

4637/2016

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 811296



Additional Registrar of Assurances Kolkata  
D-654202/16  
H. V. Das Agreemnt

Certified that the Document is admitted to Registration. The Any other Stamp and the endorser to the document are the

Additional Registrar of Assurances Kolkata

18 MAY 2016

C No 1237/14  
T. 250 -  
T. 100 -  
250 -  
12/5/14

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 17<sup>th</sup> DAY OF MAY 2016

## BETWEEN

RAMCHANDANI PRIVATE LIMITED (PAN AABCR2811E) a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 13, Brabourne Road, Kolkata – 700 001 represented by its Director Mr. Rishad Ramchandani, (PAN APDPR2364A), Son of Mr. Harish Prito Ramchandani residing at 5B, Heysham Road, Kolkata – 700 020, Police Station: Bhowanipore hereinafter called and referred to as the OWNER ( which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest ) of the ONE PART.

## AND

MASTER PROPERTIES PRIVATE LIMITED (PAN AADCM5973C) a company duly registered and incorporated under the meaning and provisions of the Companies Act, 1956 having its registered at the premises no. 5B, Heysham Road, Kolkata – 700 020 represented by Mr. Harish Prito Ramchandani, (Pan ADFPR4739R) Son of Late Prito Dingoma Ramchandani residing at 5B, Heysham Road, Kolkata – 700 020, hereinafter called and referred to as the DEVELOPER (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and successors in interest ) of the OTHER PART.

WHEREAS:

- A. The owner became Owner by purchase of ALL THAT Piece and Parcel of Land admeasuring 7 Acre 61 decimal together with structure standing thereon lying and situated at Mouza – Doharia, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1362/1662, 1363/1663, 1374, 1375, 1364, 1385, 1386, 1387, 1388, 1389, 734/810/1390 & 1361 R.S. Khatian no. 979, 988 P.S. Barasat North 24 Parganas.
- B. The owner duly recorded its name in the record of settlement in respect of land admeasuring ALL THAT Piece and Parcel of Land admeasuring 7 Acre 51 decimal together with structure standing thereon lying and situated at Mouza – Doharia, J.L. no. 45, Touzi no. 146, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, (Old 1362/1662) new 1363/1662.







PERMANENT ACCOUNT NUMBER  
AABCR2911E



NAME  
RANCHANDANI PRIVATE LIMITED

DATE OF INCORPORATION  
10-04-1995

*Chitra*  
COMMISSIONER OF INCOME TAX, A.B. 101

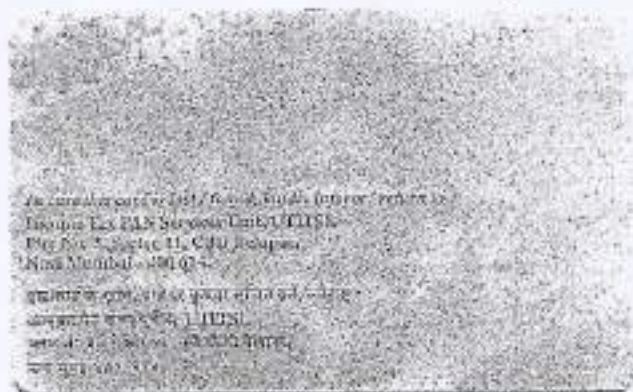
RANCHANDANI PRIVATE LIMITED  
*R. Ranchandani*  
DIRECTOR





Master Properties Pvt. Ltd.

*H. Kamthande*  
Director



PERMANENT ACCOUNT NUMBER



ADFP4739R



HARISH PRITO RAMCHANDANI

PRITO DINGOMAL RAMCHANDANI

12-05-1956

SIGNATURE

*Harish Prito Ramchandani*

*[Signature]*

COMMISSIONER OF INCOME TAX, W.B. - 20

COMMISSIONER OF INCOME TAX, W.B. - 20

*Harish Prito Ramchandani*

इस कार्ड के लिये / लिए जारी कर कृपया जारी करने वाले अधिकारी को सूचित / अवगत करा दें।  
पत्रिका संख्या: ५७७ (१९८६) एवं ५७७ (१९८७)।  
५-७,  
संजीवनी भवन,  
कोलकाता - ७०० ०६९।

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

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

19-201617-000532080-1

Payment Mode Online Payment

BRN Date: 17/05/2016 14:14:42

Bank: State Bank of India

BRN: IKB2623189

BRN Date: 17/05/2016 14:26:57

DEPOSITOR'S DETAILS

Id No. : 19040000654202/3/2016

(Query No./Query Year)

Name ANIL KUMAR CHOWDHARY  
Contact No. 03322430723 Mobile No. : +91 9831089412  
E-mail chowdharyanil01@gmail.com  
Address 10, OLD POST OFFICE STREET, KOLKATA-700001  
Applicant Name : Mr RAMCHANDANI PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	19040000654202/3/2016	Property Registration- Registration Fees	0030-03-104-001-16	101 ✓
2	19040000654202/3/2016	Property Registration- Stamp duty	0030-02-103-003-02	70020 ✓
Total				70121
In Words	Rupees: Seventy Thousand One Hundred Twenty One only			





Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Quary No/Year 19040000654202/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
	Mr RISHAD RAMCHANDANI 13, BRABOURNE ROAD P.O - GPO, P.S - Hale Street, Kolkata, District - Kolkata, West Bengal India. PIN - 700001	Representative of Land Lord [RAMCHANDANI PRIVATE LIMITED]		2746 	 17/5/2016
	Mr HARISH PRITO RAMCHANDANI HEYSHAM ROAD, H.O - ELGIN ROAD, P.S - Bhawanipore, District - South 24-Parganas West Bengal, India. PIN - 700020	Representative of Developer [MASTER PROPER TIES PRIVATE LIMITED]		2747 	 17/5/2016
Sl No.	Name and Address of Identifier	Identifier of	Signature with date		
1	Mr RAM PROBOD PAL Son of Late RATNESWAR PAL 15/3, P.K. ROY CHOWDHURY 2ND BYE LANE P.O - B.C. ROAD, H.O - Shibpur, District -Howrah, West Bengal, India. PIN - 711002	Mr RISHAD RAMCHANDANI, Mr HARISH PRITO RAMCHANDANI	 17/5/2016		

(Avt Kumar Jandari)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA

Kolkata, West Bengal

1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389. (Old 734/810/1390) new 1390 & 1361 R.S. Khatian no. 979, 988, 208, and 310, Municipality District North 24 Parganas.

