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Subd. Dist. 16/01/13  
Add. Dist. 16/01/13  
Sonarpur, 2/1/2013

V.E. NO:- 1236/12  
Q. NO:- 979/13

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the <sup>16<sup>th</sup></sup> day of **JANUARY**, 2013 (two thousand and thirteen) **BETWEEN** **ANUBHAB CONSTRUCTION**, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 and having its Office at- "TANIA APARTMENT", 2250, Garia Place, Kolkata-700084, P. S. Sonarpur, and represented by its Partners (1) **SRI NARAYAN CHANDRA MUKHERJEE** son of- Late Sachindra Nath Mukherjee and (2) **SMT. LILY MUKHERJEE** wife of- Sri Narayan Chandra Mukherjee,

2013

ANUBHAB CONSTRUCTION

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গভঃ স্ট্যাম্প ডেপার্টমেন্ট  
সোনারপুর, এ. ডি. স. আর. ও  
কোলকাতা ৭০০

**DEBAKAR BHATTACHARJEE**  
Advocate  
High Court, Calcutta

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FOR CITY STAR GANGULY PROJECT LLP



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ANUBHAB CONSTRUCTION  
Morgan Ch. Mukherjee  
PARTNER



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ANUBHAB CONSTRUCTION  
Rity Mukherjee  
PARTNER



Addl. Dist Sub-Registrar  
Sonarpore, South 24 P.S.  
21/11/2013

Identified by me:  
Debakar Bhattacharjee  
Advocate  
High Court, Calcutta

both by faith- Hindu by occupation business, by nationality-Indian, residing at "UDITA", Flat No. 306, Bengal Ambuja Housing, 1050/1, Survey Park, Santoshpur, P.S. Purba Jadavpur, Kolkata- 700075, hereinafter referred to as the **LAND OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **ONE PART**

## **AND**

**CITY STAR GANGULY PROJECTS LLP** a Partnership Firm registered under the provisions of Limited Liability Partnership Act, 2008 and represented by one of its Partners **SRI AMIT GANGULY** son of- Sri Ranjit Ganguly, by faith- Hindu, by occupation- Business, residing at- 174, Garia Station Road, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700084, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **OTHER PART**.

### **WHEREAS:**

- A. By a Deed of Conveyance dated 8th September, 2006 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 12812 for the year 2006 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 10 Decimals more or less and situate in Mouza-Barhans



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Fartabad and comprised within RS Dag No. 1546 appertaining to RS Khatian No. 1538, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.

- B. By a further Deed of Conveyance dated 10th December, 2007 and made between Debasis Das therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 14016 for the year 2007 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 8 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1545 appertaining to RS Khatian No. 1414, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.
- C. By another Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No: 9415 for the year 2008 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 8 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1545/1914 appertaining to RS Khatian No. 1538, JL No. 47, P. S. & Sub-Registry Office



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Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.

- D. By a further Deed of Conveyance dated 8th September, 2006 and made between Subhranil Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 12815 for the year 2006 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 13 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag Nos. 1553 and 1552 appertaining to RS Khatian Nos. 1536 and 265 respectively, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.
- E. By a further Deed of Conveyance dated 28th January, 2008 and made between Subhranil Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9414 for the year 2008 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 6.5 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1552 appertaining to RS Khatian No. 265, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.



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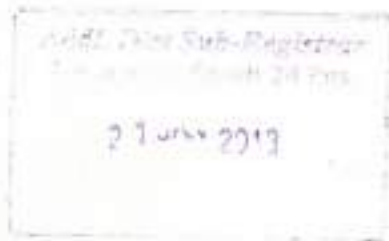


- F. By a further Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9417 for the year 2008 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 7 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1549 appertaining to RS Khatian No. 272, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Raj pur Sonarpur Municipality for valuable consideration therein mentioned.
- G. By a further Deed of Conveyance dated 8th September, 2006 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 12813 for the year 2006 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 6 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1547 appertaining to RS Khatian No. 1810, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.



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- H. By a further Deed of Conveyance dated 8th September, 2006 and made between Smt. Rina Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 12860 for the year 2006 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 18 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1551 appertaining to RS Khatian No. 583, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.
- I. By a further Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9421 for the year 2008 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 9 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1552/1913 appertaining to RS Khatian No. 265, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.
- J. By a further Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its proprietor



Sri Biren Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9422 for the year 2008 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 7 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1549 appertaining to RS Khatian No. 272, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.

- K. By a further Deed of Conveyance dated 8th September, 2006 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 12814 for the year 2006 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 3 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1548 appertaining to RS Khatian No. 508, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.
- L. By a further Deed of Conveyance dated 9th September, 2006 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta therein described as the Vendor of the One Part



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and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 12801 for the year 2006 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 14 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1532 appertaining to RS Khatian No. 1803, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.

- M. By a further Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9420 for the year 2008 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 10 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1554 appertaining to RS Khatian No. 1538, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.
- N. By a further Deed of Conveyance dated 28th January, 2008 and made between Indranil Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional



Add. Dist Sub-Registrar  
Sonarpur, South 24 Prg.  
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Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9412 for the year 2008 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 16 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1550 appertaining to RS Khatian No. 531, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.

- O. By a further Deed of Conveyance dated 28th January, 2008 and made between Smt. Rina Dasgupta wife of Biren Dasgupta therein described as the Vendor of the One Part and the Land Owner herein therein described as the Purchaser of the Other and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9411 for the year 2008 and Land Owner hath purchased and acquired ALL THAT piece and parcel of land containing by estimation an area of 7.5 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within RS Dag No. 1596 appertaining to RS Khatian No. 1206, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South) within Rajpur Sonarpur Municipality for valuable consideration therein mentioned.
- P. By the aforementioned **15 several Deeds of Conveyance** the Land Owner hath acquired diverse plots of land in Mouza-Barhans Fartabad which are contiguous each other and containing an aggregate area of **143 Decimals** more or less and more fully and particularly described and mentioned in the FIRST SCHEDULE



Asst. Dist. Sub-Registrar  
Singapore, South 24 Div.  
21 JUN 2013

hereunder written and hereinafter for the sake of brevity referred to as the "SAID PREMISES".

