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

[Signature]
Additional District Sub-Registrar
Kolkata, New Town, North 24 Parganas

03 DEC 2018 DEVELOPMENT AGREEMENT

1. Date: 03rd December, 2018

2. Place: Kolkata

3. Parties:

- 3.1 J. D. Empire & Co., a partnership firm having its office at Reckjoani, Post Office and Police Station Rajarhat, Kolkata-700135, [PAN AAKFJ1784A], represented by its one of the Partner, namely Chandrani Dutta, wife of Sabyasachi Dutta, [PAN AFTPD0031] by faith Hindu, by occupation Business, residing at Reckjoani, Post Office and Police Station Rajarhat, Kolkata-700135.
(Owner, includes successors- in-interest and/or assigns)

সংখ্যা : ১৬১

সন ও তারিখ : ১২/১১/১৮

ফ্রেডার নাম : A. Day, Adv

ঠিকানা : High Court, Calcutta

মূল্য : ১০০/-

ডেডার :

বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগনা

পরিদ তাং : 25 SEP 2018

মোট টাকায় খরচ : RS.400000

টেক্সটোয়াল বারাসাত

ডেডার : এমি সন্ধ্যাট ফোন



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And

- 3.2 **Realtech Nirman Private Limited**, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AADCR6464K] represented by its director, namely **(1) Shishir Gupta**, son of Late Shree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AIHPG6508N] and **(2) Sk Nasir**, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN ADSPN1335N].
(Developer, includes successor-in-interest and assigns).

Owner and Developer individually **Party** and collectively **Parties**.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Subject Matter of Agreement

- 4.1 **Development of Said Property:** Understanding between the Owner and the Developer with regard to development (in the manner specified in this Agreement) of **1) Land** measuring 3 (three) cottah, more or less, comprised in R.S./L.R. Dag No. 314, recorded in L. R. Khatian No. 7770, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registrar, Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 Parganas (**First Property**), **2) Land** measuring 9 (nine) chittack 30 (thirty) square feet, more or less, comprised in R.S./L.R. Dag No. 316, recorded in L. R. Khatian No. 7770, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registrar, Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 Parganas (**Second Property**) **3) Land** measuring 1 (one) cottah 13 (thirteen) chittack 2 (two) square feet, more or less, comprised in R.S./L.R. Dag No. 317, recorded in L. R. Khatian No. 7770, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registrar, Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 Parganas (**Third Property**) the First Property, the Second Property and the Third Property (collectively **Said Property**) totaling to land measuring 05 (five) cottah 06 (six) chittack and 32 (thirty two) square feet, more or less, described in the **Schedule** below and by construction of a ready-to-use residential buildings on the Said Property (**Project**).



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- 4.2 **Allocation and Demarcation of Respective Entitlements:** Allocation and demarcation of the respective entitlements of the Owner and the Developer in the project to be constructed on the Said Property.

5. **Representations, Warranties and Background**

- 5.1 **Owner's Representations:** The Owner has represented and warranted to the Developer as follows:

5.1.1 **First Purchased by J. D. Empire & Co & Another:** By a Deed of Conveyance dated 2nd December, 2016 registered in the Office of the Additional District Sub Registrar, Rajarhat, in Book No. I, Volume No. 1523-2016, at Pages from 364100 to 364120, being Deed No. 152312133 for the year, 2016, Susanta Lodh, sold conveyed and transferred land measuring 8 decimal equivalent to 4 (four) cottah 13 (thirteen) chittack and 20 (twenty) sq.ft., comprised in R.S/L.R. Dag Nos. 316 and 317, recorded in L.R. Khatian No. 6212, at Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, District North 24 Parganas, to J.D. Empire & Co and Another Co-owner.

5.1.2 **Ownership of J. D. Empire & Co:** In the above mentioned circumstances, J. D. Empire & Co has become absolute and undisputed $\frac{1}{2}$ share of Ownership i.e land measuring 4 decimal equivalent to 02 (two) cottah 06 (six) chittack and 32 (thirty two) square feet, comprised in R.S/L.R. Dag Nos. 316 and 317, recorded in L.R. Khatian No. 6212, at Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, District North 24 Parganas (**Second Property and Third Property**).

5.1.3 **Second Purchased by J. D. Empire & Co:** By a Deed of Conveyance, dated 16th February, 2018, registered in the Office of the Additional District Sub Registrar, Rajarhat in Book No. I, Volume No. 1523-2018, Pages from 79255 to 79272 being Deed No. 152301997 of 2018, J. D. Empire & Co purchased land measuring 5 (five) decimal equivalent to 3 (three) cottah comprised in R.S/L.R. Dag No. 314, recorded in L.R. Khatian No. 6569, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, Additional District Sub-Registrar Rajarhat, District North 24 Parganas from Classic Enterprise (**First Property**).

5.1.4 **Record of Right:** J. D. Empire & Co had mutated its name in respect of the Said First Property, Second Property and Third Property in the records of Land Reforms Settlement vide L. R. Khatian No. 7770 (**Said Property**).

5.1.5 **Absolute Ownership of Owner:** In the above mentioned circumstances, the Owner has become absolute and undisputed Owner of the Said Property.



