

भौरतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

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ONE THOUSAND RUPEES

Rs.1000

পশ্চিমবঙ্গ पश्चिम ब्रेगाल WEST BENGAL

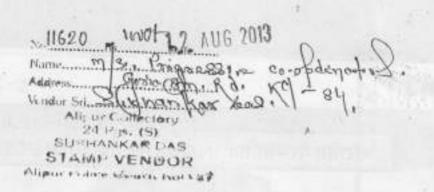
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J. W. 18988



DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 27 h day of September, Two Thousand Thirteen (2013) A.D.



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Grapas Datis
Slotali-Mahini Mahue Datis
This C.R. Colony
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Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07774 / 2013, Deed No. (Book - I , 07651/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nital Chandra Mondal Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	27/09/2013	LTI 27/09/2013	Nital chander non

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Gopicharan Mondal Address -Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self		Lin G	* pjelianan M
			27/09/2013	27/09/2013	
2	Nitai Chandra Mondal Address -Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self		LTI N	ilai chundra M
		DV:	27/09/2013	27/09/2013	
3	Swapan Kumar Mondal Address -Kalitala Garia Station Rd, Thene:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self		SA LTI	wapan num pent
		1 1	27/09/2013	27/09/2013	
4	Ujjala Mondai Address -Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self		Till 1	v sjj. ale Mond
			27/09/2013	27/09/2013	

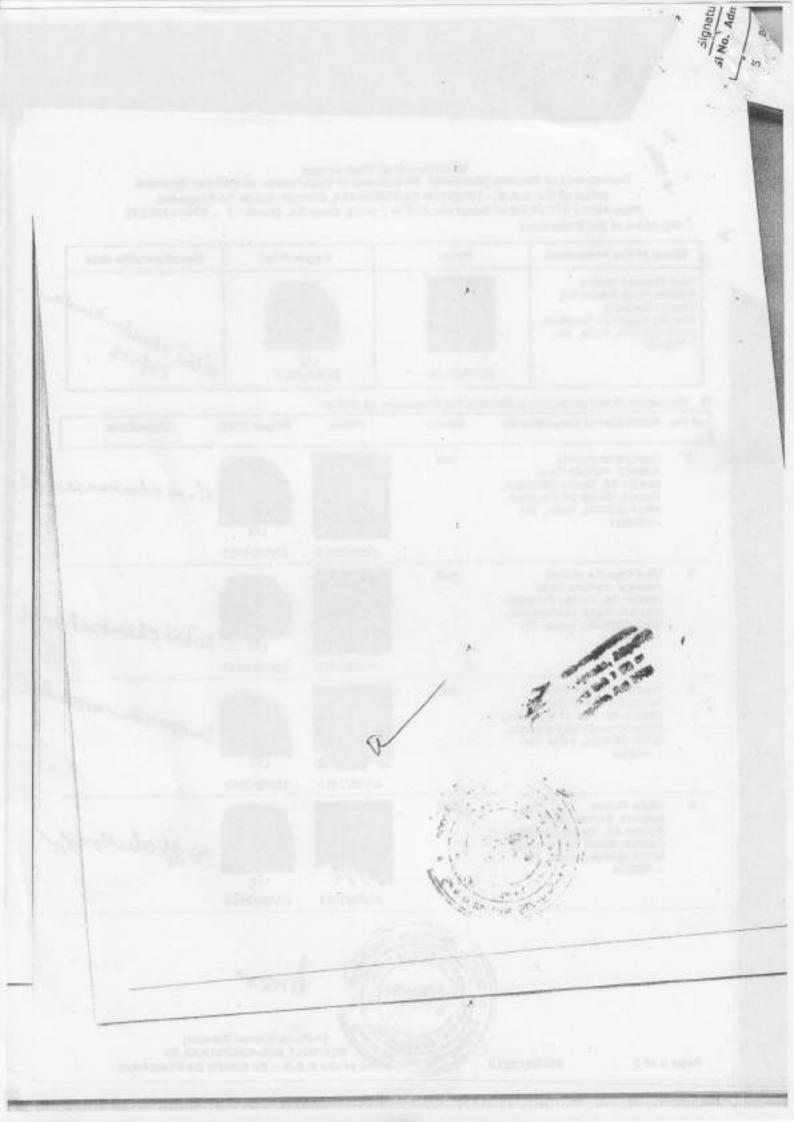


Anta.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

Page 1 of 2

27/09/2013



Government of West Bengal

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

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas

Signature / LTI Sheet of Serial No. 07774 / 2013, Deed No. (Book - I , 07651/2013)

ة No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Bijoy Mondal Address - Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	27/09/2013	LTI 27/09/2013	Bijog Howan
6	Dipankar Naskar Address -Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	27/09/2013	LTI 27/09/2013	Dipment North

Name of Identifier of above Person(s)

Gopai Dutta 5/6 C R Colony Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700032 Signature of Identifier with Date

23/13/18

The state of the s

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

27/09/2013

Page 2 of 2



Government Of West Bengal Office Of the D.S.R. - IV SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number: 1 - 07651 of 2013 (Serial No. 07774 of 2013 and Query No. 1604L000016960 of 2013)

On 27/09/2013

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 : 4, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 16535.00/-, on 27/09/2013

(Under Article ; B = 16489/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 27/09/2013)

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,08,47,602/-

Certified that the required stamp duty of this document is Rs.- 75011 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

- 1. Rs. 35050/- is paid , by the draft number 010921, Draft Date 26/09/2013, Bank ; State Bank of India, FARTABAD, received on 27/09/2013
- 2. Rs. 39050/- is paid , by the draft number 432929, Draft Date 26/09/2013, Bank : State Bank of India, Boral Branch, received on 27/09/2013

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

Presented for registration at 12.45 hrs on :27/09/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Nitai Chandra Mondal, one of the Executants.

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

Execution is admitted on 27/09/2013 by

- 1. Gopicharan Mondal, son of Lt. Jotish Ch Mondal , Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession :
- 2. Nitai Chandra Mondal, son of Lt. Jotish Ch Mondal , Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Plip - 700084, By Caste Hindu, By Profession :
- Swapan Kumar Mondal, son of Lt. Jotish Ch. Mondali , Kalitale Charia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL; India, Pin :- 700000 By Caste Hindu, By Profession : exal Business

(Ashoke Kumar Biswas) DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2

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Government Of West Bengal Office Of the D.S.R. - IV SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number : 1 - 07651 of 2013 (Serial No. 07774 of 2013 and Query No. 1604L000016960 of 2013)

- Ujjala Mondal, wife of Gopicheran Mondal, Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700084, By Caste Hindu, By Profession: Housewife
- Bijoy Mondal
 Developer, M/s Progressive Co Ordinators, Deodar Place Garia Station Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700084.
 , By Profession: Business
- Dipankar Naskar
 Developer, M/s Progressive Co Ordinators, Deodar Place Garia Station Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700084.
 By Profession: Business

Identified By Gopal Dutta, son of Lt. Mohini Mohan Dutta, 5/6 C R Colony Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700032, By Caste: Hindu, By Profession: Service.

(Ashoke Kumar Biswas) DISTRICT SUB-REGISTRAR-IV



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(Ashoke Kur : Fiswas) DISTRICT SUB-REGISTRAR-IV

EndorsementPage 2 of 2

CHANDRA MONDAL, (3) SRI SWAPAN KUMAR MONDAL.

all are sons of Late Jotish Chandra Mondal, (4) SMT.

UJJALA MONDAL, wife of Sri Gopicharan Mondal, all by

Nationality - Indian, all by faith - Hindu, by occupation
No. 1 to 3 - Business, No. 4 Housewife, all are residing at

Kalitala, Garia Station Road, Post Office - Garia, Police

Station - Sonarpur, Kolkata - 700084, hereinafter

collectively called and referred to as the "OWNERS" (which
expression shall unless excluded by or repugnant to the

context hereof be deemed to mean and include their
respective heirs, executors, administrators, legal
representatives and/or assigns) of the ONE PART.

AND

M/S. PROGRESSIVE CO-ORDINATORS a Partnership

Firm, having its registered office at Deodar Place, Garia

Station Road, Post Office - Garia, Kolkata - 700084,

represented by its Partners namely (1) SRI BIJOY

MONDAL, son of Sri Badal Mondal, by nationality - Indian,

a remarkable of appoints. Here he do not be under the Stange - Stangers Subjects - roomes, Bereinsgrav 2 7 SEP 2013 TOTAL THE LIT SOLDERS STREET, SOLD IN COLUMN STREET DONLOG - will provide the portion the northwest for the Landon.

by faith - Hindu, by occupation - Business, residing at Garia Station Road, Post Office - Garia, Kalitala, P.S. - Sonarour, Kolkata - 700084, District - South 24 Parganas, (2) SRI DIPANKAR NASKAR, son of Late Kashi Nath Naskar, by nationality - Indian, by faith - Hindu, by occupation -Business, residing at Garia Station Road, Post Office -Garia, Kalitala, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (3) SRI LALIT MONDAL, son of Late Pasupati Mondal, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Post Office - Garia, Kalitala, P.S. - Sonarpur, Kolkara -700084, District - South 24 Parganas, (4) SRI ANUP KAYAL, son of Sri Adhir Kayal, by nationality - Indian, by faith -Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (5) SRI DEBASISH GAYEN, son of Sri Satyendra Nath Gayen, by nationality -Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. -Sonarpur, Kolkata - 700084, District - South 24 Paranas, (6) SRI BISWANATH GAYEN, son of Sri Rabin Gayen, by nationality - Indian, by faith - Hindu, by occupation -

120 CO SERVICE TOWNS COMMISS OF STREET the state of the second ARCH THE SE HEAVY - SOUTH AS PLAN AND A or our married start of mayout and of the leader Course. But sectionality feeding by Add - Blacks, by Sangestion

Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Kolkata - 700084, District -South 24 Parganas, (7) SRI TUSHAR MONDAL, son of Late Anil Chandra Mondal, by nationality - Indian, by faith -Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (8) SRI RAJU MONDAL, son of Sri Gopal Chandra Mondal, by nationality Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. -Sonarpur, Kolkata - 700084, District - South 24 Parganas and (9) SRI CHANDAN NASKAR, son of Sri Lakshmi Kanta Naskar, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Kolkata -700084, District - South 24 Parganas, hereinafter collectively called and referred to as the "BUILDER" (which expression shall unless excluded by or repugnant to the context hereto be deemed to include their respective executors, administrators, legal representatives and/or assigns and/or nominee or nominees) of the OTHER PART.

the statement bearing on Green Treatment bearing the published Country than the American Strategics - Science and American ment and the second 27 SEP 2013 alternative most distant or forest in strong from the CONTRACTOR OF STREET, STREET,

The Builders No. 3 to 9 are being represented by their constituted ATTORNEYS namely (1) SRI BIJOY MONDAL, son of Sri Badal Mondal, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (2) SRI DIPANKAR NASKAR, son of Late Kashi Nath Naskar, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (the Builders No. 1 & 2 herein respectively).