- C. The owner is sole absolute recorded owner of land by actual measurement ALL THAT Piece and Parcel of Land admeasuring 22 bigha 15 Kattah 5 Chittak 5 lying and situated at Mouza – Doharia, J.L. no. 45, Touzi no. 146, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1385, 1363/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 1390 & 1361 R.S. Khatian no. 979, 988, 208, and 310, at Holding no. 19, Mujibar Rahaman Road, P.S. Barasat presently Madhyamgram under Ward no. 15 (Old) 16 (New) within the ambit of Madhyamgram Municipality District North 24 Parganas along with structures built thereon free from all encumbrances, liens, lispendens, attachments, acquisition or requisition of any nature whatsoever hereinafter referred to as the "Said Premises" more fully described in Schedule
- D. The Owner received an offer from the Developer for development the said Premises on the terms as provided hereinafter and the Owner decided to develop the same jointly with the Developer the said Premises.
- E. The Owner has represented to the Developer as follows :-
- i) that the Owner is the absolute owner of the said Premises and has the authority to deal with the same in any manner whatsoever;
  - ii) that the Owner holds marketable title in respect of the the said Premises, free from all encumbrances, liens, lispendens, attachment, acquisition, requisition, of any nature whatsoever.
  - iii) that the Owner has not mortgaged or charged the said Premises to any person whatsoever.
  - iv) that there exists no agreement for sale, lease, tenancy, Joint Development or any other document in respect of the said Premises;



- v) that all rates, taxes, assessments, maintenance, electricity charges and other outgoings, in respect of the said Premises, for the period upto the date of this agreement has been paid by the OWNER;
- vi) that there is no order from any Court of competent jurisdiction or from any other local body or authority whereby or by reasons whereof the OWNER is prevented from developing the said Premises with the Developer.
- vii) that the said Premises or any part thereof is neither affected by any scheme of requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Owner;
- viii) that the said Premises or any part thereof has not vested in the Government under the provisions of any law;
- ix) that there is no order or notice of attachment or otherwise from any Court of competent jurisdiction or from the Central Government / State Government and/or any central/state tax authority or any local body or Authority whereby or by reasons whereof the OWNER are prevented from developing the said Premises with the Developer;
- x) that there is no impediment under any law in holding and/or developing the said Premises by the OWNER with the Developer;
- xi) that the OWNER has neither taken advance nor entered into any agreement for sale, lease, tenancy or any other memorandum or arrangement with any person whatsoever in respect of said premises or part thereof;

- xii) that the Owner does not have any excess vacant land within the meaning of the Urban Land Ceiling and Regulation Act, 1976.
  - xiii) that the Owner shall do all other acts, deeds and things as may be necessary to ensure the vesting of clear and marketable title in the hands of the prospective purchaser/s of Units to be constructed on the said premises.
- F. Relying on the aforesaid representations and believing the same to be true and on faith thereof, the DEVELOPER herein has entered into this Agreement and the parties hereto have mutually agreed to certain terms and conditions as set out below in this Development Agreement:

**NOW IT IS MUTUALLY AGREED AS UNDER:**

i) **Definitions:**

- (i) "Building/s" shall mean building/s and other constructions both commercial and residential and Common Areas and Common Facilities to be constructed at the said premises with the maximum permissible FAR allowed by Madhyamgram Municipal Corporation (MMC) and/or any other concerned authority in that regard.
- (ii) "Common Areas" shall include the common roof(), lifts, corridors, hallways, stairways, landings, lobbies, entrance, gates, water reservoirs, tube wells, pump room, Sewerage Treatment Plant, electrical meter room, maintenance office, common toilets, community hall, generator room, club areas and other spaces and areas as may be planned and intended by the Developer and required in the Building/s for the Ownership, occupation, enjoyment, maintenance and/or management of the Building/s and/or common services or any of them as the case may be but excluding parking spaces, units and all other saleable spaces and rights.
- (iii) "Developer's allocation" shall mean 85% of the super built-up area.



- (iv) "Owner's allocation" shall mean 35% of super built-up area.
- (v) "Purchaser" shall mean a person and/or his nominee to whom any Unit in the Building/s has been agreed to be transferred or will be transferred.
- (vi) "Super Built-Up Area" shall mean the total constructed area including balconies, sit outs, staircases, lift rooms, club area, electrical meter room, pump room, generator rooms, community hall, security room, common areas and circulation areas but excluding parking spaces on the entirety of the said premises.
- (vii) "Unit" shall mean the flat and/or other space/s in the Building/s proposed to be constructed by the Developer and/or constructed area capable of being exclusively occupied and enjoyed independently together with right to use Common Areas.
- (viii) Other words used in this Agreement shall have the same meaning as attributed to them in the common English Dictionary.

(i) DEVELOPMENT OF BUILDING/S:

- (a) That in pursuance of the foregoing and subject to the mutual rights and obligations between the parties hereto under this Agreement, the OWNER and the DEVELOPER hereby agree to develop the said Premises by the construction of Building/s thereon together with common areas and car parking spaces in the following manner:

(i) The DEVELOPER will become entitled to develop the said Premises at the DEVELOPER'S cost using the entire permissible Floor Area Ratio under the municipal bye laws together with the common areas.

(ii) The DEVELOPER shall construct and deliver to the OWNER at DEVELOPER'S cost, OWNER allocation in the building/s to be



constructed on the said Premises along with proportionate car parking area and the right to use and enjoy the common areas which along with undivided share, right, title and interest in the said Premises retained by the OWNER to the extent of OWNER's allocation.

(iii) In consideration of the DEVELOPER delivering the OWNER'S allocation to the OWNER the OWNER shall convey the balance undivided share, right, title and interest in the said premises to the DEVELOPER and/or their nominees/purchasers for enjoyment of the balance super built-up area in the building/s to be constructed on the said premises along with proportionate car parking area and the right to use and enjoy the common areas and infrastructure attached thereto which hereinafter referred to as the "DEVELOPER'S ALLOCATION" to be retained by the DEVELOPER.

III) RIGHTS OF DEVELOPMENT IN RESPECT OF THE SAID PREMISES GRANTED TO THE DEVELOPER:

(a) The OWNER does hereby grant unto and in favour of the DEVELOPER herein the rights of development in and for the said premises as per the terms and conditions set out below and have handed over the possession of the said premises on the signing of this agreement.

(b) The DEVELOPER by themselves directly or through their agents, nominees, contractors, sub-contractors, executives, employees, workers and other subordinates shall have the RIGHTS AND AUTHORITY TO BUILD AND CONSTRUCT AT DEVELOPER'S COST ON THE said premises, building/s, and to own the aforesaid DEVELOPER'S Allocation for themselves and effect the sales and transfers of Ownership rights in the DEVELOPER'S Allocation together with Ownership rights of the land as a whole or in parts of shares of undivided interests, rights and titles in the same ratio to prospective purchasers / of units and to receive and appropriate to themselves (towards the same) the entire sale/transfer prices and consideration therefore received from such prospective purchasers.