Admission District Survey Commission
Sydney, New South Wales, Australia

03 DEC 2016

- 5.1.6 **Owner has Marketable Title:** The right, title and interest of the Owner in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens*.
- 5.1.7 **Owner to Ensure Continuing Marketability:** The Owner shall ensure that title of the Owner to the Said Property continues to remain marketable and free from all encumbrances till the completion of the development of the Said Property.
- 5.1.8 **No Requisition or Acquisition:** The Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise.
- 5.1.9 **Owner has Authority:** The Owner has full right, power and authority to enter into this Agreement.
- 5.1.10 **No Prejudicial Act:** The Owner has neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- 5.1.11 **Possession with the Owner:** The Owner is in vacant, peaceful and physical possession of the Said Property and other than the Owner no other person has any right or claim of possession to the Said Property or in any part thereof either as tenant, lessee, licensee or otherwise whatsoever. The Owner also confirms and assures that the Owner is in the position to deliver khas, vacant, peaceful and physical possession of the entirety of the Said Property to the Developer.
- 5.1.12 **No Statutory Attachments:** The Said Property or any part or portion thereof is not affected by any attachment including the attachment under any Certificate Case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate Case or proceeding against the Owner or any of them for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force and the Said Property or any part or portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Metro Railways or the Government or any other Public or Statutory Body or Authority.
- 5.1.13 **No Previous Agreement:** The Owner has ascertained that the Said Property is not the subject matter of any previous agreement, whether oral or in writing.



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- 5.1.14 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.1.15 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Owner from developing, selling, transferring and/or alienating the Said Property or any part thereof.
- 5.2 **Developer's Representations:** The Developer has represented and warranted to the Owner as follows:
- 5.2.1 **Infrastructure and Expertise of Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
- 5.2.2 **Financial Arrangement:** The Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property, *inter alia* by way of construction of the New Buildings on the Said Property.
- 5.2.3 **No Abandonment:** The Developer shall not abandon, delay or neglect the project of development of the Said Property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Property.
- 5.2.4 **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- 5.3 **Decision to Develop:** The Owner decided to develop the Said Property. Pursuant thereto, preliminary discussions were held with the Developer for taking up the development of the Said Property by constructing the Project.
- 5.4 **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [superseding all previous correspondence and agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.
6. **Basic Understanding**
- 6.1 **Development of Said Property by Construction of Project:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the new buildings thereon on co-venture basis, with (1) specified inputs and



Additional District Superintendent of Police
Bangalore, New Town, North 2nd Floor

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responsibility sharing by the Parties and (2) exchange with each other of their specified inputs.

- 6.2 **Nature and Use of Project:** The Project shall be in accordance with architectural plan (**Building Plans**) to be prepared by the Architect/s appointed by the Developer from time to time (**Architect**), preferably after discussion with the Owner and taking into consideration their views and suggestions, if any, duly sanctioned by the Rajarhat Bishnupur No. 1 *Gram Panchayat*, Rajarhat *Panchayat Samity*, Zilla *Parishad*, NKDA and other statutory authorities concerned with sanction (collectively **Planning Authorities**), as a ready-to-use residential/commercial buildings with specified areas, amenities and facilities to be enjoyed in common.

7. Appointment and Commencement

- 7.1 **Appointment:** The Parties hereby accept the Basic Understanding between them as recorded in Clause 6 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owner hereby appoints the Developer as the developer of the Said Property with right to execute the Project and the Developer hereby accepts the said appointment by the Owner.

- 7.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

8. Sanction and Construction

- 8.1 **Sanction of Building Plans:** The Developer (as the agent of the Owner but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction of the Building Plans. In this regard it is clarified that (1) full potential of FAR of the Said Property shall be utilized for construction of the Project (2) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Building Plans and Occupancy Certificate) and (3) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer.

- 8.2 **Architect and Consultants:** The Owner confirms that the Owner have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall



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be paid by the Developer and the Owner shall have no liability or responsibility.

- 8.3 **Construction of Project:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owner constructs, erects and completes the Project on the Said Property comprising of new residential buildings and Common Portions (defined in Clause 8.5 below), in accordance with the sanctioned Building Plans.
- 8.4 **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that subject to Circumstances Of Force Majeure (defined in Clause 24.1 below), the Developer shall complete the entire process of development of the Said Property and construct, erect and complete the Project within a period of 42 (forty two) months from the date of obtaining the sanctioned Building Plans or the date of obtaining conversion of Said Property or other statutory permission from authorities concerned with regard to sanction of Building Plans/Project or from the date of handing over of *khas*, vacant, peaceful and physical possession of the entirety of the Said Property by the Owners to the Developer, whichever is late (**Completion Time**).
- 8.5 **Common Portions:** The Developer shall at its own costs install and erect in the New Building common areas, amenities and facilities such as stairways, lifts, passages, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection as per the sanctioned Building Plans and other facilities required for establishment, enjoyment and management of the Project (collectively **Common Portions**). For permanent electric connection to the flats and other spaces in the new buildings in the Project (**Flats**), the intending purchasers (collectively **Transferees**) shall pay the deposits demanded by WBSEDCL and other agencies and the Owner shall also pay the same for the Flats in the Owner's Allocation (defined in Clause 11.1 below). It is clarified that the expression Transferees include the Owner and the Developer, to the extent of unsold or retained Flats in the Project.
- 8.6 **Building Materials:** The Developer shall be authorized in the name of the Owner to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owner and required for the construction of the New Buildings but under no circumstances the Owner shall be responsible for the price/value, storage and quality of the building materials.