WHEREAS originally as per Record of Rights ALL THAT
piece and parcel of landed property lying and situated at
Mouza - Barhans Fartabad, Pargana - Medanmolla, J.L.
No. 47, comprised in R.S. Khatian No. 596, R.S. Dag No.
879 - land area 28 Decimals and R.S. Dag No. 883 - land
area 32 Decimals, R.S. Khatian No. 597, R.S. Dag No. 880
- land area 17 Decimals, presently within the limits of the
Rajpur-Sonarpur Municipality, Ward No. 29, under Police
Station - Sonarpur, Addl. District Sub-Registrar Office
Sonarpur in the District of South 24 Parganas belonged to
SATISH CHANDRA MONDAL and JATISH CHANDRA

ORN AND LINE HAR SHEET, MY AND THE REAL PROPERTY AND ADDRESS OF THE PARTY AND ADDRESS OF THE PAR

MONDAL, both sons of Late Harimohan Mondal of Barhans Fartabad, Kalitala, P.S. - Sonarpur, District - South 24 Parganas AND due to avoid future litigation for the year 1962 (dt. 20:07.1962) by virtue of a registered Deed of Partition, the said SATISH CHANDRA MONDAL and JATISH CHANDRA MONDAL demarcated their portions of the above property along with others land and this Deed of Partition which was duly registered at A.D.S.R. Office Sonarpur and recorded in Book No. I, Volume No. 87, Pages to Being No. 7329 for the year 1964.

AND WHEREAS after demarcation and determination of the above referred landed property, the said JATISH CHANDRA MONDAL executed and registered a Deed of Family Settlement on 23.11.1984 which was duly registered at A.D.S.R. Office Sonarpur and recorded in Book No. I, Volume No. Pages to Being No. for the year 1984 and on the basis of the said Family Settlement Deed, his one of the sons namely SRI GOPI CHARAN MONDAL (the Owner No. 1 herein) herein got 14 Decimals landed property out of 28 Decimals in R.S.

and bearing the believe the supplemental and the same of the distributed to Escale and to the first own of the source afternal telling and its second not no long with Ferraday Sectionary from his one of the sound named of the core

Khatian No. 596 - R.S. Dag No. 879 and also got 8.5

Decimals landed property out of 17 Decimals in R.S.

Khatian No. 597 - R.S. Dag No. 880 along with others land in Mouza - Barhans Fartabad, Pargana - Medanmolla, J.L.

No. 47 in the District of South 24 Parganas AND one SRI

BASUDEB MONDAL son of Late Jatish Chandra Mondal also got some landed property in Mouza - Barhans Fartabad from his father Jatish Chandra Mondal (since deceased) by virtue of an another Deed of Family Settlement which was also duly registered at A.D.S.R. Office Sonarpur and recorded in Book No. I, Volume No. Pages to

Being No. 4522 for the year 1984 and on the basis of the above, the said BASUDEB MONDAL sold and transferred 4.5 Decimals landed property in Mouza - Barhans Fartabad, J.L. No. 47, R.S. Khatian No. 597 - R.S. Dag No. 880 along with others land TO SRI GOPI CHARAN MONDAL (the Owner No. 1 herein) THROUGH a registered Deed of Conveyance which was duly registered at A.D.S.R. Office Sonarpur and recorded at Book No. 1, Volume No. 54, Pages 347 to 352, Being No. 4136 for the year 1987.

D. S. Joy, onto loss with away and J. S. S. and add as A P. A. to breezing wight and on A. D. S. R. second of think the A Volume No. 54.

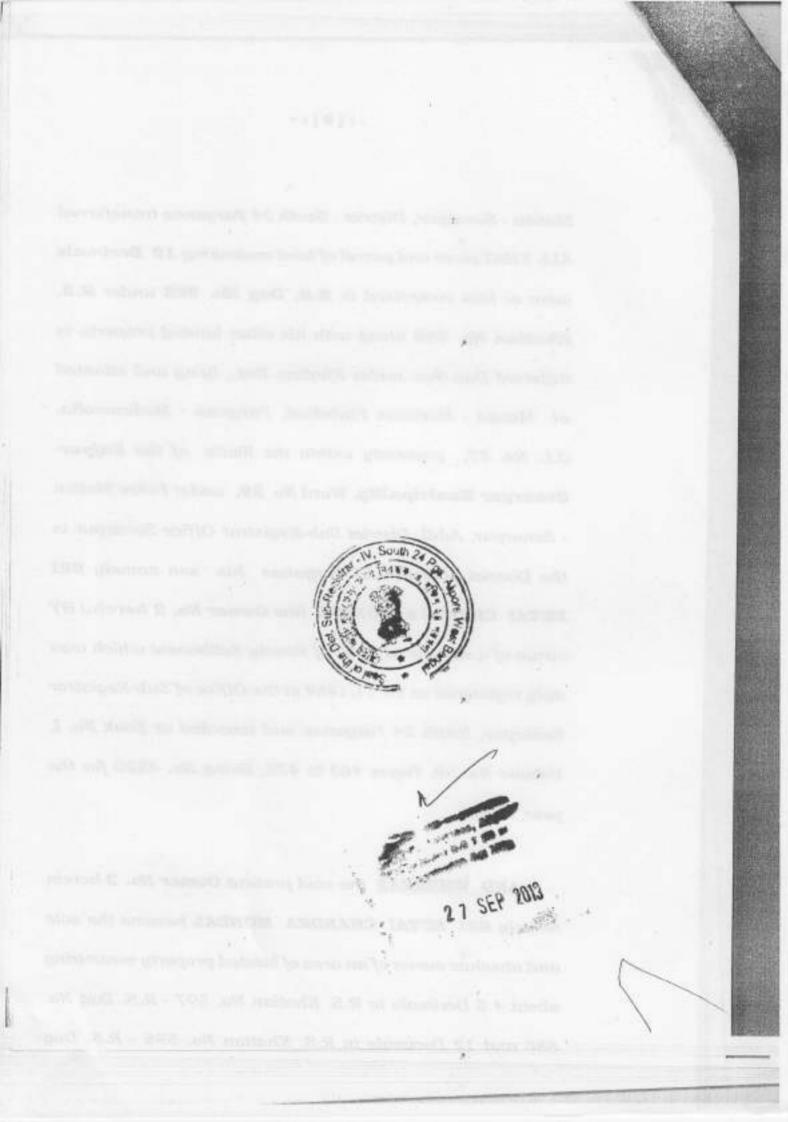
and whereas the said present Owner No. 1 herein namely SRI GOPI CHANDRA MONDAL became the sole and absolute owner of an area of landed property measuring about 14 Decimals in R.S. Khatian No. 596 - R.S. Dag No. 879 and 13 Decimals in R.S. Khatian No. 597 - R.S. Dag No. 880 in Mouza - Barhans Fartabad, J.L. No. 47 along with other's land and enjoyed the same freely and absolutely without any claim and demand from any other corner.

and whereas said SRI Basudes Mondal also sold and transferred 4.5 Decimals landed property i.e. 2 Cottahs 8 Chittaks more or less lying and situated Mouza - Barhans Fartabad, J.L. No. 47, comprised in R.S. Khatian No. 597 - R.S. Dag No. 880 TO SRI NITAI CHANDRA MONDAL (the Owner No. 2 herein) THROUGH a registered Deed of Conveyance which was duly registered at A.D.S.R. Office Sonarpur and recorded in Book No. I, Volume No. 54, Pages 359 to 364, Being No. 4138 for the year 1987 and said SRI JATISH CHANDRA MONDAL son of Late Harimohan Mondal of Barhans Fartabad, Kalitala, Police

soft part 2.7 - bergere medical his mentant for the party No. Buts, placed water both boughters have found from the many No. with the the poor 1987 and

Station - Sonarpur, District - South 24 Parganas transferred ALL THAT piece and parcel of land measuring 12 Decimals more or less comprised in R.S. Dag No. 883 under R.S. Khatian No. 596 along with his other landed property in different Dag Nos. under Khatian Nos., lying and situated at Mouza - Barhans Fartabad, Pargana - Medanmolla, J.L. No. 47, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 29, under Police Station Sonarpur, Addl. District Sub-Registrar Office Sonarpur in the District of South 24 Parganas his son namely SRI NETAI CHANDRA MONDAL (the Owner No. 2 herein) BY virtue of a registered Deed of Family Settlement which was duly registered on 23.11.1984 at the Office of Sub-Registrar Sonarpur, South 24 Parganas and recorded at Book No. I, Volume No. 38, Pages 463 to 470, Being No. 4520 for the uear 1984.

AND WHEREAS the said present Owner No. 2 herein namely SRI NETAI CHANDRA MONDAL became the sole and absolute owner of an area of landed property measuring about 4.5 Decimals in R.S. Khatian No. 597 - R.S. Dag No. 880 and 12 Decimals in R.S. Khatian No. 596 - R.S. Dag



No. 883 in Mouza - Barhans Fartabad, J.L. No. 47 along with others land and enjoyed the same freely and absolutely without any claim and demand from any other corner.

AND WHEREAS on 23.11.1984, said SRI JATISH CHANDRA MONDAL transferred ALL THAT piece and parcel of land measuring 12 Decimals more or less comprised in R.S. Dag No. 883 under R.S. Khatian No. 596 along with other landed property in different Dag Nos. under Khatian Nos., lying and situated at Mouza - Barhans Fartabad, Pargana - Medanmolla, J.L. No. 47, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 29, under Police Station - Sonarpur, Addl. Cistrict Sub-Registrar Office Sonarpur in the District of South 24 Parganas TO AND IN FAVOUR OF his son namely SRI SWAPAN KUMAR MONDAL (the Owner No. 3 herein) BY virtue of a registered another Deed of Settlement which was duly registered at the Office of Sub-Registrar Sonarpur, South 24 Parganas and recorded at Book No. I, Volume No. Being No. 4523 for the year 1984.

