

11484

D-11052115



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

T 510180

X
Additional District Sub-Registrar
Rajarat, New Town, North 24-Pgs
01 OCT 2015
DEVELOPMENT AGREEMENT

1. Date: 1st October, 2015
2. Place: Kolkata
3. Parties
 - 3.1 Realtech Housing Company, a partnership firm having its office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, [PAN AAQFR 8574C] represented by its Partners, namely (1) Shishir Gupta, son of Late Sree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AIHPG 6508N] and (2) Sk Nasir, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN ADSPN 1335N] (Owner, includes successors in interest and/or assigns)

And

- 3.2 Realtech Nirman Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AADCR6464K], represented by its directors, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AIHPG6508N] and (2) Sk Nasir, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN ADSPN 1335N]
(Developer, includes successor in interest and assigns)

Owner and Developer individually Party and collectively Parties.

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

4. Subject Matter of Agreement

- 4.1 Development of Said Property: Understanding between the Owners and the Developer with regard to development (in the manner specified in this Agreement) of (1) land measuring 3.67 (three point six seven) decimal, equivalent to 02 (two) *cottah* 03 (three) *chittack* 22 (twenty two) square feet, more or less, out of total 44 (forty four) decimal comprised in R.S./L.R. Dag No. 1492, recorded in L. R. *Khatian* No. 8137, (First Property) And (2) land measuring 4.58 (four point five eight) decimal, equivalent to 02 (two) *cottah* 12 (twelve) *chittack* 15 (fifteen) square feet, more or less, out of total 55 (fifty five) decimal, comprised in R.S./L.R. Dag No. 1493, recorded in L.R. *Khatian* No. 8137, (Second Property), totaling to land measuring 8.25 (eight point two five) decimal equivalent to 4 (four) *cottah* 15 (fifteen) *chittack* 37 (thirty seven) square feet, both under Mouza Mohammadpur, J. L. No. 32, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within the limits of Rajarhat Bishnupur 2 No Gram Panchayat, District North 24 Parganas, the First Property, the Second Property, more fully and collectively described in the 1st Schedule below (collectively Said Property) and delineated on the Plan attached hereto and bordered in colour Red thereon, by construction of cluster of new residential cum commercial buildings (New Buildings) on the Said Property [Project].

1st Schedule
(Said Property)
[Subject Matter of Development Agreement]

(1) land measuring 3.67 (three point six seven) decimal, equivalent to 02 (two) *cottah* 03 (three) *chittack* 22 (twenty two) square feet, more or less, out of total 44 (forty four) decimal comprised in R.S./L.R. Dag No. 1492, recorded in L. R. *Khatian* No. 8137, (First Property) And (2) land measuring 4.58 (four point five eight) decimal, equivalent to 02 (two) *cottah* 12 (twelve) *chittack* 15 (fifteen) square feet, more or less, out of total 55 (fifty five) decimal, comprised in R.S./L.R. Dag No. 1493, recorded in L.R. *Khatian* No. 8137, (Second Property), totaling to land measuring 8.25 (eight point two five) decimal equivalent to 4 (four) *cottah* 15 (fifteen) *chittack* 37 (thirty seven) square feet, both under Mouza Mohammadpur, J. L. No. - 32, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat within the limits of Rajarhat Bishnupur 2 No Gram Panchayat, District North 24 Parganas, more or less, and butted and bounded of Dag Nos. 1492 & 1493 as follows:

On the North : By R.S./L.R. Dag No. 1491, Mouza Kalikapur.
On the East : By Mouza Kalikapur.
On the South : By R.S./L.R. Dag Nos. 1855, 1586.
On the West : By R.S./L.R. Dag No. 1495.

Together With all easement rights and all other rights, appurtenances and inheritances for access and user and all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Owner in the Said Property.

2nd Schedule
(Specifications)

Brick Work	External Walls: 8 inch thick brickwork with cement mortar in proportion (1:6) by using 1 st class bricks. Partition Walls: 5 inch thick with cement mortar in proportion (1:5) by using 1 st class bricks, providing wire mesh as required for 3 inch wall.
Plaster	Wall Plaster: outside surface 18mm thick (1:6 cement mortar), inside surface 12mm thick (1:6 cement mortar) Ceiling Plaster: 6 mm thick (1:4 cement mortar) Proper chipping will be made before wall and ceiling

32. Execution and Delivery

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

REALTECH HOUSING COMPANY
S. Kishor - Sk. Nalin
Partners

Realtech Housing Company
[Owner]

Realtech Nirman Private Limited
S. Kishor - Sk. Nalin
Director

Realtech Nirman Private Limited
[Developer]

Witnesses:

Signature *A. Dey*

Name *Ayusman Dey*

Father's Name *Ashis Kr. Dey*

Address *J-68, Tejgharia Main Rd. Kol-157*

Signature *Raju Shaw*














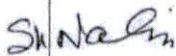


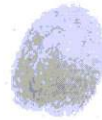

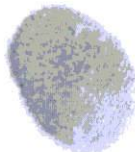
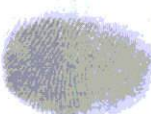














Name *RAJU SHAW*

Father's Name *Mr. R. Shaw*

Address *49/5 K. M. Sareni Col-23*

Sulagna R
SULAGNA DE
Advocate
High Court, Calcutta
Enrol. No. P/1406/2008

SPECIMEN FORM TEN FINGER PRINTS

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2015, Page from 145045 to 145079
being No 152311052 for the year 2015.



Digitally signed by DEBASISH DHAR
Date: 2015.10.06 16:47:47 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 06-10-2015 16:47:46
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)