(c) The Developer shall have all necessary authorities and powers for undertaking and carrying out works for and incidental to the development herein envisaged and obtaining inputs, utilities, facilities etc., therein and the OWNER agree to execute such papers and documents and do such other acts deeds and things as be reasonably required by the Developer therefor from time to time.

IV) PLANS/LICENCES:

(a) The OWNER has already applied for and obtained all necessary municipal permissions and approvals of the plan for the construction of the building. The OWNER undertake to sign and execute any further papers and documents as may be required for the development of the said premises.

(b) The DEVELOPER shall at DEVELOPER'S cost be entitled to modify the Plan already approved, from time to time as decided by the DEVELOPER as long as it does not materially affect the entitlement of the OWNER under this Agreement in any manner whatsoever.

(c) The OWNER shall on the execution of this Agreement, grant a Power of Attorney in favour of the DEVELOPER, empowering them to proceed with obtaining approvals if any required in regard to the Building/s to be constructed on the said premises and authorizing the DEVELOPER to represent them before any of the Statutory Authorities, Madhyamgram Municipal Corporation, Gram Panchayat, Fire Services, State Govt., Registrar and other bodies etc. for the purpose of obtaining any approval for development and/or construction of the building/s and for any incidental work connected therewith.

V) PERMISSION FOR DEVELOPMENT:

(a) The OWNER permit and authorize the DEVELOPER to enter upon the said premises and develop the same by constructing Building/s thereon, as per the Sanction Plan, subject to the terms of this Agreement.



VI) CONSTRUCTION:

- a) The DEVELOPER has at the DEVELOPER'S cost agreed to construct building/s with maximum possible saleable super built-up area on the said premises as per the Sanctioned Plan with internal and external services, amenities etc. The construction shall be in accordance with the Specifications contained in the Annexure I hereto or equivalents thereto, which is accepted by the OWNER if it is an equivalent.
- b) The DEVELOPER will be entitled to engage Architects, Engineers, Contractors and others, as they deem fit to execute the construction work. However in case of disputes between the DEVELOPER and their contractors, architects, engineers and other workmen, suppliers of materials and other persons who are engaged by the DEVELOPER in the development of the said premises, the same shall be settled by the DEVELOPER and the OWNER shall have no liability of any nature whatsoever.
- c) The DEVELOPER will use the same materials for the construction of the OWNER'S AREA as used for the construction of the DEVELOPER'S AREA as per agreed Specifications and shall complete construction of the OWNER'S AREA simultaneously with the construction of the DEVELOPER'S AREA.
- d) If the DEVELOPER constructs any additional saleable super built up area over and above the constructed area envisaged upon increase in the permissible FAR or otherwise then, in that event, such additional saleable built up area shall belong to the OWNER and DEVELOPER in the same proportion of 35% and 65% respectively.

VII) COST OF CONSTRUCTION:



- a) The entire cost (including Architects fee and charges/fee if any, to be paid for any further Licenses) for construction of the Building/s to be put up in the said premises along with common area and including the area falling to the share of the OWNER shall be borne by the DEVELOPER. The OWNER shall not be required to contribute any amount towards the cost of construction.
- b) Any claim, cost, charge, expenses or compensation to be paid to the labour employed by the DEVELOPER, shall be paid by the DEVELOPER and the OWNER shall not be responsible or liable in any manner whatsoever for such claims.
- c) That the Developer shall at its own costs duly apply for and obtain electricity, water, sewerage and drainage connections at the Building/s and shall also obtain necessary completion certificate and/or occupation certificate as may be required under the Municipal laws.
- d) The OWNER with the approval of the DEVELOPER shall be entitled to seek internal variations in space in respect of the Unit allotted to the OWNER'S share and which the OWNER prefers to retain, without affecting the structural strength/design of the building and also seek variation in respect of flooring material, fittings and fixtures. In such an event the OWNER shall bear the cost of the variation in works as an additional cost and shall be entitled to deduction for any unused material as per Specifications due to variation required by the OWNER.

VIII) SHARING OF SUPER BUILT UP AREA'S BETWEEN THE OWNER AND THE DEVELOPER.

- a) The DEVELOPER agrees to construct at DEVELOPER'S cost and deliver to the OWNER, free from all encumbrances, OWNER'S allocation in the building/s for the absolute use and/or benefit and ownership of the OWNER. The OWNER'S Allocation shall be the absolute property of the OWNER and the OWNER shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, along with corresponding the land comprised in the said premises to any person or persons on the terms and conditions as the OWNER deems fit and the

OWNER shall be entitled to all income, gains, capital appreciation and benefit of all kinds and description accruing, arising or flowing there from.

- b) The DEVELOPER shall be entitled to retain Developer's allocation in the building/s and to hold or to sell, lease or otherwise dispose of the DEVELOPER'S Allocation along with the DEVELOPER'S undivided share in the said premises, in any manner they deem fit, subject to the restrictions contained in this Agreement, and the DEVELOPER shall be entitled to all income, gains, capital appreciation and benefits of all kinds and description accruing or arising there from and shall be liable for all liability arising thereof.
- c) The DEVELOPER shall have the right and authority and to receive and appropriate for themselves without rendering account, the full sale price and consideration from the prospective buyers in respect of the sale of DEVELOPER'S Allocation in the building/s to be constructed on the said premises.
- d) The OWNER and the DEVELOPER shall decide and mutually agree upon the specific portions of the building to be allotted to their respective shares and corresponding undivided share falling to their respective shares on the basis of an equitable allocation.
- e) If the super built-up area cannot be fragmented to enable the division of the area exactly in the agreed ratio, the OWNER shall be entitled to such number of Units whose saleable super built-up area will be nearer to Owner's Allocation area in the building/s and proportionate number of car parking spaces. The OWNER shall be entitled to be paid by the DEVELOPER for such fractional shortfall at the prevailing market rate that may be mutually agreed to between the parties for the super built-up area including car parking space. Likewise, if the saleable super built up area of units and the car parking space falling to the share of the OWNER exceeds its allocation, the OWNER shall pay to the DEVELOPER for such fractional excess area at the prevailing market rate that may be mutually agreed to



between the parties for the super built-up area including car parking space. Consequential payment for excess/shortfall as the case may be shall be completed on or before a period of 15 days from the date of completion of construction and delivery of the OWNER'S AREA.