- Q. The Land Owner evinced an intention to develop the Said Premises by constructing one or more building or buildings in or upon the Said Premises and on part thereof comprising self contained residential flats, car parking spaces and other common areas and facilities subject to requisite permission and/or sanction being obtained on that behalf from the appropriate authorities through or by any person or concern having sufficient expertise and/or technical know how since the Land Owner do not possess such qualification or expertise and hence expressed an intention to enter into a joint venture agreement for development of the Said Premises with such person or concern to carry out the work of development effectively and efficiently.
- R. Coming to know of such intention of the Land Owner the Developer approached the Land Owner to enter into a joint venture scheme for development of the "Said Premises" and upon due consideration of such proposal the Land Owner hath agreed to such proposal and framed a scheme of development on the basis of the terms mutually agreed between them as hereinafter appearing.

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

#### **ARTICLE-I-DEFINITION**

In this Development Agreement unless it be contrary or repugnant to the context the following words shall have the following meaning :-

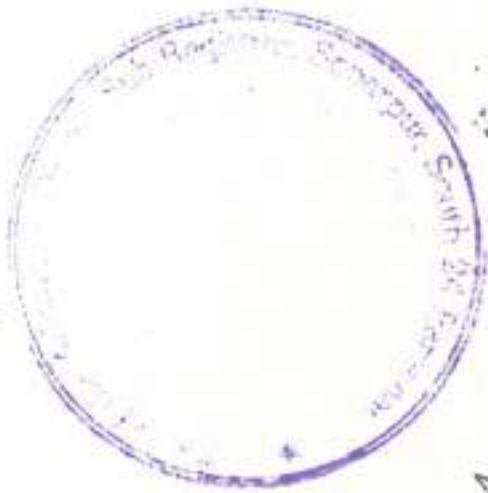
- 1.1 **LAND OWNER** shall mean **ANUBHAB CONSTRUCTION** a Partnership Firm registered under the provisions of Indian



Asst. and Sub-Registrar  
Sonarpur, South 24 Pgs.  
21 Nov 2013

Partnership Act, 1932 and having its Office at "TANIA APARTMENT", 2250, Garia Place, Kolkata-700 084, P. S. Sonarpur and represented by its Partners **(1) SRI NARAYAN CHANDRA MUKHERJEE** son of- Late Sachindra Nath Mukherjee and **(2) SMT. LILY MUKHERJEE** wife of- Sri Narayan Chandra Mukherjee, both by faith Hindu by occupation business, by nationality-Indian, residing at "UDITA", Flat No. 306, Bengal Ambuja Housing, 1050/1, Survey Park, Santoshpur, P. S. Purba Jadavpur, Kolkata- 700 075.

- 1.2 **DEVELOPER** shall mean and include **CITY STAR GANGULY PROJECTS LLP** a Partnership Firm registered under the provisions of Limited Liability Partnership Act, 2008 and represented by one of its Partners **SRI AMIT GANGULY** son of- Sri Ranjit Ganguly, by faith-Hindu, by occupation- Business, residing at- 174, Garia Station Road, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700084.
- 1.3 **SAID PREMISES** shall mean the land total measuring an area of about 143 decimals equivalent to 83 cottahs be the same a little more or less, more fully and particularly described and mentioned in the FIRST SCHEDULE hereunder written.
- 1.4 **NEW BUILDING** shall mean the new building to be constructed on the said premises with the maximum floor area Ratio (FAR) available or permissible under the Rajpur Sonarpur Municipality New Building Rules and Regulations and for the time being prevailing as per the plan to be sanctioned by the Rajpur Sonarpur Municipality Building Department comprising of G+9 storied building (minimum high rise).
- 1.5 **UNIT/FLATS** shall mean the constructed area and/or spaces in the building or buildings intends to be built and/or constructed area



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capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said premises.

- 1.6 **SUPER BUILT UP AREA** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room caretaker room together of the walls and such other areas used for accommodating common services to the New Building or Buildings to be constructed at the said premises.
- 1.7 **THE PLAN** shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or Buildings as shall be sanctioned by the Rajpur Sonarpur Municipality, Building Department in accordance with law.
- 1.8 **LAND OWNER'S ALLOCATION** shall mean and include **36% of the total built up area** of the new building or buildings to be constructed in or upon the Said Premises including 36% of the built up areas of the Flats and Units and/or showrooms/ commercial space and/or office space and/or shop rooms and/or car parking space (both open and covered) including 36% of the common areas and facilities including ultimate roof and equivalent amount of the undivided proportionate share of land underneath the Said Premises.
- It is made clear that in the event of any additional built up area could be made available owing to further sanction of built up area in modification of the existing building plan then in such event out of all such additional built up area of 36% shall belong to the Land Owner without any deduction or any account whatsoever. The Land Owner's allocation is more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written.



Office of the State Registrar  
Baltimore, MD 21204  
21 June 2013



1.9 **DEVELOPER'S ALLOCATION** shall mean and include **64% of the total built up area** of the new building or buildings to be constructed in or upon the Said Premises including 64% of the built up areas of the Flats and Units and/or showrooms/ commercial space and/or office space and/or shop rooms and/or car parking space (both open and covered) including 64% of the common areas and facilities including ultimate roof and equivalent amount of the undivided proportionate share of land underneath the Said Premises.

It is made clear that in the event of any additional built up area could be made available owing to further sanction of built up area in modification of the existing building plan then in such event out of all such additional built up area of 64% shall belong to the Developer without any deduction or any account whatsoever. The Developer's allocation is more fully and particularly described and mentioned in the THIRD SCHEDULE hereunder written.

1.10 **COMMON EASEMENT** shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement, quasi easements, obligations and duties of like nature of the other units in the said buildings or building in or upon such unit or on part thereof, more fully and particularly described in the FIFTH SCHEDULE hereunder written.

1.11 **COMMON EXPENSES** shall mean the proportionate share of the costs, charges and expenses for working maintenances, equipment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the Rajpur Sonarpur Municipality Tax, property tax and other



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Singapore, South 247-  
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statutory taxes and impositions levied in relation to or connected with the said building, buildings and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier more fully and particularly described and mentioned in the SIXTH SCHEDULE hereunder written.

- 1.12 **TAX LIABILITIES** all outstanding dues on account of municipal rates and taxes and other statutory impositions and/or dues concerning and/or relating to the said premises and/or part thereof up to the date of this agreement and/or handing over possession of the said premises to the Developer strictly in terms of this agreement shall be the sole and exclusive liability of the Land Owner.

PROVIDED HOWEVER, immediately on delivery of possession of the said premises for effecting constructions thereon and/or on part thereof in terms of the building plan the Developer shall be liable for payment of all statutory duties and impositions concerning and/or relating to the said premises.

- 1.13 **TRANSFEROR** with its grammatical variations shall include transfer by possession and by any other means adopted for affecting what is understood as a transfer for space in a multi-storied building to purchaser thereof although the same may not amount to a transfer in law.

