being No. **745 of 1948**, recorded in Book No. I, Volume No. 16, Pages from 292 to 294 registered with D.S.R. Hooghly, (v) from one Tofazzal Hossain, by way of Bengali Kobala, being No. **940 of 1948**, recorded in Book No. I, Volume No. 11, Pages from 127 to 130 registered with D.S.R. Hooghly, as per the latest Sale Deed being No. 2483 of 1975.

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AND WHEREAS the Vendors by way of aforesaid title deeds and other documents acquired large number of properties within the Mouza of Naldanga, Bally & Narayanpur and developed the said area by laying more or less 20' ft. wide roads connecting the public roads at several points and by splitting up the whole area into small suitable building plots and declared the said area of layout as "KAILASH NAGAR SCHEME" and sold large number of plots under the said Scheme from time to time.

AND WHEREAS In respect of the purchases before April 1948, the documents were prepared in the former name of the said vendors then known as British India Land & Industries Ltd.

AND WHEREAS subsequently the said name has been changed into "Dominion Land & Industries Ltd. upon application and obtaining a Certificate U/S 11 Sub-Section 8 Act VII of 1913 of Indian Companies Act. from the Registrar, Joint Stock Companies, Bengal, on 29/04/1948.

AND WHEREAS the last Revisional Settlement, the name of the Vendors as such has been recorded in the Khatians for the lands purchased earlier as aforesaid except the deed of Purchase dated 21/10/1963, subsequent to the Revisional Settlement.

AND WHEREAS accordingly the **Dominion Land & Industries Limited** being thus lawfully seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the properties forming part and parcel of land known and proclaimed as "KAILASH NAGAR SCHEME NO. III.

AND WHEREAS subsequently, the said **Dominion Land & Industries Limited,** represented its Director, namely Sudhir Kumar Dutta, sold the **"A"** Schedule property to Sri Nimai Banerjee, son of late Sunil Kumar Banerjee, of Quarter No. E-17/6, B.T.P.S. Township, Post. Tribeni, District. Hooghly, by way of Sale Deed being No. **2483 of 1975**, recorded in Book No. I, Vol. No.35, Pages from 20 to 29, registered with D.S.R. Hooghly, (which is a **Principle Deed**), where areas of land total is by admeasuring 7 Cottahs - 6 Chittacks – 18 Sq. ft.

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The property is situated at 478, Kailash Nagar, Post. Bandel, P.S. Chinsurah, Dist. Hooghly, Ward No. 5 under Hooghly-Chinsurah Municipality, having 12' ft. wide common passage on the south side to get entrance in the Schedule property.

AND WHEREAS subsequently, Sri Nimai Banerjee, son of late Sunil Kumar Banerjee, sold more or less 3 Cottach 06 Chitaks 12 Sq. ft., out of his total land by admeasuring 7 Cottahs - 6 Chittacks – 18 Sq. ft., to ➔ (i) Sri Bijay Kumar Saha, (ii) Sri Dipak Kumar saha, both are sons of late Sachindra Lal Saha, of 478, Kailash Nagar, Post. Bandel, P.S. Chinsurah, Dist. Hooghly, by way of Sale Deed being No. **12 of 2002**, recorded in Book No. I, volume No. I, Pages from 73 to 80, registered with A.D.S.R. Sadar, Hooghly.

AND WHEREAS subsequently, Sri Nimai Banerjee, son of late Sunil Kumar Banerjee, after acquiring the property by way of aforesaid Deed, mutated his name from the concern B.L. & L.R.O. under the L.R. Khatian No. 6553 (in the name of Nimai Banerjee), L.R. Dag No.2740 corresponding to R.S. Dag No.1942 & 1944, J.L. No. 9, Mouza-Bally, more fully described in the Schedule below and from Hooghly Chinsurah Municipality.

AND WHEREAS "DOMINION LAND & INDUSTRIES LIMITED" was previously a Registered Joint Stock Company, having its registered office at 154, Harish Mukherjee Road, Kolkata-700025, but subsequently the said company has converted its status from "Limited Company" to "Private Limited Company" in the name & style of "DOMINION LAND & INDUSTRIES PRIVATE LIMITED" with an effect from 16/06/2003, as per the declaration executed by the present Director, Rabindra Kumar Pataodia, having its present office at 10A, Chitpur Spur, P.S. Chitpur, Kolkata-700007.

