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P-3643/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 426189

C 426189

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

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

28 MAR 2016

DEVELOPMENT AGREEMENT

1. Date: 28<sup>th</sup> March, 2016
2. Place: Kolkata
3. Parties
  - 3.1 Sahidul Islam Mondal *alias* Sahidul Islam Molla, son of Lal Mohamad Mondal *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammadpur, Police Station Rajarhat, District North 24 Parganas [PAN AAWP 1736 ]
  - 3.2 Wahidul Islam Mondal *alias* Md. Wahidul Islam, son of Lal Mohamad Mondal *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammadpur, Police Station Rajarhat, District North 24 Parganas. [PAN AALPI 5195 H]



- 3.3 **Sahajahan Mondal *alias* Sahajahan Islam Molla**, son of Lal Mohhamad Mondal *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammadpur, Police Station Rajarhat, District North 24 Parganas, Kolkata - 700135. [PAN BNSPM 7550 H]
- 3.4 **Safikul Islam Mondal *alias* Safikul Islam Molla**, son of Lal Mohhamad Mondal *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammadpur, Police Station Rajarhat, District North 24 Parganas, Kolkata - 700135. [PAN CNEPM 5054 K]
- 3.5 **Salim Mondal *alias* Salim Molla**, son of Lal Mohhamad Mondal *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammadpur, Police Station Rajarhat, District North 24 Parganas, Kolkata - 700135. [PAN APMPM 7222 H]  
(collectively **Owners**, includes successors- in-interest and/or assigns)

**And**

- 3.6 **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 and (2) **Sk Nasir**, son of Late Sk. Rashid, of T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157  
(**Developer**, includes successor-in-interest and assigns)

Owners 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) demarcated *sali* land measuring 4.45 (four point four five) decimal, equivalent to 2 (two) *cottah* 11 (eleven) *chittack* and 03 (three) square feet, more or less, out of 33 (thirty three) decimal, comprised in R.S/L.R. *Dag* No. 1581, recorded in L.R. *Khatian* Nos. 7/1, 297/1, 1258/1, 1283/1 and 1312/1, *Mouza* Mohammadpur, J.L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registrar Rajarhat, District North 24 Parganas (**First Property**) **And** (2)



**1<sup>st</sup> Schedule  
(Said Property)**

**[Subject Matter of Development Agreement]**

(1) demarcated *sali* land measuring 4.45 (four point four five) decimal, equivalent to 2 (two) *cottah* 11 (eleven) *chittack* and 03 (three) square feet, more or less, out of 33 (thirty three) decimal, comprised in R.S/L.R. *Dag* No. 1581, recorded in L.R. *Khatian* Nos. 7/1, 297/1, 1258/1, 1283/1, 1312/1, *Mouza* Mohammadpur, J.L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registrar Rajarhat, District North 24 Parganas (**First Property**) And (2) demarcated *sali* land measuring 8.57 (eight point five seven) decimal, equivalent to 5 (five) *cottah* 02 (two) *chittack* and 43 (forty three) square feet, more or less, out of 34 (thirty four) decimal, comprised in R.S/L.R. *Dag* No. 1582, recorded in L.R. *Khatian* Nos. 7/1, 297/1, 1258/1, 1283/1 and 1312/1, *Mouza* Mohammadpur, J.L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registrar Rajarhat, District North 24 Parganas (**Second Property**) And (3) demarcated *sali* land measuring 26.71 (twenty six point seven one) decimal, equivalent to 16 (sixteen) *cottah* 02 (two) *chittack* and 25 (twenty five) square feet, more or less, out of 31 (thirty one) decimal, comprised in R.S/L.R. *Dag* No. 1583, recorded in L.R. *Khatian* Nos. 7/1, 297/1, 1258/1, 1283/1 and 1312/1, *Mouza* Mohammadpur, J.L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registrar, Rajarhat, District North 24 Parganas (**Third Property**) And (4) demarcated *sali* land measuring 21.40 (twenty one point four zero) decimal, equivalent to 12 (twelve) *cottah* 15 (fifteen) *chittack* and 07 (seven) square feet, more or less, out of 71 (seventy one) decimal, comprised in R.S/L.R. *Dag* No. 1584, recorded in L.R. *Khatian* Nos. 7/1, 297/1, 1258/1, 1283/1 and 1312/1, *Mouza* Mohammadpur, J.L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registrar, Rajarhat, District North 24 Parganas (**Fourth Property**) And (5) entirety of *sali* land measuring 142 (one hundred forty two) decimal, equivalent to 85 (eighty five) *cottah* 14 (fourteen) *chittack* and 25 (twenty five) square feet, more or less, comprised in R.S/L.R. *Dag* No. 1586, recorded in L.R. *Khatian* Nos. 7/1, 297/1, 1258/1, 1283/1, 1330/1, 1312/1, *Mouza* Mohammadpur, J.L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram*