- 1.14 **TRANSFeree** shall mean a person, persons firm limited company, association of persons to whom any space and/or unit in the building or buildings to be constructed at the said premises has been transferred.

- 1.15 Words importing singular shall include plural and vice versa.



Additional District Sub-Registrar  
Singapore, South 24 Fgs.  
21 Nov 2013

- 1.16 Words importing masculine gender shall include feminine and neuter gender and vice versa.
- 1.17 Additional built up areas shall mean and include construction of any additional floor or additional block comprising of additional built up areas that would be permitted to be constructed by Rajpur Sonarpur Municipality in or upon the said premises over and above and/or besides the new structures thereon and as such additional built up areas shall be apportioned between Land Owner and the Developer in the ratio in which the original built up area is being shared.
- 1.18 The words importing names of the parties shall mean and include their respective heirs, executors, legal representatives and/or successor in interest in office and/or assigns.

#### **ARTICLE - II - COMMENCEMENT**

- 2.1 **THIS DEVELOPER'S AGREEMENT** shall be deemed to have been commenced on and with effect from the date of this execution.

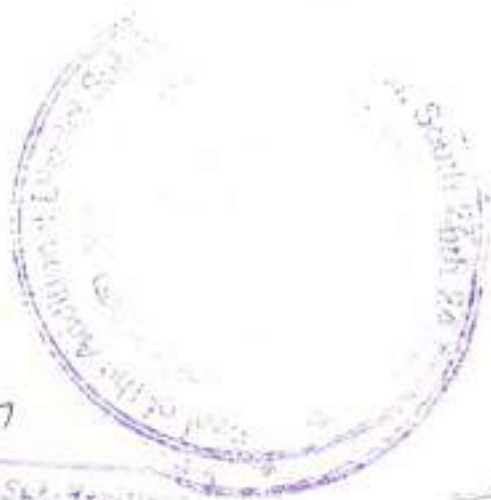
#### **ARTICLE - III - LANDOWNER'S RIGHTS & REPRESENTATIONS**

- 3.1 The Land Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the entirety of the said premises more fully and particularly described in the FIRST SCHEDULE hereunder written.
- 3.2 Except the Land Owner no other person or persons shall have any right, claim or interest over and in respect of the Said Premises including any development made thereon and / or part thereof.
- 3.3 The Land Owner is fully competent to enter into this Development Agreement.



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- 3.4 The said premises is free from all encumbrances, charges liens, lispendens, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
- 3.5 There is no Tenants in the said premises.
- 3.6 There is no Temple, Mosque, debottor or burial ground on the said premises.
- 3.7 There is no excesses vacant land at the said premises with the meaning of the West Bengal Urban Land (Ceiling & Regulations) Act, 1976 and subsequent amendment thereto.
- 3.8 Immediately after completion of construction of the new proposed building or buildings possession of the Land Owner's allocation in such new building shall be handed over first to the Land Owner by the Developer before parting with possession of the Developer's allocation to intending transferee and this terms shall for all intents and purposes be treated to be a first party on the proposed building or buildings and/or built up areas comprised therein.
- 3.9 Over and above 36% of the built up area receivable on account of their allocation the Land Owner shall also be entitled to a sum of **Rs. 3,00,00,000/- (Rupees Three Crores only)** from the Developer under the Development Agreement as and by way of interest free adjustable and/or refundable advance out of which a sum of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lac only) shall be paid by the Developer to the Land Owner simultaneously with the execution of this Agreement for Development and the balance amount of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lac only) shall be payable in two equal installments of Rs. 75,00,000/- (Rupees Seventy-five Lac only) each within a period of six months in aggregate, the first of



Addr. Nat. Bur. Stand.  
Gaithersburg, Md. 20899  
21 Jan 1970



which shall be paid on or before three months from the date of execution of this Agreement for Development and the remaining sum of Rs. 75,00,000/- (Rupees Seventy-five Lac only) shall be paid within a period of three months thereafter, i.e. from the date of payment of first installment of Rs. 75,00,000/- (Rupees Seventy-five Lac only).

3.10 Simultaneously with the delivery of peaceful possession of Owners' allocation of 36% built up area the Owners shall be liable to refund and/or adjust the sum of Rs. 3,00,00,000/- only in the manner hereinafter specified :

- a) With the delivery of possession of the Owners' allocation which is a condition precedent of the herein-mentioned-refund the Owner shall refund the sum of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lac only) to the Developer without any deduction and/or abatement on any account thereof.
- b) The remaining sum of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lac only) shall be adjusted against the proportionate share of the Owners' allocation of the super built up area (saleable) calculated at the rate of Rs. 2,800/- per sq. ft.

PROVIDED HOWEVER, that the choice of the Landowner's 36% allocation (after adjustment of the afore-stated amount as mentioned hereinabove) will be 50% at the choice of the Landowner and rest 50% at the choice of the Developer and these choices should be in a reciprocal manner, which will be specified by the Landowner and the Developer by a Supplementary Agreement to be executed between them within 30 days of obtaining sanction plan from Rajpur Sonarpur Municipality in respect of the First Schedule premises.



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Singapore, South 24 Pgs.

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- c) Immediately after the Building Plan together with the Structural Plan are approved and sanctioned by the concerned authorities the Land Owner and the Developer shall execute among them the afore-said Supplementary Agreement and will identify their respective allocation of the built up area in the copies of such building plan and shall encircle respective allocations in different colours duly counter-signed by them for such identification and either of the parties shall be entitled to retain one such copy in support of their respective entitlement of built up area.
- d) That the Landowner will not choose any Flat from the Top Floor and the floor beneath the Top Floor of the proposed building to be constructed on the First Schedule premises but the Landowner will get the entire First Floor of the proposed building to be constructed on the First Schedule premises.

3.11 **BE IT TO BE MENTIONED THAT** on 13.11.2011 a Development Agreement has been executed between the present Landowners herein and City Star Griha Udyog Private Limited & Ganguly Home Serach Private Limited (hereinafter called as "the then Developer") for construction of multi-storied building complex on the First Schedule premises as stated hereunder, but due to some unavoidable circumstances the then Developer could not carry out the said development proceedings and now for that by a resolution dated 15.11.2012 the then Developer has nominated the Developer herein to carry on the said development proceedings on the said First Schedule premises and to receive all the benefits which may be accrued upon the then Developer by virtue of the previously executed Development Agreement dated 13.11.2011 and also disposing of all their rights and liabilities from the said First



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Sonarpur, South 24 Parganas  
21 June 2013

Schedule premises and the present Landowners herein have given their free consent to this effect.