**IX) COMMENCEMENT, COMPLETION AND DELIVERY OF CONSTRUCTION:**

- a) Immediately after getting the plan sanctioned by MMC and/or other concerned authorities and obtaining vacant possession of the said Premises, the Developer shall
- i) take such steps as are necessary to divert all pipes, wires, cables or other conducting media in, under or above the Premises;
  - ii) install electricity, gas, water, telecommunications, services and surface and foul water drainage to the said Premises and shall ensure that the same connect directly to the mains;
  - iii) serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services;
  - iv) give necessary or usual notices under any statute affecting the demolition and clearance of the said Premises and the development thereof;
  - v) give notices to water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said Premises;
  - vi) comply with all statutory requirements whether local, state or central and be liable for any deviation from the Sanctioned Plan in construction of the building/ buildings at the said Premises;
  - vii) be liable for any accident and/or mishap taking place while undertaking demolition of the existing structures, construction and completion of the new building / buildings at the said Premises;
  - viii) comply with all conditions attached to the building permissions and any other permissions which may be granted during the course of development;
  - ix) comply or procure compliance with all statutes, rules and regulations of MMC and/ or other authorities in connection with the development of the said Premises;



- x) take necessary steps and/or obtain all permissions, approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required to be done under any statute for the development of the said Premises;
  - xi) make proper provision for security and safety of the said Premises during the course of development;
  - xii) not allow any person to encroach into or upon the said Premises or any part or portion thereof;
  - xiii) commence and/or proceed diligently to demolish the existing building and/or structures standing at the said Premises. All debris accruing there from shall be adjusted against the cost of development;
  - xiv) proceed diligently and execute and complete the development work in a good and workmanlike manner with good quality materials free from any latent or inherent defects, as per the specifications given in Annexure I hereunder written;
  - xv) execute and complete the development work in accordance with the sanctioned building plan and as per the conditions of the permissions and/or sanctions in this regard and shall comply with the requirements of statutory or competent authority;
  - xvi) appoint a Professional Team for undertaking development of the said Premises;
  - xvii) take all necessary action to enforce the due, proper and prompt performance and discharge by the contractors / sub-contractors and/or any other persons of their respective obligations under their respective contracts relating to the work of development and the appointment of the members of its Professional Team;
  - xviii) continue to use all reasonable skill and care in relation to the development, to the co-ordination management and supervision of the Building Contractor and the Professional Team, to the selection and preparation of all necessary performance specifications and requirements and to the design of the development for the purpose for which the same is to be used.
- b) The DEVELOPER shall commence the construction work within onemonth of signing of this agreement.

- c) The DEVELOPER shall complete the construction of the Building/s and deliver the OWNER'S Allocation within 36 months after the start of the construction as above with a grace period of twelve (12) months thereafter.
- d) However the DEVELOPER shall not incur liability for any delay in delivery of the possession of the OWNER'S Allocation, by reason of Governmental Restrictions and/or by reason of Civil Commotion, any act of God or due to any Injunction or Prohibitory Order not attributable to any action of the DEVELOPER or conditions of force majeure. In any of the aforesaid events, which are beyond the control of the DEVELOPER, the DEVELOPER shall be entitled to corresponding reasonable extension of time, for delivery of the said OWNER'S Allocation as may be mutually determined by the parties.
- e) During the period of the construction, the OWNER and/or its authorized representatives shall have the right to carry out the inspection of the construction to check the quality of materials and conformity with specifications agreed upon and detailed in Annexure I hereto.
- f) After the completion of the construction of the building/s on the said premises, the DEVELOPER shall be liable to procure completion certificate from the Architect, and obtain the Occupancy / Completion Certificate from the Madhyamgram Municipal Corporation. The DEVELOPER shall allow a final inspection of the OWNER'S Allocation by the OWNER and/or its authorized representatives to ascertain completion to the satisfaction of the OWNER and/or its authorized representatives as regards the quality of construction and conformity with the specifications. The DEVELOPER shall thereafter send intimation in writing to the OWNER by Registered Post Acknowledgement Due duly informing their willingness and readiness in handing over possession of OWNER'S AREA to them. The DEVELOPER shall be bound to procure the Occupation Certificate for the Building/s within twelve months of completion of the Building/s.

XI) TITLE:



The DEVELOPER has reviewed all the documents of title and approvals available with the OWNER with respect to the said premises and has entered into this Agreement after being satisfied with the title of the OWNER to the said premises on the basis of statements and averments made by the OWNER. In view of the same no further proof or requisition shall be made by the DEVELOPER.

XII)

INDEMNITY:

- a) The OWNER hereby confirm that its title to the said premises is good, marketable and subsisting and that none else has any right, title, interest or share in the said premises and that it is not subject to any encumbrance, attachment, Court or taxation or acquisition proceedings or charges of any kind. The OWNER shall keep the DEVELOPER fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the DEVELOPER on account of any defect in or want of title on the part of the OWNER or on account of any delay caused at the instance of the OWNER;
- b) The DEVELOPER shall keep the OWNER fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the OWNER with respect to the Building/s to be constructed on the said premises by reason of any failure on the part of the DEVELOPER to discharge their liabilities/obligations to the labour employed by them or any claims relating to ESI, PF and gratuity of the labour employed at the site or on account of any accident, mishap or fire in course of construction or on account of any act of omission or commission in using the said premises or putting up the construction; and further the DEVELOPER shall be fully liable and responsible for compliance of all the statutory requirements regarding construction.
- c) The OWNER and the DEVELOPER shall be solely responsible to maintain and perform all obligations as respective owner/s in respect of their respective shares in the Super built-up area on the completion of the building/s. The OWNER and the DEVELOPER shall incorporate mutually



agreed terms and conditions while negotiating and selling their respective shares in the building/s to prospective purchasers.

- d) The DEVELOPER hereby grants a warranty in favour of the OWNER and/or purchasers of Units falling under the OWNER'S AREA for a period of 1 (one) year from the date of handing over possession of the Units to them for any structural defect in construction and the quality of materials used for construction and covenant that they shall make good and repair the same at the DEVELOPER'S cost, provided however that such structural damages or deterioration or damage suffered by the materials used in the Units are not caused by any act of omission or commission by the OWNER and/or the purchasers of such Units. However, small air cracks in the plastering, masonry, doors and windows shall not be construed as defects.