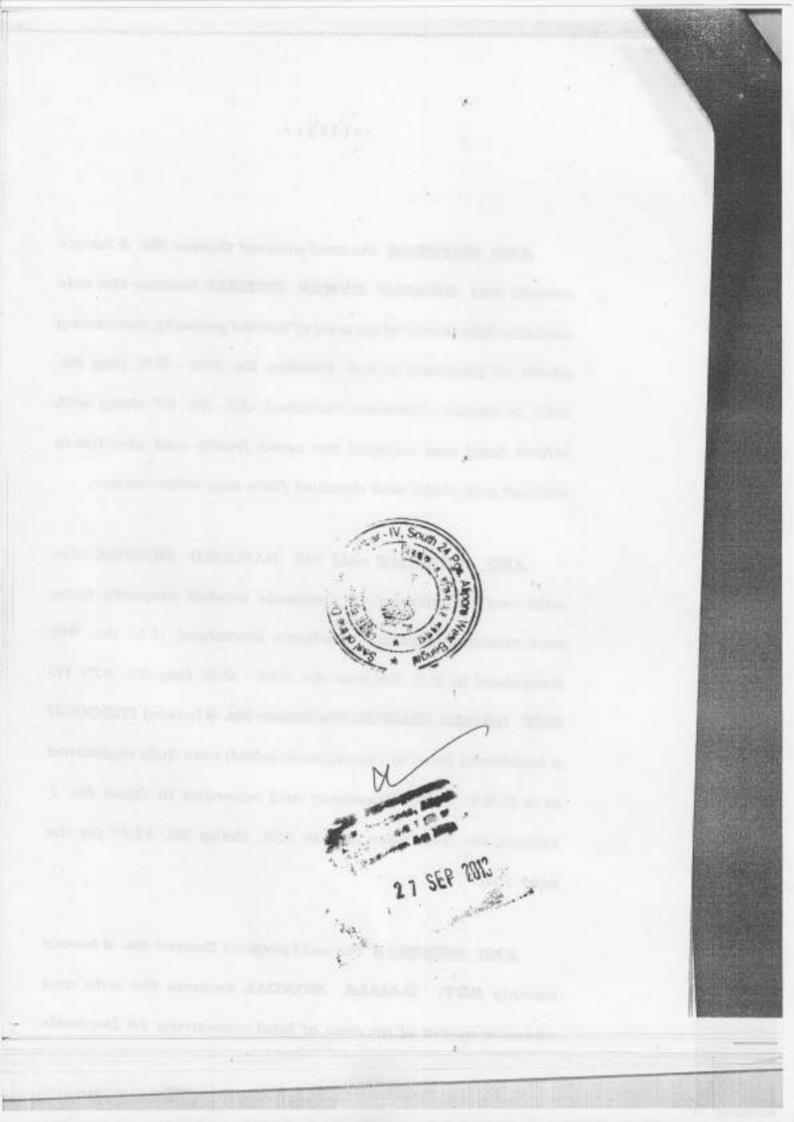
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waster these parts and the property of the parts of the p have seen the part of the providence and the party of

and absolute owner of an area of landed property measuring about 12 Decimals in R.S. Khatian No. 596 - R.S. Dag No. 883 in Mouza - Barhans Fartabad, J.L. No. 47 along with others land and enjoyed the same freely and absolutely without any, claim and demand from any other corner.

and situated Mouza - Barhans Fartabad, J.L. No. 47, comprised in R.S. Khatian No. 596 - R.S. Dag No. 879 TO SMT. UJJALA MONDAL (the Owner No. 4 herein) THROUGH a registered Deed of Conveyance which was duly registered at A.D.S.R. Office Sonarpur and recorded in Book No. 1, Volume No. 54, Pages 353 to 358, Being No. 4137 for the year 1987.

AND WHEREAS the said present Owner No. 4 herein namely SMT. UJJALA MONDAL became the sole and absolute owner of an area of land measuring 14 Decimals



more or less lying and situated Mouza - Barhans Fartabad,

J.L. No. 47, comprised in R.S. Khatian No. 596 - R.S. Dag

No. 879 J.L. No. 47 and enjoyed the same freely and

absolutely without any claim and demand from any other

corner.

AND WHEREAS said (1) SRI GOPICHARAN MONDAL (2) SRI NITAI CHANDRA MONDAL, (3) SRI SWAPAN KUMAR MONDAL and (4) SMT. UJJALA MONDAL (the Owners/First Party herein) became the joint owners and possessors, of ALL THAT piece and parcel of land measuring 26.25 (twenty six point two five) Decimass more or less i.e. 15 Cottahs 14 Chittaks 4 Sft. more or less comprised in R.S. Dag No. 879(P), land measuring 17 (seventeen) Decimals more or less i.e. 10 Cottahs 4 Chittaks 25 Sft. comprised in R.S. Dag No. 880 AND land measuring 24 (twenty four) Decimals more or less i.e. 14 Cottahs 8 Chittaks 14 Sft. comprised in R.S. Dag No. 883 i.e. total land measuring 67.25 (sixty seven point two five) Decimals more or less i.e. 40 Cottahs 10 Chittaks 43 Sft. lying and situated at Mouza - Barhans Fartabad, Partana -Medanmolla, J.L. No. 47, comprised in R.Dag No. 879 (P),

making spine and there were comment from party without name or ferming. For Committee 2 or Chinates 43 are. Today and R.S. Dag No. 880 and R.S. Dag No. 883 under R.S. Khatian No. 596, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 29, Municipal Holding No. 1951, 1601, 1764, Kalitala Garia Station Road, Kolkata - 700084 under Police Station - Sonarpur, Addl. District Sub-Registrar Office Sonarpur in the District of South 24 Parganas and the Owners/First Party herein have been possessing and enjoying their said property free from all sorts of encumbrances.

AND WHEREAS the Owners herein intend to raise a multi-storied building upon their said land measuring 67.25

[sixty seven point two five] Decimals more or less i.e. 40

Cottahs 10 Chittaks 43 Sft. more or less lying and situated at Mouza - Barhans Fartabad, Pargana - Medanmolla, J.L. No. 47, comprised in R.Dag No. 879 (P), R.S. Dag No. 880 and R.S. Dag No. 883 under R.S. Khatian No. 596, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 29, Municipal Holding No.

Kalitala Garia Station Road, Kolkata - 700084 under Police Station - Sonarpur, Addl. District Sub-Registrar Office Sonarpur in the District of South 24 Parganas (morefully

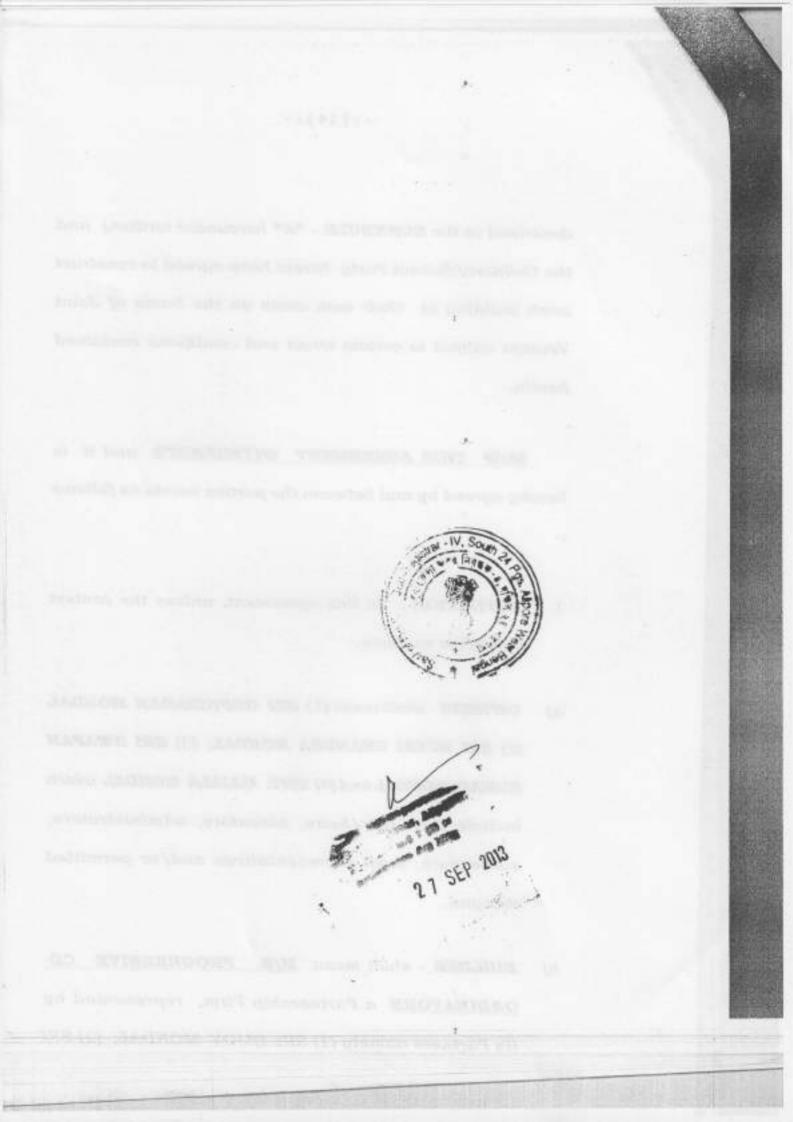
the attendance of the court of the party of 27 SEP 2013 make making betsette medica a best p

described in the SCHEDULE - "A" hereunder written) and the Builders/Second Party herein have agreed to construct such building at their own costs on the basis of Joint Venture subject to certain terms and conditions contained herein.

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

-

- DEFINITION: In this agreement, unless the context otherwise requires.
- a) OWNERS shall mean (1) SRI GOPICHARAN MONDAL (2) SRI NETAI CHANDRA MONDAL, (3) SRI SWAPAN KUMAR MONDAL and (4) SMT. UJJALA MONDAL which include their heir/heirs, executors, administrators, successors, legal representatives and/or permitted assigns.
- b) BUILDER shall mean M/S. PROGRESSIVE CO-ORDINATORS a Partnership Firm, represented by its Partners namely (1) SRI BIJOY MONDAL, (2) SRI



