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Certified that the document is admitted to registration. The signature sheet of Shri's and the documents of Shri's attached with this document is and the part of the document.

Registrar (1/15 7(2)
 District Sub-Registrar II
 24 Pgs (14) Baraset

DEVELOPMENT AGREEMENT

08 FEB 2019

THIS DEED OF AGREEMENT made this the 8th day of February (Two Thousand And Nineteen (2019)).

BETWEEN

2640

16/1/19

নং _____ তার _____ ক্রম

MAHAMANI PROPERTIES PVT. LTD.
BA-17, Sector-I, Salt Lake City
Kolkata-700 064

ক্রয়তার নাম _____

স্ট্যাম্প ভেডার স্বাক্ষর _____

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. অফিস

মেটি স্ট্যাম্প প্রায় তাং _____

চালান নং _____ মেটি কত টাকা খরচ _____

14 JAN 2019

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উজারী বাবাকপুর ভেডার-মিতা দত্ত



Gudam Holder
Shri K. S. Dasgupta Holder
134, S. S. Nagar
P. S. - Dum Dum
Cal-74.

Registrar U/S 7(2)
District Sub. Registrar II
24, Park (N) Baran
08 FEB 2019

(1) **MRS. INDRANI PRADHAN (PAN: BHKPP6194A)** daughter of Mr. Ranajit Mukherjee, by Occupation Housewife, by Nationality: Indian, by Faith: Hindu, presently residing at Vill.- Haidadpur, P.O: Khantura, P.S: Habra, Pin – 743 273, District : 24-Parganas (North), West Bengal, (2) **MR. ATANU MANDAL (PAN: AIWPM3439M)** son of Mr. Khagendra Nath Mandal, by Occupation: Service, by Nationality: Indian, by Faith: Hindu, presently residing at Bibekpara, P.O: Khantura, P.S: Habra, District: North 24-Parganas, Pin: 743 273, West Bengal, hereinafter referred to and called as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and includes his respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

MAHAMANI PROPERTIES PRIVATE LIMITED (having **PAN-AAICM4413A**) a Company incorporated under Companies Act, 1956 having its registered office at BA-17, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (N), Kolkata 700 064 being represented by one of its Director **SRI SANJEEB GUPTA** (having **PAN: ADUPG1777F**), son of Sri Gopal Prasad Gupta, by Occupation Business, by Faith Hindu, by Nationality : Indian, residing at BA-17, Sector-1, Salt Lake City, Kolkata-700 064, hereinafter referred to as the **DEVELOPER/ BUILDER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and or successors-in-office, administrators, and assigns) of the **SECOND PART**;

WHEREAS THE OWNER HAS REPRESENTED TO THE DEVELOPER:-

A. One Raosan Ali alias Raosan Ali Mondal was the owner of all that piece and parcel of land admeasuring 6 Cottah 10 Chittack 18 sq.ft. in L.R. Dag No. 296 and 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas by dint of a Sale Deed dated 28.06.1976 executed by one Subhadra Devi and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded In Book No. I, Volume no. 79, Pages 173 to 176, Being no. 4385 for the year 1976.

B. Said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 16 Decimals in L.R. Dag No. 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas by dint of another Sale Deed dated 17.06.1980 duly executed and registered by one Ali Mohammad Mondal and recorded in Book No. I, Being No. 4771 for the year 1980.

C. Said Raosan Ali alias Raosan Ali Mondal was the owner of another piece and parcel of land admeasuring 18 Decimals in L.R. Dag No. 296 and 747 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas by dint of a Sale

Deed dated 04.11.1981 executed by one Motiar Rahaman and duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded in Book No. I, Volume no. 333, Pages 73 to 86, Being no. 11013 for the year 1981.

D. Said Raosan Ali alias Raosan Ali Mondal became the owner of All That piece and parcel of land admeasuring 6 Decimals in L.R. Dag No. 296 and land admeasuring 31 Decimals in L.R. Dag No. 747 in Mouza: Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas.

E. The land measuring 12 Decimals in L.R. Dag No. 747 has been acquired by the Government of West Bengal in LA Case No. 4/195 for the year 2002-2003.

F. One Chhayatan Nessa Bibi was the owner of all that piece and parcel of land admeasuring 1 Decimals in L.R. Dag No. 296 and land admeasuring 1 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas.

G. Said Chhayatan Nessa Bibi sold, transferred and conveyed the said land admeasuring 1 Decimal in L.R. Dag No. 296 and land admeasuring 1 Decimal in L.R. Dag No. 747 under L.R. Khatian No. 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas unto and in favour of Raosan Ali Mondal by a Sale Deed dated 25.06.1993 duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, Volume no. 108, Pages 65 to 70, Being No. 4989 for the year 1993.

H. Said Raosan Ali alias Raosan Ali Mondal sold, transferred and conveyed a part of the said land measuring 2 Decimals in L.R. Dag No. 296 and land measuring 6.5 Decimals in L.R. Dag No. 747 under L.R. Khatian No. 746 & 331 in Mouza Jatragachi, J.L. No. 24, under P.S. Rajarhat, Dist. North 24-Parganas unto and in favour of Password Sales Pvt. Ltd. by a Sale Deed dated 09.05.2008 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to 14, Being No. 6024 for the year 2008.

I. By dint of the aforesaid Sale Deed dated 09.05.2008 Being No.6024 the Password Sales Pvt. Ltd. became the Owner and seized and possessed of all that piece and parcel of Land measuring 2 Decimals in R.S. Dag No. 277 corresponding to L.R. Dag No. 296 and adjacent Land measuring 6.5 Decimals on actual physical measurement 7 decimals in R.S. Dag No. 647 corresponding to L.R. Dag No. 747, under L.R. Khatian Nos. 746 & 331, New L.R. Khatian No. 1642, lying and situated at Mouza Jatragachi, J.L. No. 24, Re Sa No. 195, Touzi No.174, 179, P.S. Rajarhat at present New Town P.S., under Jangra-Hatiara II Gram Panchayet, Dist. North 24 Parganas, and the said Password Sales Pvt. Ltd. and had been enjoying the absolute

right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

J. By a Deed of Conveyance Dated 14.09.2018 duly registered on 18.09.2018 with the office of the Additional District Sub-Registrar New Town, Rajarhat, recorded in Book 1, Volume No. 1523-2018, Being No. 152310541 for the year 2018 the said **PASSWARD SALES PVT. LTD.** therein referred to as the Vendor thereby sold, transferred and conveyed out of it's aforesaid landed properties a part thereof measuring or containing an area about **1 Decimal** comprised in part of R.S. Dag No. 647 corresponding to **L.R. Dag No. 747**, L.R. Khatian Nos. 746 & 331 at present under L.R. Khatian No.1642, lying and situated at **Mauza: Jatragachi, J.L. No. 24**, Police Station: New Town formerly Rajarhat, District: North 24-Parganas, morefully described in the Schedule therein unto and in favour of Basudeb Patra the Owner herein therein referred to as the Purchaser at the consideration thereunder absolutely and forever free from all sorts of encumbrances whatsoever;

K. By a Deed of Conveyance Dated 14.12.2018 registered with the office of the Additional District Sub-Registrar Rajarhat, recorded in Book 1, Volume No. 1523-2018, Pages from 466936 to 466965, Being No. 152314087 for the year 2018 the said Basudeb Patra therein referred to as the Vendor thereby sold, transferred and conveyed his aforesaid landed property measuring or containing an area about **1 Decimal** comprised in part of R.S. Dag No. 647 corresponding to **L.R. Dag No. 747**, L.R. Khatian Nos. 746 & 331 at present under L.R. Khatian No.1642, lying and situated at **Mauza: Jatragachi, J.L. No. 24**, Police Station: New Town formerly Rajarhat, District: North 24-Parganas, morefully described in the Schedule therein unto and in favour of Indrani Pradhan and Atanu Mandal the Owners herein therein referred to as the Purchasers at the consideration thereunder absolutely and forever free from all sorts of encumbrances whatsoever;

L. By dint of the aforesaid Sale Deed dated 14.12.2018 Being No.152314087 Mrs. Indrani Pradhan and Atanu Mandal became the Owners and seized and possessed of All That piece and parcel of Land measuring **1 Decimal** in R.S. Dag No. 647 corresponding to **L.R. Dag No. 747** under L.R. Khatian Nos. 746 & 331, New L.R. Khatian No. 1642, lying and situated at Mouza: Jatragachi, J.L. No. 24, Re. Sa. No. 195, Touzi Nos.174, 179, P.S. Rajarhat at present New Town P.S., under Jangra-Hatiara II Gram Panchayet, Dist. North 24-Parganas, and the said Indrani Pradhan and Atanu Mandal had been enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