XIII) TRANSFER OF DEVELOPER'S SHARE:

- a) The DEVELOPER shall be entitled to execute sale deeds for conveying/transferring the DEVELOPER'S Allocation to the DEVELOPER or to the persons nominated by the DEVELOPER upon delivery and handover of the OWNER'S Allocation after completion of the building/s.
- b) The DEVELOPER shall be entitled to enter into Agreements for Sale for the DEVELOPER'S share in the Units comprised in the DEVELOPER'S Allocation with persons interested in owning Units of their own and Construction Agreements with such intending Units OWNER for the DEVELOPER'S AREA. The stamp duty, registration charges and expenses in connection with the preparation and execution of the Deed/s of Conveyance and/or other documents relating to the DEVELOPER'S Allocation including undivided share agreed to be conveyed to the nominees of the DEVELOPER shall be borne by the DEVELOPER or the nominee/s of the DEVELOPER, as the case may be.
- c) The OWNER shall join in the Deeds of Conveyance or transfer to be executed and registered by the Developer in respect of the Developers Allocation and similarly the Developer will also join in the Deeds of

Conveyance/transfer to be executed and registered by the OWNER in respect of their respective Allocations.

XIV) TAXES, MAINTENANCE, DEPOSITS ETC:

- a) The OWNER shall be liable to bear and pay their share of the property tax pertaining to the said premises up to the date of this Agreement and subsequent thereto, the DEVELOPER shall pay the taxes in respect of the said premises up to the date of completion of construction and delivery of possession and the respective purchasers of the Units will pay their proportionate share thereafter.
- b) The OWNER shall bear and pay all taxes, rates and cesses as applicable and charges for water, electricity and other services, and proportionate charges for the maintenance of the common areas, amenities and facilities in the building/s as decided by the DEVELOPER and such outgoings payable in respect of the OWNER'S Allocation shall be paid by the OWNER from the date of delivery of possession of the entire OWNER'S Allocation to the OWNER.
- c) The OWNER and the DEVELOPER shall, from the date of delivery of possession of OWNER'S Allocation, maintain their respective portions, at their own cost in a good repair and condition and shall not do or suffer to be done anything in or to the same and / or common areas and facilities of the building/s which may be against law or which will cause obstruction or interference to the users of such common areas.
- d) It is agreed by the parties that any Income Tax, Sales Tax or Service Tax arising on the sale of Units belonging to either party's share shall be payable by the respective party.

XV) FORMATION OF ASSOCIATION OF APARTMENT OWNER:

The OWNER and/or their transferees in regard to the OWNER'S Allocation and the DEVELOPER and/or their nominees in respect of the DEVELOPER'S



Allocation shall become members of Association/Condominium to be formed by all the Apartment Holders (hereinafter referred to as the "ASSOCIATION") for the purpose of attending to maintenance and safety of the Building/s and all matters of common interest and shall observe and perform the terms/conditions/Bye-laws/Rules/ Regulations of such Association. Till such association is formed, the DEVELOPER shall maintain the common areas, amenities and facilities in the building/s for a period of 2 years from the date of delivery of first Unit or first registration whichever is earlier by utilizing the maintenance deposit which it will collect from the purchasers of the Units. The DEVELOPER has the right to fix the maintenance charges either monthly or annually from the purchasers of the Units in the building/s to be constructed on the said premises. In this regard, it is specifically agreed to between the OWNER and the DEVELOPER that till the Units are sold to prospective purchasers or retained by either of them after completion of construction, each of them will have to bear maintenance charges at the rate of ...../- (Rupees ..... ) per square foot of the super built up area of the Units in respect of the Units being retained by them from the date of handover of the last Unit in the OWNER'S AREA till the formation of the Association and thereafter at the rate as fixed by such Association.

XVI) OBLIGATIONS OF THE OWNER:

- a) The OWNER shall simultaneously with the execution of this Agreement, grant a Power of Attorney in favour of the DEVELOPER or its nominees, empowering them to proceed with obtaining of Licenses and consents in regard to the Building/s to be constructed on the said premises and authorizing the DEVELOPER to represent them before any of the Statutory Authorities, bodies etc.
- b) The Power of Attorneys shall be duly registered before the concerned Sub-Registrar of Assurances by the OWNER. The said General Power of Attorney constitutes an agency coupled with interest in accordance with Section 202 of the Indian Contract Act 1872 as the same is executed in for consideration for construction and delivery of the OWNER'S Allocation. All cost of attending to the execution and registration of the Power of Attorneys shall be borne by the DEVELOPER.



c). The Owner further agree

- (i) Not to do any act, deed or thing whereby the Developer is prevented from selling, assigning or disposing of any portion of the Developer Allocation in the Building/s except as provided in this Agreement;
- (ii) Not to let out, grant lease, mortgage or charge or in any way transfer or encumber the said premises during the subsistence of this agreement except to enter into agreement for sale and/or lease and/or transfer in respect of the Owner Allocation and to receive sale proceeds thereof in terms of this agreement;

XVII) NAME OF THE BUILDING:

The name of the Building/s to be constructed on the said premises will be 'ORCHARD ESTATE' as decided by the DEVELOPER.

XVIII) BREACH AND CONSEQUENCES

In the event of breach by either party, the other party (the aggrieved party) shall be entitled to specific performance of this Agreement and also be entitled to recover all losses and expenses incurred as a consequence of such breach from the party committing breach.

XIX) AMENDMENT:

All amendments or modifications or instructions and confirmations required under this DEVELOPMENT AGREEMENT shall be made by mutual consent and they must be in writing, identified as an amendment to this Agreement and signed by both the parties to this Agreement.

XX) ORIGINAL DOCUMENTS OF TITLE:

The OWNER will retain the original documents of title deeds and incidental documents pertaining to the said premises and agree to produce the same for inspection on request by Developer from time to time.

XXI) MISCELLANEOUS:

- 1) The words importing the singular only shall also include the plural and vice versa where the context requires.
- 2) Headings used in this Development Agreement are for reference purposes only and shall not be deemed to convey anything by themselves.

XXII) **ARBITRATION:**

In the event of any disputes between the parties hereto arising out of this Agreement, or the interpretation of any clause hereof, the parties shall make an endeavor to amicably resolve the matter and on failure to arrive at an amicable settlement within fifteen days, the dispute shall be resolved through Arbitration by a sole arbitrator as per the provisions of the Arbitration and Conciliation Act, 1996 and the statutory modifications thereof. The Arbitration proceeding shall be conducted in English language at Bangalore.

XXIII) **JURISDICTION:**

The Courts in Kolkata alone shall have the jurisdiction over any matter of disputes that may arise under the terms of this agreement.

XXIV) **COUNTER PARTS:**

This Development Agreement is prepared in duplicate and each one of them shall be treated as original. The DEVELOPER shall be entitled to retain the First original of this Agreement and the OWNER shall be entitled to duplicate copy of this Agreement.

