

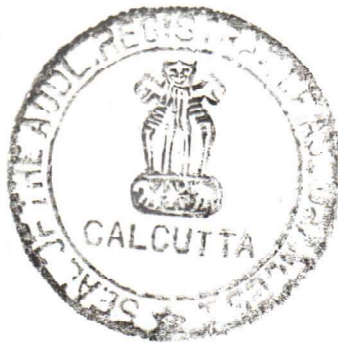
ADDITIONAL REGISTRAR
OF ASSURANCE CALCUTTA
18 JAN 2019

2. After becoming the absolute owner thereof the said **M/S. RMB Developer & Projects Pvt. Ltd.**, being the party of the First Part, mutated its name in the record of the concerned Municipal Authority and obtained **Municipal Holding No. 3112**, against the said property in its name and also mutated its name in the record of the concerned B.L&L.R.O and obtained **L.R. Khatian No. 1467** and paying taxes and khajnas to the concerned authorities.

3. In view of the above, the party of the First Part became the absolute owner and is well seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring an area about **53 (fifty three) satak equivalent to more or less 32 (Thirty two) Cottahs 1 (one) Chittack 43 (forty three) sq.ft.** pertaining to R.S. Dag No. 563,564 & 565, corresponding **L.R. Dag No. 689,690 & 691** under R.S. Khatian No. 231, **L.R.Khatin No. 1467** (previously 1343, prior thereto 643) under **Municipal Holding No. 3112, Jagannathpur, Kolkata - 700150**, Municipal Ward No. 8 within the limits of Rajpur – Sonarpur Municipality, Police Station – Sonarpur, within Mouza – Jagannathpur, J.L.No. 51, under A.D.S.R. - Sonarpur, District: - 24 Parganas (South).

| R.S. DAG | L.R DAG | R.S KHATIAN | L.R. KHATIAN | AREA OF LAND WITHIN DAG (DEC.) | NATURE OF LAND |
|----------|---------|-------------|--------------|--------------------------------|----------------|
| 563 | 689 | 231 | 1467 | 18 | BASTU |
| 564 | 690 | 231 | 1467 | 19 | BASTU |
| 565 | 691 | 231 | 1467 | 16 | BASTU |

4. The said party of the First Part, with having sufficient means of expertise, fund and man power, being desirous of developing and exploiting commercially the **said Land**, by itself, upon dismantling the then existing structure and decided to set up a **“Residential Project” with all modern facilities and amenities** upon the 'Said Land' as per Building Plan sanctioned by the concerned Municipal Authority and/or any other Appropriate Authority or Authorities and shall include residential building/s,



8 ✓

ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
18 JAN 2019

commercial spaces, shops, office spaces, car parking spaces, etc., intended or meant for the common enjoyment of the building/s and structure/s, including any other infrastructure and/or service installations for the said purpose.

5. The said party of the First Part, with a view thereof, prepared a **Building Plan** for the said premises and submitted the same to the Rajpur – Sonarpur Municipality for sanction and the Rajpur – Sonarpur Municipality accorded its sanction vide **Plan No. 225/CB/08/24 dated 08.05.2015**, which contains several self-contained independent flats/ units/car parking spaces etc, as follows:-

| BHK | NOS. OF FLAT |
|----------------------------------|--------------|
| 1 | 12 |
| 2 | 21 |
| 3 | 15 |
| NOS. OF CAR PARKING SPACE | 48 |

6. The said party of the First Part, by itself, started the said construction of the project in terms of the said Sanctioned Building Plan and now have finished the entire foundation work and nearly 60% of the super structure work including brick work of entire First Floor (8 Flats of Block – II), Gym and Community Hall, boundary wall at the two sides of land and 3 phase electricity.

7. That, due to some unavoidable and compelling circumstances, the said party of the First Part, is not in a position to carry out the said development work within the said premises and to carry out the further construction and development of the said project and therefore was in search of a suitable person or body, who can undertake the responsibility in relation to construction and development of the residue part of the project at the “**said Premises**”, at its own arrangement and expenses.

8. The Owner herein, being well versed about the repute and credentials of the developer herein in the field of development and construction made an approach to the Developer to develop the residue part of the project at the “**said Premises**”, at the Developer’s cost and expenses in accordance with the building plan vide **Plan No. 225/CB/08/24 dated 08.05.2015**, sanctioned by



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ADDITIONAL REGISTRAR
OF ASSAM & ARUNACHAL PRADESH
18 JAN 2019

the concerned authority viz. Rajpur – Sonarpur Municipality, for consideration, as contained hereunder.

9. In terms thereof, to enable the Developer to start and commence the said development work with incidental and ancillary responsibilities, the Owner has delivered the “Possession” of the said **Project Site “AS IS WHERE IS BASIS”** viz., ALL THAT piece and parcel of Bastu land measuring an area about **53 (fifty three) satak equivalent to more or less 32 (Thirty two) Cottahs 1 (one) Chittack 43 (forty three) sq.ft.** pertaining to R.S. Dag No. 563,564 & 565, corresponding L.R. Dag No. 689,690 & 691 under R.S. Khatian No. 231, L.R. Khatin No. 1467 (previously 1343, prior thereto 643) alongwith under construction building structure consists of (i) **Block-1.** Entire Foundation, Ground & First floor slab with a store at ground floor level. (ii) **Block-2.** Entire Foundation, Ground, First & Second floor slab with block work at first floor level, measuring about 25000 sq.ft. of constructed area, out of which about 10480 sq.ft. at the ground floor, about 10480 sq.ft. at the First Floor and about 4040 sq.ft. at the Second Floor and nearly 60% of the super structure work including brick work of entire First Floor (8 Flats of Block – II), Gym and Community Hall, boundary wall at the two sides of land and 3 Phase electricity meter, **under Municipal Holding No. 3112, Jagannathpur (now known as Nazrul Sarani), Mission Pally Road, Kolkata – 700150,** Municipal Ward No. 8 within the limits of Rajpur – Sonarpur Municipality, Police Station – Sonarpur, within Mouza – Jagannathpur, J.L.No. 51, under A.D.S.R. - Sonarpur, District: - 24 Parganas (South) **TOGETHER WITH** the existing Building structure constructed partly as per Sanction Plan, (iii) Boundary wall, (iv) Electric Meter with connection for construction works and area lighting arrangement. (v) Tubewell with arrangement for construction water within the project site along with some materials, with all easements rights, with effect from **9th day of December, 2018.**

AND WHEREAS the Developer herein being satisfied with the offer and approach of the Owner herein, accepted the proposal of the Owner herein,



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