**ARTICLE-IV**

**(DEVELOPER'S RIGHT)**

- 4.1 The Land Owner hereby grants subjects to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said premises and construct the New Building or Buildings on the said premises in accordance with the building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department.
- 4.2 All application, building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Land Owner and which will be submitted by the Developer on behalf of the Land Owner at Developer's own costs and expenses for sanction of the Building Plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Rajpur Sonarpur Municipality and other authorities shall be borne and met by the Developer PROVIDED HOWEVER that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit to be made by the Developer in connection therewith strictly under this agreement.

**ARTICLE-V-TITLE DEEDS**

- 5.1 Simultaneously with the delivery of possession of the Said Premises to the Developer strictly for the purpose of implementing the work of development under the agreement for development the Land Owner



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Addl. DLS Sub-Registrar  
Senarpur, South 24 Pgs.  
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shall also deliver copies of all original title deeds in their possession relating to the Said Premises which the Developer shall be entitled to keep without any lien until all acts, deeds and things hereunder are done, executed and completed by the Land Owner.

#### **ARTICLE-VI-CONSIDERATION**

- 6.1 In consideration of the Land Owner having agreed to permit the Developer to commercially exploit the said premises and erect, construct and complete the new building or buildings thereon and/or on part thereof in accordance with the plan to be sanctioned by the Rajpur-Sonarpur Municipal authorities, the Developer shall allocate to the owners 36% of the entire residential and car-parking area F.A.R. including common areas, 36% of car parking spaces and 36% of ultimate roof besides payment and adjustment of a sum of Rs. 3,00,00,000/- only on account of adjustable interest free advance which is to be repaid in the manner indicated in the preceding clause 3.9.
- 6.2 The Developer shall prepare and cause the said plan to be sanctioned and to incur and bear all costs charges and expenses for preparation designing and obtaining sanction of the plan and also fees of the Architect.
- 6.3 The Developer at its own costs shall obtain all necessary permission and/or approvals and/or consent of the authorities for the construction of the new building.
- 6.4 The Developer shall pay costs of supervision of the development and construction of the Land Owner's allocation in the building and to bear all costs charges and expenses for construction of the building at the said premises.



Address: Provincial District Sub-Registrar,  
Songkhro, South 24  
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- 6.5 The aforesaid terms and other terms as embodied in this agreement are the consideration for grant of exclusive right for development of the said premises.
- 6.6 The Developer shall also construct, erect, complete and make habitable uniformly at its own costs the entire building including common facilities and amenities for the said building.
- 6.7 The Developer shall have no right, title and interest whatsoever in the Land Owner's allocation and undivided proportionate share in common facilities and amenities which will belong to the Land Owner subject to the provisions herein.
- 6.8 The Developer shall have no right to claim for payment or reimbursement of any cost expenses or charges incurred towards the construction of the Land Owner's allocation and of the owners undivided proportionate share in common facilities and amenities.
- 6.9 The Land Owner shall be exclusively entitled to their allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same and the Developer shall not have any right claim or interest whatsoever therein or any part thereof, and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession and enjoyment of the owner's allocation, subject however to what is provided elsewhere in this agreement save and except the Buy Back Area in the preceding clause 3.10.
- 6.10 The Developer shall be exclusively entitled to the Developer's allocation in the proposed building with exclusive right to transfer or otherwise deal with or dispose of the same and the owner shall not have any right claim or interest whatsoever therein or any part thereof and the Land Owner shall not in any way interfere with or



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Comptroller, South 24 Pgs.  
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disturb the quiet and peaceful possession and enjoyment of the developer's allocation, subject howsoever to what is provided in the Agreement.

- 6.11 The Land Owner shall at the request and cost of the Developer sign and execute such papers and documents as may be necessary from time to time for conferring title on the purchaser or purchasers of the unit from the Developer's allocation including car-parking space and in addition for that purpose shall authorize and empower the Developer as their Constituted Attorney to sign such paper and documents as may be thought fit and proper. The costs including stamp and registration charges and all incidental expenses of such papers and documents shall be borne and paid by the Developer and/or its purchaser or purchasers. But such execution and registration shall be done after the handing over of possession of the Land Owner's allocation as stated earlier.
- 6.12 The Developer and the Land Owner shall be entitled to transfer from and out of their respective allocation of built up areas comprising of different portions and/or units including the car parking space to various purchasers on such terms and conditions as it may deem fit and proper without any reference, consultation, advice or consent of each other. The Developer and the owner shall execute all documents as may be necessary for effecting or perfecting the transfer made as aforesaid in favour of the purchasers SAVE THAT the Land Owner shall adopt the same covenants as the Developer may adopt in its agreement with the Unit/Flat Owners relating to common portions, common expenses and deposit and other matters of common interest.



*Add. Dist Sub-Registrar*  
*Sonarpur, South 24 Pgs.*  
*21 Jan 2017*

**ARTICLE-VII-PROCEDURE**

- 7.1 Prior to delivery of possession of the said premises the developer shall be eligible with or without workmen to enter into the said premises for the purpose of the soil testing, measurement, survey and/or preparation of the site plan of the said premises without any obstruction demur or objection on the part of the owner or any person claiming through or under them.
- 7.2 The Developer shall be entitled to prepare the plan and submit the same to Rajpur-Sonarpur Municipality in the name of the Land Owner and the Developer shall pay and bear all costs, fees for sanction of the plan, Architect's fees and expenses required to be paid for obtaining the sanction of the plan for construction of the building at the said premises. However the Developer shall construct and complete the new building/buildings including the owners' allocation and the common facilities and amenities in terms of the sanctioned plan within a period of 48 (forty-eight) months reckoned from the date of sanction of the plan by Rajpur-Sonarpur Municipality and/or obtaining full actual vacant possession of the premises whichever date is later (subject to FORCE MAJEURE mentioned herein later). PROVIDED HOWEVER, the Developer may if the circumstances so demand apply for an extension of time for completion of the construction whereupon the owner shall extend such time for a further period of six months from the date of expiration of the initial period of 48 (forty-eight) months. The date of completion shall be taken as the date of certificate of the Architect stating that the building is complete and an application for obtaining the completion certificate is filed with the concerned authorities. Any



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delay in the completion of construction due to Land Owner's action or Land Owner not performing his obligations shall not be included in this time period. In the event the Developer fails to complete the project within the time period and grace period as mentioned above then an amount of Rs. 50,000/- (Rupees Fifty thousand only) per month, for the period of such delay, shall be paid to the Land Owner by the Developer as damages for the delay, without any deduction or abatement.