Adjutant General's Office
New York State, North 24th Street, New York City

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- 8.7 **Temporary Connections:** The Developer shall be authorized in the name of the Owner or Developer to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.
- 8.8 **Nomination and Assignment:** Notwithstanding anything herein contained, the Developer shall be entitled to assign or transfer the benefits and obligations under this Agreement in favour of such persons/companies as it deem fit and proper, for which the Owner shall have no objection.
- 8.9 **Modification:** The Developer shall be entitled to amend or modify the Building Plans, as when required, within the permissible limits and norms of the Planning Authorities.
- 8.10 **Co-operation by Owner:** The Owner shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owner shall provide all co-operations that may be necessary for successful completion of the Project.

9. Possession

- 9.1 **Vacating by Owner:** Simultaneously herewith, the Owner has handed over *khas*, vacant, peaceful and physical possession of the entirety of the Said Property to the Developer, for the purpose of execution of the Project.

10. Powers and Authorities

- 10.1 **Power of Attorney:** The Owner shall grant to the Developer and/or its assigns, nominees, legal representatives a Power of Attorney empowering them to (1) mortgage the part or portion of Said Property for the purpose of obtaining housing loan for intending buyer, (2) sanction/revalidate /modify/alter the Building Plans by the Planning Authorities, (3) obtain all necessary permissions from different authorities in connection with construction of the Project and for doing all things needful for development of the Said Property by construction of new residential building/s (4) construction of the Project and Building/s (5) booking, Agreement and sale of the Developer's Allocation (defined in Clause 12.1 below).
- 10.2 **Amalgamation and Extension of Project:** Notwithstanding grant of the aforesaid Power of Attorney, the Owner hereby undertakes that the Owner shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to amalgamate the



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Said Property with the adjoining plots for extension of the Project and use of Common Portions.

- 10.3 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertakes that the Owner shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

11. Owner's Allocation

- 11.1 **Owner's Allocation:** The Owners shall be entitled to (1) 25% (twenty five percent) of the construction FAR (as per the Building Plans) against the Said Property in the New Buildings. The Parties have agreed that the Developer shall allot respective allocations to the Owners of the New Buildings (the details of such demarcation shall be recorded in a separate instrument) and in the event full allotment is not made out then the balance area of allotment shall be adjusted against monetary consideration (2) undivided 25% (twenty five percent) share, against the sanctioned FAR of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions and (3) 25% (twenty five percent) of the construction car parking space (as per the Building Plans) against the Said Property in the New Buildings (collectively **Owners' Allocation**). It is clarified that the Owner's Allocation shall include undivided, impartible and indivisible 25% (twenty five percent) against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property. The Owner's Allocation shall be heritable and freely transferable.

12. Developer's Allocation

- 12.1 **Developer's Allocation:** The Developer shall be fully and completely entitled to (1) remaining 75% (seventy five percent) of the sanctioned FAR (as per the Building Plans) against the Said Property in the New Buildings and (2) undivided 75% (seventy five percent) share, against the sanctioned FAR of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions, (3) remaining 75% (seventy five percent) of the construction car parking space (as per the Building Plans) against the Said Property in the New Buildings (collectively **Developer's Allocation**). It is clarified that the Developer's Allocation shall include undivided, impartible and indivisible undivided 75% (seventy five percent) of the sanctioned FAR (as per the Building Plans) against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property.



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Surveys, Govt. of Gujarat, Gandhinagar

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13. Dealing with Respective Allocations

- 13.1 Demarcation of Respective Allocations:** The Parties have mutually agreed that on sanction of the Building Plans, the Parties shall formally demarcate their respective allocations based on the Building Plans and the details of such demarcation shall be recorded in a separate instrument.
- 13.2 Owner's Allocation:** The Owner shall be entitled to the Owner's Allocation with right to transfer or otherwise deal with the same in any manner the Owner deem appropriate and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Owner's Allocation. It is clearly understood that the dealing of the Owner with regard to the Owner's Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owner's Allocation shall be subject to the other provisions of this Agreement.
- 13.3 Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same in any manner the Developer deems appropriate, without any right, claim or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Developer's Allocation. It is clearly understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's Allocation shall be subject to the other provisions of this Agreement.
- 13.4 Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over the Owner's Allocation to the Owner and meeting other obligations towards the Owner, the Owner shall execute deeds of conveyances of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution of conveyances shall be through the Developer exercising the powers and authorities mentioned in Clause 10.1 above.
- 13.5 No Objection to Allocation:** The Parties confirm that neither Party has any objection with regard to their respective allocations.
- 13.6 Cost of Transfer:** The costs of the aforesaid conveyances of the Developer's Allocation including stamp duty and registration fees and all other legal expenses shall be borne and paid by the Developer or the Transferees.



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North Malabar District, Kerala

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14. **Panchayat Taxes and Outgoings**

- 14.1 **Relating to Period Prior to Date of Sanction of Building Plans:** All *Panchayat* rates, taxes, penalty, interest and outgoings (collectively **Rates**) on the Said Property relating to the period prior to the date of sanction of the Building Plans shall be the liability of the Owner and the same shall be borne, paid and discharged by the Owner as and when called upon by the Developer, without raising any objection thereto.
- 14.2 **Relating to Period After Sanction of Building Plans:** As from the date of sanction of the Building Plans, the Developer shall be liable for the Rates in respect of the Said Property and from the Possession Date (defined in Clause 15.2 below), the Parties shall become liable and responsible for the Rates in the ratio of their sharing in the New Buildings.