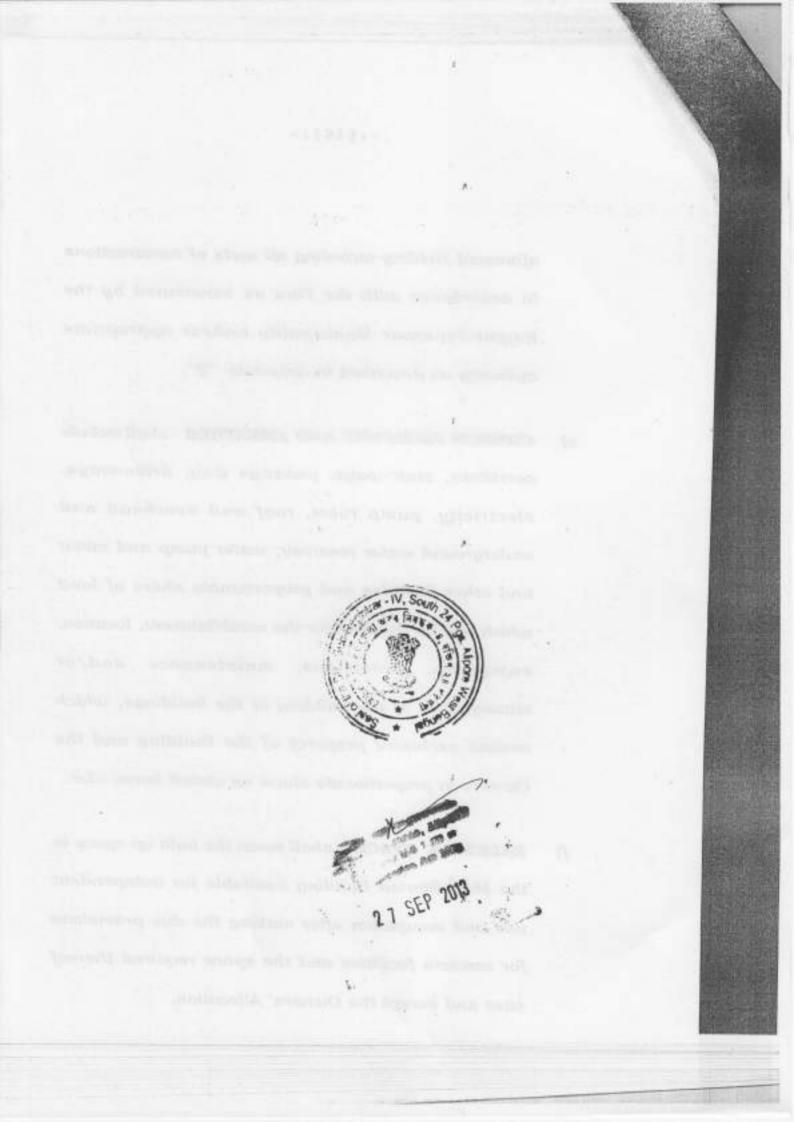
DIPANKAR NASKAR, (3) SRI LALIT MONDAL, (4) SRI
ANUP KAYAL, (5) SRI DEBASISH GAYEN, (6) SRI
BISWANATH GAYEN, (7) SRI TUSHAR MONDAL, (8)
SRI RAJU MONDAL, (9) SRI CHANDAN NASKAR.

- c) PREMISES/PROPERTY shall mean land measuring
 67.25 (sixty seven point two five) Decimals more or
 less i.e. 40 Cottahs 10 Chittaks 43 Sft. more or less
 lying and situated at Mouza Barhans Fartabad,
 Pargana Medanmolla, J.L. No. 47, comprised in R.S.
 Dag No. 879 (P), R.S. Dag No. 880 and R.S. Dag No.
 883 under R.S. Khatian No. 596, presently wwinin the
 limits of the Rajpur-Sonarpur Municipality, Ward No.
 29, Municipal Holding No. 1951, 1601, 1764, Kalitala
 Garia Station Road, Kolkata 700084 under Police
 Station Sonarpur, Addl. District Sub-Registrar Office
 Sonarpur in the District of South 24 Parganas,
 morefully described in the Schedule 'A' hereunder
 written.
- d) BUILDING shall mean building/project/ownership housing Abasan and Housing to be constructed on the

THE REPORT OF THE PERSON NAMED AND POST OFFICE ADDRESS OF THE PERSON NAMED AND PARTY OF THE PERS distanced anadously accorded to be traded by the formatteness and or present their special

aforesaid Holding including all sorts of constructions in accordance with the Plan as sanctioned by the Rajpur-Sonarpur Municipality and/or appropriate authority as described in Schedule- "B".

- e) COMMON FACILITIES AND AMENITIES -shall include corridors, stair-ways, passage way, drive-ways, electricity, pump room, roof and overhead and underground water reservoir, water pump and motor and other facilities and proportionate share of land which will be required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building or the buildings, which remain exclusive property of the Building and the Owners in proportionate share as stated here. Eder.
- f) SALEABLE SPACE shall mean the built up space in the Multi-Storied Building available for independent use and occupation after making the due provisions for common facilities and the space required thereof save and except the Owners' Allocation.



g)

OWNERS' ALLOCATION - shall mean more or less 22500 Sq.ft. built up residential area on different floors along with 4500 Sq.ft. open car parking spaces on **Ground** Floor together with **600 Sq.ft.** built-up area commercial space on the Ground floor out of total sanctioned area alongwith Rs. 30,00,000/- (Rupees Thirty Lakhs) cash amount which will be paid by the Builder to the Owners herein as per the PAYMENT SCHEDULE as mentioned herein below out of which Rs. 15,00,000/- (Rupees Fifteen Lakhs) only will be non-refundable and remaining Rs. 15,00,000/- (Rupees Fifteen Lakhs) only will be refundable together with common areas and facilities of the said Building. The Owners' allocation is morefully described in Schedule-C hereinafter written.

PAYMENT SCHEDULE

At the time of siging this Agreement Rs. 15,00,000/-

After getting the Building Plan

from the competent authority Rs. 15,00,000/-

Total Rs. 30,00,000/-

- h) BUILDERS ALLOCATION shall mean the remaining

 F.A.R. of the said Building (save and except the owners', allocation) together with common areas and facilities of the said Building and morefully described in Schedule-D hereinafter written.
- i) ARCHITECT/ENGINEER shall mean ARCHITECT/
 ENGINEER who have been appointed by the Builder
 for designing and planning of the building.
- include transfer by possession or by any other means adopted for effecting what is understood as a transfer of space in residential multi-storied building to Purchasers thereof although the same may not amount to a transfer in law.
- k) TRANSFEREE shall mean a person, firm, limited company Association of person to whom, any space in the Multi Storied Building has been transferred for residence only.
- shall mean the Super Built up space in the Multi Storied

matter of comment to be control on tentions produced to the

Building available for occupation by the transferees/

- the determination of the payable area for the intending purchaser. The Owners/builder shall take into account the total plinth area the building, stair-cases, corridors, lobbies and other areas which may be suggested by the Architect of the Builder time to time and in the regard of the decision of the intending Architect. However in no case the Super build up area of the building will not be less than 20% of the total covered or plinth area of the building.
- n) **WORD** shall mean importing Singular shall include Plural and vice-versa.
- o) **WORDS** shall mean importing Masculine Gender shall include Feminine and Neuter Genders, like wise Words importing feminine genders include masculine and neuter genders and similar word importing genders shall includes masculine and feminine genders.

2. TERMS AND CONDITIONS :

- a) The Owners shall deliver vacant possession of the Schedule- "A" Land (hereinafter referred to and called as the Land) to the Builder and the Builder shall construct a Multi Storied Building/Ownership Housing Complex thereon.
- b) The Owners shall have no responsibilities for the proposed Project/Construct except to deliver vacant possession of land and sign on relevant papers and documents as and when required by the Builder.
- b.ii) Time is essence of contract/agreement.
- c) The Owners before execution of this Agreement handed over to the Builder photo copies of all documents relating to the land and construction of the said Building also shown the original documents as were necessary and required by the Builder.
- d) The Builder prepared Plan of the Multi Storied Building and got it sanctioned and shall construct, erect and complete the Owners allocation in building first of all with common facilities, amenities on the land and

the terminal published of comments were all will expenses

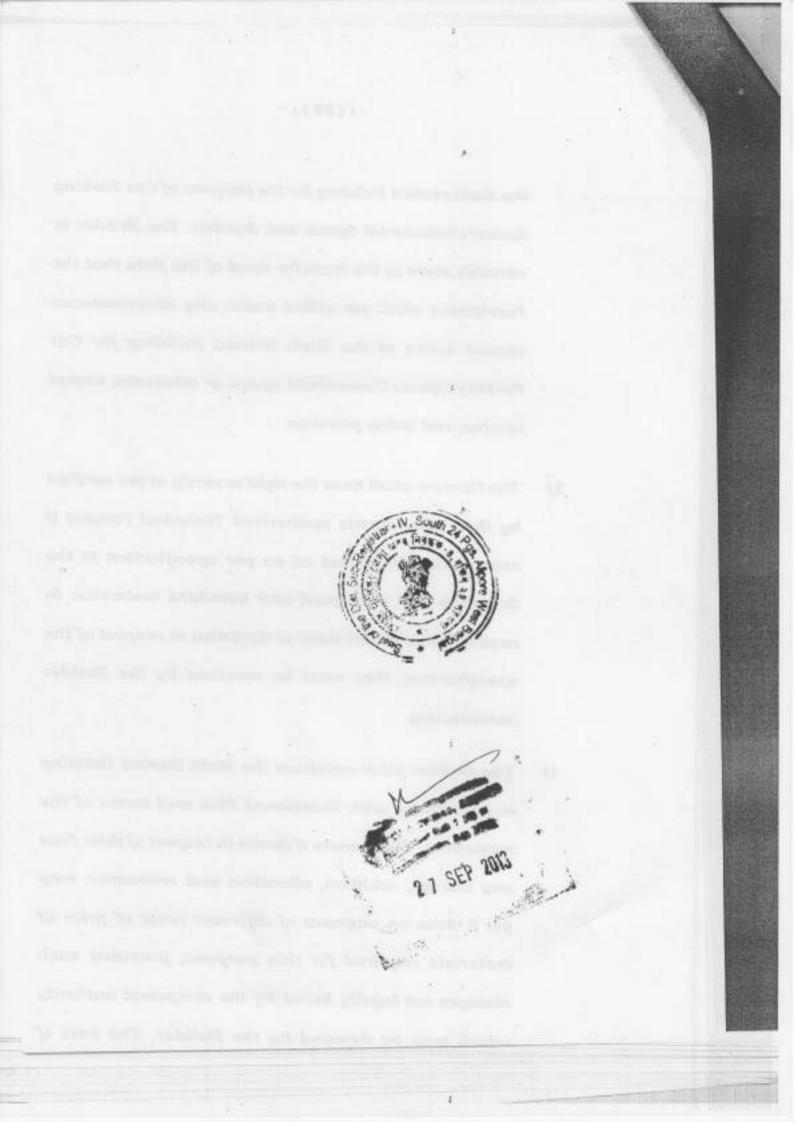
of the land will have nothing to do in the matter. The Builder or its men/agents shall not receive any money from the intending purchaser/purchasers of flats in the name or on behalf of the Owners of land. The land owners shall have the right to fix the price of their own allocated flats/units.