AND WHEREAS one mistake accidentally and inadvertently held in the said Principle Deed, in Page No. 8 under the head of **Schedule "A",** line No. 7, in place of Dag No. **1930** it would be **Dag No. 1942 and 1944,** corresponding to L.R. **Dag No. 2740** (as per plot information and latest L.R. Parcha in the name of present owner, Sri Nimai Banerjee.

AND WHEREAS subsequently one Deed of Declaration has executed by the Vendor namely Dominion Land and Industries Private Ltd. and

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acceptance by the present owner namely Sri Nimai Banerjee, by way of Deed of Declaration being No. **7225 of 2016**, recorded in Book No. I, C.D. Vol. No. 0601-2016, Pages from 110523 to 110533, with D.S.R-I, Hooghly.

AND WHEREAS the Owner of the **"A"** Schedule property intended to develop/construct multi-storied building upon his purchased land situated at 478 Kailash Nagar, Post. Bandel, P.S. Chinsurah, Dist. Hooghly, but due to financial trouble, the Owner was not in a position to start the constructional work of the proposed multi-storied building upon his purchased landed property.

AND WHEREAS the Owner of the **"A"** Schedule property approached to the well experience and technical expert Developer, namely **"MATA DI REAL ESTATE,** a Proprietorship firm having its office at 24/1, Abhoy Guha Road, District Howrah, represented by its proprietor viz. **RAJ KUMAR MISHRA**, son of Late Jagarnath Mishra, for constructing the multi-storied building (G+4) for residential-cum-commercial purpose on his landed property, as the Developer has capacity to invest finance for constructing multi-storied building (G+3) on the said premises No. 478 Kailash Nagar, Post. Bandel, P.S. Chinsurah, Dist. Hooghly, and the Developer was agreed for doing the job of construction work on the said property on condition of allocation of the proposed multi-storied building as follows :-

Sl. No. **01.**	➔ (i) **Rs. 5,00,000/-** (Rupees Five Lacs) only to be paid to the Land Owner by the Developer on the day of execution of this Agreement.
Sl. No. **02.**	➔ (ii) **Rs. 7,00,000/-** (Rupees Seven Lacs) only to be paid to the Land Owner by the Developer after completion of amalgamation of the properties of two owners namely Nimai Banerjee and Bijay Saha & Dipak Saha.
Sl. No. **03.**	➔ (iii) Rest amount of **Rs. 8,00,000/-** (Rupees Eight Lacs) only to be paid to the Land Owner by the Developer after completion of construction of building as per Sanction Plan or after 18 months from the date of Plan Sanction from Hooghly-Chinsurah Municipality, whichever is earlier.
Sl. No. **04.**	➔ (iii) If the construction of proposed building is not completed within the Schedule period of 18 months, in that event the Developer will pay the aforesaid rest amount of Rs. 8.00 lacs along with Savings Bank rate of interest.

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and the Owner of the First Part has accepted the proposal of the Second Part (Developer) and allowed the Developer for doing the job of construction on the said landed property.

NOW THIS **DEED OF AGREEMENT** / MEMORANDUM OF AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED MUTUALLY AGREED BY AND BETWEEN THE ABOVE NAMED PARTIES as follows :-

1. That the Owner is absolutely seized and possessed otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring more or less **4 Cottahs, 0 Chittack & 06 Sq. ft.** of "Bastu" Land and/or more or less **0.045 acre** (as per L.R. Parcha), situated at under the limit of Hooghly-Chinsurah Municipality, Ward No. 5, having premises No. 478, Kailash Nagar, Post. Bandel, P.S. Chinsurah, Dist. Hooghly, described more fully in the **'A'** Schedule written hereunder appoint the Second Part hereto to construct the multi-storied building (G+4) on the said property in accordance with the Building Plan to be sanctioned by Hooghly-Chinsurah Municipality and the owner will give all sorts of assistance to the Developer wherever required in respect of all or any matter except any financial assistance.
2. That the Developer shall commence the work of construction within one month from the date of sanctioned plan duly amalgamated the two properties in one holding number. The Developer undertakes to complete the masonry work of **construction** of multi-storied building (G+4) over the **"A"** Schedule property within a period of **18 (Eighteen Months)** from the date of Sanction of Plan out of their own fund by taking all risk and/or endeavor to complete such scheme within the period specified hereinabove. The reasonable time may be extended due to unforeseen circumstances or for reason beyond the control of the Developer.
3. That the Owner undertakes to execute any papers if necessary in favour of the Developer enabling them to execute the work of construction and selling all the constructed flats/shops except the Owner's allocation of the proposed constructed multi-storied building.