15. **Possession and Post Completion Maintenance**

- 15.1 **Possession of Owner' Allocation:** Within 15 (fifteen) days from the date of the possession notice, the Owner shall be bound to take over physical possession of the Owner' Allocation and simultaneously refund/adjust the Deposit to/with the Developer.
- 15.2 **Possession Date and Rates:** On and from such date of the Owner taking physical possession or the aforementioned deemed possession, whichever be earlier (**Possession Date**), and the Parties shall become liable and responsible for the Rates in respect of their respective Allocations.
- 15.3 **Punctual Payment and Mutual Indemnity:** The Parties shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities and 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 any of them, as the case may be, consequent upon a default by the other.
- 15.4 **Maintenance:** The Developer shall frame a scheme for the management and administration of the New Buildings. The Owner hereby agrees to abide by all the rules and regulations to be so framed for the management and administration of the New Buildings.
- 15.5 **Maintenance Charge:** The Transferees and the Owner shall manage and maintain the Common Portions and services of the New Buildings [if necessary, by forming a body (**Association**)] and shall collect the costs and service charge therefor (**Maintenance Charge**). It is



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clarified that the Maintenance Charge shall include premium for the insurance of the New Buildings, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments. Advance/deposit towards Maintenance Charge shall also be collected, to ensure that funds are readily available for proper maintenance and upkeep of the New Buildings.

16. Common Restrictions

- 16.1 Applicable to Both:** The Owner's Allocation and the Developer's Allocation in the New Buildings shall be subject to the same restrictions as are applicable to multi-storied Ownership buildings, intended for common benefit of all occupiers of the New Buildings.

17. Obligations of Developer

- 17.1 Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time.
- 17.2 Meaning of Completion:** The word 'completion' shall mean habitable state with water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Flats ready-for-use and with Occupancy Certificate from the Planning Authorities.
- 17.3 Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance.
- 17.4 Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the New Buildings with the help of the Architect, professional bodies, contractors, etc.
- 17.5 Specifications:** The Developer shall construct the New Buildings as per the specifications given the **2nd Schedule** below (**Specifications**).
- 17.6 Commencement of Project:** The development of the Said Property shall commence as per the Specifications, Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever.



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- 17.7 Construction at Developer's Cost and Responsibility and Warranty:** The Developer shall construct the New Buildings at its own cost and responsibility and shall be responsible for construction defects for a period of 6 (six) month from the date of completion, in accordance with the Promoters Act. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and shall alone be liable for any loss or for any claim arising from such construction (including labour liabilities and workmen's compensation) and shall indemnify the Owner against any claims, loss or damages for any default or failure or breach on the part of the Developer.
- 17.8 Tax Liabilities:** All tax liabilities applicable in relation to the development, namely sales tax, value added tax, service tax, works contract tax and other dues shall be paid by the person liable to pay such tax in accordance with law.
- 17.9 Permission for Construction:** It shall be the responsibility of the Developer to obtain all sanctions, permissions, clearances and approvals required from various Government authorities for sanction of the Building Plans and execution of the Project, including those from the Promoters Cell. The expenses to be incurred for obtaining all such sanctions, permissions, clearances and approvals shall be borne by the Developer.
- 17.10 No Assignment:** The Developer hereby agrees and covenants with the Owner not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the consent in writing of the Owner.
- 17.11 No Violation of Law:** The Developer hereby agrees and covenants with the Owner not to violate or contravene any provision of law, regulation or rule applicable to construction of the New Buildings.
- 17.12 No Obstruction in Dealing with Owner's Allocation:** The Developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner are prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owner's Allocation.
- 18. Obligations of Owner**
- 18.1 Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.



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- 18.2 **Act in Good Faith:** The Owner undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.
- 18.3 **Documentation and Information:** The Owner undertakes to provide the Developer with any and all documentation and information relating to the Said Property as may be required by the Developer from time to time.
- 18.4 **No Obstruction in Dealing with Developer's Functions:** The Owner covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 18.5 **No Obstruction in Construction:** The Owner covenants not to cause any interference or hindrance in the construction of the New Buildings.
- 18.6 **No Dealing with Said Property:** The Owner covenants not to let out, grant lease, mortgage and/or charge the Said Property or any portions thereof save in the manner envisaged by this Agreement.
- 18.7 **No Obstruction in Extension of Project:** The Owner covenants not to cause any interference or hindrance if the Developer purchases and/or enter into any Joint Venture Agreement with the Owner/s of any adjacent plot/s to extend the Project. Further the Owner confirms, assures, undertakes and guarantees that the Owner shall have no objection of any nature whatsoever and shall also not ask for any additional consideration in the event of such extension.
19. **Indemnity**
- 19.1 **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the construction of the New Buildings and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.
- 19.2 **By the Owner:** The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project for any



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successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owner being incorrect.