- Owners allocation first of all providing with all the amenities such as water supply, electricity, sewerage etc. which are essential for comfortable living and without doing so the Builder shall neither handover possession of the flats to the buyers or intending Purchasers nor execute and register Sale Deed in their favour.
 - if any, in respect of the land and Abasan thereon till possession is handover to the Owners and the Purchaser of flats. From the date of possession of the Owners and the Purchasers and the Purchasers of Flat shall pay dues if any to the relevant authorities through the Builder till they get their names mutated in respect of their own flats.
 - j) The Owners of the flats shall not use vacant space of

the second to a second to the the second and the se with the party of making plants and the same the mark the combined was discount and an AS with one seed by temper in behavior resemble and

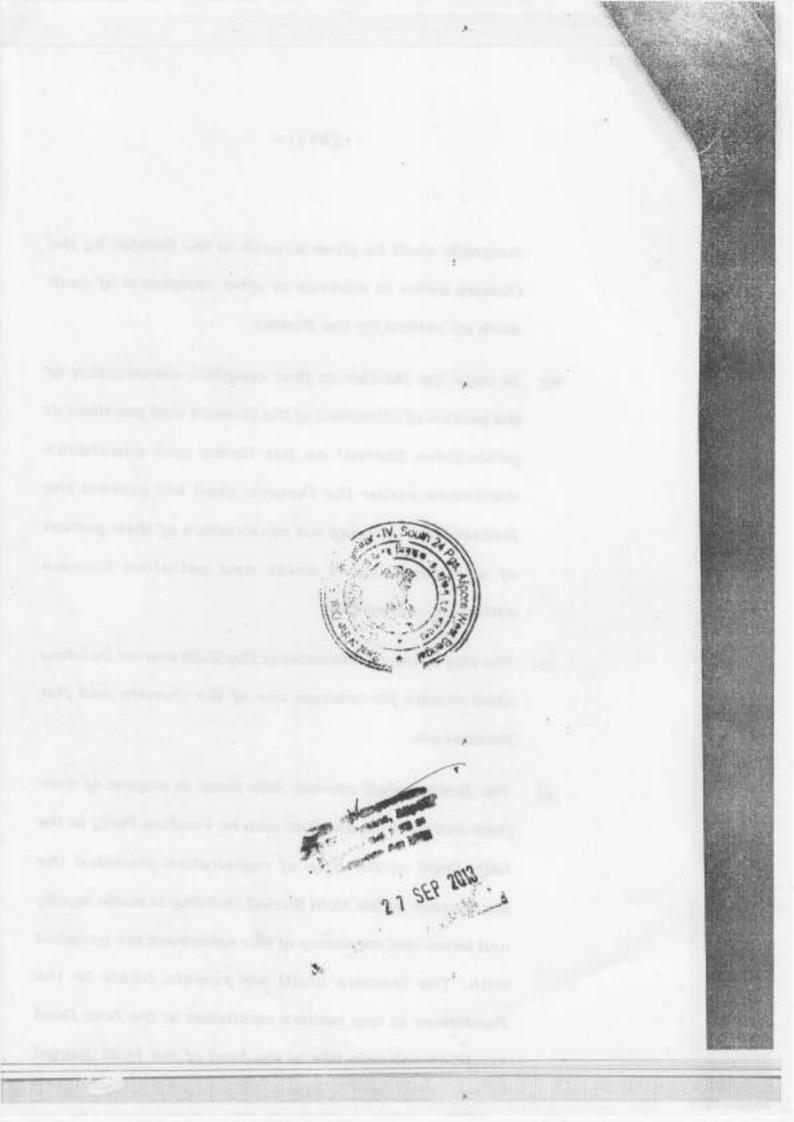
the Multi storied building for the purpose of Car Parking Space/Commercial Space and dustbin. The Builder in variable state in the transfer deed of the flats that the Purchasers shall not utilise under any circumstances vacant space of the Multi Storied Building for Car Parking Space/Commercial Space or otherwise except coming, and going passage.

- by their men/agents (authorised Technical Person) if construction is carried on as per specification in the Schedule- "E" with good and standard materials. In case it is found that there is deviation in respect of the specification, that must be resolved by the Builder immediately.
- in accordance with Sanctioned Plan and terms of the agreement. The Owners if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided such changes not legally bared by the competent authority which may be demand by the Builder. The cost of



materials shall be given in cash to the Builder by the Owners either in advance or after completion of such work as settled by the Parties.

- m) In case the Builder at first complete construction of the portion of allocation of the Owners and put them in possession thereof as per terms and conditions mentioned earlier the Owners shall not prevent the Builder from carrying out construction of their portion of allotment unless noise and pollution become extremely unbearable.
- n) The roof of the construction of the Multi storied building shall remain for common use of the Owners and flat Purchasers.
- p) The Builder shall execute Sale Deed in respect of their flats and the Owners shall also be Vendors Party to the Sale Deed at the time of registration provided the construction of the Multi Storied Building is made legally and terms and conditions of this agreement are complied with. The Owners shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the Multi Storied



Building. Once Land Lord got their property/portion from Developer, they are free to sell their rights without disclosing the mater with Builder. This transction is free from commercial implication with Builder.

- q) The Owners and the Builder shall have proportionate right, title and interest proportionate to their respective allocation of share in the land as well as all constructions, amenities made and provided in the Premises whereon the Multi Storied Building stands.
- common right of pumping water, sewerage, electricity, passage, stair-case, overhead tank and for enjoyment of common services and amenities, they shall form the Multi Storied Building, Owner's Association or Body or in any other name for maintenance and cost of maintenance will be borne by the owners proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the Flats.
 - s) The layout/construction/materials of the building may
 be altered if required for cause of betterment and/or
 statutory obligation with the prior permission of the
 Owners in writing and the Owners shall bound to do

SABAR, Alley estudied by the service of established antiquities upon the print permitted of the that.

- in favour of the Builder No. 1 & 2 herein namely SRI

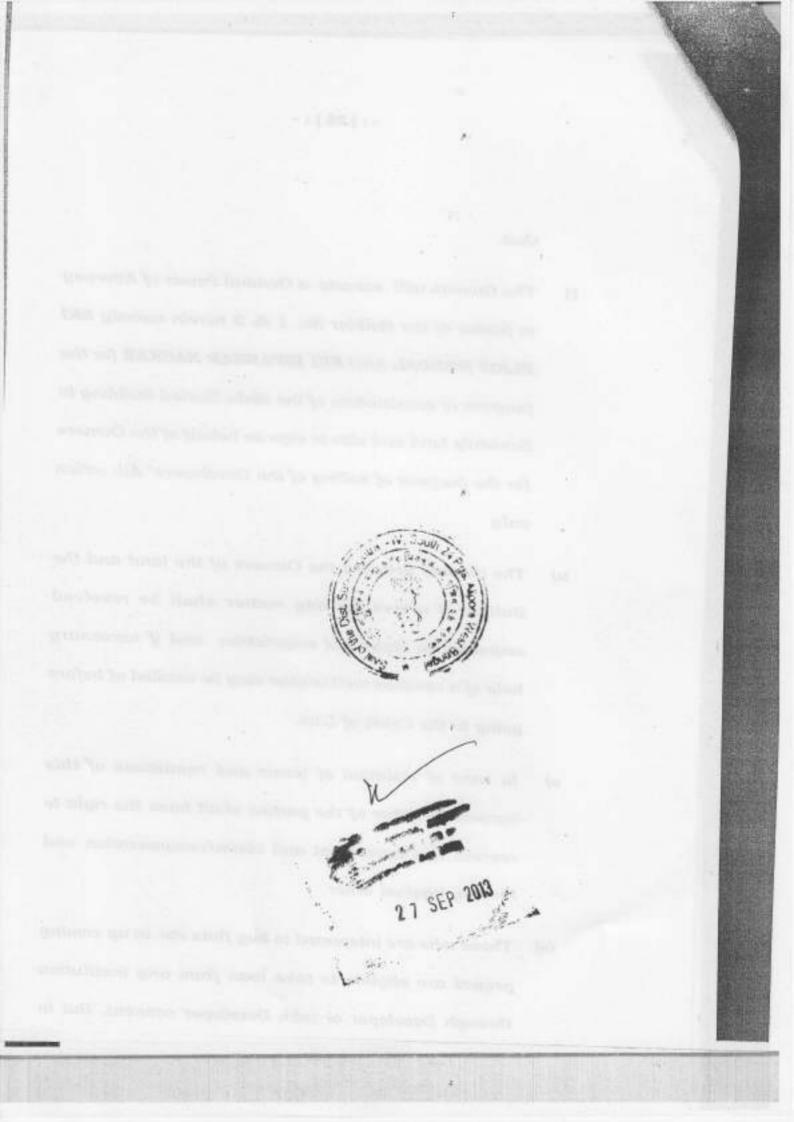
 BIJOY MONDAL AND SRI DIPANKAR NASKAR for the

 purpose of construction of the Multi Storied Building in

 Schedule land and also to sign on behalf of the Owners

 for the purpose of selling of the Developers' Allowation

 only.
- u) The dispute between the Owners of the land and the Builder if arises for any matter shall be resolved amicably by biparietal negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.
 - v) In case of violation of terms and conditions of this agreement either of the parties shall have the right to rescind this agreement and claim/compensation and remedy against other.
 - w) Those who are interested to buy flats etc. in up coming project are eligible to take loan from any institution through Developer or with Developer consent. But in



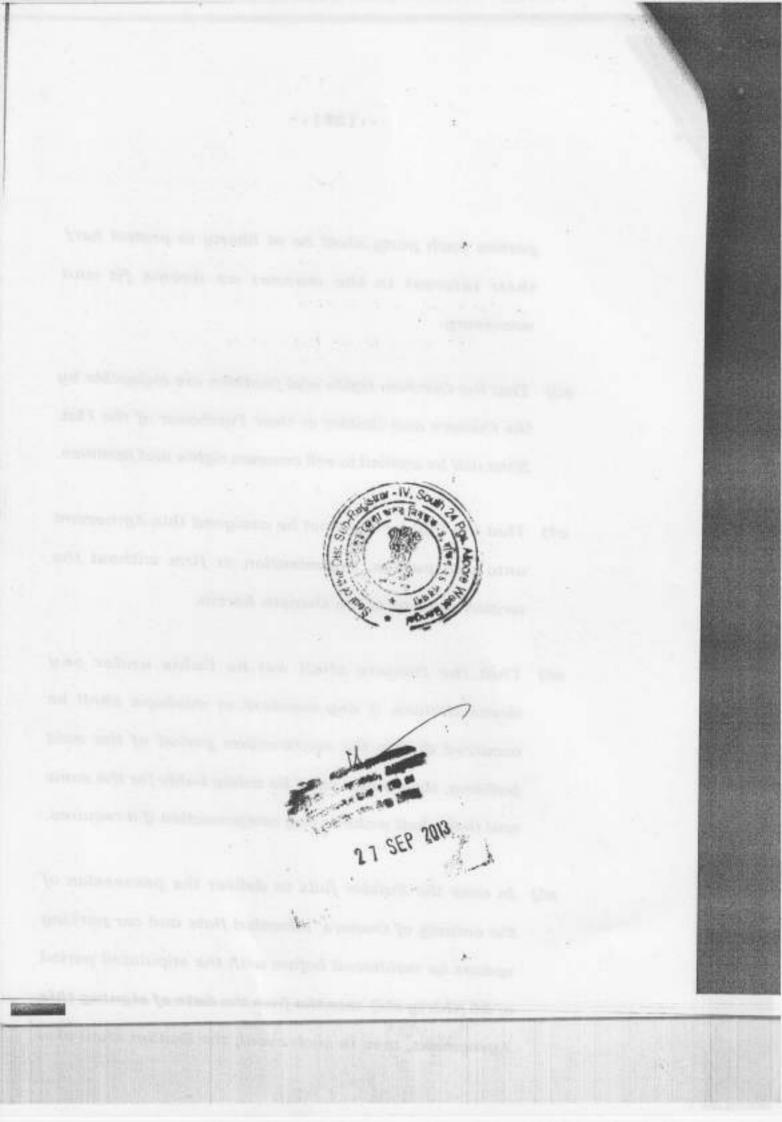
doing so the Developer must keep the share of the Owners free from any sort of liabilities and encumbrances.