M. Since then by virtue of purchase in the manner aforesaid the First Party said Indrani Pradhan and Atanu Mandal herein have become the Owners and fully seized and possessed of All That piece and parcel of Land measuring **1 Decimal** equivalent to **09 chittacks 31 sq. ft.** a little more or less in R.S. Dag No. 647 corresponding to **L.R. Dag No. 747**, under L.R. Khatian Nos. 746 & 331, at present under L.R. Khatian No. 1642, lying and situated at Mouza: Jatragachi, J.L. No. 24, Re. Sa. No. 195, Touzi No.174, 179, P.S. New Town formerly Rajarhat P.S, under Jangra-Hatiara II Gram Panchayet, Dist. North 24-Parganas, morefully and particularly described in the First Schedule hereunder written and hereinafter for sake of brevity referred to as the "SAID LAND" and the First Party herein is in uninterrupted enjoyment thereof free from any charges, claims, demands, liens, lispenses, acquisitions, requisitions and is free from all sorts of encumbrances whatsoever;

The Owners' Representations:

i) The First party herein are the absolute Owners of the said Land under the First Schedule hereto admeasuring or containing an area about **1 Decimals** equivalent to **09 chittacks 31 sq.ft.** a little more or less comprised in part of R.S. Dag No. 647 corresponding to **L.R. Dag No. 747**, under L.R. Khatian Nos. 746, 331, New L.R. Khatian Nos. 1642, lying and situated at **Mauza: Jatragachi, J.L. No. 24**, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, District: North 24-Parganas, morefully described in the First Schedule written hereunder hereinafter for the sake of brevity shall be referred to as the "**SAID LAND**"/"**SAID PROPERTY**" and the Owners herein are seized and possessed of and or well and sufficiently entitle to their 'Said Land' as the rayoti Owners under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever;

ii) The owners have clear and marketable rights, title and interest in respect of their 'Said Land' under of the First Schedule hereto free from all charges, claims, demands, mortgages, attachments, lien, lispences, suits, injunctions and also free from all other sorts of encumbrances whatsoever AND the owners herein have not dealt with the Said Property and or any portion thereof in any such manner so that the Owners are or may be restrained to deal with the Said Land or the Said Property under the First Schedule hereto in any lawful manner at their own choice and absolute discretion, AND in other way the Owners herein are free and absolutely entitled to deal with their 'Said Land' in any lawful manner and also to enter into this agreement with the Developer hereto;

iii) The entire 'Said Land' under the First Schedule hereto and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and the Owners herein did not receive any notice either

severally or jointly from any authority or authorities effecting the Owners' property described in the First Schedule written hereunder;

- iv) The 'Said Property' under the First Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any court order or under SARFAESI;
- v) There is no Tenant in the said Property.
- vi) There is no Temple, Mosque, Debattur or Burial Ground within the 'Said Property'.
- vii) There is no excess vacant land at the said premises under the First Schedule with the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, and subsequent Amendment made thereto.

AND WHEREAS the Owners herein are in need of residential accommodation and as such are desirous of development and construction of multi-storied building/s comprised of self-contained modern flats on ownership basis with car parking spaces and shops thereof on their said land under the **First Schedule** but due to paucity of fund and lack of experience they are unable to do so by their own capacity.

AND WHEREAS The Second Party herein is a reputed Developer Company dealing with development and construction of multi-storied buildings and Housing Enclave for selling of residential self-contained flats with car parking facilities and commercial units to the public intending to purchase so and as such the developer herein have already purchased a land and have decided to acquire some other landed properties in the said locality for development and construction of a Housing Project/ Housing Enclave comprised of one or more building/s in the locality.

AND WHEREAS having knowledge of the Developer's such intention for development and construction of the aforesaid Housing Enclave by the Developer in the same locality the Owners herein have approached the Developer to acquire their said land under the First Schedule hereto for development and construction of a Housing Enclave; and having been approached by the owners herein in respect of their aforesaid proposal and also relying on the above representations made by the Owners herein to be true, the Developer hereto has agreed with the Owners for acquiring their plot of the land under the First Schedule in the said proposed pool of Development of the proposed Housing Enclave by way of construction of multi-storied building R.C.C. framed super structural

building consists with various numbers of self-contained residential flats, car parking spaces, shops and others on the said plot of land under the First Schedule hereto including other adjacent plots of land by amalgamating all the plots if already acquired and or so to be acquired by the Developer herein and as per drawing plan and specifications to be signed by the Owners and sanctioned by the competent authorities and in conformity with the said details of construction under and subject to the terms and conditions hereinafter stated.

Now the parties herein to avoid any litigation in future have agreed to enter into this Agreement which contains the lawful terms and condition herein below :-

AND WHEREAS in this Agreement expression or terms used herein shall unless it be contrary and/or repugnant to the context have the following meanings.

HEADINGS: In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any Clause and shall consequently not affect the construction of this Development Agreement.

"THE OWNERS" shall mean the persons namely Indrani Pradhan and Atanu Mandal as the party of the FIRST PART hereto holding 100% rights, title and interest of the "SAID LAND" Under the "First Schedule" hereto written.

"SAID LAND" OR "DEMISED LAND" shall mean All That said piece and parcel of Land measuring **1 Decimal** equivalent to **09 chittacks 31 sq.ft.** a little more or less comprised in part of R.S. Dag No. 647 corresponding to **L.R. Dag No. 747**, under L.R. Khatian Nos. 746, 331, at present under L.R. Khatian No. 1642, lying and situated at **Mauza: Jatragachi**, J.L. No. 24, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, within the local limits of Jyangra-Hatiara II Gram Panchayat, Sub-Registry Office: Additional District Sub-Registrar New Town, Rajarhat, District 24-Parganas (North), morefully described in the First Schedule written hereunder.

"PROPOSED AMALGAMATED LAND" / "AMALGAMATED PROPERTY" shall mean the 'Said Land' and/or the said property described in the First Schedule hereunder and other surrounding or adjacent land or plots and/or properties already acquired and/or so may be acquired by the Developer and so to be amalgamated and/or adjoined with the Said Land and or Said Property by the Developer at any point of time either before or after fulfilling this contract and for the said purpose the developer shall be entitled to execute all lawful Deeds including Deed of Amalgamation at its sole costs and expenses.

"SAID BUILDING / SAID BUILDINGS" shall mean Multi-Storied building or buildings as shall be constructed in finished and habitable condition by the Developer confirming to the Sanctioned Plan or Revise Plan in the name of the Owners and to be prepared, submitted only by the Developer and sanctioned by the concerned Municipality on the Owners' "Said Land" described hereunder in the First Schedule AND / OR on the said proposed 'Amalgamated Land' as stated hereinabove.

"SAID PREMISES" shall mean the "Said Land" with "Said Building/Buildings" collectively.

"AMALGAMATED PREMISES" shall mean the lands formed after amalgamation of the individual plots which are contiguous to each other and held by each of the landowners individually as per their respective ownership.

"SANCTIONED PLAN" shall mean "Building Plan OR Plans" for a Multi-Storied buildings on the "Said Land" OR a composite Plans showing several Multi-Storied buildings on the proposed "Amalgamated Land" and or "Amalgamated Property" as defined above and so to be prepared and submitted by the Developer at its sole discretions and own costs; and so would be sanctioned by the Competent Authorities such as Local Panchayet, Zilla Parisad and / or by other Authority if so concern any And shall also mean any/or all revise plans subsequently prepared by the Developer at its sole discretion without requiring any further consent from the Landowner and sanction by the Authorities concerned.

"SAID HOUSING ENCLAVE" shall mean an Enclave consisting of several buildings comprised of residential self-contained flats, garages, shops etc. in several blocks with internal roads or passages with car-ways and of other common facilities described in the Third Schedule and to be constructed and erected on the said demised land of the Landowner herein described in the First Schedule hereunder written and/or on the proposed amalgamated landed property as defined hereinabove.