XXV) **STAMP DUTY AND REGISTRATION FEE:**

The cost of documentation, stamp duty and registration of this Development Agreement and supporting General power of attorney/s, Supplemental Agreements etc. shall be borne by the DEVELOPER.

XXVI) **ENTIRE AGREEMENT:**

The parties acknowledge that this Agreement and the terms contained herein is the whole Agreement between the parties. The parties shall not rely upon any



oral representations made earlier and this Agreement supersedes all previous agreements or understandings, if any, with respect thereto.

XXVII) NOTICES:

Unless otherwise notified in writing, the address for Notice/correspondence for the OWNER and the DEVELOPER shall be same as mentioned in this Agreement.

XXVIII) WAIVER / FORBEARANCE:

The parties hereto agree that in the event of there being any delay in or indulgence shown by either of the parties with regard to the enforcement of any of the terms of this Agreement, the same shall not be construed as a waiver on the part of the party showing such indulgence or tolerance and any such indulgence or forbearance shall not be deemed to be a construed as waiver of the rights and the parties shall be entitled to enforce such right without prejudice to such indulgence or tolerance shown.

XXIX) NOT A PARTNERSHIP:

Nothing in this Agreement shall constitute or be deemed to constitute a partnership between any of the parties or confer on any party any authority to bind any other party or to incur any liability or obligation on behalf of any other party.

XXX) OTHER MATTERS:

(a) The DEVELOPER hereby agrees, assures and covenants that notwithstanding anything agreed to by the OWNER in the agreement of sale and agreement to build executed with the prospective purchasers of the Units being constructed on the said premises, the responsibility of fulfilling the obligations as regards to construction related aspect shall be the responsibility of the DEVELOPER only and the OWNER shall not be liable for such lapses and consequently any claim, damages or otherwise made by the person shall be attended to by the DEVELOPER only out of



their cost and similarly the OWNER assures the DEVELOPER that it will join as a party in agreements for sale of undivided interest in the said premises only for the limited purpose of assuring good title to the prospective purchasers and for further assurance that the OWNER will always ensure good and marketable title to the purchasers of the building/s of the said premises.

- (b) The DEVELOPER shall not be entitled to assign or transfer the rights, benefits and obligations under this Agreement.
- (c) It is understood that from time to time, to enable the construction of the Building/s by the Developer, various deeds, matters and things not herein specifically referred to may be required to be done by the Developer for which it may require the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner for which no specific provisions have been made herein. The Owner hereby authorize the Developer to do all such acts, deeds, matters and things and undertake to execute any such power of attorney as may be reasonably required
- (d) Due to any reason whatsoever should the parties agree to terminate this agreement and/or if the agreement is not capable of being performed or proceeded with in such events the Owner shall refund all amount expended/invested and/or paid by the developer till the date of termination and/or suspension. Simultaneously the Developer shall handover peaceful, vacant and khas possession of the said premises to the Owner.
- (e) The Developer herein reserves its right to acquire and enter into arrangements in respect of further land adjacent/adjoining/contiguous to the project and/or enter into suitable arrangements with the owner of such further land adjacent/adjoining/contiguous and to make the same a part and parcel of the Project and the owner expressly consents to the same and shall extend all the necessary objection to the Developer without claiming any interest at or upon the further land adjacent/adjoining/contiguous to the project and/or the construction thereon.

XXXI) SALE OF APARTMENTS BELONGING TO OWNER:

- (i) The DEVELOPER agrees to sell the Units belonging to the OWNER along with the Units belonging to the DEVELOPER on similar terms as that of the DEVELOPER, as and when requested by the OWNER.
- (ii) The parties shall make best endeavor to keep the selling price identical of the Units in the OWNER'S Allocation and Developer Allocation for better price realizations.

XXXII) FORCE MAJEURE

Notwithstanding anything contained under this Agreement the Developer shall not be responsible for any delay or any breach if such delay or breach is caused by reason of any change of Law, Rules, Regulations or any restrictions imposed by any Government or other Authority including any judicial Authority, non-grant/issue of necessary approvals or permissions by the concerned authorities, or by reason of war, civil commotion, acts of public enemy, blockade, bomb blast, bomb threat, destruction of subject matter of this Agreement, earthquake, epidemic, fire, flood, acquisition or requisition proceedings, or non-availability of any vital construction material or natural calamity or any Act of God or due to any other similar reason (including strikes) beyond the reasonable control of the Developer (Force Majeure). In any of the aforesaid events, the affected Party shall intimate such Force Majeure event to the Other Party within 7 (seven) days from the date of occurrence of such event and shall also promptly inform cessation of such event.

SCHEDULE

(PART I)

(Land by PURCHASE)

ALL THAT Piece and Parcel of Land admeasuring 7 Acre 61 decimal together with structure standing thereon lying and situated at Mouza – Doharia, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365, 1362/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389, 734/810/1390 & 1361 R.S. Khatian no. 979,988 P.S. Barasat North 24 Parganas.



(PART II)(Land as per Settlement Record)

ALL THAT Piece and Parcel of Land admeasuring 7 Acre 51 decimal together with structure standing thereon lying and situated at Mouza – Doharia, J.L. no. 45, Touzi no. 146, comprised in R.S. Dag nos. 1356, 1357, 1358, 1359, 1360, 1362, 1363, 1364, 1365. (Old 1362/1662) new 1363/1662, 1363/1663, 1374, 1375, 1384, 1385, 1386, 1387, 1388, 1389. (Old 734/810/1390) new 1390 & 1361 R.S. Khatian no. 979, 988, 208, and 310, Madhyamgram Municipality District North 24 Parganas.

(PART III)(Land by Actual Measurement)

ALL THAT Piece and Parcel of Land admeasuring 22 bigha 15 Kattah 5 Chitak 5 Square feet i.e 781 decimals together with structure standing thereon lying and situated at Mouza – Doharia, J.L. no. 45, Touzi no. 146, comprised in R.S. Dag nos. 1356 (measuring 51 decimals), 1357 (measuring 30 decimals), 1358 (measuring 54 decimals), 1359 (measuring 25 decimals), 1360 (measuring 48 decimals), 1362 (measuring 27 decimals), 1363 (measuring 20 decimals), 1364 (measuring 23 decimals), 1365 (measuring 17 decimals), 1363/1662 (measuring 22 decimals), 1363/1663 (measuring 45 decimals), 1374 (measuring 21 decimals), 1375 (measuring 20 decimals), 1384 (measuring 24 decimals), 1385 (measuring 18 decimals), 1386 (measuring 27 decimals), 1387 (measuring 26 decimals), 1388 (measuring 12 decimals), 1389 (measuring 1 Acre 46 decimals), 1390 (measuring 75 decimals) & 1361 (measuring 30 decimals) R.S. Khatian no. 979, 988, 208, and 310, at Holding no. 19, Mujibar Rahaman Road, P.S. Barasat presently Madhyamgram under Ward no. 15 (Old) 16 (New) within the ambit of Madhyamgram Municipality District North 24 Parganas.