- x) The decision of the Builder on Planning, Design, Interior and Exterior Decoration, and other things, relating to the construction of the Building shall be final subject to suggestion, if not impartible at all, of the Owners.
- Purchasers of the flats shall contain provision of payment of House Tax rigidly so that the Owners are not in any way face problems in any manner as indicated in above clause.
- The Deed of Conveyance shall also contain that the Purchaser of the flats shall not throw, accumulate any dirt, rubbish, waste on the ground floor under any circumstances.
- z1) The Owners shall not be liable for any acts, obligations and misconduct of the Builder towards their intending Purchaser/Purchasers of the flats.
- z2) If any deception is transpired from the side of the Owners or the Builder affecting interest any of the

here and the court of the court

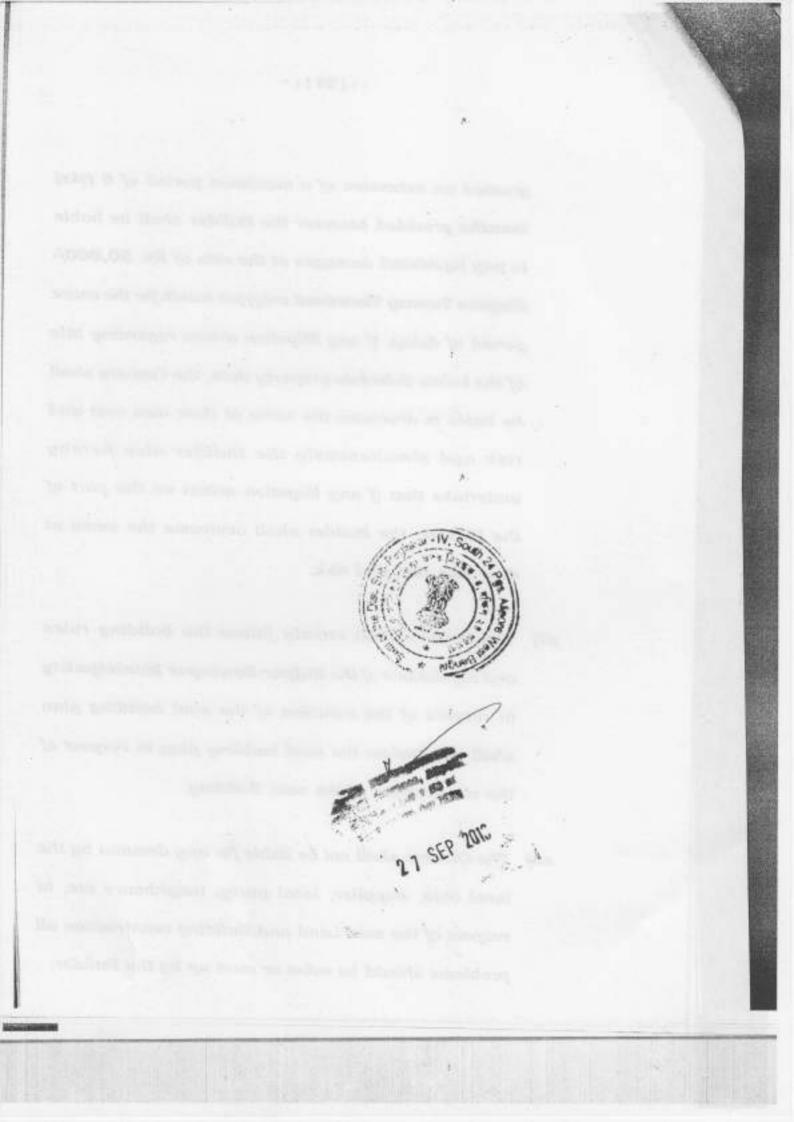
parties such party shall be at liberty to protect her/
their interest in the manner as deems fit and
necessary.

- z3) That the Common rights and facilities are enjoyable by the Owners and Builder or their Purchaser of the Flat. None will be entitled to sell common rights and facilities.
- z4) That the Builder shall not be assigned this Agreement unto any person, organization or firm without the written consent of the Owners herein.
- z5) That the Owners shall not be liable under any circumstances, if any accident or mishaps shall be occurred during the construction period of the said building, the Builder shall be solely liable for the same and they shall make or pay compensation if it requires.
- z6) In case the Builder fails to deliver the possession of the entirety of Owners' allocated flats and car parking spaces as mentioned before with the stipulated period of 36 (thirty six) months from the date of signing this Agreement, then in such event, the Builder shall also



months provided however the Builder shall be liable to pay liquidated damages at the rate of Rs. 20,000/(Rupees Twenty Thousand only) per month for the entire period of delay. If any litigation arises regarding title of the below Schedule property then, the Owners shall be liable to overcome the same at their own cost and risk and simultenously the Builder also hereby undertake that if any litigation arises on the part of the Builder, the Builder shall overcome the same at their own cost and their own cost and risk.

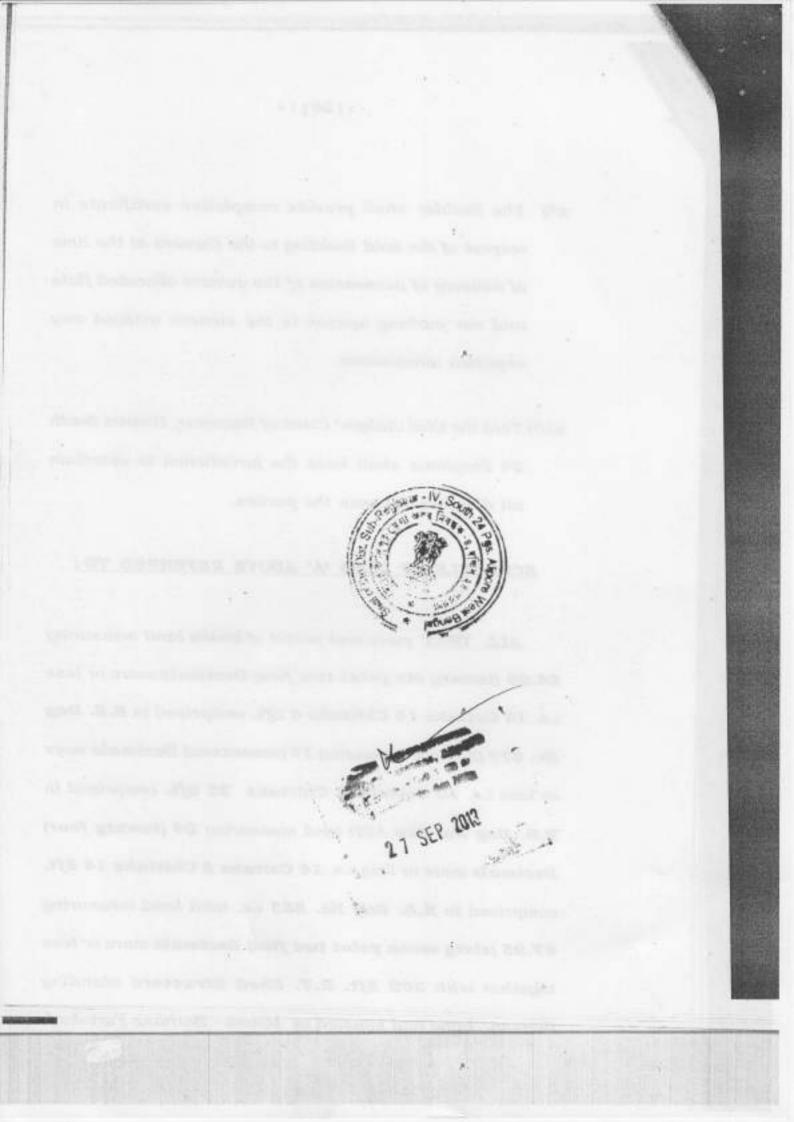
- 27) The Builder shall strictly follow the building rules and regulations of the Rajpur-Sonarpur Municipality in respect of the sanction of the said building plan shall not deviate the said building plan in respect of the construction of the said Building.
- 28) The Owners shall not be liable for any demand by the local club, supplier, local party, neighbours etc. in respect of the said Land and Building construction all problems should be solve or meet up by the Builder.



- respect of the said Building to the Owners at the time of delivery of possession of the owners allocated flats and car parking spaces to the owners without any objection whatsoever.
- z10) That the Civil Judges' Court of Baruipur, District South 24 Parganas shall have the jurisdiction to entertain all disputes between the parties.

SCHEDULE OF LAND 'A' ABOVE REFERRED TO:

ALL THAT piece and parcel of bastu land measuring 26.25 (twenty six point two five) Decimals more or less i.e. 15 Cottahs 14 Chittaks 4 Sft. comprised in R.S. Dag No. 879 (P), land measuring 17 (seventeen) Decimals more or less i.e. 10 Cottahs 4 Chittaks 25 Sft. comprised in R.S. Dag No. 880 AND land measuring 24 (twenty four) Decimals more or less i.e. 14 Cottahs 8 Chittaks 14 Sft. comprised in R.S. Dag No. 883 i.e. total land measuring 67.25 (sixty seven point two five) Decimals more or less together with 300 Sft. R.T. Shed Structure standing thereon, lying and situated at Mouza - Barhans Fartabad,



Pargana - Medanmolla, J.L. No. 47, comprised in R.S. Dag
No. 879 (P), R.S. Dag No. 880 and R.S. Dag No. 883 under
R.S. Khatian No. 596, presently within the limits of the
Rajpur-Sonarpur Municipality, Ward No. 29, Municipal
Holding No. 1951, 1601, 1764, Kalitala Garia Station Poad,
Kolkata - 700084 under Police Station - Sonarpur, Addl.
District Sub-Registrar Office Sonarpur in the District of South
24 Parganas and it is butted and bounded as follows:

On the North :- Land of R.S. Dag No. 879, 877, 876.

On the South :- Partly land of R.S. Dag No. 889, 881, 882 and remaining land of R.S. Dag No. 885, 884.

On the East :- Land of R.S. Dag No. 884.

On the West :- wide Kalitala Main Road.