"LANDOWNERS' ALLOCATION" shall mean that the First Party herein as the Landowners shall be entitle to get two (2) car parking spaces total admeasuring area about **220 sq. ft.** carpet area be the same a little more or less, out of which the both the Owners will get **110 sq. ft.** carpet area **car parking space** on the **Ground** floor out of the total areas of the proposed building/s so to be constructed by the Developer on the Owners' Said Demised Land under the First Schedule or in any building within proposed amalgamated land with proportionate and undivided common shares in all common areas common amenities and common facilities in a complete finished and in habitable conditions together with proportionate and undivided impartable right, title and interest as co-owners on the 'Said Land' described in the First Schedule and the said Owners' Allocations morefully and collectively described in Part – I of the Second Schedule

hereunder written and shall mean the consideration for the balance and/or remaining all constructed areas (save and except common areas) in all the proposed buildings togetherwith balance and/or remaining undivided impartable proportionate share of the entire demised land under the First Schedule collectively allocable to the Developer (hereinafter referred to as the "Developer's Allocations". The Landowners' Allocation shall also include an amount of **Rs.5,000/- (Rupees Five Thousand)** only which amount shall be non refundable and the said amount has been paid by the Developer to the Owners on the signing and registration of the Development Agreement.

"DEVELOPER'S ALLOCATION" Shall mean and include save and except the portions allocable to the Owners and also the common areas, the entire remaining area in the new buildings consists of the residential flats, shops, other commercial spaces and garage /car parking space so to be constructed on and upon the Owners' Land mentioned hereunder the First Schedule and or on the proposed amalgamated land alongwith undivided and proportionate share of the ultimate roof and common facilities togetherwith undivided, impartable and proportionate share of ownership in the entire 'Said Land' under the First Schedule collectively allocable to the Developer and described under Part-II of the Second Schedule hereto with absolute right to sell, transfer, alienate the part or portion thereof which shall absolutely belongs to the Developer and or its nominee/s or assignees under the terms and conditions of this Development Agreement.

"BUILT UP AREA" Shall, according to its context, mean the plinth area of an Unit/Flat including the area of stair-case, landing with lifts space on the same floor where on a flat/unit is situated and also the thickness of the outer walls, internal walls and pillars and also of such outer walls which are common between two Units/Flats adjacent to each others.

"CARPET AREA OF THE SAID FLAT" shall mean, the built-up area of the 'Said Flat' togetherwith 25% being the indivisible, proportionate shares of all common areas and / or common portions in the said premises added with the said Built-up area aggregating a "Total Measuring Area" of the "Said Car Parking Space" allocable to the owners.

"PHASES" with their grammatical variations shall mean the different "Phases" or "Blocks" presently: Block – "A", Block – "B", Block – "C" and so on in which the Development of the Project Site shall be carried out in terms hereof, providing provisions for extension of Project Site by way of inclusion of adjacent land of the present Owners, or others for the convenient of expanding the volume or area of the complex, however without affecting the terms herein contained.

"TRANSFEREES" shall mean and include all persons to whom any Transferable Areas are transferred or agreed to be so done.

"Units" shall mean and include-

- a) "Residential Units" meaning the flats for residential use in any building and in any Phase or Block at the Project Site in the First Schedule property;
- b) "Non-Residential Units" meaning office spaces, shops, constructed/ covered spaces demarcated parking spaces or the like for use as commercial, assembly, educational, mercantile or any other use other than residential;

"FORCE MAJEURE" Shall mean any natural calamities such as floods, earth quake, riots, severe labour disputes, and restraintion by the Order of any Court of Law, Statutory Authorities and any or all irresistible circumstances beyond the control of the Developer.

"TAX LIABILITIES" The Landowners shall liable to pay the arrear dues if so shall be payable to Gram Panchayet, Municipality and other statutory tax and outgoings liability till the period of execution of these presents and also the liability of payment of apportioned shares of tax in respect of his/her/their Allocable portions from the date of delivery of the physical possession thereof by the Developer to the Landowner.

"COMMON PORTIONS / COMMON AREAS" shall mean all the undivided and indivisible finished and unfinished areas, pathways, erections and constructions and installation comprised in the said building and in the said premises for practical use and enjoyment of the Owners with the Developer or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and or may be provided by the Developer for common use and enjoyment of the Owners herein with future co-owners of the building individually or collectively.

"COMMON EXPENSES" shall mean and include all expenses to be incurred by the Owners herein with other future co-owners for the maintenance, management and upkeepment of the building or buildings and the expenses for the common purposes of the co-owners.

"COMMON PURPOSES" shall mean the purpose of managing and maintaining the Building or Buildings in particular the common portions, payments of Rates & Taxes etc. collections and disbursements, Mutation, Formation of Association, common interest relating to their mutual rights and obligations for the purpose of unit/units .

"PROPORTIONATE OR PROPORTIONATELY OR PROPORTIONATE SHARE" shall mean the proportion in which the super built-up area of any single flat would bear to the entire undivided built-up-areas of all the flats collectively for the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or

taxes relating to the common purposes and the common expense then such share shall mean the proportions in which the total amount of such taxes rates or expenses as shall be paid equally by the co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied and the Proportionate Share of the "Said Land"/"Said Property" and/or "Said Amalgamated Land"/"Amalgamated Property" in a proportion to the measuring area of a single flat or unit out of the total measuring area of the entire undivided covered areas of all the flats and the units collectively in the building or buildings constructed comprised in the said property in the "Said Premises" or comprised in the said proposed "Amalgamated Land"/"Amalgamated Property" in the said proposed "Amalgamated Premises".

"**SINGULAR**" shall include the "**PLURAL**" and vice-versa.

AND

"**MASCULINE**" shall include the "**FEMININE**" and vice-versa.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Owners herein have hereby grant an exclusive right to the Developer to enter upon the said land under First Schedule hereto and also hereby permit the Developer herein to construct one or more building or buildings comprised on the "Said Land" OR on the said proposed "Amalgamated Land" according to building plan or plans to be prepared by the Developer at its sole choice, discretion and at the cost of the Developer and according to sanction of the Building plan and/or any revised plan or plans so may be prepared, submitted and obtained only by the developer and sanctioned by the competent authority. It is expressly mentioned hereby that the Developer shall be fully entitled to prepare building plan in connection to the Said Land OR composite buildings plans by joining any other adjacent land or properties with the said demised land hereunder the First Schedule and as mentioned hereinabove as "Amalgamated Land" at the sole choice discretion and at the cost of the Developer for which the Owners herein declare hereby his/her/their free consent and hereby given unfettered exclusive rights to the Developer to the extent of their rights, title and interest in the said proposed Amalgamated Land and the Owners also hereby declare that during whole time of preparations of Said Plan or Plans, and obtaining sanction thereto, constructions and completions of the multi-storied building OR buildings and obtaining Completion and or Occupancy Certificate thereof as well as selling of the "Developer's Allocation" the Owners shall not interfere in anyhow by any means and shall not be entitled to raise any objection and also shall not be entitled to create any obstructions thereof. Upon the lands being amalgamated the right of the Owner/Vendors herein to receive the allocation shall remain the same as recorded in this Agreement and no additional benefit arising out of the increased land area following the process of amalgamation. It has been clearly agreed by and between the parties hereto that during the time of construction and or after completion of the building if any additions or

alterations in constructions deviating from the sanction plan are found then it shall be the bound and duty and responsibility of the Developer to obtain the "Occupancy Certificate" by regularizing such deviations through revise plan at the Developer's own cost and expenses and by paying necessary Fees and or Fine as shall be requisite by the concerned Authority. The Owners however Neither shall be liable to pay any amount on account of such deviations Nor shall be entitle to claim any amount OR any additional constructed areas other than the said "Owners' Allocations" agreed and stated hereinabove and described in Part – II of the Second Schedule hereunder.

