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Certified that the document is admitted to registration. The original deed / share and the endorsement deed / share attached to this document are the part of this document.



Registrar (U/S 7(2))
District Sub Registrar-I
North 24 Parganas, Barnasi

28 FEB 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 28th day of February Two Thousand and Twenty [2020]

BETWEEN

श्री. [Name]
[Address]
[City]

Debanu Roy

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(1) SMT. DEBJANI RAY (PAN NO. BWGPR5015R) (Aadhar No. 5347 3442 5349) (Mobile No. 9088444909) daughter of Late Sasanka Sekhar Ray, by religion- Hindu, by occupation - Service, by Nationality- Indian, residing at H-B/6, Hatiara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas;

(2) SMT. BISHNUPRIYA GUPTA (PAN NO. AWTPG5173H) (Aadhar No. 2961 7546 1061) (Mobile No. 9959356479) Wife of Sri Santanu Gupta, Daughter of Late Sasanka Sekhar Ray, by religion- Hindu, by occupation - House wife, by Nationality- Indian, residing at 7, Khudiram Bose Sarani, Mall Road, Anandam Apartment, Block IVA, Flat No. 1-A, P.O. Dum Dum, P.S. Dum Dum, Kolkata- 700 080 in the District of North 24 Parganas, all are by faith - Hindu, hereinafter jointly called and referred to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, successors, administrators, executors, legal representatives and assigns) of the ONE PART.

AND

GANAPATI DEVELOPERS (PAN NO. AAUFG5829K) a Partnership firm having its business place at HD-19/3, Ram Krishna Sarani, Baguiara, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas Parganas represented by their Partners namely (1) SRI TAPAS GHOSH (PAN NO. AHNPG7091B) (Aadhar No. 2821 2383 3548) (Mobile No. 9830564273), son of Late Tarapada Ghosh, by religion- Hindu, by occupation- Business, residing at Nikhil Abasan, H/A-7, Hatiara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas, (2) SRI DEBASISH GHOSH, (PAN NO. AHYPG4748A) (Mobile No. 9836429930) (Aadhar No. 974033591794), son of Late Tarapada Ghosh, by religion- Hindu, by occupation- Business, residing at H/C-8, Ram Krishna Sarani, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas (3) SRI PRABIR DASGUPTA (PAN NO. ALEPD8931E) (Aadhar No. 8576 5567 3929) (Mobile No. 9831270842), son of Sri Jhantu Dasgupta, by religion- Hindu, by occupation- Business, residing at de-101/A, Purba Narayantala, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas (4) SMT. SUPARNA GANGULY, (PAN NO. ALGPG2777B) (Aadhar No. 4273 6062 4354) (Mobile No. 9674343637) wife of Sri Satyabrata Ganguly, by religion- Hindu, by occupation- Academician, residing at HJ-21, Manisha Apartment, S.L Sarani, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas AND (5) SRI KRISHNA YADAV (PAN NO. ABRPY8893P) (Aadhar No. 8851 2785 3077) (Mobile No. 7685936790) son of Late Nanda Lal Yadav, by religion- Hindu, by occupation- Business, residing at HD-19/3, Ram Krishna Sarani, Baguiara, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas all are by Nationality- Indian, hereinafter called the DEVELOPER, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, successors-in-interest, legal representatives and assigns) of the OTHER PART.

AND WHEREAS the owners have approached the developer to undertake the development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it's hereby agreed by and between the parties hereto as follows.

ARTICLE - I, DEFINITIONS

- OWNERS shall mean the said (1) SMT. DEBJANI RAY (PAN NO. BWGPR5015R) (Aadhar No. 5347 3442 5349) (Mobile No. 9082444909) daughter of Late Sasanika Sekhar Ray, by religion- Hindu, by occupation - Service, by Nationality- Indian, residing at H-B/6, Hatriara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas;
- (2) SMT. BISHNUPRIYA GUPTA (PAN NO. ANYTPG5173H) (Aadhar No. 2961 7546 1061) (Mobile No. 9959256479) Wife of Sri Santanu Gupta, Daughter of Late Sasanika Sekhar Ray, by religion- Hindu, by occupation - House wife, by Nationality- Indian, residing at 7, Khudiram Bose Sarani, Mall Road, Anandam Apartment, Block IV A, Flat No. 1-A, P.O. Dum Dum, P.S. Dum Dum, Kolkata- 700 080 in the District of North 24 Parganas and their heirs, legal representatives, executors, administrators and assigns.
- DEVELOPER shall mean GANAPATI DEVELOPERS (PAN NO. AAUFG5829K) a Partnership firm having it's business place at HD-19/3, Ram Krishna Sarani, Baguiara, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas Parganas represented by their Partners namely (1) SRI TAPAS GHOSH (PAN NO. AHNPG7091B) (Aadhar No. 2821 2383 3548) (Mobile No. 9830564273), son of Late Tarapada Ghosh, by religion- Hindu, by occupation- Business, residing at Mithil Abesan, H/A-7, Hatriara Road, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas, (2) SRI DEBASISH GHOSH, (PAN NO. AHYPG4748A) (Mobile No. 9836429930) (Aadhar No. 974033591794), son of Late Tarapada Ghos, by religion- Hindu, by occupation- Business, residing at H/C-8, Ram Krishna Sarani, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas (3) SRI PRABIR DASGUPTA (PAN NO. ALEPDB931E) (Aadhar No. 8576 5567 3929) (Mobile No. 9831270842), son of Sri Jhantu Dasgupta, by religion- Hindu, by occupation- Business, residing at de-101/A, Purba Narayentala, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas (4) SMT. SUPARNA GANGULY, (PAN NO. ALGPG2777B) (Aadhar No. 4273 6062 4354) (Mobile No. 9674343637) wife of Sri Saitya Brata Ganguly, by religion- Hindu, by occupation- Academician, residing at HJ-21, Manisha Apartment, S.L Sarani, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159 in the District of North 24 Parganas AND (5) SRI KRISHNA YADAV (PAN NO. ABRPY8893P) (Aadhar No. 8851 2785 3077) (Mobile No. 7685936790) son of Late Nanda Lal Yadav, by religion- Hindu, by occupation- Business, residing at HD-19/3, Ram

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Krishna Sarani, Baguipara, P.O. Aswininagar, P.S. Baguiati, Kolkata- 700 159, and its successor or successors, representatives, executors, administrators and assigns.

3. PREMISES : shall mean and include Premise No.....H/1/B/G....., (mentioned in details) more fully and particularly described in the First Schedule hereunder written.

4. BUILDING : shall mean and include proposed the multi storied building to be constructed on the said premises in accordance with the building plan and/or plans to be sanctioned by the competent authority of Bidhannagar Municipal corporation.

5. COMMON FACILITIES AND AMENITIES : shall mean and include corridors, stair case, lift, lift room, stair ways, passage ways, landings, pump room, sub-mersible pump, motors, tube well, overhead tank, electric meters to owners and other facilities which may be mutually agreed upon by and between the parties and required for the establishment, location, enjoyment, maintenance and/or management of the said proposed multi storied building.

6. SALEABLE AREA : shall mean and include the space in the proposed multi storied building available for independent use and occupation after making the provisions for common facilities and space required therefore excluding the constructed area meant for owners herein.

7. OWNERS' ALLOCATION : shall mean -

(A) The owners herein will be entitled to get 50% (fifty percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows : -

- i) Flats or garages on the Ground floor i.e. 50% of ground floor.
- ii) Entire Third floor of the proposed building.
- iii) Entire Fourth floor of the proposed building.

(B) The Developer shall provide an alternative temporary accommodation to the owners with the facilities in accord with the present area and same facilities enjoying by the owners during the period of construction and shall bear the charges for the same, upto the delivery of possession of the owners' allocation.

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(C) In case of construction of any additional floor, then the equal allocation will be there which is mentioned in the manner of 50% of that said additional floor.

In addition, the Developer shall pay a sum of Rs. 8,00,000/- (Rupees eight lakh) only to the Owner on which is refundable but subject to be realized in terms of any incompetency in job or providing facilities to the Owners in the following manners :

On Execution of these presents Rs. 8,00,000-00

8. DEVELOPER'S ALLOCATION shall mean the Developer will be entitled to get 50% (fifty percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows : -

- i) Flats and garages on the Ground floor i.e. 50% of ground floor.
- ii) Entire First floor of the proposed building.
- iii) Entire Second floor of the proposed building.

9. ARCHITECT shall mean the person and/or persons who may be appointed by the Developer for designing and planning of the said proposed building with the approval of the Owners and the entire professional fees of the said Architect would be borne by the Developer herein.

10. BUILDING PLAN shall mean and include the said proposed building plan or plans to be sanctioned by the appropriate authorities with such alteration or modifications as may be done for common interest of the Developer as well as the Owners herein.

11. TRANSFER shall mean and include the person, firm, limited company private or public, association of persons (AOP) to whom any space in the said proposed building will be transferred.

12. WORDS IMPARTING : singular shall include plural vice-versa.

13. WORDS IMPARTING : masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE - II, COMMENCEMENT

This Development Agreement shall be deemed to have commenced on and with effect from the date of execution of these presents.

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ARTICLE III, OWNERS' REPRESENTATIONS

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises mentioned in First Schedule herein below free from all encumbrances' attachment and liens whatsoever.

2. The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allocation without any interference or disturbances provided the Developer performs, observes and fulfils all the terms and conditions herein contained, and/or other part to be observed, performed and/or fulfill by the Developer.

3. The Owners also further declares as per best of their knowledge that neither they nor their predecessors, predecessors in interest ever executed any instrument in respect of the First Scheduled property.

ARTICLE IV, DEVELOPER'S REPRESENTATIONS

1. The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the developer to built, construct, erect and complete the said buildings comprising the various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreements for sell and/or transfer and/or construction in respect of only the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owners.

2. That the Developer will demolish the existing structure at its own cost and responsibility and get the sale proceeds of the old building materials without any interference from the Owners herein.

3. The Developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the appropriate authorities in the name of the Owners and Developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the buildings at the said premises.

ARTICLE V, APARTMENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the developer to construct, erect and complete the building at the said premises and the developer agrees:

a) At its own costs shall obtain all necessary permissions and for plan and/or approvals and/or consents.

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b) In respect of the consideration of the buildings to pay costs of supervision of the development and construction of the owner's allocation in the buildings at the said premises.

c) Allocate the Owners of their allocation in the buildings to be constructed at the said premises within 24(twenty four) months from the date of obtaining sanctioned plan from the municipal authority, which is the essence of contract which may be extended for another 6(six) months in case of adverse situation.

(A) The owners herein will be entitled to get 50% (fifty percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in

ARTICLE - VI, OWNERS' ALLOCATION

1. OWNERS' ALLOCATION : shall mean -

common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows : -

- iv) Flats or garages on the Ground floor i.e. 50% of ground floor.
- v) Entire Third floor of the proposed building.
- vi) Entire Fourth floor of the proposed building.

(B) The Owners shall execute and register fresh partition deed among themselves after handing over of possession of owners' allocation.

(C) The Developer shall provide an alternative temporary accommodation to the owners with the facilities in accord wjth the present area and same facilities enjoying by the owners during the period of construction and shall bear the charges for the same, upto the delivery of possession of the owners' allocation.

(D) In case of construction of any additional floor, then the equal allocation will be there which is mentioned in the manner of 50% of the additional floor.

In addition, the Developer shall pay a sum of Rs.8,00,000/- (Rupees eight lakh) only to the Owners more fully described in the Second Schedule written hereunder which is refundable but subject to be realized in terms of any incompetency in job or providing facilities to the Owners.

ARTICLE - VII, DEVELOPER'S ALLOCATION

1. The Developer will be entitled to get 50% (fifty percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right,

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title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows :-

- i) Flats or garages on the Ground floor i.e. 50% of ground floor.
- ii) Entire First floor of the proposed building.
- iii) Entire Second floor of the proposed building.

2. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the buildings to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said buildings and the developer shall be entitled to enter into agreement for sell and transfer its own name with any intending Purchaser/s or transferees for their residential and/or commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the Owners and this agreement by itself shall be treated as consent by the Owners.

ARTICLE - VIII, PROCEDURE

1. The Owners shall grant to the Developer and/or its nominee or nominees a registered Development Power of Attorney after execution of this Development Agreement for the purpose of obtaining the sanctions from different authorities in connection with the construction of the proposed building and also for pursuing and following up the matter with the appropriate authority or authorities and also for dealing with the intending Purchaser/s for transferring the Developer's allocation.

ARTICLE - IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said buildings.
2. That the owners will not be liable for any illegal or unauthorised construction or any objection of the outside people against the proposed buildings, the Developer will be held full responsibility for the same.

ARTICLE - X, SPACE ALLOCATION

1. After completion of the building by the Developer, the Owners shall be entitled to obtain physical possession of the owner's allocation and the balance constructed area and other portions of the said building shall belong to the Developer and the Developer will be entitled to hand over Developer's Allocation to the respective end users.

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2. Subject as aforesaid and subject to owner's allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space on the ground floor of the said premises shall exclusively belong to the Owners and Developer contained herein.
3. The Owners shall be entitled to transfer or otherwise deal with the owner's allocation in the building without any claim whatsoever of the Developer.
4. The Developer shall be exclusively entitled to the Developer's allocation in the proposed building with exclusive right to obtain transfer or otherwise deal with or dispose of the same without any right claim and/or interest therein whatsoever and the Owners herein shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation too.

ARTICLE - XI, BUILDING

1. The Developer shall at its own cost construct, erect and complete the multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the buildings shall be completed entirely by the developer within 24 (twenty four) months from the date of obtaining sanctioned plan from the Bidhannagar Municipal corporation, with 6(six) months grace period for adverse situation.
2. The Developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, water storage tanks, lift, lift room, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on Ownership basis.
3. The Developer shall be authorised in the name of the Owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Owners herein shall executive in favour of the Developer a registered Development Power of attorney and other authorities as shall be required by the Developer.
4. The Developer shall at its own cost and expenses and without creating and financial or other liability on the Owners construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or

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modification thereof made or caused to be made by the developer with the consent of the Owner in writing.

3. All costs, charges and expenses including architect fees shall be paid discharged and borne by the Developer and the Owner shall have no liability in this context.

4. The Developer shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the owner's allocation lot.

ARTICLE - IX. COMMON EXPENSES & FACILITIES

1. The Developer shall pay and bear the property taxes and other dues and outgoing in respect of the owner's allocation of the said building according to dues as and from the date of handing over vacant possession by the Owner till as provided hereafter.

2. As soon as the entire building is completed, the developer shall give notice to the Owner requesting the Owner to take possession of the Owner's allocation in the building.

3. The Owner and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and Developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owner or the developer in this behalf.

4. As and from the date of service of notice of possession, the Owner and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both owner's and developer's allocation.

ARTICLE - X. COMMON RESTRICTION

The Owner's allocation in the building shall be subject to the same restriction and use as are applicable to the Promoter/Developer's allocation in the building intended for common benefits of all occupants of the building which shall include as follows:

Neither party shall use or permit 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 damage to the other occupants of the building.

2. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alterations thereto without the written consent of the other in this behalf and/or building structure shall not be affected by any manner.

3. Neither party shall threaten or accommodate any debt, liability and costs and interest to secure the same to be thrown or accommodate in or about the building or in the respective portion or any other portion or portions of the building.

ARTICLE - XIV, OWNER'S OBLIGATION

1. The Owners shall pay all municipal taxes due only payable in respect of the said land before the date of execution of this Development Agreement.

2. The Owners shall authorize the Developer to do and perform all acts and to sign all papers and documents including the building plan which be necessary for sanction of the building plan, by executing necessary Power of Attorney or any instrument relating thereto in favour of the Developer.

3. Subject to preceding clauses, the Owners hereby grant exclusive license and permission to the Developer to construct, erect and complete the proposed buildings on the said land including the Owners' allocation of the said proposed buildings in accordance with the sanctioned building plan.

4. The Developer shall at its own cost for and on behalf of the Owners submit the building plan with Bidhanagar Municipal Corporation, appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the buildings or of the premises and pursue the same time to time. The Developer, comply with all changes to be made in the building plan as shall be required by the Bidhanagar Municipal Corporation and other authority, Government or other authorities as aforesaid, comply any sanction, permission, clearance or approval as aforesaid.

5. The Developer shall be exclusively entitled to the Developer's allocation in the building with the rights to transfer or otherwise deal with or disposed of the same subject to comply with the terms and conditions of this agreement and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

6. The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of the any of the Developer's allocation and/or selecting the person to whom the Developer shall sell/transfer the Developer's allocation.

7. The owners hereby agree and consent with the Developer not to let any grant, lease, mortgage, easement, or other charge the subject of land in any portion thereof for the purpose of this agreement in any manner.

8. The owners hereby shall not be entitled to claim any other portion or portions of the proposed development except those portions which the owners allocated portions per section of the building plan submitted here. The owners hereby shall have no claim right over the land passage, space, or other rights or over the Developer and/or with the existing Proprietor or Proprietors of Flat/Flats under Developer's allocation plan.

9. It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of Developer's allocation area and except the land owner's allocation to different prospective buyers and subcontractors with all other persons, state and central agency for the prospective buyers' goods and services, construction which shall be determined solely by Developer in which the land owner shall not take any interest in any manner whatsoever for purpose of construction of the House of Construction in respect of the different portion or portion of different buyers.

10. That the legal fees and expenses of the present owner's will remain limited and shall abide by all the terms and conditions mentioned in this Agreement, if any of present owner's expires during the construction period. It is specifically mentioned herein that if any of the owner expires during the period of construction, in that case the legal fees of the deceased owner shall be limited to execute a fresh supplementary Development Agreement and Mutual Power of Attorney as well as keeping all the terms and conditions intact and owner's allocation remain same. And if any portion of the Developer expires during the construction period, in that event also the owner shall be limited to execute a fresh supplementary Development Agreement and Mutual Power of Attorney as well as keeping all the terms and conditions intact and owner's allocation remain same in favour of legal heirs of the Developer without demanding anything whatsoever if the legal heirs and other alive partner willing to continue the construction work and unfinished work.

11. That the owners further undertake not to file any suit intentionally against the Developer which will obstruct the Developer from the carrying out the job of construction. If the suit filed by owners intentionally against the Developer and in that reasons the construction work is delayed and it happens in that event Developer entitled to claim the cost of construction carried out by the Developer upto the date of stop work, which will necessarily by a registered value to be appointed by the Developer.

12. The owners hereby declare that they have not any other legal heirs save and except those if any take or anything arise about them on that event the owners will be responsible for the same and they will be liable to pay compensation to the Developer if any losses occur by the owners.

ARTICLE - XV, OWNERS' RIGHT

The Owners shall be entitled to transfer and otherwise deal with the Owner's allocation of the buildings to any person/persons and intending purchaser/purchasers in the manner they like.

ARTICLE - XVI, DEVELOPERS' RIGHT

1. The Developer will hold possess on the said plot of land as exclusive license and the Developer shall have got authority to construct the buildings on the said plot of land as per building plan so to be sanctioned by the Bidhannagar Municipal corporation.
2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at its own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Architect's fees and municipal charges and expenses required to be paid or deposited.
3. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling its allotted portion mentioned above excluding the and shall settle terms with the prospective buyers of the flats etc and the Owners may join in the said Agreement as necessary parties without making any objection to enable the Developer to sell their allotted portion with the proportionate share of the said land to the said intending buyers.
4. On the date of execution of this agreement the land Owner shall handover copy of all the original title deeds, documents and/or papers in respect of the First Scheduled property to the Developer for the purpose of facilitating the Developer to undertake the development job on the land of the said premises and to fulfill other required jobs for smooth progress of the said proposed buildings. The Developer shall issue acknowledgement letter for the said original documents to the owners.
5. That the owners shall always be agreeable to give inspection of all Original Title Deeds, Record of rights, Tax Receipts or any other relevant papers, if any to the Developer or any Financial Institutions /Banks or their representatives for the purpose of sanctioning of home loan to the intending purchasers.

ARTICLE - XVII, DEVELOPER'S OBLIGATION

1. The Developer hereby agreed and comments with the Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said buildings.
2. The Developer hereby agrees and covenant with the Owners not to do any acts deeds or things whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of any Owner's allocation in the buildings at the said premises vice versa.

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3. The Developer shall provide amenities and fixture in the Owners allocation as per specification attached herewith.

ARTICLE - XVIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as Constituted Attorney of the Owners to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the Developer specific may be required to be done by the Developer and for which the Developer may need the authority of the owner's applications and other documents may be required to be signed or made by the owner's relative to which specific provisions may not have been mentioned herein.
2. After handing over the possession of owners' allocation, the owners may register proper Deeds of documents between them at the cost of the Developer in respect of their respective allocation.
3. The name of the building shall be settled mutually.
4. As and from the date of completion of the building the developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of Government taxes payable in respect of their allocation.
5. There is not existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being suppressed by this agreement and the Owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.
6. The Developer shall obtain completion certificate at its own cost and expenses from the local Bidhannagar Municipal corporation. The Developer shall hand over the Xerox copy of the said completion certificate of the building to the Owners at the time of handing over the owner's allocation.
7. Both parties shall abide by laws, byelaws, rules, rules and regulations of the government, statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility for any division, violation and/or breach of any of the laws, by laws and regulations.

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ARTICLE - 11. FORCE MAJEURE

- 1. The Developer shall not be considered to be liable to any obligations or penalties in the event of the performance of the relevant obligations are prevented by the existence of the force majeure and shall be released from the obligations during the duration of the force majeure.
- 2. The term force majeure shall mean any event, such as earthquake, fire, war, civil unrest, etc., or any other event which is outside the control of the Developer.

ARTICLE - 12. GOVERNING LAW, ARBITRATION & JURISDICTION

- 1. This Agreement shall be governed by and be construed in accordance with the law of the Republic of India.
- 2. If any dispute arise between both parties regarding construction of building, then in such case, both parties shall have every right to take legal action against each other in proper court having its jurisdiction as per law.

THE FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece or parcel of land measuring an area of 4 Cathas & 10 Annas 10 Paise or the same little more or less lying and situated at WAZIA - JANGRA, P. No. 10, P. S. No. 114, T. No. 10, 1027 comprised in C.S. Khata No. 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 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2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 21

SECOND SCHEDULE ABOVE REFERRED TO :
OWNERS' ALLOCATION

The owners herein will be entitled to get 50% (fifty percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows : -

- vii) Flats or garages on the Ground floor i.e. 50% of ground floor.
- viii) Entire Third floor of the proposed building.
- ix) Entire Fourth floor of the proposed building.

(B) The Developer shall provide an alternative temporary accommodation to the owners with the facilities in accord with the present area and same facilities enjoying by the owners during the period of construction and shall bear the charges for the same, upto the delivery of possession of the owners' allocation.

(C) In case of construction of any additional floor, then the equal allocation will be there which is mentioned in the manner of 50% of that said additional floor.

In addition, the Developer shall pay a sum of Rs.8,00,000/- (Rupees eight lakh) only to the Owner on which is refundable but subject to be realized in terms of any incompetency in job or providing facilities to the Owners in the following manners :

On Execution of these presents Rs. 8,00,000=00

THE THIRD SCHEDULE
DEVELOPER'S ALLOCATION.

8. DEVELOPER'S ALLOCATION : shall mean the Developer will be entitled to get 50% (fifty percent) constructed area in the proposed multi storied building consisting of flats and/or garages together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building (hereinafter for the sake of brevity called and referred to as the "Owner's Allocation" in kind) in the manner as follows : -

- iv) Flats and garages on the Ground floor i.e. 50% of ground floor.
- v) Entire First floor of the proposed building.
- vi) Entire Second floor of the proposed building.

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THE FOURTH SCHEDULE ABOVE REFERRED TO
[Common Parts and Portions]

1. The foundation columns, girders, beams, supports, main walls, corridors, lobbies, stairs, stairways, top floor roof, entrance to and exit from the building intended for common use.
2. Common rights on the passages and lobbies on the ground floor excepting for other suitable spaces.
3. Water pump and electrical panels, wirings, switches and all electrical installations in common portions.
4. Overhead water tank, water pipes and other common plumbing installations and pump house appended therein.
5. Windows, doors, grills and other fittings of the common areas of the said premises and/or the said building.
6. Electrical sub-section, electrical wiring, motors and fittings excluding those as are installed for any particular flat or unit in the said building.
7. All drains, sewers, drainages, rain water pipes, septic tank, deep tube well with bearing therein.
8. Boundary walls and main gate of the building.
9. Entrance and exist gate of the building.
10. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the said premises and/or building as are necessary for passage to or user and occupancy of the said unit or flat in common and expressly to be the common parts of the building and premises.

THE FIFTH SCHEDULE ABOVE REFERRED TO
[Common Expenses]

1. All costs of maintenance, replacing repairing, white washing, painting, rebuilding, reconstructing, decorating, re-decorating and lighting the common parts and the portions and the common areas and also the outer walls of the said building and/or parking spaces.
2. The cost of cleaning and lighting the passage, landings, staircases and all other parts of the building including the open compound.
3. Insurance premium for insuring the said building against earth quake, fire, lightning, mob-damages, civil commotion etc.

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4. The salaries of durwans (if any provide), sweepers, electricians, plumbers and all other person employed for the same purpose.
5. All charges and deposit for supplies of common utilities to the co-owners in common.
6. Municipal Taxes and other outgoing save those as are separately assessed on the respective flat or unit.
7. All litigation expenses for protecting the title of the said land and building.
8. Costs of establishment and operation of the Association upon its formation relating to common purposes.
9. All expenses referred above shall be borne and paid proportionately by the Owners and other flat owners on and from the date of taking over the possession of her respective flats.

THE SIXTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION

BUILDING STRUCTURE

R.C.C. column, beam, roof, pillar, tie-beam as per structural design approved by the competent authority.

WALLS

Outer walls 8" thick, walls between two flats 5" thick inner walls 3".

FLOOR

All floors will be of Marble (2'-0" x 2'-0").

DOORS

All door frames of the flat shall be made of good quality of Saal wood.

Entrance Door will be a good quality of any solid wood like Mango etc and inside doors will be flush doors, PVC door in toilet.

WINDOWS

Aluminum sliding window with glass panel with M.S. Grill

KITCHEN

One cooking platform and sink will be black stone and back wall 2.5'ft. height with matching designed glazed tiles above cooking platform to protect the oil spot. One steel sink will be provided.

TOILET

In the toilet western type commode will be installed, with standard low down cistern, plumbing fittings with dual line connection with geyser for both hot as well as cold water provision to shower and taps. Also two CP bib cock and one shower point in bath with high quality exclusive bathroom fittings. Toilet walls will be finished by glazed tiles upto ceiling from the floor level. These toilets are of standard materials.

PLUMBING

Inside of the toilet pipe line will be concealed. Pipe line will be P.V.C. as suitable.

ELECTRICAL

The main IB should be provided with full control of MB by the tenant (the IET in common with the combination of 2 'hous' as well as 1 'hous' for distribution line & without further to 1 point & from # and the entirely with the facilitation of digital metering line

There will be a separate IB, controlled by MB for request at each side wall of kitchen.

Full concealed wiring in all flats

Each flat will be provided with the following electrical points

BED ROOM	:	2 light points 1 fan point 2 plug points 1 plug point (1's strip)
LIVING/DINING ROOM	:	2 light points 1 fan point 2 plug point (1's strip)
KITCHEN	:	1 light point 1 plug points 1 exhaust fan point
TOILET	:	1 light point 1 exhaust fan point
VERANDAH	:	1 light point
CALLING BELL	:	One calling bell point at the main door

WATER SUPPLY

Water will be supply to overhead water tank.

PAINTING

Inside wall of the flat will be finished with wall plaster of Paris;

All doors frame and palls painting with primer

COMMON SERVICE AND UTILITIES AREA

Septic tank, overhead water tank, electric meter space, underground water tank at the ground floor common passage.

EXTRA WORK

For extra works other than specified above the Owners shall pay extra amount for extra work to the Developer before commencing the extra work.

WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

Witness :

Debfani Roy.

1. Satyabrata Ganguly
s/o Late Sisir Kr. Ganguly
Manisha Apartment, 1st Floor,
H/J-21, S.L. Sasaki, Acharya Nagar,
Bagmati, Kolkata-700159

Bishmupriya Gupta.

SIGNATURE OF THE LAND OWNE

GANAPATI DEVELOPERS

GANAPATI DEVELOPERS

2. *Madhupur Bhanu Tapas Ghosh*

Debasish Ghosh

Baraset

Partner

Partner

Court

GANAPATI DEVELOPERS

GANAPATI DEVELOPERS

Law Office.

Prabin Dasgupta

Suparna Ganguly

Partner

Partner

DEVELOPER

GANAPATI DEVELOPERS

Krishna Yadav

Partner

Drafted by :

A.K. Choudhury

A.K. Choudhury,

Advocate,

High Court, Calcutta.

WB/14/2010

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Memo of Consideration

Received from the within named Developer a sum of Rs.8,00,000/- (Rupees eight lakh) only as per memo below:

Paid by ..

Debjani Ray :

Cheque No. 487406 dated 27th day of February, 2020

On Axis Bank Ltd., Baguiati Kolkata- 7800 159

Rs. 4,00,000=00

Bishnupriya Gupta :

Cheque No. 487407 dated 27th day of February, 2020

On Axis Bank Ltd., Baguiati Kolkata- 7800 159

Rs. 4,00,000=00

Total Rs.8,00,000/-

(Rupees eight lakh) only.

Debjani Ray

Bishnupriya Gupta

SIGNATURE OF THE LAND OWNERS

WITNESSES:

1) *Satyabrata Ganguly*

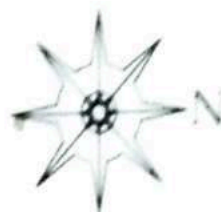
2) *Mukund Kumar*

PLAN OF A PIECE OF LAND AT MOUZA- JYANGRA, JI. NO-16, R.S
 G. NO-228, R.S KHATIAN NO.-461/381, L.R DAG NO- 3543, L.R KHATIAN
 OS-3359 (AS PER PORCHA) P.S.-BAGUIATI, WARD NO.-16, DIST-24
 ARGANAS(N), "WITHIN BIDHANNAGAR MUNICIPAL CORPORATION"

NAME OF OWNERS:- 1) DEBJANI ROY
 2) BISHNUPRIYA GUPTA.

LAND AREA - 4K. 08CH. 33SFT.

DEVELOPER - GANAPATI DEVELOPERS.



LAND & HOUSE OF
 ANIL NEOGY & OTHERS

LAND & HOUSE OF
 PRADIP DAS GUPTA & OTHERS

4 K- 08CH- 33SFT

33604 (110'-3")

17372 (57'-0")

13053 (42'-10")

7468 (24'-6")

16154 (53'-0")

5282 (17'-4")

15240 (50'-0")

L/O-SUKLA NIYOGI

L/O- ADITYA JYOTI ROY & DEBJYOTI ROY

LAND & HOUSE OF
 CHITTA RANJAN PODDAR

GANAPATI DEVELOPERS

Subash Ghosh

Partner

GANAPATI DEVELOPERS

Prabir Dasgupta

Partner

GANAPATI DEVELOPERS

Suparna Ganguly

Partner

GANAPATI DEVELOPERS

Krishna Yeolar

Partner

SIGNATURE OF DEVELOPER

Debjani Roy.
Bishnupriya Gupta

SIGNATURE OF OWNERS



GANAPATI DEVELOPERS

10000 Ghosh

SITE PLAN

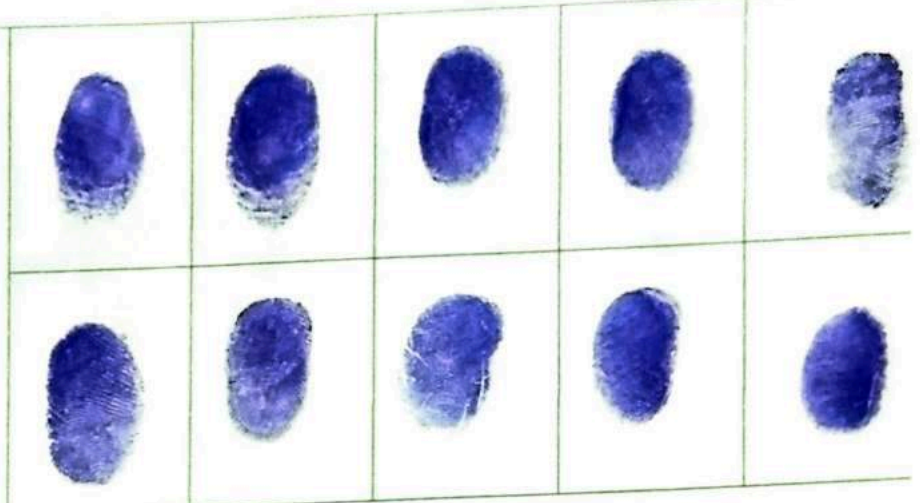
SIGNATURE
PRESENT
EXECUTANT/SELLER
WITH PHOTO

UNDER RULE 44 A OF THE I.R.ACT, 1908
N.B.L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL



Debjani Ray

L
H
R
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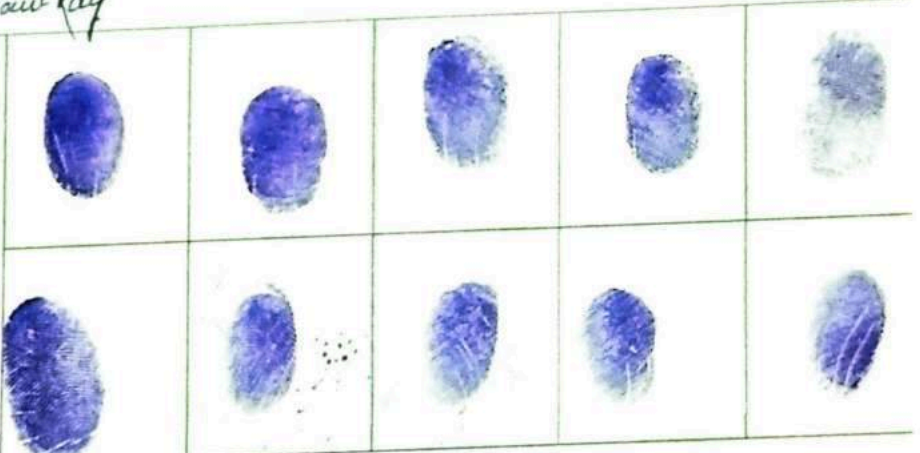
ATTESTED

Debjani Ray



Bishrupriya Gupta

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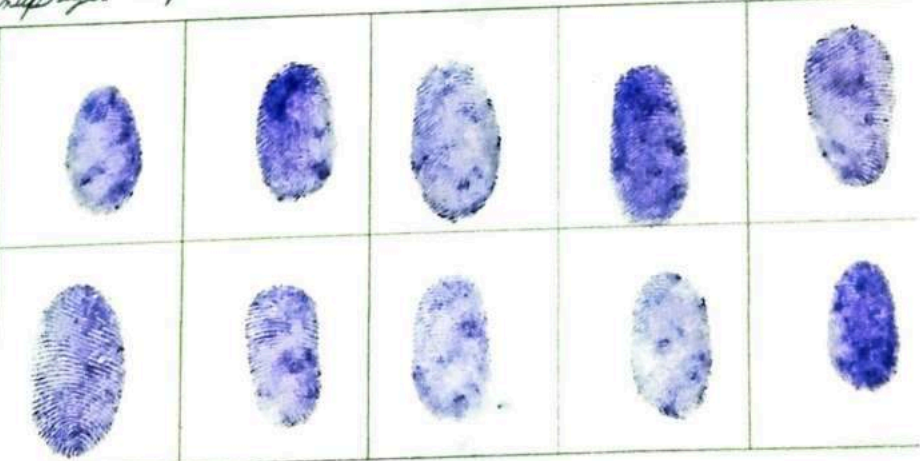
ATTESTED

Bishrupriya Gupta



Tapas Ghosh

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ATTESTED

Tapas Ghosh

SIGNATURE
PRESENT
EXECUTANT/SELLER
WITH PHOTO

UNDER RULE 44 A OF THE E.R.A.C.T, 1908
N.B.L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL



Debasis Ghosh

L					
H					
R					
H					

ATTESTED

Debasis Ghosh



Prabir Dasgupta

ATTESTED

Prabir Dasgupta

L					
H					
R					
H					



Suparna Ganguly

ATTESTED

Suparna Ganguly

L					
H					
R					
H					

SIGNATURE
PRESENT
EXECUTANT/SELLER
WITH PHOTO

UNDER RULE 44 A OF THE I.R.ACT, 1908
N.B.L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL



Zebasish Ghosh

L
H



R
H



ATTESTED

Zebasish Ghosh



Prabir Dey

ATTESTED

Prabir Dey

L
H



R
H



Suparna Ganguly

ATTESTED

Suparna Ganguly

L
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R
H



SIGNATURE
PRESENTENT
DISCUTANT/SELLER
WITH PHOTO

UNDER RULE 44 A OF THE I.R. ACT, 1968
N.B.L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL



Krishna Yadav

ATTESTED

Krishna Yadav

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Photo

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ATTESTED

Photo

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ATTESTED

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

BRN: 192019200199075621
BRN Date: 28/02/2020 12:01:59
BRN: CKM3461489

Payment Mode Online Payment

Bank : State Bank of India
BRN Date: 28/02/2020 12:02:37

DEPOSITOR'S DETAILS

Id No. : 15020000365029/7/2020
[Query No./Query Year]

Name : GANAPATI DEVELOPERS

Contact No. : Mobile No. : +91 9830109674

E-mail :

Address : Baguipara PO Aswininagar Pin 700159

Applicant Name : Mr Anukul Choudhury

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15020000365029/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	39521
2	15020000365029/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	8053

Total

47574

In Words : Rupees Forty Seven Thousand Five Hundred Seventy Four only

Major Information of the Deed

Deed No.	1502-00417/2020	Date of Registration	28/02/2020
Deed No. Year	1502-0000365029/2020	Office where deed is registered	
Deed Date	25/02/2020 11:03:58 PM	23A - 1 NORTH - 24-PARGANAS District North 24-Parganas	
Applicant Name, Address & Other Details	Anuku Choudhury H/O Sanku Akbar, Harasatla Trana, New Town District North 24-Parganas WEST BENGAL PIN - 700157 Mobile No. 9830109674 Dhans Adivrasa		
Transaction	Additional Transaction		
(1110) Sale, Development Agreement or Construction agreement	(4015) Other than immovable Property Declaration (No. of Declaration: 2), (4011) Other than immovable Property Record (Rs 50,000/-)		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 1,54,31,455/-		
Stamp duty Paid (50)	Registration Fee Paid		
Rs. 41,021/- Article 48 (3)	Rs. 5,050/- Article E E B W.D. -		
Remarks	Received Rs. 50/- FIFTY only from the applicant for issuing the assentment slip. Urban area		

Land Details :

District North 24-Parganas P.S. - Palamur Municipality BIDHANNAGAR MUNICIPALITY CORPORATION Road Malana Road, Malana, Jhargra Ward No. 15, J No. 15, Tola No. 302 Pt Code 700159

Sl. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	PS-228	PS-481	Baru	Shal	4 Katha 8 Chakar 33 Sq Ft	1,00,000/-	1,59,10,415/-	Width of Adjoining Road 20 Ft. Adjacent to Metra Road
Grand Total :					7.5006Dec	1,00,000/-	1,59,10,415/-	

Structure Details :

Sl. No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	On Land	832 Sq Ft	2,00,000/-	5,21,040/-	Structure Type Structure
Floor No. 1 Area of floor 832 Sq Ft Residential Use Cemented Floor Age of Structure 32 Years Roof Type Pucca Extent of Completion Complete					
Total :		832 sq ft	2,00,000/-	5,21,040/-	

Lord Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs Debjani Ray (Presentant) Daughter of Late Sasanka Sekhar Ray Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office	 28/02/2020	 L TI 28/02/2020	 28/02/2020

HB/6, Aswininagar,, P.O:- Aswininagar, P.S:- Baguiati, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BWGPR5015R, Aadhaar No: 53xxxxxxxx5349, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mrs Bishnupriya Gupta Wife of Mr Santanu Gupta Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office	 28/02/2020	 L TI 28/02/2020	 28/02/2020

7, Kshudiram Bose Sarani, Mall Road, Anandam Apart, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700080 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AWTGP5173H, Aadhaar No: 29xxxxxxxx1061, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ganapati Developers HD-19/3, Ram Krishna Sarani, Baguipara, P O - Aswininagar, P S - Baguiati, Rajarhat-gopalpore, District -North 24-Parganas, West Bengal, India, PIN - 700159 . PAN No AAUFG5829K,Aadhaar No Not Provided by UIDAI Status Organization, Executed by Representative

Aswiniagar, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service
Execution is admitted on 28-02-2020 by Mr Krishna Yadav, partner, Ganapati Developers (Partnership Firm), HD-19/3, Krishna Sarani, Baguipara, P.O:- Aswiniagar, P.S:- Baguiati, Rajarhat-gopalpore, District -North 24 Parganas, West Bengal, India, PIN - 700159

Witnessed by Mr Satyabrata Ganguly, , Son of Late Sisir Kumar Ganguly, Manisha Apartment, H/J-21, S L Sarani, P O Aswiniagar, Thana: Baguiati, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,053/- (B = Rs 8,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 28/02/2020 12:02PM with Govt. Ref. No: 192019200199075621 on 28-02-2020, Amount Rs. 8,053/-, Bank State Bank of India (SBIN0000001), Ref. No. CKM3461489 on 28-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 39,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21, Amount: Rs 500/-, Date of Purchase: 03/02/2020, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 28/02/2020 12:02PM with Govt. Ref. No: 192019200199075621 on 28-02-2020, Amount Rs. 39,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM3461489 on 28-02-2020, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2020, Page from 19142 to 19200
being No 150200617 for the year 2020.



Digitally signed by AMITAVA DATTA
Date: 2020.03.02 15:58:03 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 2020/03/02 03:58:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)