Together with the messuages, tenements, hereditaments, premises and others thereof being butted and bounded in the following manner:

ON THE NORTH : Doharia Peazabagan  
 ON THE SOUTH : Municipality Road  
 ON THE EAST : Rabindra Nagar  
 ON THE WEST : K B Ghosh Land

KANCHANDEVI PRIVATE LIMITED

Master Properties Pvt. Ltd

R. Ramchandran  
 DIRECTOR

R. Ramchandran  
 Director

## ANNEXURE - I SPECIFICATIONS

### Structure -

R.C.C. Frame Structure

6" Solid Block masonry for external wall and 4" Solid block for partition wall

### Doors and Windows -

All Door frames and shutters of Non Teak Wood.

Flush shutter for Room Doors.

### Flooring and Cladding:-

Vitrified flooring for main living and dining area.

S. Vitrified flooring for all other internal areas except Bathrooms

Anti-skid Ceramic flooring for bathrooms.

Good quality ceramic tile cladding tiles up to 7' 0" for Bathrooms and 2' 0" above counter in kitchen, cladding in utility as per requirement.

### Painting:-

Ace paint for external areas with 2 coats of ASIAN

Ace paint for internal staircase and lobbies with 2 coats of OBD

Internal paint with Oil Bound Distemper.

### Toilets and Kitchen:-

All sanitary ware of Perry ware/Hind ware/or any Standard Make all C.P. fittings of Jaquar Brand with total hot and cold mixers for all shower points, wash basin points, kitchen, utilities etc.,



Flush Valve for all toilets

Concealed Master Control for all toilets.

Health Faucet for all toilets.

Geysers provision for all toilets, kitchens, utilities etc.,

30mm thick Granite Counter and Stainless sink of good quality for kitchen.  
Provision for Aqua Guard, Water Point for refrigerator, exhaust fan/Chimney  
point, washing Machine provisions in utilities etc.,

Electrical -

Anchor Roma Brand of Switches.

TV and Telephone points for living.

A.C. points in all Bed Rooms.

Provisions for Bed Lamp in Bed Rooms.

Lift -

Standard brand of requisite passengers capacity.

Stand by Generator:

For common areas, Water pumps, lifts.

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.

EXECUTED AND DELIVERED by the OWNERS at Kolkata in the presence of:

1. Ram Prasad Pal  
30 Late Katanwar Pal  
16/5 P. K. Roychowdhury  
2nd Byelane, Howrah - 3.
2. Soumen Laha  
15/1 B. H. Lane  
Shibpur, Howrah  
Pin - 71102

EXECUTED AND DELIVERED by the DEVELOPER at Kolkata in the presence of:

1. Ram Prasad Pal
2. Soumen Laha

RAMCHANDANI PRIVATE LIMITED

R. Ramchandani  
DIRECTOR

Master Properties Pvt. Ltd

M. Ramchandani  
Director

Drafted by -

Plaban Basu  
PLABAN BASU  
Advocate  
High Court, Calcutta  
Reg. No- F/1494/1212/2012



SPECIMEN FORM FOR TEN FINGERPRINTS



*M. Ramchandran*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*R. Ramchandran*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

DATE  
DATED THIS THE DAY OF, 2016  
DATE

**B E T W E E N**

RAMCHANDANI PRIVATE LIM  
..... OWNER  
AND

MASTER PROPERTIES PRIVATE  
LIMITED  
.... DEVELOPER

**DEVELOPMENT AGREEMENT**

A.K. CHOWDHARY & CO  
Advocates  
10, Old Post Office Street,  
1<sup>st</sup> Floor, Room No. 21,  
Kolkata-700001



**Seller, Buyer and Property Details**

**Land Lord & Developer Details**

Presentant Details	
SL No	Name and Address of Presentant
1	Mr RISHAD RAMCHANDANI 13, BRABOURNE ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001

Land Lord Details	
SL No	Name, Address, Photo, Finger print and Signature
1	RAMCHANDANI PRIVATE LIMITED 13, BRABOURNE ROAD, P.O:- GPO, P.S:- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001 PAN No. AABCR2811E.; Status : Organization; Represented by representative as given below:-
1(1)	Mr RISHAD RAMCHANDANI 13, BRABOURNE ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APDPR2364A.; Status : Representative; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Pvt. Residence

Developer Details

SL No	Name, Address, Photo, Finger print and Signature
1	MASTER PROPERTIES PRIVATE LIMITED 5B, HEYSHAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCM5973C.; Status : Organization; Represented by representative as given below:-
1(1)	Mr HARISH PRITO RAMCHANDANI 5B, HEYSHAM ROAD, P.O:- ELGIN ROAD, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADFPR4733R. Status : Representative; Date of Execution : 17/05/2016; Date of Admission : 17/05/2016; Place of Admission of Execution : Pvt. Residence

B. Identifier Details

Identifier Details			
SL No	Identifier Name & Address	Identifier of	Signature
1	Mr RAM PROSAD PAL Son of Late RATNESWAR PAL 16/3, P.K. ROY CHOWDHURY 2ND BYE LANE, P.O:- B GARDEN, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India	Mr RISHAD RAMCHANDANI, Mr HARISH PRITO RAMCHANDANI	

C. Transacted Property Details

Land-Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1356 , RS Khatian No:- 979	61 Dec	0/-	1,97,81,798/-	Proposed Use: Bastu, ROR: Shall, Property is on Road
L2	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1357 , RS Khatian No:- 988	30 Dec	0/-	1,16,38,352/-	Proposed Use: Bastu, ROR: Shall, Property is on Road



## Land Details

Sl No	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L3	District North 24-Parganas, P.S.- Barasat, Municipality MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1358 , RS Khatian No:- 206	54 Dec	0/-	2,09,45,434/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L4	District North 24-Parganas, P.S.- Barasat, Municipality MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1359 , RS Khatian No:- 310	25 Dec	0/-	96,96,960/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L5	District North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1360 , RS Khatian No:- 979	48 Dec	0/-	1,86,18,163/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L6	District North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1362 , RS Khatian No:- 988	27 Dec	0/-	1,04,72,717/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L7	District North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1363 , RS Khatian No:- 209	20 Dec	0/-	77,57,568/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L8	District North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1364 , RS Khatian No:- 310	23 Dec	0/-	89,21,203/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L9	District North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1365 , RS Khatian No:- 979	17 Dec	0/-	65,93,933/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L10	District North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1363/1662 , RS Khatian No:- 968	22 Dec	0/-	85,33,325/-	Proposed Use: Bastu, ROR: Shali, Property is on Road