*Panchayat*, Additional District Sub-Registrar, Rajarhat, District North 24 Parganas **(Fifth Property) And (6)** demarcated *bastu* land measuring 20.55 (twenty point five five) decimal, equivalent to 12 (twelve) *cottah* 06 (six) *chittack* and 41 (forty one) square feet, more or less, out of 87 (eighty seven) decimal, comprised in R.S/L.R. *Dag* No. 1587, recorded in L.R. *Khatian* Nos. 7/1, 297/1, 1258/1, 1283/1, 1312/1, *Mouza* Mohammadpur, J. L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registrar, Rajarhat, District North 24 Parganas **(Sixth Property)**, the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property and the Sixth Property **totaling** to land measuring 223.68 (two hundred twenty three point six eight) decimal, equivalent to 135 (one hundred thirty five) *cottah* 05 (five) *chittack* and 09 (nine) square feet, more or less, and butted and bounded as follows:

- On the North** : By RS/LR *Dag* Nos. 1492, 1493, 1585, 1564.
- On the East** : By *Mouza* Kalikapur, J.L. No. 40 and RS/LR *Dag* No. 1587, 1583, 1582.
- On the South** : By 211B Bus Route and House of Owners.
- On the West** : RS/LR *Dag* Nos. 1582, 1580, 1584, 1585.

**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 Owners in the Said Property.



## 32. Execution and Delivery

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

- 1 Sahidul Islam Mondol alias Sahidul Islam Mondol
- 2 Md. Wahidul Islam. Alias. Wahidul Islam Mondol.
- 3 গুলশান কান্টনমেন্টের ১১২/১৩০ নং ১ + ১১২/১৩১ নং ২ নং
- 4 প্রতিবৃন্দে ২ জনে ২ (আলী) প্রতিবৃন্দে ২ জনে ২ জন
- 5 সুলাগনা দেবী (স্বামী) সুলাগনা দেবী

[Owners]

Realtech Nirman Private Limited

SK Naha  
Director

[Developer]

Witnesses:  
Signature Minli Paul

Name Minli PaulFather's Name S.C. Paul

Address Tophia Main Rd  
Kolkata - 700157

Signature AjayName Ayushman DeyFather's Name Ashis Kr. Dey

Address Teghoria Main Rd,  
Kol - 157

































*This Deed has read over and  
Explained in Bengali to the  
Owners and the Developer, by me.*

Sulagna De  
SULAGNA DE  
Advocate  
High Court, Calcutta

Enrol No. F/1406/2008



































# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p>Sahidul Islam Mondal                      alias Sahidul Islam                      Mondal</p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<p>Md. Wahidul Islam                      Alias. Wahidul Islam,                      Mandal.</p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<p>সহিদুল ইসলাম মন্ডল                      ১৯/১১/১৯৮১                      ১৯/১১/১৯৮১</p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						


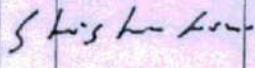











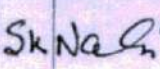






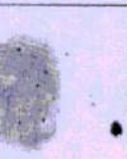

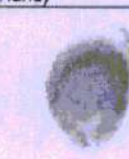

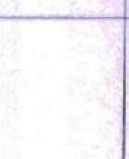
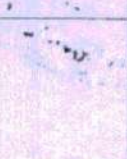
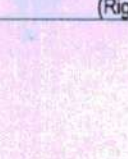
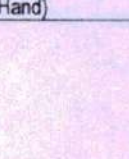
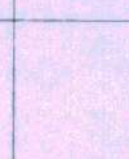
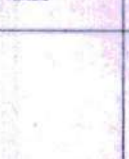
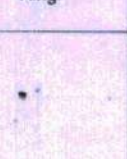
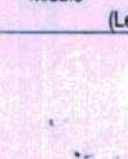
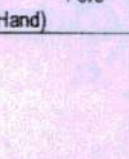
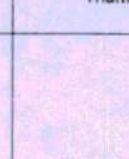


# SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p>ମାଧବଚନ୍ଦ୍ର ରାଉତ                      ଲେ.ନା.ମାଧବଚନ୍ଦ୍ର ରାଉତ                      ଲ.ଠ.ନ.</p>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<p>ପ୍ରମୋଦ କୁମାର                      ପ୍ରମୋଦ କୁମାର</p>					
		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)						



# SPECIMEN FORM TEN FINGER PRINTS

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



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152303643 / 2016

Query No/Year	15231000127554/2016	Serial no/Year	1523003772 / 2016
Deed No/Year	I - 152303643 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	SK NASIR	Presented At	Office
Date of Execution	28-03-2016	Date of Presentation	28-03-2016

Remarks

On 26/03/2016

**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 19,52,11,708/-



(Debasish Dhar)

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

On 28/03/2016

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 2,20,010/- ( B = Rs 2,19,989/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,20,010/-

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

1. Rs. 2,20,010/- is paid, by online on 28/03/2016 11:11AM with Govt. Ref. No. 192015160038111331 on 28-03-2016, Bank: AXIS Bank ( UTIB0000005), Ref. No. 17852011 on 28/03/2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,021/-

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

1. Rs. 70,021/- is paid, by online on 28/03/2016 11:11AM with Govt. Ref. No. 192015160038111331 on 28-03-2016, Bank: AXIS Bank ( UTIB0000005), Ref. No. 17852011 on 28/03/2016, Head of Account 0030-02-103-003-02

30/03/2016 Query No:-15231000127554 / 2016 Deed No : I - 152303643 / 2016, Document is digitally signed.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 109279 to 109332  
being No 152303643 for the year 2016.



Digitally signed by DEBASISH DHAR  
Date: 2016.03.30 15:31:40 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 30-03-2016 15:31:39  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)