20. Corporate Warranties

20.1 By Developer: The Developer warrants to the Owner that:

20.1.1 Proper Incorporation: it is properly incorporated under the laws of India.

20.1.2 Necessary Licenses etc.: it has all necessary rights, licenses, permissions, powers and capacity to enter into this Agreement and to perform the obligations hereunder and in so doing, is and shall not be in breach of any obligations or duties owed to any third parties and will not be so as a result of performing its obligations under this Agreement.

20.1.3 Permitted by Memorandum and Articles of Association: the Memorandum and Articles of Association permit the Developer to undertake the activities covered by this Agreement.

21. Limitation of Liability

21.1 No Indirect Loss: Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

22. Miscellaneous

22.1 Parties Acting under Legal Advice: Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.

22.2 Essence of Contract: In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

22.3 Documentation: The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement. Mr. Imran Karim, Advocate, High Court, Calcutta, who has drawn this Agreement, shall draw all further documents in respect to this Project.

22.4 Valid Receipt: The Owner shall pass valid receipts for all amounts paid under this Agreement.



Additional: District Attorney General
Cape Town, North 24 1998/1999

03 DEC 2018

- 22.5 **No Partnership:** The Owner and the Developer have entered into this Agreement on principal to principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 22.6 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 22.7 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be made or signed by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertakes to do all such acts, deeds, matters and things and execute any additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertakes to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner in terms of this Agreement.
- 22.8 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 22.9 **Taxation:** The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnify against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 22.10 **Name of New Buildings/Project:** The name of the New Buildings/Project shall be decided by the Developer.
- 22.11 **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the Said Property or any part thereof to the Developer by the Owner or as



Additional District Sub-Registrar
New Town, North 24 Parganas

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creating any right, title or interest therein in favour of the Developer except to develop the Said Property in terms of this Agreement.

23. Defaults

- 23.1 No Cancellation:** In the event of any default on the part of one Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement and also for damages. However, if there is any delay in completion of the Project, except due to Force Majeure (explained in Clause 24 below), the same shall be justified by the delaying Party to the suffering Party to their total satisfaction or otherwise a penalty shall be imposed, which shall be decided by arbitration.

24. Force Majeure

- 24.1 Circumstances Of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God, (2) acts of Nature, (3) acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (14) abnormal rise in cost of construction inputs and scarcity/short supply thereof (collectively **Circumstances Of Force Majeure**).
- 24.2 No Default:** The Parties shall not be deemed to have defaulted in the performance of their contractual obligations whilst the performance thereof is prevented by Circumstances of Force Majeure and the time limits laid down in this Agreement for the performance of obligations shall be extended accordingly upon occurrence and cessation of any event constituting Circumstances of Force Majeure.

25. Entire Agreement

- 25.1 Supersession:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions /correspondence and agreements between the Parties, oral or implied or written.



Additional District Surrogate's Office
New York County, New York

03 DEC 2010

26. Counterparts

- 26.1 **All Originals:** This Agreement is being executed simultaneously in duplicate and each copy shall be deemed to be an original and both copies shall together constitute one instrument and agreement between the Parties. One copy shall be retained by the Developer and another by the Owner.

27. Severance

- 27.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. When any provision is so held to be invalid, illegal or unenforceable, the Parties hereto undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable. In the event any of the terms and conditions of this Agreement are set-aside or declared unreasonable by any Court of Law or if the Parties take the plea of frustration of contract, the entire Agreement shall not be void and shall continue to subsist to the extent of the remaining terms and conditions and bind the Parties.

28. Amendment/Modification

- 28.1 **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

29. Notice

- 29.1 **Mode of Service:** Notices under this Agreement shall be served by messenger or registered post/speed post with acknowledgment due at the above mentioned addresses of the Parties, unless the address is changed by prior intimation in writing. Such service shall be deemed to have been effected (1) on the date of delivery, if sent by messenger and (2) on the 4th day of handing over of the cover to the postal authorities, if sent by registered post/speed post, irrespective of refusal to accept service by the Parties. The Owner shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to each of the Owner.



Additional District Sub-Registrar
Maidhat, New Town, North 24 Parganas

03 DEC 2018

- 30. Disputes:** Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal, under the Arbitration and Conciliation Act, 1996, consist of such person as be decided/nominated by Imran Karim, Advocate of 3rd floor, 11, Old Post Office Road, Kolkata-700001. The place of arbitration shall be Kolkata only and the language of the arbitration shall be English. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.
- 31. Jurisdiction**
- 31.1 High Court and District Court:** In connection with the aforesaid arbitration proceeding, only the High Court at Calcutta and the District Judge, North 24 Parganas shall have jurisdiction to entertain and try all actions and proceedings.
- 32. Rules of Interpretation**
- 32.1 Presumptions Rebutted:** It is agreed that all presumptions which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties to the Said Property.
- 32.2 Statutes:** Any reference to a statute, statutory provision or subordinate legislation shall include its amendment, modification, consolidation, re-enactment or replacement as enforced from time to time, whether before or after the date of this Agreement.
- 32.3 Party:** In this Agreement, a reference to a Party includes that Party's successors and permitted assigns.
- 32.4 Definitions:** In this Agreement, words have been defined by putting them within brackets and printing them in bold. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.
- 32.5 Schedules and Plans:** Schedules and Plans appended to this Agreement form a part of this Agreement and shall always be taken into consideration for interpreting the complete understanding between the Parties. Any reference to a schedule or plan is a reference to a schedule or plan to this Agreement.
- 32.6 Documents:** A reference to a document includes an amendment or supplement or replacement or novation of that document.