## Land Details

Sl. No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L11	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1363/1663 RS Khatian No:- 208	45 Dec	0/-	1,74,54,528/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L12	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1374 RS Khatian No:- 310	21 Dec	0/-	81,45,448/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L13	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1375 RS Khatian No:- 979	20 Dec	0/-	77,57,568/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L14	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1384 RS Khatian No:- 988	24 Dec	0/-	93,09,082/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L15	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1385 RS Khatian No:- 208	18 Dec	0/-	89,81,811/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L16	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1386 RS Khatian No:- 310	27 Dec	0/-	1,04,72,717/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L17	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1387 RS Khatian No:- 979	26 Dec	0/-	1,00,94,838/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L18	District: North 24-Parganas, P.S.- Barasat, Municipality: MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No: 16, Holding No:19	RS Plot No:- 1388 RS Khatian No:- 988	12 Dec	0/-	46,54,541/-	Proposed Use: Bastu, ROR: Shali, Property is on Road



**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L19	District: North 24-Parganas, P.S.- Barasat, Municipality MADHYAMGRAM, Road: Mujibar Raheman Road, Mouza: Doharia, Ward No. 16, Holding No:19	RS Plot No:- 1389 , RS Khatian No:- 208	1 Acre 48 Dec	0/-	5,86,30,246/-	Proposed Use: Bastu, ROR: Shall, Property is on Road
L20	District: North 24-Parganas, P.S.- Barasat, Municipality MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No. 16, Holding No:19	RS Plot No:- 1390 , RS Khatian No:- 310	75 Dec	0/-	2,90,90,880/-	Proposed Use: Bastu, ROR: Shall, Property is on Road
L21	District: North 24-Parganas, P.S.- Barasat, Municipality MADHYAMGRAM, Road: Mujibar Rahaman Road, Mouza: Doharia, Ward No. 16, Holding No:19	RS Plot No:- 1361 , RS Khatian No:- 979	30 Dec	0/-	1,16,36,352/-	Proposed Use: Bastu, ROR: Shall, Property is on Road

**Structure Details**

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21	100 Sq Ft	0/-	30,000/-	Structure Type: Structure

**Transfer of Property from Land Lord to Developer**

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	51	100
L2	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	30	100
L3	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	54	100



**Transfer of Property from Land Lord to Developer**

Sl. No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
L4	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	25	100
L5	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	45	100
L6	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	27	100
L7	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	20	100
L8	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	23	100
L9	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	17	100
L10	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	22	100
L11	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	45	100
L12	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	21	100
L13	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	20	100
L14	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	24	100
L15	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	18	100
L16	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	27	100
L17	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	26	100
L18	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	12	100
L19	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	148	100
L20	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	75	100
L21	RAMCHANDANI PRIVATE LIMITED	MASTER PROPERTIES PRIVATE LIMITED	30	100

**D. Applicant Details**

Details of the applicant who has submitted the requisition form.	



Details of the applicant who has submitted the requisition form

Applicant's Name	RAMCHANDANI PRIVATE LIMITED
Address	13, BRABOURNEN ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Buyer/Claimant

Office of the A.R.A. - IV KOLKATA, District: Kolkata  
Encroachment For Deed Number : I - 190404637 / 2016

Query No/Year	19040000654202/2016	Serial no/Year	1904004239 / 2016
Deed No/Year	I - 190404637 / 2016		
Transaction	[2110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr RISHAD RAMCHANDANI	Presented At	Private Residence
Date of Execution	17-05-2016	Date of Presentation	17-05-2016

**Remarks**

On 17/05/2016

Presented under Section 52 & Rule 22A(3) 48(r) W.B. Registration Rules, 1962.

Presented for registration at 14:50 hrs on : 17/05/2016, at the Private residence by Mr RISHAD RAMCHANDANI,

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 29,52,05,462/-

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

Execution is admitted on 17/05/2016 by

Mr RISHAD RAMCHANDANI DIRECTOR, RAMCHANDANI PRIVATE LIMITED, 13, BRABOURNE ROAD, P.O. - GPO, P.S. - Hare Street, District-Kolkata, West Bengal, India, PIN - 700001 Mr RISHAD RAMCHANDANI, Son of Mr HARISH PRITO RAMCHANDANI, 13, BRABOURNE ROAD, P.O. : GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By profession Business Identified by Mr RAM PROSAD PAL, Son of Late RATNESWAR PAL, 16/3, P.K. ROY CHOWDHURY 2ND BYE LANE, P.O: B GARDEN, Thana: Shibpur, Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu, By Profession Others

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

Execution is admitted on 17/05/2016 by

Mr HARISH PRITO RAMCHANDANI DIRECTOR, MASTER PROPERTIES PRIVATE LIMITED, 5B, HEYSHAM ROAD, P.O. - ELGIN ROAD, P.S. - Bhawanipore, District-South 24-Parganas, West Bengal, India, PIN - 700020 Mr HARISH PRITO RAMCHANDANI, Son of Late PRITO DINGOMAL RAMCHANDANI, 5B, HEYSHAM ROAD, P.O. ELGIN ROAD, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, By caste Hindu, By profession Business Identified by Mr RAM PROSAD PAL, Son of Late RATNESWAR PAL, 16/3, P.K. ROY CHOWDHURY 2ND BYE LANE, P.O: B GARDEN, Thana: Shibpur, Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu, By Profession Others

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA



On 18/05/2016

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- , J = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

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

1. Rs. 101/- is paid, by online on 17/05/2016 2:26PM with Govt. Ref. No. 192016170005320601 on 17-05-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. IKB2623189 on 17/05/2016, Head of Account 0030-03-104-001-16

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,020/-

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

1. Rs. 70,020/- is paid, by online on 17/05/2016 2:26PM with Govt. Ref. No. 192016170005320601 on 17-05-2016, Bank: State Bank of India ( SBIN0000001), Ref. No. IKB2623189 on 17/05/2016, Head of Account 0030-02-103-003-02

**Payment of Stamp Duty**

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 22145, Purchased on 17/05/2016, Vendor named S MUKHERJEE

  
(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

ertificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2016, Page from 168600 to 168649  
being No 190404637 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.05.20 12:48:17 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 20-05-2016 12:48:16  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)