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4. That the Developer will take the possession of the landed property concern described in the **'A'** Schedule written herein below on the date of execution of this Agreement and the Owner will handed over the Sanction Plan of the multi-storied building upon the premises No. 478 Kailash Nagar, Post. Bandel, P.S. Chinsurah, Dist. Hooghly, to the Developer on the date of delivery of possession of the property concern and the Developer can enter into Agreement for Sale with the intending purchaser/s of the residential flat and shop rooms excepting the allocation of the Owner and appoint Architectures, contractors etc. in order to carry out any other acts, things which is become necessary for execution of the proposed multi-storied project.

5. That after completion of the Scheme/Project the Developer shall handed over the possession and with possession letter of the Owner's allocation i.e. one residential Flat of more or less **710 Sq. ft**. (Covered Area) in the First Floor of proposed multi-storied building in South Side having open balcony more fully described in the **'B'** Schedule hereinafter called as Owner's Allocation.

6. That to specified the Owner's and Developer's Allocation of the common areas and common facilities of the multi-storied building (G+4) including those more fully and particularly described in the **'C'** Schedule hereunder.

7. That the nature and specification of the construction in respect of the Owner's Allocation shall be same as those of other Flats in general specifically described in the **'E'** Schedule hereunder unless the Owner desires contain changes at request in writing agreed to bear the extra costs therefore and pay the same in advance as and when demanded by the Developer.

8. That further it is clearly understood that the Developer will have full authority to sell the remaining portion of the multi-storied building excepting the Owner's Allocation, to any intending purchaser/s and the consideration received by the Developer shall be treated as realization of the Developer's remuneration and profit, if any.

9. That the Land Owner is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the Schedule Property as single Owner with free from all encumbrances

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having marketable title thereof and without receiving any notice for acquisition and requisition from any authority having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976) and being not attached with any suit decree or order of any Court of Law or due to Income Tax or Revenue or any Public Demand whatsoever. In spite of that if there is any title dispute in respect of the Schedule Property then the Land Owner will have full responsible and will remove the same at his own costs within a very short time arising out of the said dispute otherwise the Land Owner will give the compensation to the Developer which the Developer will suffer for the said dispute and/or delay for dissolving the same.

10. That the Developer undertake to pay all the incidental charges for the proposed construction out of their own fund as would be derived out of, the advances from the prospective buyer/s against selling and/or booking of residential Flats and shop rooms in the Ground floor of the proposed multi-storied building other than the allotted portion of the Owner.

11. That during the times of construction of the multi-storied building (G+4), the Owner of the land will co-operate in all possible ways to the Developer and its men and agents including labourers and as such the construction works can be done smoothly with in the period of aforesaid written.

12. That the Developer upon completion of the multi-storied building invite the Owner to take possession of his Allotted portion of the multi-storied building and the Owner shall take his allocated portion from the Developer.

13. That the Developer is hereby authorized to take electric and water connection from the appropriate authority for the building at their own cost and for which the Owner shall give consent and this should become the amenities and facilities to common to all unit holders and for every such unit for completion of the construction.

14. That each and every Flat Owners of the proposed multi-storied building shall be a member of the Association of the Apartment as would be formed by all purchaser/s in future and shall abide by rules, regulations, bye-laws etc. and should be liable to pay all common expenses proportionately with other Flat Owners.

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15. That the Developer shall be solely liable, responsible and answerable to the Owner/Purchaser for any technical defect and/or damages and the Owner shall not be responsible for any technical defect and the Owner shall also not be responsible for any illegal construction in violation of Sanction Plan done by the Developer.

16. That the Owner shall be bound to execute and register the Sale Deed or documents and sign the same as and when require by the Developer for effecting transfer of the title and perfecting the title of the person nominated by the Developer.