THE SCHEDULE 'B' ABOVE REFERRED TO:

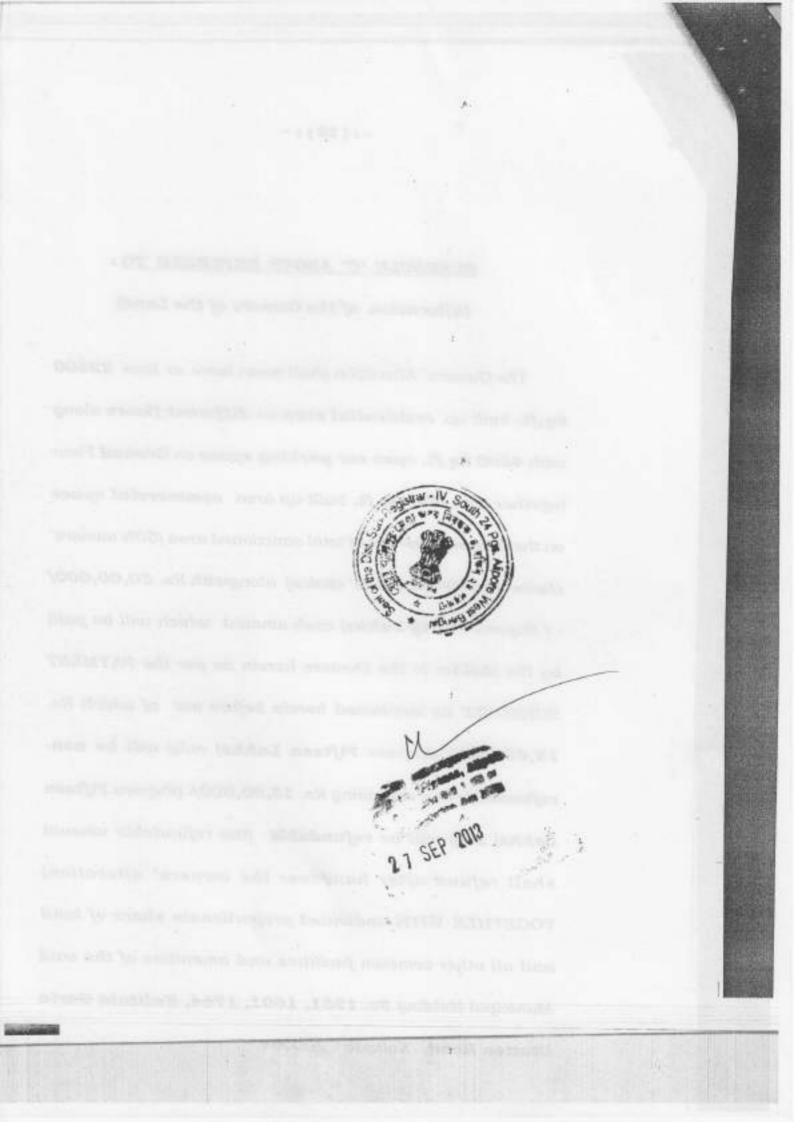
Construction on Land at Municipal Holding No. 1951, 1601, 1764, Kalitala Garia Station Road, Kolkata - 700084)

ALL THAT the residential a Multi Storied Building having different flats and spaces for car parking/toilet together with other constructions such as passage, staircase, overhead tank, motor and pumpset, electric wiring, motor & pump set, vacant space and any other construction for common use and rights of the occupants of the flats.

Pairment Medianantic, AL No. 47, comprised in Eds. Combulled Combined the out the same and the same for the orbital particular Charles represent the contract and produced the contract residence.

SCHEDULE 'C' ABOVE REFERRED TO: (Allocation of the Owners of the Land)

The Owners' Allocation shall mean more or less 22500 Sq.ft. built up residential area on different floors along with 4500 Sq.ft. open car parking space on Ground Floor together with 600 Sq.ft. built-up area commercial space on the **Ground** floor out of total sanctioned area (50% owners' choice and 50% Builders' choice) alongwith Rs. 30,00,000/ · (Rupees Thirty Lakhs) cash amount which will be paid by the Builder to the Owners herein as per the PAYMENT SCHEDULE as mentioned herein before out of which Rs. 15,00,000/- (Rupees Fifteen Lakhs) only will be nonrefundable and remaining Rs. 15,00,000/- (Rupees Fifteen Lakhs) only will be refundable (the refundable amount shall refund after handover the owners' allocation) TOGETHER WITH undivided proportionate share of land and all other common facilities and amenities of the said Municipal Holding No. 1951, 1601, 1764, Kalitala Garia Station Road, Kolkata - 700084.



SCHEDULE 'D' ABOVE REFERRED TO :

(Allocation of the Builder)

ALL THAT remaining F.A.R. of the said Building (save and except the owners' allocation) TOGETHER WITH undivided proportionate share of land and all other common facilities and amenities of the said Municipal Holding No. 1951, 1601, 1764, Kalitala Garia Station Road, Kolkata - 700084.

SCHEDULE 'E' ABOVE REFERRED TO: SPECIFICATION

Structure & Brick Work:

Earthquake resistant RCC framed construction. All concrete works, plain or RCC will be done in desired proportion of (1:3:4), (1:2:4).

External Walls: 200/250 mm thick brickwork with cement mortar in proportion (1:6) by using 1st class kiln burnt brick.

Partition Walls: 75/125 mm thick brick work with sand

Performed Woulder 2000 mm think invaluable miles makes the latter than the life is made agong the national limited as cement mortar in proportion (1:4) by using 1st class kiln burnt bricks and in case of 75 mm thick wall wire mesh will be used at every 3rd/4th layer.

Plastering:

19 mm/2mm/6mm of plastering in standard proportion in respective areas, viz. outer and inner surface of walls and ceiling.

Stair-Case:

Stair-case will be finished with mosaic and railing with M.S. Square bar or equivalent as appropriate.

Roof Treatment:

PCC with over water proof chemical treatment.

Water Supply:

Water will be made available from Rajpur-Sonarpur

Municipality Water supply or Deep tubewell.

Over Head Tank will be made of PVC and distribution to each Flat will be through GI pipe (from 1" to 3/4") network.



Drainage:

Necessary water drainage connection as per Municipal requirement (as per approved drawing) with good quality material.

Electrical:

Concealed P.V.C. conduits and copper wire of desired cores of reputed make.

MS concealed switch box and switches of reputed make.

Separate Meters for all co-owners as well as for common use will be provided at extra cost.

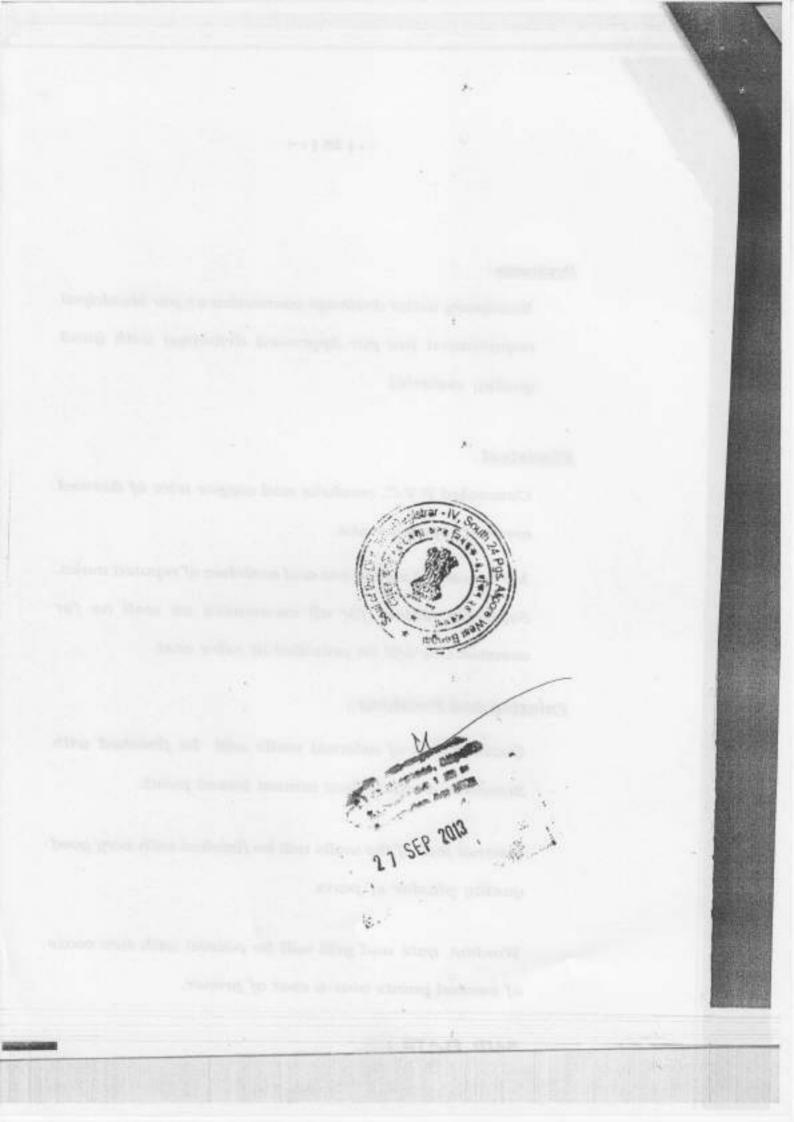
Painting And Finishing:

Outside face of external walls will be finished with Snowcem or equivalent cement based paint.

Internal face of the walls will be finished with very good quality plaster of paris.

Window, gate and grill will be pained with two coats of enamel paints over a coat of primer.

SAID FLATS :



The said flats will be completed and finished as follows:

Brick Work :

External Walls: 200/250 mm thick brick work with cement mortar in proportion (1:6) by using 1st class kiln burnt brick.

Partition Walls: 75/125 mm thick brick work with sad cement mortar in proportion (1:4) by using 1st class kiln burnt bricks and in case of 75 mm thick wall wire mesh will be used at every 3rd/4th layer.

Plastering:

19 mm/12mm/6mm of plastering in standard proportion in respective areas, viz. outer and inner surface of walls and ceiling.