Additional District and National
Registers, New Town, March 24, 1918

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- 32.7 **Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words proceeding those terms.
- 32.8 **Headings:** The headings in this Agreement are inserted for convenience only and shall be ignored in construing the provisions of this Agreement.

**1st Schedule
(Said Property)**

1) Land measuring 3 (three) cottah, more or less, comprised in R.S./L.R. Dag No. 314, recorded in L. R. Khatian No. 7770, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registrar, Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 Parganas (First Property), **2)** Land measuring 9 (nine) chittack 30 (thirty) square feet, more or less, comprised in R.S./L.R. Dag No. 316, recorded in L. R. Khatian No. 7770, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registrar, Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 Parganas (Second Property) **3)** Land measuring 1(one) cottah 13 (thirteen) chittack 2 (two) square feet, more or less, comprised in R.S./L.R. Dag No. 317, recorded in L. R. Khatian No. 7770, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registrar, Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, District North 24 Parganas (Third Property) the First Property, the Second Property and the Third Property **totaling to** land measuring 05 (five) cottah 06 (six) chittack and 32 (thirty two) square feet, more or less and butted and bounded as follows:



Additional District Sub-Registrar
New Town, North 24 Parganas

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Butted and Bounded of Dag No 314

On the North	:	By R.S./L.R. Dag No. 314.
On the East	:	By R.S./L.R. Dag No. 314.
On the South	:	By R.S./L.R. Dag No. 316.
On the West	:	By 12 feet wide common passage.

Butted and Bounded of Dag No 316

On the North	:	By R.S./L.R. Dag Nos. 317 and 313.
On the East	:	Others Land
On the South	:	By R.S./L.R. Dag No. 316 and 5 feet wide common passage.
On the West	:	By R.S./L.R. Dag Nos. 314 and 316.

Butted and Bounded of Dag No 317

On the North	:	By R.S./L.R. Dag No. 309
On the East	:	By R.S./L.R. Dag No. 317
On the South	:	By R.S./L.R. Dag No. 316
On the West	:	By R.S./L.R. Dag No. 313

**2nd Schedule
(Specifications)**

Brick Work	<p>External Walls: 8 inch thick brickwork with cement mortar in proportion (1:6) by using 1st class bricks.</p> <p>Partition Walls: 4 inch thick with cement mortar in proportion (1:4) by using 1st class bricks, providing wire mesh as required for 3 inch wall.</p>
Plaster	<p>Wall Plaster- outside surface 18mm thick (1:6 cement mortar), inside surface 12mm thick (1:6 cement mortar)</p> <p>Ceiling Plaster - 6 mm thick (1:4 cement mortar)</p> <p>Proper chipping will be made before wall and ceiling plastering.</p>



Handwritten signature

03 DEC 2018

Floor Of Rooms And Toilets	As per specification of the Developer flooring in all the rooms, kitchen, toilets, verandah etc. will be provided.
Toilet Walls	Upto 6'-0" finished (may vary as per specification of Developer) with white/light coloured ceramic tiles.
Doors	Door frames will be made of good quality wood. Hot pressed flush door will be provided. Hatch bolt/Aldrop/Mortise lock in the door for each room and night latch for the main door of the flat will be provided.
Windows	Fully Aluminium windows with glass fittings and standard handle.
Sanitary Fittings In Toilets	The following will be provided: a) Tap arrangements. b) White/light coloured wash basin made of porcelain (in one Toilet). c) White/light coloured European type water closet made of porcelain. d) Water pipe line. e) Hot and cold water line (in one Toilet). f) Provision for installation of geysers (in one Toilet).
Kitchen	Kitchen will be provided with top cooking platform with one stainless steel sink and drain board and ceramic tiles upto a height of 2'-6" feet above the cooking platform.
Electrical Points And Fittings	Concealed P.V.C. conduits, with good quality copper wire will be provided. Number of points will be decided later. Calling bell point at the main door of the flat will be provided.
Painting And Finishing	Outside face of external walls will be finished with good quality cement paint. Internal face of the walls will be finished with good quality Putty/ Plaster of Paris.



Additional District Sub-Registrar
Chhattopadhyay, New Town, North 24 Parganas

03 DEC 2018

31. Execution and Delivery

31.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

J. D. EMPIRE & CO.,

Chandrani Dutta Partner.

(J. D. Empire & Co.)
[Owner]

Realtech Nirman Private Limited

Sh No. 1
1st Floor
Director

(Realtech Nirman Private Limited)
[Developer]

Witnesses:

Signature M. Paul

Name Mirza Paul

Father's Name S. C. Paul

Address Teghoria Main Road,
Kolkata - 700157

Signature Subrata Debnath

Name SUBRATA DEBNATH

Father's Name Samir Debnath

Address T-68, Teghoria Main Road,
Kol - 700157

Drafted by:
Ayusman Dey.
Ayusman Dey
Advocate
High Court Calcutta
Enrolment No. F/948/783/2012



Additional District Court Proceedings
Southern District of New York, 2018-19

03 DEC 2018

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants									
	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb					
						 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb					
						 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb					
						 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little

Chandani Dutta



Additional District Sub-Registrar
New Town, North 24 Parganas

03 DEC 2018

स्थायी खाता नम्बर / PERMANENT ACCOUNT NUMBER		
AFTPD0031J		
	नाम / NAME	CHANDRANI DUTTA
	पिता का नाम / FATHER'S NAME	KAMALESH ROY
	जन्म तिथि / DATE OF BIRTH	17-03-1978
हस्ताक्षर / SIGNATURE		<i>Shalini</i>
<i>Chandrani Dutta</i>		
		सहायक आयुक्त (सी. टी. सी.), बी. टी. COMMISSIONER OF INCOME-TAX (C. T. C.), B. T.