7.3 The Land Owner hereby further agrees and covenants with the Developer as follows :

- (i) Not to cause any interference or hindrance in the construction of the proposed building at the said premises by the Developer, provided the construction is done in consonance with the building sanctioned plan and in terms of the Agreement.
- (ii) Not to do any act deed or thing whereby the Developer is prevented from selling assigning or disposing of any portion of the Developer's allocation in the proposed building.
- (iii) Not to let out, grant lease, mortgage or charge or in any way transfer or encumber the said premises or any portion thereof without the consent in writing of the Developer.
- (iv) To sign and apply for all deed, papers and documents building plan, applications and render all assistance as may be required by the Developer from time to time concerning the said premises which are necessary for its development.
- (v) To appoint the Developer as their constituted attorney with all powers and authorities to develop the said premises in terms of this Agreement and for that purpose to authorize the developer



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to sign all deeds, papers, documents, application, building plan for and on behalf of and in the name of the owner and to further empower and authorize the developer to represent them before all Government, statutory and other authorities including Court of Law.

- (vi) Simultaneously with the execution of the Supplementary Agreement as afore-mentioned the Landowner will further execute a registered General Power of Attorney in favour of the Developer or its nominated person authorizing him/them to execute transfer deeds in favour of the intending purchasers only in respect of the Developers afore-stated 64% allocations of the total built up area.

7.4 The Land Owner for the purpose of effecting sale and/or transfer of the Developer's allocation in favour of their nominee or nominees agree to sign and execute the relative Deed or Deeds of Conveyance or transfer particularly in respect of the undivided share in the land attributable to the flat or unit in the Developer's allocation which is being sold or transferred in favour of the Developer's nominee or nominees subject to compliance of all necessary obligation by the Developer under this agreement.

7.5 For the purpose of execution of the Deed of Conveyance in respect of the undivided share in the land attributable to any particular unit or area within the Developer's allocation, the costs, charges and expenses incurred by the Developer for completion of the Land Owner's allocation and/or part of the built up area shall be the consideration.



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- 7.6 The original title deeds for the said premises shall be kept with the Land Owner during the period of construction BUT they shall be bound to produce the same for inspection, within 24 hours, as and when demanded by the Developer.

**ARTICLE-VIII-SPACE ALLOCATION**

- 8.1 After completion of the building and obtaining the Completion Certificate from the concerned authorities, the Land Owner shall be given physical possession of the Land Owner's allocation prior to the making over possession of the developer's allocation to the intending purchasers or other persons by the Developer. The Land Owner shall be exclusively entitled to transfer or otherwise deal with the Land Owner's allocation in any manner without any claim whatsoever of the Developer. After completion of the Land Owner's allocation within the period mentioned the Developer shall intimate by registered letter with A/D to the Land Owner at their residential addresses or any other last known address for taking physical possession of their allocations within 30 days of such intimation and upon refunding or adjusting the advance consideration in the manner recited above in clause 3.10

**ARTICLE-IX-BUILDING**

- 9.1 The Developer shall at its own cost construct, erect, complete and make habitable uniformly the building and the common facilities and amenities including the Land Owner's allocation at the said premises in accordance with the plan to be sanctioned by the Rajpur-Sonarpur Municipality Authorities with good and standard materials mentioned in the Fourth Schedule hereunder and/or those specification as may be specified by the Architect from time to time.



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- 9.2 The Developer shall also provide and install a generator of sufficient, capacity as the developer may think fit and proper and all costs, charges and expenses on account thereof including the cost of its distribution shall be paid and borne by the Developer.
- 9.3 The Developer shall at the costs of the Developer be authorized on behalf of the Land Owner in so far as is necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Land Owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the building and other provisions and facilities required for the construction or enjoyment of the building for which purpose the Land Owner shall execute in favour of the Developer or its nominee a Power of Attorney and other authorities as shall be required by the Developer from time to time.
- 9.4 The Developer shall at its own costs and expenses and without creating any financial or other liability on the Land Owner construct and complete the new building and various units therein in accordance with the building plan.
- 9.5 All costs, charges and expenses, legal and/or otherwise, including Architects fees shall be paid discharged and borne by the Developer and the Land Owner shall have no liability in this context.

#### **ARTICLE-X-COMMON FACILITIES**

- 10.1 The Developer shall pay and bear all municipal taxes and other dues and outgoings in respect of the said premises from the date of receiving vacant possession till such time as provided hereinafter.



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Srinagar, South 24 Pgs.  
27.04.2013

- 10.2 As soon as the building is completed, the developer shall give written notice through registered post with A/D to the Land Owner requiring the Land Owner to take possession of the Land Owner's allocation in the newly constructed building and certificate to that effect of the Architect being produced then within 10 days from the date of service of such notice the Land Owner shall be obliged to take possession thereof and shall be liable to pay and discharge all Municipal taxes, rates duties and other outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owner's allocation, the said rates to be apportioned pro-rate with reference to the saleable space in the building if they are levied on the building as a whole.
- 10.3 The Land Owner and the Developer shall punctually and regularly pay for respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Land Owner and the Developer and both the parties shall keep each other indemnified against all claims actions demands costs charges 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 any default by the Land Owner or the Developer including any person or persons claiming through or under them in this behalf.
- 10.4 As and from the date of service of notice of possession the Land Owner and Developer shall also be responsible to pay and bear proportionate share of the service charges @ Rs. 2/- per sq. ft. for the common facilities in the building payable for the respective allocations, and such charges shall include proportionate share of



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premium for the insurance of the building electricity charges, water, fire and scavenging charges and taxes for light sanitation and operation repair and renewal charges for bill collection and management of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of all common writing, pipes, electrical and mechanical equipment switchgear transformers generators pumps motors and other electrical and mechanical installations appliances and equipments stairways corridors halls passages ways lifts shafts gardens park ways and other common facilities whatsoever as may be mutually agreed from time to time.

- 10.5 Any transfer of any part of the Land Owner's allocation of the building shall be subject to the other provisions of these presents and the owner and/or any person claiming through or under them shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.
- 10.6 All deposit or payment which is required to be made to the West Bengal State Electricity Distribution Co. Ltd. (WBSEDCL) authorities for any individual supply in respect of the Land Owners' allocation it shall be paid and discharged by the Land Owners and/or their nominee or nominees.