2. It is agreed by and between the parties hereto that subject to a perfect marketable title is found and/or made out by the owners and subject to the Owners' names are mutated in respect of the total land under the First Schedule with the concerned Land Settlement Record and also the necessary conversions certificates are obtained in respect of change of nature and character of the total property hereunder the First Schedule as a 'Bastu Land' as it is physically existing in place of Land as now recorded in B.L & L.R.O. Records, the owners shall be entitle to get **two car parking spaces measuring area about 220 sq. ft. carpet area be the same a little more or less, out of which each owner will get one car parking space measuring 110 sq. ft. carpet area be the same a little more or less out of the total areas of the proposed building so to be constructed by the Developer on the Owners' Said Demised Land under the First Schedule or in any building within proposed amalgamated land** and the said flat in the proposed building in the proposed Housing Enclave allocable to the owners shall be constructed by the Developer morefully and collectively described in Part – I of the Second Schedule hereunder written and as described hereinabove as "Owner' Allocations" in complete habitable nature togetherwith the facilities of water and electricity connection togetherwith the proportionate undivided interest or share in the Said Land along with common easement rights in all common areas, common facilities in the proposed building and at the said Housing Enclave. The said "Owners' Allocable Area" described in Part – I of the Second Schedule hereto togetherwith undivided proportionate shares in all common areas described in the Fourth Schedule and togetherwith proportionate share of the said land described hereunder the First Schedule and all the rights, benefits and appurtenances in connection to the said owners' allocable portions are collectively for the sake of brevity hereinabove and hereunder referred to as the "Owners' Allocation". It is clearly understood by and between the parties hereto that the said Owners' Allocations agreed to be made on the basis of the measuring area of the said land to the extent of total admeasuring **1 Decimal equivalent to 09 chittacks 31 sq.ft.** only; And in the event of any reducement in the said land area if so found subsequently in future, the said Owner's Allocation shall be reduced proportionately. It has been also agreed by and between the parties herein that in addition to the said Owners' Allocations the Owners shall not be *entitled to any additional area or any cash consideration.*

3. Simultaneously with the execution of these presents the Owners herein shall sign, execute and register an irrevocable General Power of Attorney for the purpose of implementation of this agreement and execution of the entire work of development of

multi-storied building and also for selling of Developer's Allocation in favour of the Developer Company / Second Party and also of **Sanjeeb Gupta** the nominated director of the Developer and all the costs and expenses on account of such registration shall be incurred by the Developer. It is expressly mentioned hereto that the Developer shall be uninterruptedly entitled to exercise the aforesaid General Power of Attorney for selling of the entire constructed portions together with the undivided and impartable share of the said land under the First Schedule and or any portions thereof save and except the portions allocable to the Owners viz. a. viz. the said "Owners' Allocations" to any intending Purchaser or Purchasers at any price and against such lawful terms and conditions as the Developer shall deem fit and proper and the Owners however, in that event shall not be entitled to raise any objections and or to create any obstructions thereof at any point of time whatsoever either before or after delivery of the Owners' Allocations are made by the Developer. In case of death of any Landowners, the powers and authority under the Development Agreement and Power of Attorney shall remain in force for and in respect of the remaining Landowners, howsoever the legal heirs and successors of the deceased Landowner shall be bound by the terms of the Development Agreement and as such they shall be bound to by way of contractual obligation to execute and register separate Power of Attorney giving identical powers and authority to the present Attorneys to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest/deceased executants. It is understood that to facilitate the construction of Development at the Project Site by the Second Party and for obtaining necessary connections and utilities therein or therefor, various acts deeds matters and things not herein specified may be required to be done by the Second Party and for which the Second Party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Second Party to be done in the matter and the First Party shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Second Party for the purpose and the First Party also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Second Party. The said power or powers of attorney so to be granted by the First Party/Land Owners to the Second Party/Developer/Builder and/or it's nominee/s shall be exercised jointly or severally by the said Attorney **Sri Sanjeeb Gupta** and also any of the authorized director of the Second Party herein for the time being in force and shall form a part of this agreement and the said Power or powers of Attorney shall be fully valid, enforceable and binding on the First Party till the "SAID PROPERTY" and the entire Housing Project is fully and properly developed by the Developer/Builder and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owner is registered and starts functioning.

4. After execution of these presents the Developer shall be entitled to enter into the said land for measurement of the land area for the purpose of preparation of Building Plans and also shall be entitled to fix sign board etc. for display of the proposed Housing Project. Subject to availability of the marketable title of the said land hereunder the First Schedule is found and or made out by the owner and immediate after the names of the Owners are mutated and also the necessary Conversion Certificate is/are obtained as aforesaid by the Owners, the Developer shall proceed for obtaining sanction of the Building Plan or Plans and immediate after sanction of the building plan or plans by the concerned authorities and after obtaining work order the Developer shall commence the work of construction of the proposed building/s and shall hand over the said "Owners' Allocations" in the proposed building/s within 48 (forty-eight) months from the date of obtaining necessary sanction of the Buildings Plan.

5. The said Owners' Allocation in the new proposed building/s shall be delivered by the Developer in a finished and habitable condition free from all encumbrances provided the owner has made out a perfect and indefeasible marketable title of the entire said land hereunder the First Schedule hereby conferred upon the developer and subject to all the terms, conditions, stipulations, covenants and obligations covered under this agreement and also under the law of land is properly and carefully fulfilled and observed by the Owners. It is agreed that the costs of obtaining the sanctioned plans, its amendments and modifications as well as entire construction of the building or buildings, architects fees and all other costs which may be incurred towards development are to be borne solely by the Developer who shall be liable to pay the Land Taxes payable to B.L. & L.R.O. and also Panchayet taxes and other outgoings w.e.f. the date of obtaining aforesaid Conversion Certificate/s till the Development work is completed. Any dues on such accounts if found subsequently shall be payable by the Owners.

6. Other than the said Owners' Allocable portions togetherwith the undivided proportionate share of the said land described under the First Schedule viz. a viz. the Owners' Allocation allocable to the Owners, the Developer other than the common areas shall be exclusively entitle to all balance and/or remaining flats, floor parking spaces and other portions etc. with sole and exclusive rights of the said proposed building or all buildings together with undivided and proportionate shares of common areas, common amenities and common facilities alongwith undivided proportionate share of the Said Land. The said balance and/or remaining portions (other than the Owners' Allocation) of all the flats, floors, shops, parking spaces etc. togetherwith the common rights and undivided share of the Said Land hereunder the First Schedule in the manners stated hereinabove and hereinafter for the sake of brevity referred to as the Developer's Allocations. The Developer at its own choice and discretion shall be fully entitle to withhold the said Developer's Allocation and further shall be exclusively entitle to dispose of the said allocation or any portion thereof to any person/persons, firm/firms, company/ companies by way of sale/ mortgage/ lease against any price and/or Selami at its sole discretion, And out of such sale proceeds, the Owners however

shall not be entitled to any part out of the said Developer's Allocation as well as in the sell-proceeds of the Developer's Allocation and shall have no further claims or demands of whatsoever nature. Reciprocally the Owners shall not be liable for any amounts and or loss or damages if any arises or coming out of any dispute between the Developer and the intending purchaser for any flat/floor/ shop/ car parking space in the new proposed building or buildings on the Owners' 'Said Land' as the Developer shall be solely responsible and or liable for any loss, damages, penalty and or suits, actions, claims or demands arising out of Developer's activities in the Said Premises save and except the Owners shall be solely responsible and liable for making out perfect and marketable title of the said Land hereunder the First Schedule and also for obtaining Conversion Certificate in the names of the Owner in respect of the nature and character of the land under the First Schedule hereto, if not already converted.

7. The Developer from the date hereof shall be entitle to enter into any or all agreement with any person/persons relating the said land without hampering the Owners' interest to obtain the Owners' Allocations as agreed hereinabove and hereto in the proposed building or buildings on the said land/said property or on the said amalgamated land/amalgamated property. The Developer shall be fully entitle to obtain any earnest money and/or any finance against the Developer's Allocation from any intending buyer/buyers, lessee/ lessees and/ or mortgagee /mortgagees without hampering the Owners' interest covered under this Agreement.

8. The Developer shall be entitle to appoint Architect for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, concrete, underground / overhead reservoirs, electrical and plumbing fixtures and materials used for constructions, and sewerage, systems etc. and the Developer shall have the right to do so but exclusively at its (Developer) own costs and expenses to look after the same only. However, as agreed upon by both the parties, good quality materials as available in the market will be used for construction of the entire building and the Owners shall not be liable/responsible in any manner whatsoever regarding the construction materials used by the Developer.

9. The Owners from the date hereof shall always extend and offer all possible necessary facilities to Developer for preparing submitting and obtaining sanction plan and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion or the proposed multi-storied buildings hazards-free and in well habitable conditions for all the residents at the cost and expenses of the Developer, and shall sign and execute all such necessary Applications, Declarations, Affidavits and all such documents relating the said premises as and when shall be required and asked by the Developer.

10. For the purpose of the construction of the said new proposed building or buildings the Architect, Engineers, other Technical experts and all work men, shall be

appointed by the Developer and it (developer) shall be responsible for marking payment to each and all of them. The land-owner/s shall have no liability for making any such payment to any one of them either during the construction or after completion of the construction or at any point of time whatsoever.

11. It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the Developer shall keep the Landowners, their estate and effects safe and harmless and indemnify against all suits, cause, rights and action in respect of the such eventualities.