Chandrani Dutta

इस कार्ड के खो / गिर जाने पर तुरन्त निम्न करने
वाले अधिकारी को सूचित / सूचना दे दें
श्रीमती अमर अग्रवाल (प्राति एवं तकनीकी),
पी-7,
चौकरी बंगला,
कोलकाता - 700 069.

In case this card is lost/damaged, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.

Chandrani Dutta



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

REALTECH NIRMAN PRIVATE
LIMITED

26/06/2007

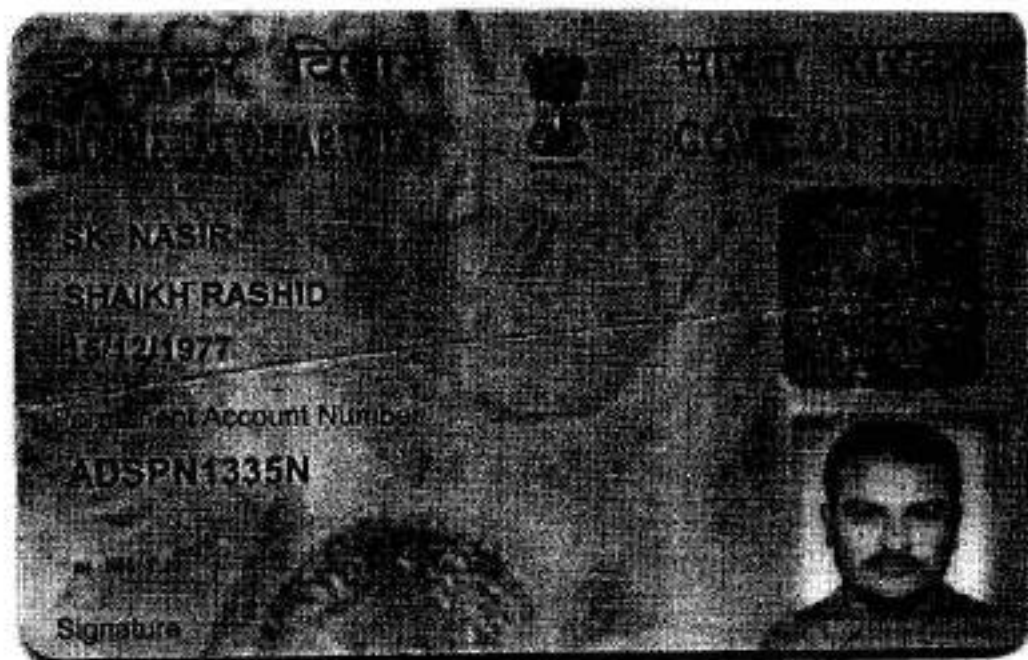
Permanent Account Number
AADCR6464K



Signature













आयकर विभाग
INCOME TAX DEPARTMENT
J D EMPIRE & CO



भारत सरकार
GOVT. OF INDIA



22/04/2014

Permanent Account Number

AAKFJ1784A

18052014

इस कार्ड को खोले / यदि यह ग़लत स्थिति में है / खोजें:
आयकर सैन सेवा केंद्र, एन.एस.डी.
5th फ्लोर, मास्टर स्टारिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, नज़दिक डीप बंगला चौक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL,
5th floor, Master Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2723 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in



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

GRN: 19-201819-031230270-1

Payment Mode Online Payment

GRN Date: 03/12/2018 11:33:07

Bank : AXIS Bank

BRN : 9572179

BRN Date: 03/12/2018 11:34:12

DEPOSITOR'S DETAILS

Id No. : 15231000304720/5/2018

(Query No./Query Year)

Name : REALTECH NIRMAN PVT LTD

Contact No. : 09051016331

Mobile No. : +91 9051033251

E-mail : realtechnirman@gmail.com

Address : T68 TEGHARIA MAIN ROAD KOLKATA 157

Applicant Name : Mr AYUSMAN DEY

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000304720/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	9970
2	15231000304720/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

9991

In Words : Rupees Nine Thousand Nine Hundred Ninety One only



Major Information of the Deed

Deed No :	I-1523-13326/2018	Date of Registration	03/12/2018
Query No / Year	1523-1000304720/2018	Office where deed is registered	
Query Date	29/11/2018 12:59:12 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	AYUSMAN DEY T-68, TEGHORIA MAIN ROAD, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 8336953966, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 70,61,350/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10.070/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

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-314	LR-7770	Bastu	Bagan	3 Katha	1/-	49,19,092/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-316	LR-7770	Bastu	Bagan	9 Chatak 30 Sq Ft	1/-	5,34,950/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-317	LR-7770	Bastu	Pukurpar	1 Katha 13 Chatak 2 Sq Ft	1/-	16,07,308/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					8.9421Dec	3 /-	70,61,350 /-	
Grand Total :					8.9421Dec	3 /-	70,61,350 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	J D EMPIRE AND CO. RECKJOANI, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135, PAN No.:: AAKFJ1784A, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1523-13326/2018-03/12/2018