#### **ARTICLE-XI-COMMON RESTRICTIONS**

- 11.1 The Land Owner's 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 building intended for the common benefits of all occupiers of the new building or buildings.



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- 11.2 The Land Owner and/or the Developer shall not use or permit to be used their respective 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 hazard to the other occupiers of the new building or buildings.
- 11.3 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities and from the co-purchasers or co-owners.
- 11.4 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 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.
- 11.5 The respective allottees shall keep the interior and 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 an against the consequences of any breach.
- 11.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any insurance of the new building or buildings or any part thereof and shall keep the Developer



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and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

- 11.7 No goods or other items/materials shall be kept by the Land Owner 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 cause 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 the Developer or the Executor as the case may be shall entitled to remove the same at the risk and cost of the other.
- 11.8 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 portions of the new building or buildings.
- 11.9 The Land Owner 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 Land Owner's allocation and very part thereof for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintain repairing and testing drains, gas and water pipes and electric wires and for any similar purposes.

#### **ARTICLE-XII-OBLIGATIONS OF THE LAND OWNER**

- 12.1 The Land Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said Firs Schedule premises by the Developer, but the Land Owner shall have the right to supervise the



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construction of the new building or buildings at the said premises personally.

- 12.2 The Land Owner hereby agrees and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's allocation in the new building or buildings or at the said premises subject to the assurance of delivery of undisputed possession of the Owner's allocation within the specific period as above.
- 12.3 The Land Owner hereby agrees and covenants with the Developer to pay municipal rates, taxes on and from the date of delivery of the possession of the Land Owner's allocation to the Land Owner by the Developer.
- 12.4 The Land Owner shall cause to be joined such person or persons as Vendor as may be required 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.
- 12.5 The Land Owner shall actively render at all times all cooperation and assistance to the Developer in construction and completion of the proposed building or buildings and for effectuating the sale and/or transfer envisaged hereunder.
- 12.6 Upon the Developer completing construction to the satisfaction of Land Owner and delivering possession to the Land Owner their allocation, the Land Owner shall hold the same on the terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flat purchasers of the buildings.



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Bangalore, South 24 Panchayat  
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- 12.7 The Developer will have the right to amalgamate the First Schedule land with adjacent land for making the project more beneficial, but the Developer shall liable to pay and discharge all costs, charges and expenses for such amalgamation.
- 12.8 The Land Owner will pay an one time fixed charge of Rs. 1,00,000/- (Rupees One Lac) only per flat in respect of their allocated total Flats to the Developer for installations of generators, common electric meter, transformer, individual electric meter etc.

#### **ARTICLE-XIII-OBLIGATIONS OF THE DEVELOPER**

- 13.1 The Developer hereby agrees and covenants with the Land Owner to complete the construction delivery of the possession of the Land Owner's allocation to the Land Owner of the new building or buildings at the said First Schedule premises in terms of the sanction plan within a period of 48 (forty-eight) months which will be calculated from the sanction of the building plan and starting of construction work on the Schedule land, a grace period of further 6 (six) months (if required) will be given by the Land Owner to the Developer for completion of the building project. **Time is the essence of this contract.**
- 13.2 The Developer hereby agrees and covenants with the Land Owner not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said premises.
- 13.3 The Developer hereby agrees and covenants with the Land Owner not to do any act deed or thing whereby the Land Owner is prevented from enjoying selling, assigning and/or disposing of any of the Land Owner's allocation in the new building or buildings at the said premises.



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- 13.4 The Developer hereby agrees and covenants with the Land Owner that Developer shall bear and pay all municipal and other statutory duties and outgoings in respect of the said premises without any reservation until production of completion certificates from the concerned and appropriate authorities.
- 13.5 The Developer hereby agrees and covenants with the Land Owner not to transfer and/or assign the benefits of this agreement or any portion thereof.
- 13.6 In case the Developer's project is neglected, delayed or otherwise fails due to breach of contract and default within the time limit herein the Developer shall be liable to compensate the Land Owner.
- 13.7 The Developer shall hereafter be solely responsible to take all necessary measure to resolve all disputes strictly contractual or otherwise concerning the Said Premises without any delay or default and without claiming any reimbursement of cost on any account thereof.

**ARTICLE-XIV-LAND OWNER'S INDEMNITY**

- 14.1 The Land Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.
- 14.2 The Land Owner hereby undertakes to keep the Developer indemnified against all third party claims and action against the said premises in respect of the Land Owner's allocation at the said premises, on and from the date of delivery of the possession of the Land Owner's allocation to the Land Owner by the Developer.



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**ARTICLE-XV-DEVELOPER'S INDEMNITY**

- 15.1 The Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act or omission of the developer in or relating to the development of the said premises and the construction of the said building, and the Land Owner shall not be held answerable, responsible and/or liable under any circumstances in any way whatsoever.
- 15.2 The Developer hereby further undertakes to keep the Land Owner indemnified against any financial liabilities if any taken by the Developer from the Bank or other institution for the purpose of development of said premises. The Developer shall have no right to mortgage the said property with the Bank and/or other financial institution for the purpose of taking any loan whatsoever, without the consent of the Land Owner.
- 15.3 That in no event the Landowner nor any of their estate shall be responsible and/or be made liable for payment of any dues of Bank or other financial organization and for that purpose the developer shall keep the owner's indemnified against all action suits, proceedings and other charges in respect thereof.

**ARTICLE-XVI-MISCELLANEOUS**

- 16.1 The Land Owner and the Developer have entered into this agreement purely on principal-to-principal basis and nothing contained herein shall be deemed to construe a partnership between the Developer in any manner nor shall the parties thereto constitute an association of persons.
- 16.2 It is understood that from time to time in order to facilitate the construction of the building by the Developer various deeds matters



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and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the owner and various applications and other documents may be required to be signed or made by the Land Owner relating to which specific provisions may not have been mentioned herein. The owners, hereby undertake to authorize and empower the Developer in the matter and the owner shall execute any such additional power of attorney and/or authorizations in favour of the developer or its nominee or nominees as may be required by the Developer for the purposes and the Land Owner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such actions deeds matters and things do not in any way fringe on the rights of the Land Owner and/or go against the spirit of this Agreement.

16.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Land Owner if delivered by hand with due acknowledgement or sent by pre paid registered post with acknowledgement due at the residence of the Land Owner and/or the last known address and shall likewise be deemed to have been served by the Land Owner on the Developer if delivered by hand or sent by pre paid registered post to the Registered Office of the Developer.