17. That the Land Owner shall, after signing of this Agreement, executed and registrar one **Development Power of Attorney** in favour of Developer hereto as his true and lawful Attorney confirming all power including the power of sale, gift, mortgage, lease out, let out and any kind of transfer of the Developer's allocation in favour of the person, company, firm private or Govt. etc. together with proportionate share land underneath and the validity of the Power of Attorney will remain in force till the sale/transfer of all the Flats, Shops, Garages and other spaces according to his allocation be not completed by the Developer and thereafter the effect of General Power of Attorney will be extinguished automatically. This General Power of Attorney is further agreed by and between the parties hereto that by dint of said Power of Attorney the Developer herein shall have every right to do all acts as necessary for the completion of construction of the building of the project as well as to make Agreement for Sale and/or any other documents for sale in respect of selling of any Flats, shop rooms etc. along with undivided proportionate share of land by taking full and/or part of sale price or consideration money thereof with power to sign, execute and present before any registering authority all Agreement for sale, Deed of conveyance/conveyances and register thereof on behalf of the Land Owner to the intending purchaser/purchasers in respect of the **Developer's allocation** in spite of whatever written in the said Power of Attorney. It is further agreed that the money accrued by the Developer to sell its allocation as written in this Agreement by the aforesaid Registered Power of Attorney to the intending Purchaser or

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Purchasers of any Flat/shop rooms etc. shall be treated as the sole property of the Developer in spite of whatever written in the Said Registered Power of Attorney. The Developer herein is the sole owner of the amount of the aforesaid sale proceeds. The Land Owner undertakes that he has no claim at present and shall not have in future on the aforesaid amount of **Developer's allocation**. It is further agreed that the Developer shall have power to take loan from any Banks and/or Financial institutions against the said Property, in such event the owner has no liability to pay the loan amount to the Bank Authority.

18. That the Developer has every right to modify, amend or alter the building plan and has also right to submit supplementary building plan for the purpose of completion of remaining construction of the multi-storied building over the Schedule Property and in any case if the writing consent or signature of the Land Owner is required for the said purpose the Land Owner shall be bound to sign the same in respect of getting supplementary sanction of building plan, plaints, written statements, petitions and all other documents which will be required for the court cases.

19. That the Sale Deed of the proposed flats, Shop rooms shall be drafted by the Advocate of the Developer but in no case the Owner shall have any right to alter and changed the draft.

20. That if any disputes or difference of opinion is arise, the parties will settled the same amicably save and except what has 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, otherwise the parties hereto shall have right to take legal action before the competent court of law against the parties for redressal.

21. That the Developer shall choice/fix the name of the building, which is selected as "**CHANDANA APARTMENT**".

22. That the Developer shall be entitled to make advertisements hung up Advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats/shop rooms in the said premises without in any way prejudicing the interests of the Land Owner. The Developer

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and/or its all purchasers will have every right to take finance/loan from any bank and/or financial institution by depositing and/or mortgaging its respective Flats, shop rooms etc. from Developer's allocation.

23. That the Land Owner will have no right or power to terminate this Agreement and the Registered Power of Attorney given in favour of the Developer till the completion of the aforesaid development project including to sell all Developer's allocation as written in the **"C" Schedule** herein below to all intending Purchaser/Purchasers without any written permission from the Developer.

24. That the ultimate top roof shall remain with the custody of Owner and Developer. If the Developer shall construct extra floor of the top in that event the Owner and the Developer shall get their respective allocation as stated above. All the purchasers will remain as user right of the top roof of the said multi-storied building. Further any type of job construction work of the said multi-storied building over the roof, the roof right will remain with the Owner and Developer respectively. Any other Flat owner/s will not raise any objection in respect of future construction of the said multi-storied building over the **"A"** Schedule property.

25. That It is further declared by the Land Owner herein that in case of death of Land Owner prior to the completion of project then in that event all legal heirs of the deceased Land Owner will sign all the paper/papers, document/documents, deed of conveyance, etc. without taking any further demand of money in the same terms and conditions as written herein.

26. That the Copy of this Agreement shall be retained to the Land Owner and this original Agreement shall be retained to the Developer.

27. That in case of any amendments of this agreement, if necessary, in such event the said amendments may be done with the consent of both the parties hereto.

28. That according to the general specification the constructions of multi storied building on the **"A"** Schedule to be erected/constructed and after completion of the construction as well as completion certificate from competent authority, to be

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given possession to Land Owner as per allocation of share mentioned in the respective Schedule here below. The said general specification has been described in the **"E"** Schedule hereunder.

29. That the areas in Square Feet of the Flats allocated to Land Owner, Developer as per this agreement, mentioned in the **"B"** Schedule and **"C"** Schedule respectively herein below to be treated as approximate/more or less area in all cases which has been agreed between and parties hereto. The actual/accurate area in Square Feet of allocated Flats to be mentioned later on.