Floor of rooms and toilets:

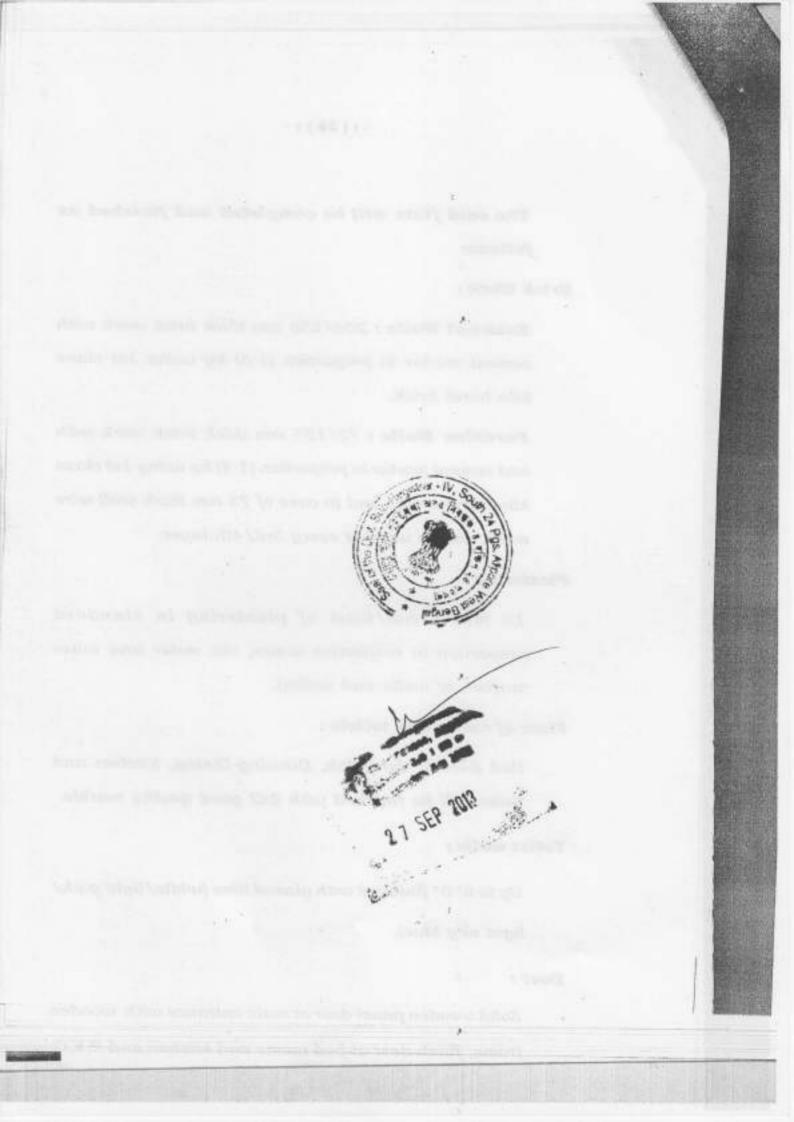
Bed Rooms, Verandah, Drawing-Dining, Kitchen and Toilet will be finished with 2x2 good quality marble.

Toilet walls:

Up to 6'-0" finished with glazed tiles (white/light pink/light sky blue).

Door:

Solid wooden panel door at main entrance with wooden frame, flush door at bed rooms and kitchen and P.V.C.



Doors at toilet and W.C.

Windows:

Aluminium Panel windows with gllas provided with iron grills at designed windows.

Sanitary fittings in toilets:

The following will be provided:

Tap with mixing arrangement.

White wash basin (20") of branded company will be provided.

Porcelain European commode/pan of branded company will'be provided.

Concealed hot and cold water pipe line with GI pipes of reputed maker.

Fittings will be ESSCO or equivalent brand.

Kitchen:

Kitchen platform will be Black Granite with dado upto 2' of ceramic tiles over the kitchen platform.

Stainless steel sink will be provided.

Electrical Points and fittings:

Concealed P.V.C. conduits with copper wire of desired cores of reputed make. MS concealed switch box with piano switches (Crabtree) of reputed

between and they date been be-

make with earthing for installations.

All bedrooms - 2 light points, 1 fan point, 15 amp plug point and 1 T.V./Cable point, 1 telephone point, 1 A.C. point.

Living/Dining - 3 light points, 2 fan point, one 5 amp plug point, two 15 amp power and one T.V./Cable point, 1 telephone point and 1 A.C. point.

Kitchen - 2 light points, 1 exhaust fan point, on 2 5 amp plug point, one 15 amp power point.

Toilet - 1 light point, 1 fan point, one 15 amp power point.

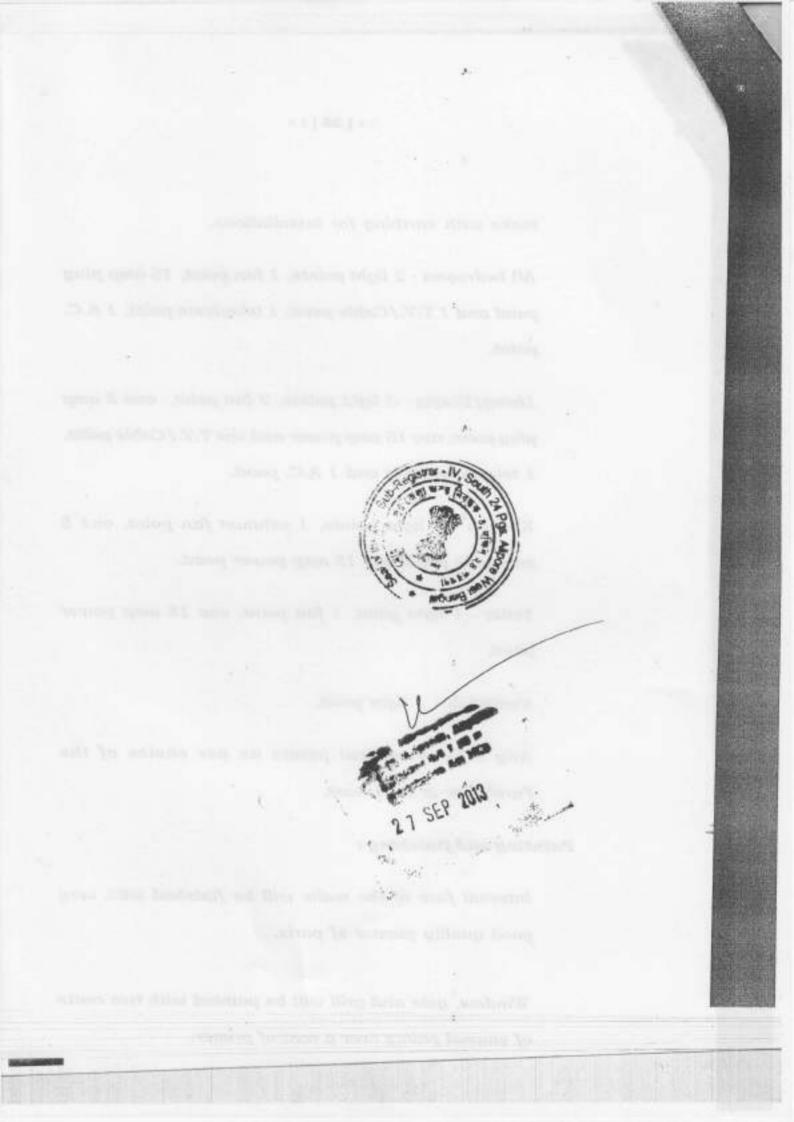
Verandah - 1 light point.

Any other electrical points as per choice of the Purchaser at extra cost.

Painting and finishing:

Internal face of the walls will be finished with very good quality plaster of paris.

Window, gate and grill will be painted with two coats of enamel paints over a coat of primer.



IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED in the presence of WITNESSES :-

1. Milan Hondal 510 - Swapan Kr. Mondal Add - Garia Stn. Road Katitala, Kolkata-84.

1. Gopi chamammondal.

2. Nitai chandra Mundal

2. Gafal Duty Atipur Palisaese. Kal-27.

3. Swopan Kumar Mondal

4. re jjala Mondal

SIGNATURE OF THE LANDOWNERS

PROGRESSIVE CO-ORDINATORS

Partner

Dipartion Nostial. Partner

PROGRESSIVE CO-ORDINATORS

As constituted Attorneies on behalf

of PROGRESSIVE CO-ORDINATORS SIGNATURE OF THE BUILDERS

Drafted by :

Schamker (Dipankar Chakraborty) Advocate

Alipore Judges' & Criminal Court Kolkata - 700027,

Computer printed at :-Panchanantala Lane, Kolkata - 700034,

By: S. S. Samear

IS. S. Sarkar)



MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only from the Builders herein :

DATE	CHEQUE NO./	BANK & BRANCH	AMOUNT
	CASH		RS,
17.10.2012	135858	S.B.I., Fortabad.	RS.4,00,000F
	135859	S.B.I., Fortabad.	RS.3,00,000
27.09.2013	135892	-DO-	RS. 3,00,000

Total

15,00,000/-

(Rupees Fifteen Lakhs only)

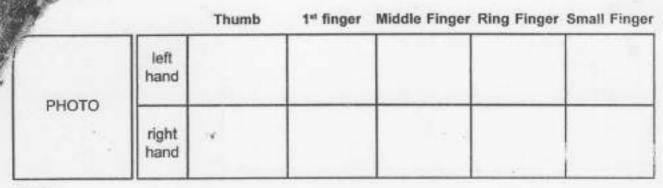
WITNESSES :

1. Milan Mondal Slo-Swapan Kr. Hordal A44 - Garia Stn. Road Kalitala, Kolkata-84.

1. Gori Chaman Mondal. 2. Nitai Chamdra Muman

- 2. Gopal Dully Atipur Palice car Ka1-27
- 3. Swapan Kumar Mondal
- 4. vyjala Mondal

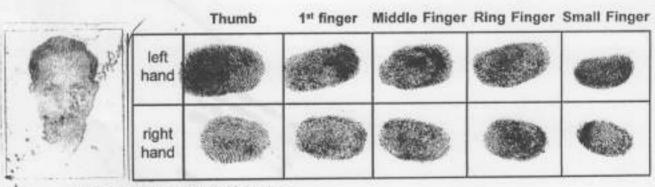




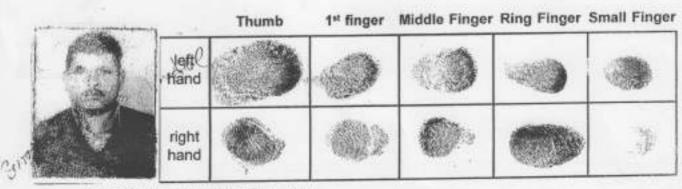
Name Signature

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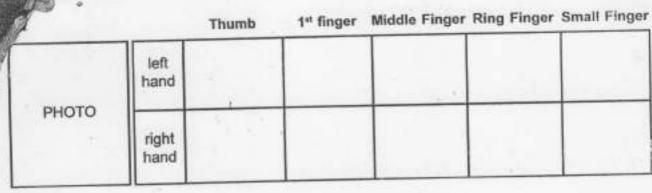


Name NI TAI CHANDRA MONDAL Signature Mitai Chandra Mandal



Name SWAPAN KUMAR MONDAL Signature Swapan Kumaz Mondal



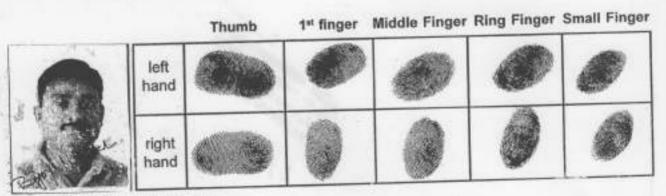


Name

Signature

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	right hand					9	

Name U.J.JALA MONDAL
Signature V Wala Mondal



Name Bijoy MONDAL Signature Bijoy Mondal

		Thumb	1 st finger	Middle Finger	Ring Finger 5	Small Finger
	left hand					6
	right hand				9	

Name DI PANKAR NASKAR
Signature Di Parkot Nothar.