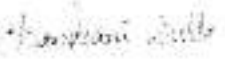








Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	REALTECH NIRMAN PRIVATE LIMITED T-68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No.: AADCR6464K, Status :Organization, Executed by: Representative

Representative Details :

Representative Details

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	CHANDRANI DUTTA Wife of SBYASACHI DUTTA Date of Execution - 03/12/2018, , Admitted by: Self, Date of Admission: 03/12/2018, Place of Admission of Execution: Office			
	Dec 3 2018 4:35PM	LTI 03/12/2018	03/12/2018	
, RECKJOANI, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFTPD0031J Status : Representative, Representative of : J D EMPIRE AND CO. (as Partner)				
2	Name	Photo	Finger Print	Signature
	SK NASIR (Presentant) Son of Late SK RASHID Date of Execution - 03/12/2018, , Admitted by: Self, Date of Admission: 03/12/2018, Place of Admission of Execution: Office			
	Dec 3 2018 4:35PM	LTI 03/12/2018	03/12/2018	
T- 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ADSPN1335N Status : Representative, Representative of : REALTECH NIRMAN PRIVATE LIMITED (as Director)				
3	Name	Photo	Finger Print	Signature
	SHISHIR GUPTA Son of Late SHREE BHAGWAN GUPTA Date of Execution - 03/12/2018, , Admitted by: Self, Date of Admission: 03/12/2018, Place of Admission of Execution: Office			
	Dec 3 2018 4:35PM	LTI 03/12/2018	03/12/2018	
T- 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIHPG6508N Status : Representative, Representative of : REALTECH NIRMAN PRIVATE LIMITED (as Director)				

Major Information of the Deed :- I-1523-13326/2018-03/12/2018



Identifier Details :

Name & address	
MINTU PAUL Son of SUBHAS CHANDRA PAUL T - 68, Teghoria Main Road, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of CHANDRANI DUTTA, SK NASIR, SHISHIR GUPTA	
	03/12/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	J D EMPIRE AND CO.	REALTECH NIRMAN PRIVATE LIMITED-4.95 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	J D EMPIRE AND CO.	REALTECH NIRMAN PRIVATE LIMITED-0.996875 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	J D EMPIRE AND CO.	REALTECH NIRMAN PRIVATE LIMITED-2.99521 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 314(Corresponding RS Plot No:- 314), LR Khatian No:- 7770	Owner:জে.ডি. এম্পায়ার এন্ড কো., Gurdian:পার্টনারশিপ ফার, Address:নিজ, Classification:বাগান, Area:0.05 Acre,	J D EMPIRE AND CO.
L2	LR Plot No:- 316(Corresponding RS Plot No:- 316), LR Khatian No:- 7770	Owner:জে.ডি. এম্পায়ার এন্ড কো., Gurdian:পার্টনারশিপ ফার, Address:নিজ, Classification:বাগান, Area:0.01 Acre,	J D EMPIRE AND CO.
L3	LR Plot No:- 317(Corresponding RS Plot No:- 317), LR Khatian No:- 7770	Owner:জে.ডি. এম্পায়ার এন্ড কো., Gurdian:পার্টনারশিপ ফার, Address:নিজ, Classification:পুকুরপাড়, Area:0.03 Acre,	J D EMPIRE AND CO.

Endorsement For Deed Number : I - 152313326 / 2018

Major Information of the Deed :- I-1523-13326/2018-03/12/2018



On 29-11-2018

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 70,61,350/-



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

On 03-12-2018

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 14:13 hrs on 03-12-2018, at the Office of the A.D.S.R. RAJARHAT by SK NASIR ,

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

Execution is admitted on 03-12-2018 by CHANDRANI DUTTA, Partner, J D EMPIRE AND CO., RECKJOANI, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by MINTU PAUL, , Son of SUBHAS CHANDRA PAUL, T - 68, Teghoria Main Road, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 03-12-2018 by SK NASIR, Director, REALTECH NIRMAN PRIVATE LIMITED, T-68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by MINTU PAUL, , Son of SUBHAS CHANDRA PAUL, T - 68, Teghoria Main Road, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 03-12-2018 by SHISHIR GUPTA, Director, REALTECH NIRMAN PRIVATE LIMITED, T-68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by MINTU PAUL, , Son of SUBHAS CHANDRA PAUL, T - 68, Teghoria Main Road, P.O: HATIARA, Thana: Baguiati, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 03/12/2018 11:34AM with Govt. Ref. No: 192018190312302701 on 03-12-2018, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 9572179 on 03-12-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1523-13326/2018-03/12/2018



Payment of Stamp Duty

* Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 9,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 761, Amount: Rs.100/-, Date of Purchase: 12/11/2018, Vendor name: Samrat Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2018 11:34AM with Govt. Ref. No: 192018190312302701 on 03-12-2018, Amount Rs: 9,970/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 9572179 on 03-12-2018, Head of Account 0030-02-103-003-02



Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-13326/2018-03/12/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 441918 to 441955

being No 152313326 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.12.11 10:54:42 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 11-12-2018 10:54:36 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