12. It is agreed that whenever it becomes necessary and asked by the Developer, the Owners shall sign all the papers and execute documents in connection with obtaining of sanctioned plan or any modification thereof during the course of construction period of the proposed multi-storied building till completion thereof and also in connection to the disposal and sale of any and or all units/portions of the said multi-storied building or buildings if so required and asked by the Developer save and except the Owners' Allocable portions, by the Developer without raising any objection, thereto. It is agreed that immediate after sanction of the Building Plan and prior to commencement of construction work, the Owners shall deliver and handover all the Original Deeds of Title as well as all the relevant documents thereof to the Developer for practical purposes of implementation of this agreement and for investigation of Titles by the intending purchasers of the flats, portions in the proposed buildings or by their Advocates time to time. The Developer shall keep and preserve all such relevant Deeds of Title and the documents related thereto unobliterated and upon completion of the development work and after transfer of all the portions under the Developer's Allocations shall handover all such Deeds and Documents to the Owners' Association or Committee or Syndicate so shall be formed in the proposed Housing Enclave at the said premises or at the amalgamated premises.

13. It is agreed by the land Owners that in future or during the course of construction, if any defect on the title is found or any suit is lodged against the land Owners in respect of the said landed property mentioned in the first schedule, the Developer shall have the liberty to proceed against the same on behalf on the Owners and all costs and expenses if so incurred by the Developer on and behalf of the Owners herein defending or proceeding such suit/disputes and or to make such defects, shall be adjusted by the Developer from the "Owners' Allocations" at the time of delivery of the same to the Owners herein. However the Owners herein hereby indemnify and further shall cause to make indemnified the Developer to keep save and harmless from any or all suits, actions, claims and or demands of whatsoever nature created either by any outsiders OR any person claiming right, title and interest under or through them. However, it is clear that due to any defects in title and or defects in Land Settlement Records in respect of the nature and character of the property and or due to non-

fulfillment of all the necessary obligations on the part of the Owners covered under these presents and also covered under the Law of Land, if this Agreement is not implemented or however not practicable to be carried over and as such if this agreement is determined or terminated by either the party herein or by in effect of any Court's Order/s then the Owners shall be bound to pay of all the cost and expenses till then incurred by the Developer forthwith the Developer claim to have payment of the same by a written notice and in such event the physical possession of the said property hereunder the First Schedule shall remain with the Developer till such amounts are recovered by the Developer from the Owners.

14. Both the parties hereby agreed that the time specified in clause 4 (four), hereinabove for completion and the delivery of the portions allocable to the Owners are subject to force-majeure i.e. if the construction is prevented or interrupted due to any natural calamities such as floods, earth quake, war, riots and/or labour dispute, crisis of materials in the market and for any order made by any Court of Law and or by any Government/Semi-Government/ Statutory Authorities/Local Authorities and for any or all irresistible circumstances beyond the control of the Developer, the time specified for such delivery of Owners' Allocations shall be extended upto a period considerable by such circumstances whereby the Developer is prevented to handover the Owners' allocable said portions within the period specified in clause 4 (four) hereinabove. It is expressly mentioned hereby that the Developer unless prevented by the circumstances in the manners stated hereinabove shall within the specified period complete the Owners' Allocable portions and shall intimate the Owners through Registered Post offering the Owners for taking delivery of Owners' Allocable portions within 15 days from the date of such intimation, AND in failure or negligence on the part of the Owners to take delivery their allocation within said noticed period of 15 days, the Developer after fulfilling its obligation in a manner as stated herein shall not be liable for breach of this contract, nevertheless shall be responsible and or liable to pay any amount on account of damages, penalty and or means-profit whatsoever and further shall be entitled to continue with exercising of its absolute rights and authority to dispose of the developers allocations by handing over the possession of the unit/units out of the developer's allocations to the intending purchaser and or the purchasers or lessee, lessees with fully entitled to prepare execute and register any conveyance or conveyances and or any kind of lawful Deed of Transfer in favour of any purchaser or purchasers in respect of and to the extent of the Developer's Allocation in the Said Premises and in the said proposed amalgamated premises and the Owners herein shall not be entitled to raise any objections or create any obstructions by any means in any manners whatsoever. Be it mentioned hereto that since the said General Power of Attorney so to be executed by the Owners is in relation to this Development Agreement, the same shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

15. Both the parties agree that the terms and conditions contained in this Agreement and in the Schedules annexed therewith have been agreed amongst the parties herein

in the most cordial and friendly manners. If any complications arises beyond the agreed terms and conditions incorporation in the Agreement and/or in proper implementation thereof both the parties shall endeavor to sort it out at bi-parties level. The Owners hereby declare and assure the Developer not to restrain the later in continuing its entire activities of construction and selling of Developer's Allocation at any point of time either during the whole period of constructions, its completion and selling of its allocable AND/OR after the obligations of the Developer towards the Owners agreed hereby are fulfilled by the Developer in the manners as stated in Clause 4 (four) and Clause 14 (Fourteen) hereinabove.

16. The Owners hereby agree and covenant with the Developer to pay proportionate Panchayet / Municipal rates, taxes, the Rent or Khajna payable to the Collectorate North 24-Parganas and all other outgoings including service-tax, vat and others as applicable and payable time to time under statue and laws for the time being in force and also the monthly common maintenance charges in respect of the Owners' Allocable Portions on and from the date of delivery of the possession of the Owners' Allocation to the Landowner by the Developer so as the Developer and or its nominee/s and or assignee/s also shall cause to pay the same to the extent of the Developer's Allocations.

17. The Owners shall cause to be joined such person or persons as Vendor/s and or Confirming Parties as may be required in law and also by the Developer in the Agreements and/or sale deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.

18. Upon the Developer constructing and delivering possession to the Owners of their allocation, the Owners shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.

19. The Owners' Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new buildings intended for the common benefits of all occupiers of the new building or buildings which shall include the following: -

20. The Owners shall not use or permit to use the Owners' Allocation/ Developer's Allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazards to the other occupiers of the new building or buildings.

21. Owners shall not demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or made any structural alteration therein without the previous consent and/or permission from appropriate authorities.

22. THE LANDOWNERS FIRST PARTY DO HEREBY COVENANT WITH THE DEVELOPER SECOND PARTY:

- i) That each and every representation made by the First Party/Land Owners hereinabove are all true and correct and agrees and covenants to perform each and every representation and the failure in such performance or detection of any representation as false (partially or wholly) or incorrect or misleading shall amount to breach and default of the terms and conditions of this agreement by the First Party/Land Owners.
- ii) That with effect from the date of execution hereof, the First Party/ Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.
- iii) That The First Party/ Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Second Party/Developer/Builder.
- iv) That the First Party shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this agreement in any manner.
- v) That the First Party/Owners shall not cause any interference or hindrance in the sanction/modification/alteration of Sanction Plans in terms hereof, construction and development at the Project Site by the Second Party and/or Transfer of the Second Party's Allocation and not to do any act deed or thing whereby any right of the Second Party hereunder may be affected nor make any claim whatsoever in any other part or portion of the Project Site except the First Party's Allocation.
- vi) That For all or any of the purposes contained in this agreement, the First Party shall render all assistance and co-operation to the Second Party and sign execute, submit and deliver at the costs and expenses of the Second Party all plans, specifications, undertakings, declarations, no objections, disclaimers, releases, papers, documents, powers and authorities as may be lawfully or reasonably required by the Second Party from time to time.
- vii) That It is bi-laterally agreed in between the parties hereto that the First Party/Owners shall bear proportionate costs or charges for installation of electrical transformer within the project for the reasons of consumption of electricity within the allocated areas of the First Party/ Owners.

viii) That The Second Party doth hereby agree and covenant with the First Party not to do any act deed or thing whereby any right or obligation of the First Party hereunder may be affected or the First Party is prevented from making or proceeding with the compliance of the obligations of the First Party hereunder.

23. The parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and each of the parties herein shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye Laws, Rules and Regulations if made by each of them.

24. The respective allottees shall keep the interior and external walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

25. The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any in insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of the said building/s harmless and indemnified from and against the consequence of any breach.

26. No combustible goods or other items/materials shall be kept by the Owners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused by the Developer or the Owners and/or their respective nominees/assignees, as the case may be shall entitled to remove the same at the risk and cost of each of them.

27. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new Building or Buildings or in the compounds corridors or any other portion or portions of the new Building or buildings.

28. The Owners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Owner's Allocations and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning

lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for new similar purposes.

29. In the event there is a dispute between the Landowners the said dispute shall not in any manner affect the right of the Developer and the Developer shall be fully entitled to proceed with the work of development and any dispute whatsoever nature between the Landowners inter-say shall be resolved by the Landowners amicably without causing any prejudice to the right and entitlement and investment of the Developer and If any loss is caused to the Developer, the same shall be adequately compensated by the Landowners.