16.4 The Developer and the Land Owner jointly shall frame a scheme for the management and administration of the said building or buildings and/or common part thereof. The parties hereby agree to abide by all the rules and regulations of such Management Society



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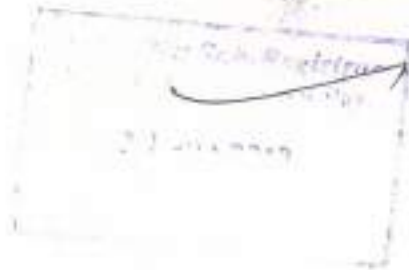


Association/Holding Organization and hereby give their consent to abide by the same.

- 16.5 As and from the date of completion of the building the Developer and/or its transferees and the owner and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent if any and wealth tax and other taxes payable in respect of their respective spaces.
- 16.6 There is no existing agreement regarding the development or sale of the said premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being superseded by this agreement.

#### **ARTICLE-XVII-FORCE MAJURE**

- 17.1 The Developer shall not be considered to be liable to any obligations hereunder, to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
- 17.2 "Force-Majure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes (including by contractor/construction agencies), lock out, transport strike, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or clouds relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as



BLLRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

**ARTICLE-XVIII-JURISDICTION**

18.1 Civil Court exercising territorial jurisdiction shall have exclusive jurisdiction for adjudication of any dispute concerning and/or relating to and arising out of this agreement and/or implementation of any of the acts by the parties hereto.

**ARTICLE-IX-APPLICABLE LAWS**

19.1 The interpretation of this agreement and/or any acts and/or omission arising out of this agreement including the conduct of the parties shall be governed by the applicable laws for the time being in force in India and/or State of West Bengal including their amendments and modifications from time to time.

**FIRST SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of the land total measuring about **143 decimal** (equivalent to 83 cottahs) be the same a little more or less in RS Khatian Nos. 1206, 531, 1538, 1803, 508, 272, 265, 583, 1810, 1536, 1414, R.S. Dag Nos. 1596, 1550, 1554, 1532, 1548, 1549, 1552/1913, 1551, 1547, 1549, 1552, 1553, 1545/1914, 1545, 1546 all under Mouza-Barhans Fartabad, JL No. 47, in Police Station and Sub-Registry Office-Sonarpur, under Ward No. 30 (previously 28) of Rajpur Sonarpur Municipality in the District-24 Parganas (South), and the entire land is butted and bounded as follows :-

**ON THE NORTH:-** By R.S. Dag No. 1541, 1533, 1534;

**ON THE SOUTH:-** By R.S. Dag No. 1592 (P), 1590;



ADD  
27-1-2017

**ON THE EAST:-** By N.S.C. Bose Road;

**ON THE WEST:-** By R.S. Dag No. 1557, 1543, 1544, 1556, 1555;

**SECOND SCHEDULE ABOVE REFERRED TO**

**LAND OWNER'S ALLOCATION**

**ALL THAT 36%** of the total built up area of the new building or buildings to be constructed in or upon the Said Premises described in the FIRST SCHEDULE hereinabove mentioned including 36% of the built up areas of the Flats and Units and/or showrooms/ commercial space and/or office space and/or shop rooms and/or car parking space (both open and covered) including 36% of the common areas and facilities as also the ultimate roof thereof and equivalent amount of undivided proportionate share of land underneath the Said Premises.

**THIRD SCHEDULE ABOVE REFERRED TO**

**DEVELOPER'S ALLOCATION**

**ALL THAT 64%** of the total built up area of the new building or buildings to be constructed in or upon the Said Premises described in the FIRST SCHEDULE hereinabove mentioned including 64% of the built up areas of the Flats and Units and/or showrooms/ commercial space and/or office space and/or shop rooms and/or car parking space (both open and covered) including 64% of the common areas and facilities as also the ultimate roof thereof and equivalent amount of undivided proportionate share of land underneath the Said Premises.

**FOURTH SCHEDULE ABOVE REFERRED TO**

**(SPECIFICATIONS)**

**1. FOUNDATION & STRUCTURES**



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- a) RCC framed structure on concrete piles all the materials are to be best of quality and the steel should be from the Company of ISI brand.

## **2. WALLS**

- a) Plaster of Paris in the interiors of the walls and ceilings.
- b) Attractive external finish with best quality cement paint like weather coat with silicon.

## **3. DOORS MAIN DOOR SHOULD BE OF WOODEN/STEEL**

- a) Aluminum sliding windows with large glass panes (French window if required).
- b) Door frames of Sal wood.
- c) Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. like Godrej or ISI mark.

## **4. FLOORING**

- a) Flooring Vitrified tiles or marble of reputed co. drawing dining tiles size should be 2' X 2' square or slab.

## **5. KITCHEN**

- a) Coloured designed ceramic tiles up to height of 30 inch.
- b) Kitchen working table counter top with granite to be used.
- c) Provision for exhaust fan.

## **6. BATHROOMS**

- a) Coloured/ designed ceramic tiles up to height of upper level of window (minimum 7").
- b) Concealed plumbing system using standard make pipes and fittings of ISI mark.



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- c) White sanitary ware of ISI mark with CP. fittings, Bathroom sanitary ware from global reputed Co. and use taps and shower fitting should from reputed global brand.
  - d) Provision for exhaust fan.
- 7. LIFT-** Lift for all co-owner and should be of global reputed company.
- 8. ELECTRICAL**
- a) PVC conduit pipes with copper wiring
  - b) 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen T.V. connection should be in all bed room and dining rooms.
  - c) M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.
- 9. INTERCOM FACILITIES** to be installed and to be interconnected to all the flats and security office.
- 10. CCTV SURVEILLANCE** security system to be installed inside all lobbies and all floors of the Building and the vacant area of the project.
- a) Electrical Calling Bell point at entrance of the residential flats.
  - b) Concealed Telephone point in living room and all the Bedrooms.
  - c) T. V. point in living room and all the Bedrooms.
  - d) Common lighting, street lighting to be of electrical.
- 11. SPECIAL FEATURES**
- a) Common Staff toilet in ground floor.
  - b) Deep tube-well and overhead tank will be provided.
  - c) Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.



Registrar, Sonarpur, South 24 Parganas  
21 Nov 2013

**FIFTH SCHEDULE ABOVE REFERRED TO****(COMMON EASEMENT)**

1. The clear uninterrupted right of access in common with the Landowner and/or Landowner and/or other occupiers of the said buildings of all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the unconverted car parking spaces in the passage.
2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.
3. The right of protection of the said flat/unit by or form all parts of the building so far they now protect the same.
4. The right of passage in common as aforesaid electricity and soil from and to the said flat/unit through out pipes, drains wires and conduits or beings in under through out pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

**SIXTH SCHEDULE ABOVE REFREED TO****(COMMON EXPENSES)**

1. The expenses for maintenance, operating while washing painting, repairing, changing or replacing or shifting, redecorating and



Additional District Registrar, Sonapat  
Sinh 24  
21/11/2017

cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tubewell, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.