30. That the Transfer and Registration costs and the expenses of sale deed, Agreement, Stamp Papers, Registration Charges, Advocate's Fees other duties and charges as applicable on the date of Transfer and Registration shall be charged on account of the respective intending owner/s.

"A" SCHEDULE ABOVE REFERRED TO (WHOLE PROPERTY)

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District Hooghly & Sub-Registry office & P.S. Chinsurah, Mouza-Bally, J.L. No. 9, R.S. Khatian No. 467, L.R. Khatian No 6553 (in the name of Nimai Banerjee), R.S. Das No. 1942 & 1944 & L.R. Dag No. 2740, Total Area of Land more or less **4 Cottahs, 0 Chittack & 06 Sq. ft.** of "Bastu" Land and/or more or less **0.045 acre** (as per L.R. Parcha), consisting of existing residential house thereon. The Property is butted and Bounded as follows :-

North : Plot No. 96, South : 12 ' ft wide Road of the Scheme,
East : Plot No. 93, West : Plot No. 97.

"B" SCHEDULE LAND OWNER'S ALLOCATION

ALL THAT one residential Flat of more or less **710 Sq. ft.** (Covered Area) of the landed property in the First Floor of multi-storied building in South-West Corner, West facing having open Balcony with in **"A"** Schedule Property at premises No. 478, Kailash Nagar, Post. Bandel, P.S. Chinsurah, Dist. Hooghly, together with undivided proportionate share of the land underneath the building and right of easement and appurtenances along with other common right, over joint amenities thereto together with water and electric connection and under Ground storage of Tank and overhead water reservoir and common space, lobbies, staircase, lift, entrance gate and common areas and facilities as per **"D"** Schedule.

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"C" SCHEDULE DEVELOPER'S ALLOCATION

WITHIN **"A"** Schedule land the Developer shall get constructed flats/shop rooms of the multi-storied building save and except one residential Flat of more or less more or less **710 Sq. ft.** (Covered Area) of Owner's allocation of the landed property in the First Floor, having open Balcony with in Schedule **"A"** Property at premises No. 478, Kailash Nagar, Post. Bandel, P.S. Chinsurah, Dist. Hooghly, together with undivided proportionate share of the land underneath the building and right of easement and appurtenances along with other common right, over joint amenities thereto together with water and electric connection and under Ground storage of Tank and overhead water reservoir and common space, lobbies, staircase, lift, entrance gate and common areas and facilities as per Schedule **"D".**

"D" COMMON AREAS AND COMMON FACILITIES ABOVE REFERRED TO

(1) Land on which the building is located and easement and appurtenances right belonging to the land.

(2) The foundation, colum, grind, beams, supported main walls, corridors, lobbies, staircase, lift, stairways, landing entrances and exits of the building.

(3) Installation of common services such as power light, water, sewerage connection, pump, overhead or underground reservoir.

(4) The sanitary and plumbing fittings, pipes installation for common use.

(5) Boundary wall and entrance and exit gates of the premises.

"E" SCHEDULE ABOVE REFERRED TO (GENERAL SPECIFICATION)

MATERIALS :

1.	BRICKS	Good Quality.
2.	CEMENT	Non-Levy poril and cement of Good Quality.
3.	SAND	For RCC works, yellow coarse. For Plastering yellow medium grade. For filling work white river sand.
4.	PERIPHERAL WALL	8 " Cement Brick wall.
5.	INTERNAL WALL	5 " Cement Brick wall.
6.	SURFACE FINISH	Outside cement plastering & Inside cement plastering.

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FLOORING : Bed room, living-cum-dining space, kitchen, Verandah, Lobby – all Kumari Marble /Glazed Tiles Flooring.

DOORS : Wooden Frames with good quality of Sal, Flash Main Door with locking arrangement rest all Flash Door with bolt and one Collapsible Gate outside the main Door.

WINDOWS : Aluminium windows with M.S. Grill and necessary Glass fittings and Block paintings.

TOILET : Marble or Glazed Tiles flooring and wall tiles of 5' ft. from Dado, with two European style white Glazed W.C. complete with P.V.C. cryster wash basin, shower line with standard Bib cock, one Bath Room with Geyser Point.

KITCHEN FITTINGS : Marble or Glazed Tiles cast in situ Black Granite cooking Platform having 3' ft. height wall tiles setting in front side with present Steel Sink with waste Tray.

ELECTRICAL : All Bed rooms (three points), Drawing and Dinning 5 Points with 15 Amp. Socket, Kitchen (three points), toilet (two points), balconies (one point), main store room (one point), lobbies, passage, lift, will be provided with concealed electrical wiring terminated to two light points, fan points, one AC point, complete with distribution board, switch board complete with switchers and plug socket.

WATER SUPPLY : Supply of water to each and every Flat uninterruptedly 24 hours subject to mechanical failure and failure of supply of Municipal water supply.

"F" SCHEDULE ABOVE REFERRED TO

(COMMON AND MAINTENANCE TO BE BORNE BY EACH AND EVERY FLAT OWNERS ACCORDING TO PROPORTIONATE SHARE

(a) The cost of clearing and lighting the passage, landings, staircase, common and for service charges.

(b) The expenses of maintaining, repairing and decorating of the main structure. The roof gutter, wires/cables in the underground and enjoyed and used by the Flat purchasers in common and the main entrance, lift, passage landing and stair case of the building enjoyed by all Flat Purchasers used it in

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common as aforesaid and boundary wall of the building compound etc.

(c) Cost and expenses towards of guard and to run the office of Association.

(d) Municipal and other rates and taxes in related to the premises concern.

IN WITNESS WHEREOF the aforesaid parties do hereunto set their respective hands and seals on the day, month and year hereinbefore set forth at the commencement of this Agreement.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

1. Nimai Banerjee

SIGNATURE OF OWNER.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

MATA DI REAL ESTATE

1. Raj Kumar Mishra

SIGNATURE OF DEVELOPER.

W I T N E S S E

1. [illegible]
24 [illegible]
[illegible]

2. Sourav Biswas
450, Nailach Nagar
Po, Bandel, Dist-Hooghly

Drafted by Amalendu Chatterjee
Advocate
Chinsurah Court.
Regd. no. WB/436/09

Seal of the Additional District Sub-registrar, Chinsura, District-Hooghly

Additional District Sub-Registrar
Chinsura, Dist. Hooghly

10 AUG 2016

Major Information of the Deed

d No :	I-0603-04679/2016	Date of Registration	8/10/2016 1:57:31 PM
ry No / Year	0603-0001096756/2016	Office where deed is registered	
ry Date	03/08/2016 2:52:09 PM	A.D.S.R. CHINSURA, District: Hooghly	
plicant Name, Address Other Details	Debasis Ghosh Cns Court,Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9432847711, Status :Deed Writer		
nsaction		Additional Transaction	
10] Sale, Development Agreement or Construction eement		[4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]	
Forth value		Market Value	
16,00,000/-		Rs. 32,05,708/-	
mpduty Paid(SD)		Registration Fee Paid	
7,010/- (Article:48(g))		Rs. 22,000/- (Article:E, B)	
marks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

nd Details :

trict: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Olaichanditala Rd, Mouza: Bali

h	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
	LR-2740	LR-6553	Bastu	Bastu	4 Katha 6 Sq Ft	15,50,000/-	30,46,333/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
	Grand Total :				6.61Dec	15,50,000 /-	30,46,333 /-	

ucture Details :

h o	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
	On Land L1	250 Sq Ft.	50,000/-	1,59,375/-	Structure Type: Structure
	Gr. Floor, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	250 sq ft	50,000 /-	1,59,375 /-	

nd Lord Details :

o	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fringerprint	Signature
	Mr Nimal Banerjee Son of Late Sunil Kumar Banerjee Executed by: Self, Date of Execution: 10/08/2016 , Admitted by: Self, Date of Admission: 10/08/2016 ,Place : Office	 10/08/2016	 LTI 10/08/2016	Nimai Banerjee 10/08/2016

478 Kailash Nagar, P.O:- Bandel, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712123 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual

eloper Details :

Name,Address,Photo,Finger print and Signature
Mata Di Real Estate 24/1 Abhoy Guha Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Status :Organization

presentative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Raj Kumar Mishra Son of Late Jagarnath Mishra Date of Execution - 10/08/2016, , Admitted by: Self, Date of Admission: Aug 10 2016 , Place of Admission of Execution: Office	 Aug 10 2016 2:27PM	 LTI Aug 10 2016 2:28PM	Raj Kumar Mishra Aug 10 2016 2:28PM
41thakudas Ghosh Street Belul, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Mata Di Real Estate (as Developer)			

ntifier Details :

Name & address	
Sovan Biswas n of Someswar Biswas) Kailash Nagar, P.O:- Bandel, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712123, Sex: Male, By ste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Nimai Banerjee, Mr Raj Kumar Mishra	
Sovan Biswas	10/08/2016

ransfer of property for L1

I.No	From	To. with area (Name-Area)
	Mr Nimai Banerjee	Mata Di Real Estate-6.61375 Dec

ransfer of property for S1

I.No	From	To. with area (Name-Area)
	Mr Nimai Banerjee	Mata Di Real Estate-250 Sq Ft

Raj

Endorsement For Deed Number : I - 060304679 / 2016

0-08-2016

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

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

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

ented for registration at 13:25 hrs on 10-08-2016, at the Office of the A.D.S.R. CHINSURA by Mr Nimai Banerjee cutant.

ificate of Market Value(WB PUVI rules of 2001)

ified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,708/-

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

cution is admitted on 10/08/2016 by Mr Nimai Banerjee, Son of Late Sunil Kumar Banerjee, 478 Kailash Nagar, Bandel, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712123, by caste Hindu, by Profession iness

tified by Mr Sovan Biswas, Son of Someswar Biswas, 450 Kailash Nagar, P.O: Bandel, Thana: Chinsurah, , ghly, WEST BENGAL, India, PIN - 712123, By caste Hindu, By Profession Business

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

cution is admitted on 10/08/2016 by Mr Raj Kumar Mishra Developer, Mata Di Real Estate, 24/1 Abhoy Guha d, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101

tified by Mr Sovan Biswas, Son of Someswar Biswas, 450 Kailash Nagar, P.O: Bandel, Thana: Chinsurah, , ghly, WEST BENGAL, India, PIN - 712123, By caste Hindu, By Profession Business

ment of Fees

tified that required Registration Fees payable for this document is Rs 21,996/- (B = Rs 21,989/- ,E = Rs 7/-) and istration Fees paid by Cash Rs 0/-, by Draft Rs 22,000/-
scription of Draft
Draft(other) No: 970979000441, Date: 09/08/2016, Amount: Rs.22,000/-, Bank: STATE BANK OF INDIA (SBI), SPL RSONAL BANKING BR CHINSURAH

ment of Stamp Duty

tified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Draft Rs 2,010/-, by mp Rs 5,000/-
scription of Stamp
Stamp: Type: Court Fees, Amount: Rs.10/-
Stamp: Type: Impressed, Serial no 1557, Amount: Rs.5,000/-, Date of Purchase: 08/08/2016, Vendor name: R N attacharya
scription of Draft
Draft(other) No: 970978000441, Date: 09/08/2016, Amount: Rs.2,010/-, Bank: STATE BANK OF INDIA (SBI), SPL RSONAL BANKING BR CHINSURAH

Anupam Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

ificate of Registration under section 60 and Rule 69.

stered in Book - I

me number 0603-2016, Page from 81066 to 81086

g No 060304679 for the year 2016.

Seal of the Additional District Sub Registrar, Chinsura, District Hooghly

Digitally signed by ANUPAM HALDER
Date: 2016.08.11 15:06:05 +05:30
Reason: Digital Signing of Deed.

upam Halder) 11-08-2016 15:06:04

ITIONAL DISTRICT SUB-REGISTRAR

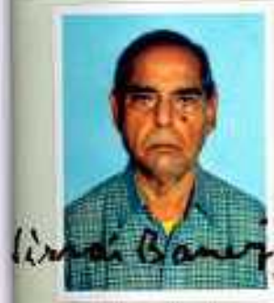
ICE OF THE A.D.S.R. CHINSURA

st Bengal.

(This document is digitally signed.)

দুই হাতের আঙ্গুল -এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জ্জনী	(২) তর্জ্জনী	
		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
সাক্ষর		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আঙ্গুল - এর ছাপ (টিপ)		ডান হাতের আঙ্গুল - এর ছাপ (টিপ)	
		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জ্জনী	(২) তর্জ্জনী	
		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
সাক্ষর		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Seal of the Additional District Sub-Registrar, Chinsura, District-Hooghly.

Additional District Sub-Registrar
Chinsura, Dist- Hooghly.

10 AUG 2016