30. On or before taking delivery of the "Owners' Allocations" the Land Owners shall cause to pay and deposits to the Developer the necessary mandatory charges as hereunder:-

- A. (i) Proportionate cost of Installation of main meter or Transformer / Electrical equipments costs, deposits and others.
- (ii) Power Backup Charges.
- (iii) Club membership charge.
- B. (i) Pay and Deposit in advance 6 months of monthly common maintenance charges.
- (ii) Pay and Deposit a sum of Rs. 10,000/- as a Security Deposit towards temporary consumption of electricity for his/her/their Owner's Allocation from the Main Service connection.
- (iii) The actual amount of Security Deposit charged by the WBSEDCL Authority is payable by the Owners in respect of individual meter for the Owners' Allocable Portions.

31. IT IS FURTHER agreed and understood between the parties hereto as follows:-

- i) The Owners and the Developer have entered into this agreement purely for construction and delivery of Owners' Allocable portions by the Developer to the Owners as well as selling of residuary areas as Developer's Allocable portion by the Developer and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners in any manner nor it shall be construed that the parties hereto constitute as an association of persons in any manner whatsoever since it is a contract made by and between the parties herein for the subject and objects contained hereto and hereunto.

ii) The "Owner's Allocation" shall be handed over with peaceful possession after compliance with all the obligations on the part of the Developer i.e. immediately on completion of the internal finishing works of all the Owners' Allocable portions in each of all the respective buildings subject to due compliance of all the obligations on the part of the Owners under the terms and conditions of this Agreement and under the Law of Land and also under all prevailing laws for the time being in force; and it is clearly understood by and between the parties hereto that during taking delivery of their allocable portions in each of the Buildings the Owners shall not raise any objection and or create any obstruction if some common portions and common facilities are not completed during such materials time of delivery of possession in each of the respective Buildings and even in such event the Developer shall be in obligation to subsequently finish and complete all such unfinished common portions and common facilities intended and require to be made by the Developer and as specified in third schedule hereunder written.

iii) In the event the Owners are entitled to any liquidated damages in terms of the said Clause - 4 (four) stated hereinabove the said liquidated damages shall be paid by the Developer at the time of delivery of Owners' Allocations.

iv) It is well agreed and understood between the parties hereto that in the event of failure on the part of the Developer to complete the entire project within the stipulated time as agreed upon by virtue of these presents subject to relaxations and provisions made in Clause - 4 above (the time is the essence of the contract), the Owners shall be entitled to terminate this Agreement and repossess the said premises.

32. However, if any disputes or differences arises between the parties implementing this agreement or facing true interpretation to the terms herein, the same shall be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate one or two Advocates or Arbitrators selected by each of the party with the right to appoint umpire, whose decision and award as envisaged in Indian Arbitration And Conciliation 1996 and its modifications for the time being enforce shall be final and binding on both the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The Said Land Owned by the First Parties)

Sali/Bastu, at present "BASTU"

ALL THAT piece and parcel of Land measuring an area of **1 Decimal** equivalent to **09 chittacks 31 sq.ft.** be the same a little more or less comprised in part of R.S. Dag No. 647 corresponding to **L.R. Dag No. 747**, under L.R. Khatian Nos. 746, 331, New L.R. Khatian Nos.1642, lying situated at **Mouza: Jatragachi**, J.L. No. 24, Re Sa No. 195,

Sayed Ayub

Touzi No.174, 179, P.S. Rajarhat, Dist. North 24-Parganas, Police Station – New Town, formerly under Police Station Rajarhat, within the local limits of Jyangra-Hatiara No. II Gram Panchayat Additional District Sub-Registry Office at New Town, Rajarhat, District 24-Parganas (North) and the 'Said Land' is Butted And Bounded as follows:

On the North by : By Land under L.R. Dag No. 747 (P);
 On the South by : By Land under L.R. Dag No. 747 (P);
 On the East by : By Land under L.R. Dag No. 747 (P);
 On the West by : By Land under L.R. Dag No. 747 (P);

THE SECOND SCHEDULE REFERRED TO ABOVE:

(Part – I)

(The Said Owners' Allocable portions)

ALL THAT two car parking spaces total measuring area about **220 sq. ft.** Carpet area be the same a little more or less, out of which each owner will get **one car parking space** measuring **110 sq. ft.** carpet area be the same a little more or less on the **Ground** floor out of the total sanctioned areas of the proposed building/s so to be constructed by the Developer on the Said Land under the First Schedule or in any building within the proposed amalgamated land in a complete finished and in habitable conditions Togetherwith proportionate undivided common shares in all common areas common amenities and common facilities Togetherwith proportionate and undivided impartable right, title and interest as co-owners on the Said Land described in the First Schedule hereinabove and or on the said Proposed Amalgamated land as defined above.

Part – II:

(Developer's Allocation)

ALL THAT Residue Constructed Areas save and except the portions allocable to the owners and also the common areas, the entire remaining areas in the new buildings consists of the residential flats, commercial spaces and garage/car parking space so to be constructed on and upon the Owners' Land written in the First Schedule hereinabove and on the proposed amalgamated land along with undivided and proportionate share of the common areas and common facilities togetherwith undivided proportionate share of the land which shall absolutely belongs to the Developer and/or its nominee/s or assignees with rights to sale, transfer, mortgage, lease and also alienate partly or fully in any lawful manner and that any consideration suitable to the Developer under the terms and conditions of this Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO:

SPECIFICATION:

1. DOOR & WINDOW

All doorframes (size 4" x 2 ½") would be made of Malaysian Sal wood , doors shutter would be flush doors made of commercial ply (Brahmaputra ply or any other co. of the same rate) main door thickness 32 mm and all other doors thickness 30 mm fitted with mortise locks (Glider 4 Levers). Main door would be fitted with Godrej night latch lock and there would not have any lock in kitchen and bathrooms. All windows would be made of steel with glass panel. All doors and windows would be painted with white enamel paint (Berger Co.).

2. FLOORING

All Bed Rooms, Dinning-cum-Living, and would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with Ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/Bathrooms would finish with white glazed tiles in 60" height. Roof would be finished with roof tiles.

3. SANITARY & PLUMBING

Standard Toilet would be provided with C. P. Shower, one commodes/Indian /English type pan (Perryware) with P.V.C. cistern (Reliance Co.). And in W. C. there would be only one tap. (All taps & c.p. fittings of Vertex & Victoria Co.) There would be concealed line and geyser line. There would be only one basin (Perryware) in each flat.

4. KITCHEN

One Green marble platform, one sink, floors would be finished with marble and 2'-0" skirting white glaze tiles on the back of the cooking platform to protect the oil spots.

5. ELECTRICAL WIRING

- a. Concealed wiring in all flats (Copper electrical wire, Finolex or similar brand.)
- b. Each flat will be provided with the following electrical points:

(All switches Preetam Sleek & all board cover Bakelite)

- | | |
|---------------------|---|
| i) Bed rooms (each) | 2 Light points
1 Fan point
1 Plug Point (5 Amp) |
| ii) Dining/Drawing | 2 Light points
2 Fan point
2 Plug point(15 Amp) |

	1 TV Power point 1 Cable Point without wire 1 Phone Point without wire
iii) Kitchen	1 Light point 1 Exhaust Fan Point 1 Plug point (15 Amp)
iv) Toilet	1 Light point 1 Exhaust Fan Point 1 Plug point (5 Amp) for Geyser
v) Verandah	1 Light point
vi) Entrance	1 Door Bell point
vii) Master Bedroom	1 TV Power point.
6. WATER:	Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).
7. PAINTING:	Plaster of Paris inside walls.
8. OUTSIDE PAINTING :	Snowcem 2 coats painting.
9. RAILING OF STAIR CASE:	Railing of iron.
10. STAIRCASE PAINTING :	Plaster of Paris with Colour.
11. LIFT :	Standard Quality Lift.
12. LOBBY :	Well decorated.

THE FOURTH SCHEDULE REFERRED TO :

1. Staircase of all the floors of the said multi-storied building.
2. Common landings with lift, Common passage including main entrance leading to the ground floor.
3. Water tank, overhead tank and water supply line from Deep Tube-well with 440 volts Motor and Water pump.
4. Common toilet on the ground floor.
5. Common Caretaker's room.
6. Meter space.

7. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
8. Drainages, sewerage, septic tank and all pipes and other installations for the same.
9. Boundary walls and Main gate.
10. Such other common parts areas equipments installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and/or use of the unit in common by the co-owners with the Developer and/or its respective nominees appertaining to proportionate cost in terms of sq.ft. It is expressly mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each others in future by the developer for the free ingress and egress of the prospective buyers/residents of proposed buildings in this premises and or in the said amalgamated premises.
11. Other areas and installations and/or equipments if so provided by the Developer in the Building and/or the Premises, at extra cost, for common use and enjoyment such as CC TV, EPABX, Intercom, Cable TV connection, Internet Connection, Telephone lines, Gas lines etc. and other common amenities and facilities for common uses.

COMMON EXPENSES:

1. All expenses for the maintenance, operating replacing repairing renovating and repainting of the common portions and areas in the building including the outer walls and boundary walls of the building.
2. All the expenses for running and operating all machinery equipments and installations comprised in the common portion including the cost of repairing, replacing and renovating the same.
3. Costs and charges of establishment for maintenance of the said building.
4. Costs and insurance premium for insuring the building and/or the common portion.
5. All charges and deposits for supply of common utilities to all the co-owners in common.

6. Municipal tax, water tax and other rates in respect of the premises and building (save and except those separately assessed in respect of any unit of the purchaser).
7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.
9. All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portion and for all common affairs.
10. All other expenses as shall be required in future for running of proper and smooth administration of the Building or Buildings and the upkeepment of the same.

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

WITNESSES:

1. Chandranath Das
BA-17, Salt Lake, Sector - I
Kolkata - 700064.

Indrani Pradhan.
Atanu Mondal

LANDOWNERS

2. Pran-Har
1311, S. S. Nagar
Kolkata - 74.

MAHAMANI PROPERTIES PVT. LTD.

Sayeeb Akhbar
Director

DEVELOPER

RECEIVED of and from the withinnamed DEVELOPER M/S. MAHAMANI PROPERTIES PVT. LTD. the withinmentioned sum of Rs.5,000/- (Rupees Five Thousand Only) out of the non-refundable Security Deposit as per memo below:

MEMO OF CONSIDERATION

By Cash,

... Rs. 5,000/-

Rs. 5,000/-

(Rupees Five Thousand Only)

SIGNED, SEALED AND DELIVERED

By the OWNER/S at Kolkata

In the presence of:-

1. Chandranath Das.

1. Indrani Pradhan.



























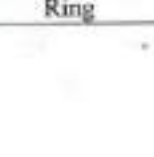








2. Atanu Mandal

2. *[Signature]*

LANDOWNERS

Barasat Court
Subrent Matter
17/11/18
 Barasat Court
 Enroll No. F31/31of180

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					

Indrani Pradhan

Atanu Mandal

Sagar Supt

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

GRN: 19-201819-034178314-1 Payment Mode Online Payment
GRN Date: 05/02/2019 18:30:24 Bank : HDFC Bank
BRN : 710205399 BRN Date: 05/02/2019 18:33:25

DEPOSITOR'S DETAILS

Id No. : 15020000098460/3/2019
(Query No./Query Year)

Name : MAHAMANI PROPERTIES PVT LTD
Contact No. : Mobile No. : +91 9331018605
E-mail : ram@gmggroups.co.in
Address : BA17 Sector1 Salt Lake Kolkata64
Applicant Name : Mrs INDRANI PRADHAN
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15020000098460/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	15020000098460/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	75

In Words : Rupees Four Thousand Nine Hundred Ninety Six only **Total** 4996

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

INDRANI PRADHAN
RANAJIT MUKHERJEE
27/06/1978

Panhandle Account Number
BHKPP6194A

[Handwritten Signature]
Signature



Indrani Pradhan.

[Faint, illegible text on the reverse side of the card]

548 XEROX


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/13/086/639264
 পরিচয় পত্র




Elector's Name : MUKHERJEE INDRANI
 নির্বাচকের নাম : মুখার্জী ইন্দ্রানী
 Father/Mother/
 Husband's Name : RANJIT
 পিতা/মাতা/স্বামীর নাম : রঞ্জিত
 Sex : F
 লিঙ্গ : মহিলা
 Age as on 1.1.1995 : 18
 ১১.১১.৯৫-এ বয়স : ১৮

Indrani Pradhan.

Address PART NO. 214
 GOBARDANGA
 NORTH 24 - PARGANAS

ঠিকানা : পার্ট নং: ২১৪
 গোবর্ডাঙ্গা
 উত্তর ২৪ - পরগনা


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচন-নিবন্ধন অধিকারিক

For 086-GAIGHATA Assembly Constituency
 ০৮৬-গাইঘাটা বিধানসভা নির্বাচন ক্ষেত্র

Place : BONGAON
 স্থান : বঙ্গাণ
 Date : 03/04/95
 তারিখ : ০৩/০৪/৯৫



ভারত সরকার

Unique Identification Authority of India

স্বাধীনতা

আইডি / Enrolment No.: 1111/57611/01768

To
ইন্দ্রানী প্রদান
INDRANI PRADHAN
W/O: Santanu Pradhan
HAIDADPUR
KHANTURA GOBARDANGA(M)
Habra - I
Khantura
Habra - I North 24 Parganas
West Bengal 743273

06/09/2013

445994943FT



MN445994943FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2509 9954 8526

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



ইন্দ্রানী প্রদান
INDRANI PRADHAN
পিতা : রণজিত মুখার্জী
Father : Ranajit Mukherjee
অনুষ্ঠান / DOB : 27/09/1976
মহিলা / Female

2509 9954 8526



আধার - সাধারণ মানুষের অধিকার

Indrani Pradhan



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



স্বাধীনতা
Unique Identification Authority of India

ঠিকানা:
W/O: শ্যামু প্রদান, হাবদাদপুর,
খট্টরা, গোবর্দাঙ্গা(এম), হাবরা
১, উত্তর ২৪ পরগনা, খানতুরা,
পশ্চিমবঙ্গ, 743273

Address:
W/O: Santanu Pradhan,
HAIDADPUR, KHANTURA,
GOBARDANGA(M), Habra - I,
North 24 Parganas, Khantura,
West Bengal, 743273

2509 9954 8526



1800 300 1347



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

ATANU MANDAL

KHAGENDRA NATH MANDAL

04/10/1977

Permanent Account Number

AIWPM3439M

Atanu Mandal

Signature



भारत सरकार

GOVT. OF INDIA



Atanu Mandal



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

DKJ1727239



নির্বাচকের নাম : অতনু মণ্ডল
Elector's Name : Atanu Mandal
পিতার নাম : খগেন্দ্র নাথ মণ্ডল
Father's Name : Khagendra Nath Mandal
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 04/10/1977

DKJ1727239

ঠিকানা:

443, খাঁতুরা বাজার, খাঁতুরা -165, গোবর্দাঙ্গা, হাবরা,
নর্থ 24 পর্গানা- 743273

Address:

443, KHANTURA BAZAR, KHANTURA-165,
GOBARDANGA, HABRA, NORTH 24
PARGANAS- 743273

Date: 20/07/2014

৩৭-গাইঘাটা (সংসদীয়) বিধান কেন্দ্রের নির্বাচন
নিয়ন্ত্রক কর্মসূচির সনাক্ত স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
07-Gaighata (SC) Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে এই কার্ড নং ও একটি
নতুন নম্বর নিয়ে নির্বাচন নিয়ন্ত্রক কার্যালয়ে জমা দিতে হবে এই
নিয়ন্ত্রক কর্মসূচির নথি সংগ্রহ করে
In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number. 2550301

Atanu Mandal



भारत सरकार
GOVERNMENT OF INDIA



নাম
ATANU MANDAL
পিতা - খগেন্দ্র নাথ মন্ডল
Father - Khagenra Nath Mandal

জন্ম তারিখ (DOB) - 04/10/1977
সঙ্গ / Male



9211 6845 6404

আধার - সাধারণ মানুষের অধিকার



বিকাশ, বিবেকপারা, বটুয়া
গোবর্দঙ্গা (ম), খানতুরা
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ

ভারত সরকার
প্রাধিকরণ
Authority of India

Address: BIBEKPARA,
KHANTURA, Gobardanga
(m), Khantura, North 24
Parganas, West Bengal.
743273

9211 6845 6404

1947
1800 300 1947

help@uidai.gov.in

UIDAI
www.uidai.gov.in

Atanu Mandal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAICM4413A



नाम / Name
MAHAMANI PROPERTIES PRIVATE
LIMITED

निर्गमन / मध्य की तारीख
Date of Incorporation / Formation
14/02/2013

20032013

MAHAMANI PROPERTIES PVT. LTD.

Sayed

Ayub

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADUPG1777F

नाम/ Name
SANJEEB GUPTA

पिता का नाम/ Father's Name
GOPAL PRASAD GUPTA

जनम की तारीख/ Date of Birth
08/01/1972

Sanjeeb Gupta
हस्ताक्षर/ Signature



04022017

Sanjeeb Gupta



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 139 / 663463

পরিচয় পত্র



Elector's Name	Gupta Sanjib
নির্বাচকের নাম	গুপ্তা সঞ্জিব
Father/Mother/ Husband's Name	Gopalprasad
পিতা/মাতা/স্বামীর নাম	গোপালপ্রসাদ
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	25
১.১.১৯৯৫-এ বয়স	২৫

Sanjib Gupta

Address

9 SaltLake Block AB Bidhannagar,
North 24 Parganas

ঠিকানা

৯ সল্টলেক ব্লক এবি, বিধাননগর,
উত্তর ২৪ পরগণা

S. Sanjib

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অফিসার

For 139 BELGACHIA EAST
Assembly Constituency

১৩৯ বেলগাছিয়া পূর্ব
বিধানসভা নির্বাচন কেন্দ্র

Place Calcutta

স্থান কলিকাতা

Date 19.07.95

তারিখ ১৯.০৭.৯৫


 ভারতের নির্বাচন কমিশন
 एLECTION COMMISSION OF INDIA
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 BWC1135490




নির্বাচকের নাম : সুদাম হালদার
 Elector's Name : Sudam Halder
 পিতার নাম : সত্যেশ্বর হালদার
 Father's Name : Satabhshwar Halder
 লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ : 01/01/1970
 Date of Birth : 01/01/1970

Sudam Halder

BWC1135490
 ১৩৪ জ্যোতিষপুর সেন নগর ১০ দুর্দম ডুম ২৪
 ১৩৪ Jyotishpur Sen Nagar 10
 Dumdum North 24 Parganas 700074

Address:
 134 Jyotishpur Sen Nagar 10
 Dumdum North 24 Parganas 700074

Sudam Halder

Date: 02/08/2007
 ১৩৪-নম্বর নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রক
 ১৩৪-নম্বর নির্বাচন কেন্দ্র নির্বাচন নিয়ন্ত্রক
 Facsimile Signature of the Electoral
 Registration Officer for
 138-Dum Dum Constituency

বিধান নির্বাচন স্থান নতুন ঠিকানা দেয়ার ক্ষেত্রে
 কোনো ৪ বছর সময়ের মধ্যে নির্বাচন নিয়ন্ত্রক
 এবং নির্বাচন কেন্দ্র পরিচালককে সংশ্লিষ্ট ফর্ম
 In case of change in address mention this Card No.
 in the relevant form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Major Information of the Deed




Deed No :	I-1502-00460/2019	Date of Registration	08/02/2019
Query No / Year	1502-0000098460/2019	Office where deed is registered	
Query Date	19/01/2019 7:03:55 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	INDRANI PRADHAN Vill.- Haidadpur, Thana : Habra, District : North 24-Parganas, WEST BENGAL, PIN - 743273, Mobile No. : 9734464327, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 13,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5.021/- (Article:48(g))	Rs. 75/- (Article:E, E, B, M(b))		
Remarks			

Land Details :



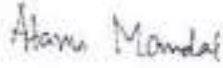
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-747	LR-1642	Bastu	Shali	1 Dec	1/-	13,50,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :					1Dec	1 /-	13,50,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs INDRANI PRADHAN Daugther of Mr Ranajit Mukherjee Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office			
		08/02/2019	LTI 08/02/2019	08/02/2019
Vill.- Haidadpur, P.O:- Khantura, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743273 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHKPP6194A, Status :Individual, Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office				



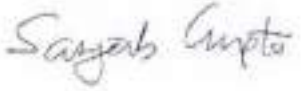


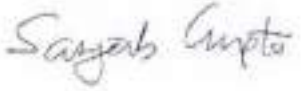


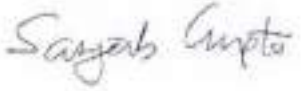
Major Information of the Deed :- I-1502-00460/2019-08/02/2019

Name	Photo	Fingerprint	Signature
Mr ATANU MANDAL Son of Mr Khagendra Nath Mandal Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office	 08/02/2019	 LTI 08/02/2019	 08/02/2019
Bibekpara, P.O: Khantura, P.O:- Khantura, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743273 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIWPM3439M, Status :Individual, Executed by: Self, Date of Execution: 08/02/2019 , Admitted by: Self, Date of Admission: 08/02/2019 ,Place : Office			


Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAHAMANI PROPERTIES PRIVATE LIMITED BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.: AAICM4413A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SANJEEB GUPTA (Presentant) Son of Shri Gopal Prasad Gupta Date of Execution - 08/02/2019, , Admitted by: Self, Date of Admission: 08/02/2019, Place of Admission of Execution: Office </td> <td>  Feb 8 2019 12:26PM </td> <td>  LTI 08/02/2019 </td> <td>  08/02/2019 </td> </tr> </tbody> </table> BA-17, Sector-1, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADUPG1777F Status : Representative, Representative of : MAHAMANI PROPERTIES PRIVATE LIMITED (as director)	Name	Photo	Finger Print	Signature	Shri SANJEEB GUPTA (Presentant) Son of Shri Gopal Prasad Gupta Date of Execution - 08/02/2019, , Admitted by: Self, Date of Admission: 08/02/2019, Place of Admission of Execution: Office	 Feb 8 2019 12:26PM	 LTI 08/02/2019	 08/02/2019
Name	Photo	Finger Print	Signature						
Shri SANJEEB GUPTA (Presentant) Son of Shri Gopal Prasad Gupta Date of Execution - 08/02/2019, , Admitted by: Self, Date of Admission: 08/02/2019, Place of Admission of Execution: Office	 Feb 8 2019 12:26PM	 LTI 08/02/2019	 08/02/2019						

Identifier Details :

Name & address	
Shri Sudam Halder Son of Late Sarbeswar Halder 134, S. S. Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mrs INDRANI PRADHAN, Mr ATANU MANDAL, Shri SANJEEB GUPTA	
	08/02/2019

Major Information of the Deed :- I-1502-00460/2019-08/02/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs INDRANI PRADHAN	MAHAMANI PROPERTIES PRIVATE LIMITED-0.5 Dec
2	Mr ATANU MANDAL	MAHAMANI PROPERTIES PRIVATE LIMITED-0.5 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 747, LR Khatian No:- 1642	Owner:মেসার্স পাপওয়র্ড সেন্স , Gurdian:প্রা:পি: , Address:20, লাউডন কুটি, কলিকাতা:-16 , Classification:শপি, Area:0.07000000 Acre,	Mr ATANU MANDAL

Endorsement For Deed Number : I - 150200460 / 2019

On 22-01-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 13,50,000/-



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

On 08-02-2019

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

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

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

Presented for registration at 11:27 hrs on 08-02-2019, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri SANJEEB GUPTA ,

Major Information of the Deed :- I-1502-00460/2019-08/02/2019

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

Execution is admitted on 08/02/2019 by 1. Mrs INDRANI PRADHAN, Daughter of Mr Ranajit Mukherjee, Vill. - Haidadpur, P.O: Khantura, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by Profession House wife, 2. Mr ATANU MANDAL, Son of Mr Khagendra Nath Mandal, Bibekpara, P.O: Khantura, P.O: Khantura, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by Profession Service

Indetified by Shri Sudam Halder, , , Son of Late Sarbeswar Halder, 134, S. S. Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-02-2019 by Shri SANJEEB GUPTA, director, MAHAMANI PROPERTIES PRIVATE LIMITED (Private Limited Company), BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Shri Sudam Halder, , , Son of Late Sarbeswar Halder, 134, S. S. Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 75/- (B = Rs 50/- ,E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 75/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/02/2019 6:33PM with Govt. Ref. No: 192018190341783141 on 05-02-2019, Amount Rs: 75/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 710205399 on 05-02-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2640, Amount: Rs. 100/-, Date of Purchase: 16/01/2019, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/02/2019 6:33PM with Govt. Ref. No: 192018190341783141 on 05-02-2019, Amount Rs: 4,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 710205399 on 05-02-2019, 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

Major Information of the Deed :- I-1502-00460/2019-08/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2019, Page from 14350 to 14397
being No 150200460 for the year 2019.



Digitally signed by AMITAVA DATTA
Date: 2019.02.08 17:17:38 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 08-02-2019 17:17:23
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)