2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

**SEVENTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON AREAS AND AMENITIES, FACILITIES)**

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.
3. Staircase landings and lift landings on all floors.
4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.
8. Water pump water tank water pipes and other common plumbing installations.
9. Electrical substation, electrical, wiring meter room generator room and fittings.
10. Water and sewage evacuation pipes from the units to drains and sewers common to the buildings.
11. Drainage, sewers and pipes from the building to the Rajpur Sonarpur Municipality drainage.
12. Pump room.



Adopted from Sheriff's Office  
South 24th Precinct  
21-11-2717

13. Boundary walls and man gates.
14. Ventilation duct.
15. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

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

**SIGNED, SEALED & DELIVERED** by  
the **Parties** at Calcutta in presence  
of:-

1. *Manoj dhr.*  
Kalyangpur School Rd.  
Garia, Kol-84.

ANUBHAB CONSTRUCTION  
*Manoj Ch. Mukherjee*  
PARTNER.

ANUBHAB CONSTRUCTION  
*Ajay Mukherjee*  
PARTNER.

**SIGNATURE OF THE LAND OWNER**

2. *Dibakar Bhattacharya*  
Advocate  
High Court, Calcutta

*For City Star*  
**FOR CITY STAR GANGULY PROJECTS LLP**

**SIGNATURE OF THE DEVELOPER**



27 JUN 2013



MEMO OF DEPOSIT

Received **Rs. 3,00,00,000/- (Rupees Three Crore)** only from the within-named Developer as per the memo written below:-

Cheque No.	Bank	Date	Amount
1) 067700	Axis, Tollygunge	14-11-2011	Rs. 1,50,00,000/-
2) 034201	Axis, Tollygunge	14-02-2012	Rs. 75,00,000/-
3) RTGS UTIBH12325044898	Axis, Tollygunge	20-11-2012	Rs. 33,00,000/-
4) RTGS UTIBH12354092252	Axis, Tollygunge	19-12-2012	Rs. 25,00,000/-
5) 021458	Axis, Tollygunge	— x —	Rs. 17,00,000/-
			<u>Rs. 3,00,00,000/-</u>

WITNESSES:-

1. *Vijay Sr.*
2. *Dibakar Bhattacharjee*

ANUBHAB CONSTRUCTION  
*Harajan Ch. Mukherjee*  
PARTNER.

ANUBHAB CONSTRUCTION  
*Lily Mukherjee*  
PARTNER.

SIGNATURE OF THE LAND OWNER

Drafted by:-

*Dibakar Bhattacharjee.*  
**Dibakar Bhattacharjee**  
Advocate,  
High Court, Calcutta



21.05.2013



**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Narayan Ch. Mulraj*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



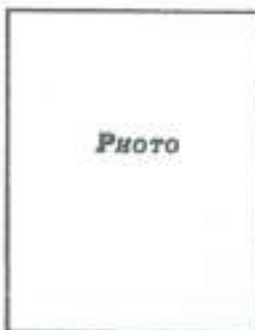
*Ashy Mukherjee*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

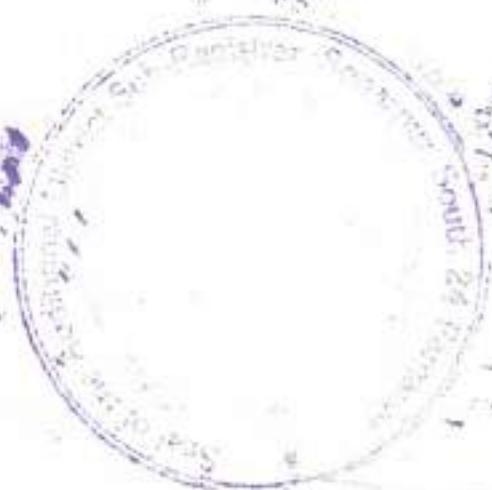


*Satish*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



27 April 2013



Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00647 of 2013  
(Serial No. 00659 of 2013)

On

Payment of Fees:

On 16/01/2013

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

Presented for registration at 19.00 hrs on :16/01/2013, at the Private residence by Amit Ganguly  
Claimant.

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

Execution is admitted on 16/01/2013 by

1. Narayan Chandra Mukherjee  
Partner, Anubhab Construction, Tania Apartment, 2250 Garia Place, Kolkata, P.O. :- ,District:-Kolkata,  
WEST BENGAL, India, Pin :-700084.  
By Profession : Business
2. Lily Mukherjee  
Partner, Anubhab Construction, Tania Apartment, 2250 Garia Place, Kolkata, P.O. :- ,District:-Kolkata,  
WEST BENGAL, India, Pin :-700084.  
By Profession : Business
3. Amit Ganguly  
Partner, City Star Ganguly Projects Llp, 174, Garia Station Road, Thana:-Sonarpur, P.O. :-  
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,  
By Profession : Business  
Identified By Dibakar Bhattacharjee, son of . , High Court, Kolkata, P.O. :- ,District:-Kolkata, WEST  
BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 18/01/2013

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.-12,40,61,555/-

Certified that the required stamp duty of this document is Rs.- 75021 /- and the Stamp duty paid as:  
Impresive Rs.- 50/-

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/01/2013

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

  
( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist Sub-Registrar  
Sonarpur, South 24 Parg.  
21-11-2013



Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 00647 of 2013

(Serial No. 00659 of 2013)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 5(f), 53 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 165010.00/-, on 21/01/2013

( Under Article : ,E = 21/- on 21/01/2013 )

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 26000/- is paid, by the draft number 043736, Draft Date 18/01/2013, Bank Name State Bank Of India, BAGHJTIN BZR GNGULI BGN, received on 21/01/2013
2. Rs. 49000/- is paid, by the draft number 043737, Draft Date 18/01/2013, Bank Name State Bank Of India, BAGHJTIN BZR GNGULI BGN, received on 21/01/2013

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

  
( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

21/01/2013 16:15:00

EndorsementPage 2 of 2



Additional District Registrar  
Chennai South 24  
21 JUN 2013



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 39 to 88  
being No 00647 for the year 2013.



(Biswan Dey) 24-January-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal