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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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पश्चिम बंगाल सरकार  
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 पश्चिम बंगाल सरकार  
 पश्चिम बंगाल सरकार

19  
 Addl. Dist. Sub-Registrar  
 Domjur, Howrah  
 5 SEP 2014

Jalan Builders Pvt. Ltd.

*Pratik Jallan*  
 Director

*Rita Hazra*

THIS AGREEMENT made this 5<sup>th</sup> day of September Two Thousand Fourteen BETWEEN SMT. RITA HAZRA wife of Dr. Amaresh Hazra having PAN AARPH4020Q residing at 'DOMJUR NURSING HOME', Post & Village –Domjur, under Police Station – Domjur in the District of Howrah hereinafter Referred to as the OWNER (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include her heirs executors, administrators and legal representative) of the ONE PART. and JALAN BUILDERS. PVT.LTD. having PAN AABCJ7754Q, a company incorporated under the provisions of the Companies Act 1956, having its Registered Office at 236B, A.J.C. Bose Road, Room No. 202 ,2<sup>nd</sup> Floor , Kolkata – 700 020, represented by its Director MR. PRATIHK JALLAN son of Mr.Brij Mohan Jalan and hereinafter referred to as DEVELOPER ( JALAN) (which expression , unless excluded by or repugnant to the subject or context , shall be deemed to mean and its successors or successors- in –office and / or assign) of the OTHER PART.

Cont. Page..... 2

Jalan Builders Pvt. Ltd.

*Director**Rika Hasea*WHEREAS:

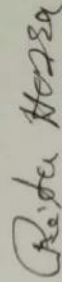
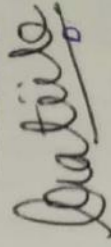
- A. The Owner is solely and absolutely seized and possessed of and /or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land classified as Sali measuring 9 Katthas 9 Chattak more or less lying and situated in Mouza Makardah, J.L. No. 34, R.S (Sabek)Dag No. 1002, L.R.(Hal) Dag No. 1063 under L.R. Khatian No. 2131, within the jurisdiction of Domjur Police Station in the District Howrah by virtue and in pursuance of a Deed of Sale dated 29.04.1998 and registered with the Addl. District Sub – Register, Domjur in Book No.1, Volume No. 24 at Pages 327 to 334 Being No. 1400 for the year 1998.
- B. The Owner herein with the intent to develop the said Premises by constructing a new building or the Premises approached the Developer herein to develop the said Premises by constructing a multi-storey building consisting of the self contained Flats /Space and the Developer herein has agreed to develop the same by constructing a new building consisting of self contained flat and /a space in the said premises according to the plan to be sanctioned by the competent authority or the terms and conditions as hereinafter appearing .

*Rika Hasea*

Before execution of this Agreement the Owner have represented and assured to the Developer as follows: -

- a) The owner have not entered into any agreement of either side or developer with anyone else in the past.
- b) The property is not encumbrances in any manner whatsoever.
- c) There is no lispendent pending.
- d) The Owner indemnifies the Developer to the extent that the Developer would be incurring expenses and spending money in the development of this project.
- e) That the Owner shall provide and make the said property free from all encumbrances, clearance of land ceiling whatsoever at their own cost and expenses and the developer shall construct the said Buildings/ Complex entirely at its own cost and efforts and sale risks after obtaining all necessary clearance with the association of the Owner and also obtaining the sanction of the 'legalized plan from the Competent authority & other concerned statutory authorities under jurisdiction of the Property, save and except the conversion of the land which will be done by the developer at his own cost.





- f) That excepting the present Owner or its respective legal heirs or Representatives in office nobody has any right of title, interest, claim, and demand whatsoever or howsoever into or upon the said property.
- g) That the landed property is not vested or acquired nor is any notice of acquisition or requisition issued or received or pending in respect of the said Property.
- h) On the basis of aforesaid representation and finding the same to be true and on relying upon the genuineness of the Owners' statement the Developer decided to develop the aforesaid property on the terms and condition as contained hereinafter.
- i) That all Panchayat rates taxes, Khazana and other outgoings payable in respect of the said premises up to the date of execution of this Agreement has been paid and/or shall be paid by the Owner till date of making over vacant possession of the said premises to the Developer.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**ARTICLE-I**

DEFINITIONS : In these present for the proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times unless it is repugnant to or inconsistent with following expressions shall always mean and include.

1. THE LAND means the piece of land describe in the FRIST SCHEDULE hereunder written and hereinafter referred to as "The Property"
2. CONSTRUCTION means the construction of the Second schedule Building to be constructed on the property described in the First Schedule hereunder written by the 'Jalan' at its own cost and expenses.
3. COMPETENT AUTHORITY means the Howrah Zilla Parishad and/or other authorities of Govt., semi Govt. or designated authorities by Govt. Central/State.

4. ARCHITECT shall mean any qualified person/persons or firm/firms of LBS appointed or nominated by the 'Jalan' as the Architect of the Building to be constructed upon the said property.
5. BUILDING shall mean multistoried new building consisting of commercial and residential units/flats, car parking spaces which will be constructed on the Property described in the First Schedule as per approved sanctioned building plan duly approved by the competent authority, fully described in Second Schedule hereunder written and hereafter referred to as the 'Proposed Building'.
6. OWNER means the Owner at the Property namely SMT RITA HAZRA wife of Amaresh Hazra residing at 'DOMJUR NURSING HOME' Post & Village –Domjur, under Police Station – Domjur in the District- Howrah.
7. DEVELOPER means 'JALAN BUILDERS PVT LTD', a company incorporated under the provision of the Companies Act with its Registered Offices at 236B A.J.C. Bose Road, 2<sup>nd</sup> Floor, Room No. 202, Kolkata 700020, hereinafter referred to as 'Jalan'.
8. OWNERS ALLOCATION means the portion and share in the Second Schedule building to be constructed or erected on the First Schedule land fully described in the Third Schedule hereunder written.
9. DEVELOPERS ALLOCATION means the rest of the Second Schedule building described in the Forth Schedule hereunder together with the undivided, Indivisible, impartibly proportionate share in the First Schedule land together with the right to use and enjoy the common portion of the Second Schedule building.
10. BUILDING PLAN means the plan which will be prepared through Architect and to be submitted by the 'Jalan' to the Howrah 'Zilla Parishad' or 'Gram Panchayat' including elevations, designs for the construction of the new building.
11. COMMON PORTIONS shall mean the common parts, portions facilities and amenities including the ultimate roof of the building fully described in the Fifth Schedule hereunder.

12. UNIT shall mean the commercial spaces/units, flats open and covered car parking spaces and/or other space intended to be built and constructed by the 'Jalan'.
13. SPECIFICATIONS shall mean the specifications and/or facilities to be provided for in the said building as shall be recommended by the Architect of the said Building and in particular more fully described in the Annexure hereunder written.
14. PROPORTIONATE/PROPORTIONATELY shall mean the proportion in which the super built up area of any unit may bear to the total super-built-up area of all the units in the building.
15. COMMON PURPOSES shall mean and include the purpose of upkeep, management, maintenance, administration and protection of the common areas and the purposes of regulating mutual rights and liabilities of the co-owner of their respective units and all other purposes or matters in which the co-owner have common interest relating to the said land and the building thereon.
16. SPACE ALLOCATION shall mean the areas which the parties hereto Have agreed hereinafter to allocate and distribute the various spaces in the said building in the manner hereinafter stated in each of above categories between owner and 'Jalan'.
17. HOLDING ORGANISATION shall mean Association, Syndicate or Committee, Limited, Private Limited or Registered Co-operative Society that may be formed or nominated by the Developer for the common purposes having such rules regulations and restriction.
18. MANNER OF COMPLETION: The 'Jalan' shall complete and make habitable the said building within thirty six months from the date of sanction of the building plan.
19. TERMINATION: This agreement shall stand terminated in the following circumstances:
  - a) In case the property is acquisitioned and/or requisitioned by any Government Authority/Notification.
  - b) Any prohibition, which in the opinion of both the parties may lead to an uncertainty regarding the time for completion of the development.



- c) After completion of the entire development as per terms herein and after parties receiving their respective allocations on payment of all sums due to each other.

20. WAIVER AND MODIFICATION:

The failure, with or without intent party to insist on the performance of this agreement in strict conformity with the literal requirements hereof, shall not be treated or deemed to constitute a modification of any of the terms hereof nor shall such failure or election be deemed to constitute a waiver of any right of either party to insist on the performance of this agreement strictly in terms hereof.

No amendment or modification of any term of herein shall be effective or binding unless the same is put Owner herein writing and duly executed by an authorized representative of the parties herein.

21. ARBITRATION: Any dispute arising between Parties would be resolved amicably, if failed, to be referred to the Arbitrators, one each from both sides for Arbitration to resolve the issue.
22. All correspondence to be served hereunder by any of the parties on the other at their respective address.

**DUTIES , RESPONSIBILITIES & CONVENANTS OF OWNERS**

- a) For the purpose connected with the development of the said premises, Preparation, submission and sanctioning of the plan/s, Owner shall render all co-operation and assistance to JALAN in getting the premises surveyed and the soil of the premises tested and further shall sign, execute, deliver and/or submit all papers, plans, application, documents, Power and authorities and produce the title deeds and other papers and documents relating to the said premises as may from time to time be required by the Architects.
- b) For the purpose connected with the building/construction, Owner shall execute and register a separate Power of Attorney in the name of a nominee of JALAN to do all acts, things, deeds etc, in connection with the construction of the building. While exercising the power and authorities under the Power of Attorney to be granted as aforesaid, JALAN shall not do any act deed or thing whereby the rights and entitlements of the Owner hereunder be prejudicially affected or incur any liability in the name of the Owner otherwise the said Power of Attorney shall stand revoked.

*[Handwritten Signature]*  
*[Handwritten Signature]*

- c) Upon payment of the consideration in the manner as stated herein, Owner shall hand over the possession of the said premises to JALAN In order to enable it to undertake the work of construction on the said premises.
- d) As long as JALAN duly observes and performs its obligations in terms of this agreement, the Owner agrees and covenants with the JALAN not to cause any interference or hindrance in the construction of the proposed building at the premises by the JALAN hereunder may be affected or the JALAN is prevented from making or proceeding with the construction of the building.
- e) Owner shall as and when required by the JALAN after construction and after Owner has taken over possession of Owner's Allocation and at the request of JALAN cause to be executed and registered one or more sale deed or deeds or the documents of transfer for sale of the constructed area allocable to JALAN's share as defined above along with the such proportionate undivided leasehold interest/share in the land comprised in the said premises as be attributable to the JALAN's Allocation in favour of JALAN and/or its nominee or nominate from time to time without raising any objection whatsoever and free from all encumbrances, trust liens, lispendents, attachments and liabilities whatsoever and all cost charges and expenses in respect thereof shall be paid and borne by the JALAN.
- f) All rates, taxes and outstanding in respect of the said premises shall be paid and borne by Owner till the date of handing over the possession of the said premises to JALAN. Thereafter the same shall be paid and borne by JALAN till such time Owner's allocation is handed over to Owner.
- g) Subject to JALAN fulfilling its obligations under this agreement, not to let out, grant, lease, mortgage, charge or otherwise encumber the said premises or any part thereof as from the date hereof but nothing contained herein shall prevent Owner to deal with and dispose of Owner's Allocation.
- h) Owner confirms that it has not entered into any other agreement/s with any other person in respect of the said premises for development and it has the full right and authority to enter into this agreement.
- i) Owner shall render all co-operation and full support to JALAN to enable the agreement to be carried out in its true intent and spirit.
- j) The Owner will hand over all the original documents only for the purpose of verification in the competent authorities and also for inspections by the intending buyers but in any case the same should not be handed over by the Developers for obtaining any loan from any financial institution in any manner.
- k) The owner shall have every right to inspect the construction work of the proposed building from time to time personally or through her authorized person.



**DUTIES, RESPONSIBILITIES & COVENANTS OF JALAN**

- a) JALAN shall diligently and efficiently carry out and complete the work of development of the said premises as per the sanctioned plan/s.
- b) All development including construction, installation and finishing shall be at the cost and risk of JALAN who shall also be responsible for all claims of any nature whatsoever arising out of any accident and/or mishap to any workman at the site during construction.
- c) With effect from the date of Owner permitting JALAN to carry on the work of construction at the said premises JALAN shall hold the said premises as a mere licensee of owner for the purpose of development thereof and in no event JALAN shall be entitled to claim any right of tenancy or part with possession thereof save as expressly mentioned herein.
- d) JALAN shall construct the building in good substantial and workman like manner and use new and first class quality materials.
- e) JALAN shall construct the building as per the specifications and provide in each unit, fixture, fittings and facilities, with the standard quality of materials shall be such as may from time to time be recommended by the Architects and such recommendation of the Architects shall be acceptable to the parties hereto.
- f) JALAN shall at its own costs construct the new building at the said premises strictly in accordance with the plan/s sanctioned by the Competent Authority and ensure that there is no deviation there from.
- g) In consideration of JALAN constructing and/or developing the said building/premises and making over to Owner the consideration as started herein, JALAN shall have the absolute and exclusive right to hold, own, use, occupy, enjoy, sell, transfer deal with and dispose of his allocation of the constructed area of the premises or any part thereof including the units in the building to be constructed and to realize and appropriate the sale proceeds thereof. For this purpose JALAN will be at liberty to negotiate with the prospective buyers and to enter into agreements for the sale or otherwise of its share of the constructed area in the said premises or any part thereof including the units in the building ,together with parking spaces, together with the leasehold interest in the land proportionate thereto, on such terms, condition, and consideration as JALAN may deem fit and proper and Owner shall not raise any dispute or objection to such acts of JALAN provided however that JALAN shall not to be entitled to part with or hand over actual physical possession of such constructed area or any part thereof until and unless Owner's allocation as hereunder is actually and physically first handed over to Owner in its entirety.
- h) JALAN shall have all necessary authorities for doing and carrying out works for and incidental to the construction completion of the building and obtaining utilities and facilities therein.



- i) For the purpose of construction of the building at the said premises JALAN shall be entitled to appoint, engage and employ such contractors, sub-contractors, engineers, laborers, mistris, caretaker, guards and other staff and employees and at such remuneration and on such terms and conditions as be deemed necessary by JALAN. Such employees shall be the employees of JALAN and Owner shall not in any way be liable or responsible for their salaries, wages, remuneration etc, and shall be kept indemnified in respect thereof JALAN shall ensure compliance of all statutory provision in this respect and shall and does at all times indemnify Owner for any loss or damage or claim that may be raised by any third party against Owner on such account.
- j) All construction on the said premises and completion of the building, in all respects shall be at the risk and cost of JALAN only.
- k) JALAN shall be responsible to look after, supervise manage and administer the progress and day to day work of construction of the proposed building and shall not violate any Municipal or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of new buildings. JALAN shall indemnify the Owner against all liabilities, losses, claims, or proceedings whatsoever arising by common law or by statute including in respect of injury or the death of any person whatsoever arising out of or in course of or caused by the execution of the work envisaged hereunder.
- l) The DEVELOPER would be liable to handover the possession of the owner's allocation to the owners of the first part in a completed condition and only after this can the owner of the other part carry out the deed on conveyance to the intending purchasers.
- m) JALAN while making any construction shall ensure that there is no deviation from the plan/s as may be sanctioned and JALAN shall keep Owner indemnified against all actions, suits, proceedings, cost, charges, Expenses and demands in respect of any deviation from plan/s.
- n) JALAN shall complete the construction and hand over the Owner's allocation within 36 months from the date of obtaining sanction plan of the proposed complex in the said premises. In the event if JALAN is unable to complete the construction and/or handover Owner's allocation within the said stipulated period of 36 months, Owner may in its discretion to be notified in writing, permit the JALAN to complete the construction within such further time as it may deem fit and proper.

#### CONSIDERATION

- a) At or before the execution of this agreement, JALAN shall deposit with Owner a sum of Rs 30,000,00/- (Rupees Thirty Lakh only) as and by way of earnest money, which shall be held by the Owner free of interest and shall be refunded by Owner to JALAN, from time to time once the Owner starts receiving sale proceeds or takes possession of his allocation whichever is earlier.

- b) JALAN shall develop the premises at its own cost and shall hand over to Owners, their share of the premises as stated in this agreement free of cost provided however that Owner's Allocation shall be deemed to be complete and in tenable condition in the Second Schedule hereunder and JALAN has provided proper ingress and egress and sewerage drainage water and electricity (permanent or temporary) connection therein and installs and makes operative the lift and also obtains occupancy certificate in respect of Owner's Allocation.

## ARTICLE-II

### DEVELOPMENT RIGHTS:

- a) In consideration of the amount agreed to be paid by the developer to the Owner and in further consideration of the obligations assumed by the Developer for undertaking the construction of the new building on the said property the Owner has agreed to grant the exclusive right of development in respect of the area available for Development unto in favour of the developer.
- b) The Developer shall demolish the existing building at its own cost and expenses and shall have the exclusive right to use or sale all the existing building materials of the building to be demolished.
- c) Immediately after the execution of this Agreement and subject to the Developer making payment of the aforesaid amount in the aforesaid manner, the Developer shall be put in possession of the entirety of the said Property.
- d) In addition to the aforesaid amount the Developer shall borne all expenses including preparation or sanction of the plan or all other miscellaneous expenses as required for the said building to be constructed in the first Schedule Land .
- e) For the purpose of executing this right and also to sale the Developers Allocation to its nominee/nominees, the Owner will execute a Power of Attorney in favour of the Developer along with this Agreement.
- f) The Developer shall have the right or liberty to advertise in the daily newspaper to the banner/banners or hoarding on the said property, inviting intending purchaser relating to the sale of flats or garages to be constructed in the land describe in the First Schedule.
- g) The Owner after getting his allocation will sign and execute all such paper and other document there to do all other acts deed, matters and things as may be necessary reasonably required by the Developer for the execution of the deed of conveyance on



proportionate share of land without prejudice to any right interest of the Owner guaranteed by this presence at the cost of the Developer and /or its nominee/nominees being the prospective purchaser of flats in the aforesaid building. The Owner in any circumstances shall have any claim upon the Developer's allocation.

### ARTICLE-III

#### OWNERS AND DEVELOPERS COVENANT TO EACH OTHER:

- a) Any other allocation remaining to the owners would be adjusted from other portion of the construction after allotment of 40% of the Ground floor, the entire first and fourth floor.
- b) Any other allocation remaining would be allocated by the Developer to the Owners after their share has been adjusted on the preferred floor as aforesaid.

#### THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT Sali land measuring an area 9 Katthas 9 Chattak more or less lying and situated in Mouza Makardah, J.L.No 34 , R.S(Sabek)Dag No 1002, L.R.(Hal) Dag No 1063 under L.R. Khatian No. 2131 Within the jurisdiction of Domjur Police Station in the District-Howrah.

#### THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT the proposed complex of residential and commercial units to be constructed in the First schedule land above mentioned complete with all facilities fittings and fixture.

#### THE THIRD SCHEDULE ABOVE REFERRED TO:

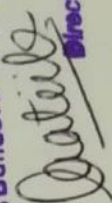
##### OWNER'S ALLOCATIONS:

All that the 40% of total constructed area and right to use common areas. It is to be mentioned that owner's allocation would be adjusted towards the 40% of the area on the ground floor, the entire first and fourth floor and any space allocation remaining would be allocated on any other floor by the developer.

#### THE FORTH SCHEDULE ABOVE REFERRED TO:

##### DEVELOPER'S ALLOCATION:

All that the remaining portion i.e. 60% of the saleable area along with all common and service areas and car parks.

  
Rida Hajar

THE FIFTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS OF MATERIALS:

The Developer will follow the below written specifications for the construction of proposed multi-storey building (flats/car parking spaces) i.e. G+5 or more as per sanctioned from Zilla Parishad and should maintain the quality as per specification written below.

1. **MAIN STRUCTURE:** As per the specification mentioned in the sanctioned plan. **R.C.C.** framed building based on open foundation. Steel of the construction should be used of **ISI Mark**. Cement: - A.C.C/Lafarge/Ambuja / Ultratech. Sand:- Full coarse sand.
2. **THICKNESS OF THE WALL** will be (5") inch and (3")inch as per the design High quality of the bricks should be maintained.
3. **FLOORING:** Internal floors shall be of marble (Chowka) or vitrified tiles and external common spaces inside the buildings like stairs, landings will be finished with Kota Stone/ Marble or vitrified tiles.
4. **KITCHEN:** The top of the slab will be finished with Black Marble, glazed tiles for the wall up to 2'- 6" from the cooking platform and one sink.
5. **TOILET:** The Toilet and the water closet will be finished with Ceramic tiles up to a height of 6'-6" from the floor and marble or vitrified tiles on the floor. The toilet would be provided with white colour commode (European) type 'P' with lowdown P.V.C cistern, one tap (G.I.) one shower only. P.V.C. door will be provided.
6. **DOORS:** All door frames would be made of Sal wood Painted in colours. Doors would be 32 mm thick flush doors fitted with standard fittings and main entrance door of the flat would be provided with **pecially designed make over and one 'Godrej' lock**. All doors would be painted in colours.
7. **WINDOWS:** Glass Panel with aluminium sliding.
8. **INTERNAL WALLS** will be finished with Plaster of paris. Cement based colour outside-walls of the building.
9. **PLUMBING:** All the concealed plumbing will be done with P.V.C. Pipe, for internal and external as per the requirement of diameter. All Plumbing materials will be of renowned company made and as far as possible **I.S.I.** marked motor pump and Water tank as per requirement of the proposed building.



10. **ELECTRICALS:** All the wiring will be concealed type using copper wire confirming I. S.I code and the Electrical point as under.

BED ROOM : 2L, 1F, 1P (5AMP).  
KITCHEN ROOM : 1 L, 2P (15Amp), 1 Ex  
TOILET : 1 L, 1 Ex, 1 P (15Amp)  
LIVING / DINNING : 4L, 2F, 1 T.V Point, 1P (15Amp)  
BALCONY : 1L

\*\*L = Light Points, F = Fan, P = 5 amp Plug, EX= exhaust.

11. **LIFT:** Lift with a capacity of carrying at least three to four persons.

12. **ELECTRICITY CONNECTION:** Transformer as per specification of WBSEDCL at the cost of the developer.

13. **ANY** additional work will be charged as an extra by negotiation between both the parties.

### ANNEXURE

General specification of building to be constructed by standard materials and subject to change as necessary and approval Architect.

### SCHEDULE OF PAYMENT

Amount paid at the time of Agreement Rs.30,00,000/- (Rupees Thirty Lac only).

Rida Hassan

Jalan Builders Pvt. Ltd.

*Bateils*  
Director

*Rita Hazra*

**IN WITNESSES WHEREOF:** The parties executed and delivered these presents on the day, month and year first above written.

SIGNED SEALED AND DELEVIED **by the above named**

**OWNER** at Kolkata in the Presence of:

1. Anuresh Hazra  
No. Douyee  
Dist Howrah
2. Khan Aziz Hossain  
Howrah <sup>Area</sup> Judge's court
- 3.

*Rita Hazra*

OWNER

SIGNED SEALED AND DELEVIED **by the above named**

**DEVELOPER** at Kolkata in the Presence of:

1. Anuresh Hazra  
No. Douyee Dist Howrah

Jalan Builders Pvt. Ltd.

*Bateils*  
Director

DEVELOPER

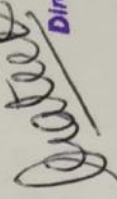
2. Shibu Chakr.
- 236B, A.J.C. Bose Road.
- Kolkata - 700 020.
3. Sandip Chakraborty  
#1/20 S.C. Chatterjee Stral -  
Kisunagar, Hooghly pin - 712255 (WB)

Prepared, Drafted and  
Computerized by me

*Sri Baladeb Chakr*  
Advocate

F/666/577 of 2011  
Honour Judge court.






### MEMO OF CONSIDERATION

Received Rs. 30,00,000/- (Rupees Thirty lac) only as per above refereed amount on execution of this agreement.

Amount paid by DD No. 256390	dated 04.09.2014	Rs. 500000.00
Amount paid by DD No. 256391	dated 04.09.2014	Rs. 500000.00
Amount paid by DD No. 256392	dated 04.09.2014	Rs. 500000.00
Amount paid by DD No. 256393	dated 04.09.2014	Rs. 500000.00
Amount paid by DD No. 256394	dated 04.09.2014	Rs. 500000.00
Amount paid by DD No. 256395	dated 04.09.2014	Rs. 500000.00

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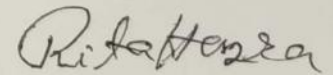
Total Rs. 3000000.00

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(Rupees Thirty Lac only)


### WITNESSES

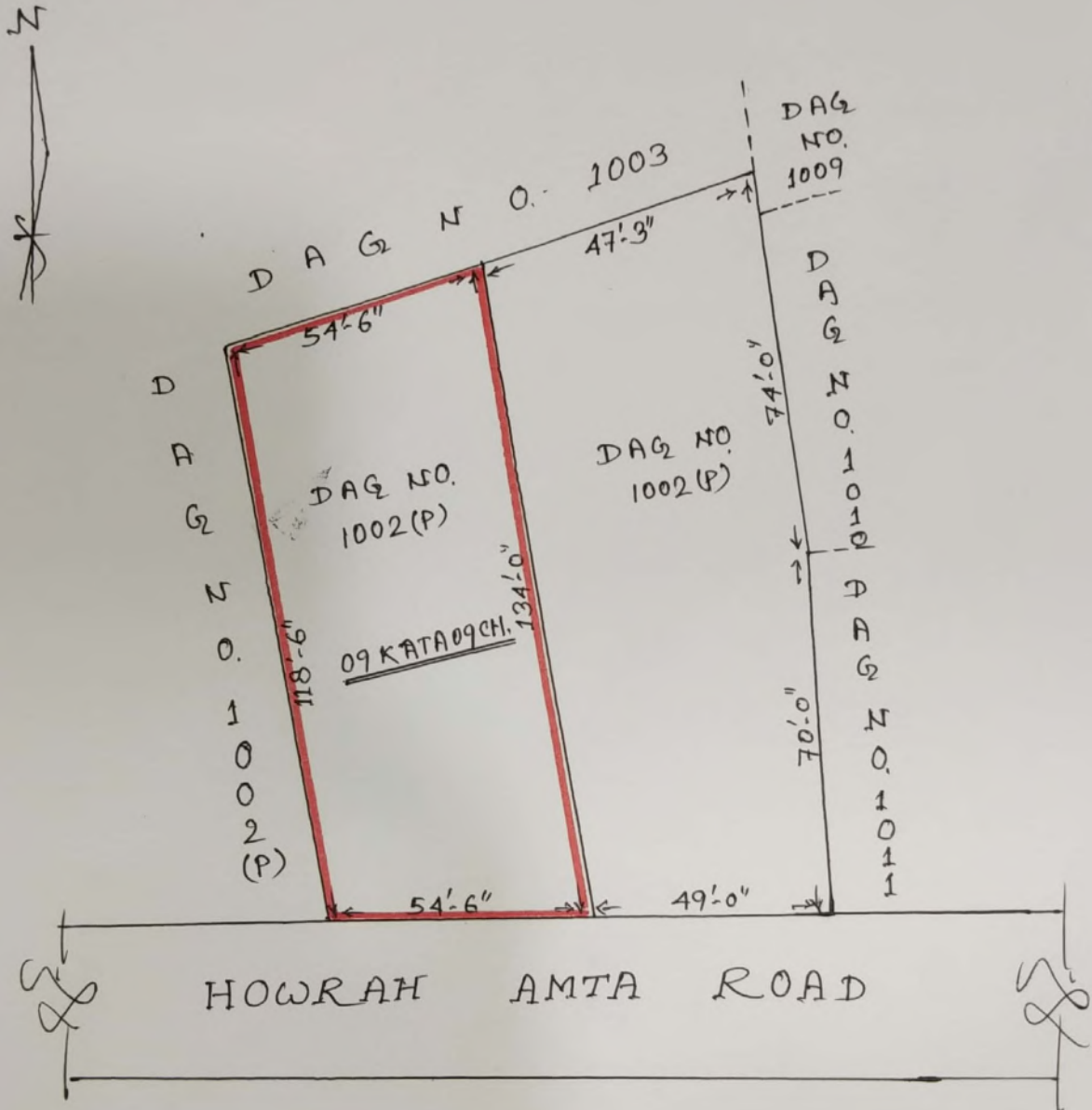
1. Anuresh Hazra  
No. Domjur Dist Howrah
2. Khan Asif Hasan  
Advocate  
Howrah Judges' Court



OWNER

DEVELOPMENT AGREEMENT PLAN

DAQ NO. - 1002(P) NEW LR DAQ NO. - 1063 UNDER L.R. KHA. NO. - 2131  
AREA :- 09 KATA 09 CHA. IN MOUZA - MAKARDAH J.L. NO. - 34 P.S. - DOMJUR  
DIST. - HOWRAH, NOT TO SCALE. COLOUR IN RED 



Rifa Hasra























Jalan Builders Pvt. Ltd.

*Director*  
Director

Drawn by  
Date  
05.09.14





**SPECIMEN FORM FOR TEN FINGERPRINTS**

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
 Riba Hara	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
 Jahan Builders Pvt. Ltd. Director	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
PHOTO	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
PHOTO	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. DOMJUR, District- Howrah**  
**Signature / LTI Sheet of Serial No. 04501 / 2014, Deed No. (Book - I , 04200/2014)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rita Hazra Domjur Nursing Home, Thana:-DOMJUR, P.O. :-Domjur, District:-Howrah, WEST BENGAL, India,	 05/09/2014	 LTI 05/09/2014	<i>Rita Hazra</i> 05/09/2014

I. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pratiik Jallan ( Developer ) Address -9, Lovelock Place , Thana:-Ballygunge, District:-Kolkata, WEST BENGAL, India, Pin :-700019	Self	 05/09/2014	 LTI 05/09/2014	<i>Pratiik</i>

Name of Identifier of above Person(s)

Amaresh Hazra  
Village:Domjur, Thana:-DOMJUR, District:-Howrah,  
WEST BENGAL, India,

Signature of Identifier with Date

2	Rita Hazra Address -Domjur Nursing Home, Thana:-DOMJUR, P.O. :-Domjur, District:-Howrah, WEST BENGAL, India,	Self	 05/09/2014	 LTI 05/09/2014	<i>Rita Hazra</i>
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Name of Identifier of above Person(s)

Amaresh Hazra  
Village:Domjur, Thana:-DOMJUR, District:-Howrah,  
WEST BENGAL, India,

Signature of Identifier with Date

*Amaresh Hazra*  
05/09/2014



19  
Addl. Dist. Sub-Registrar  
Domjur, Howrah  
• 5 SEP 2014

(Maitreyee Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR  
Office of the A.D.S.R. DOMJUR





Government Of West Bengal  
Office Of the A.D.S.R. DOMJUR  
District:-Howrah

Endorsement For Deed Number : I - 04200 of 2014  
(Serial No. 04501 of 2014 and Query No. 0504L000008526 of 2014)

On 05/09/2014

**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. 33010.00/-, on 05/09/2014

( Under Article : B = 32989/- ,E = 21/- on 05/09/2014 )

**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.-86,66,241/-

Certified that the required stamp duty of this document is Rs.- 10021 /- and the Stamp duty paid as:  
Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 10050/- is paid , by the draft number 877065, Draft Date 04/09/2014, Bank :  
State Bank of India, ELGIN ROAD, received on 05/09/2014

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

Presented for registration at 13.09 hrs on :05/09/2014, at the Office of the A.D.S.R. DOMJUR by Smt.  
Rita Hazra ,Executant.

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

Execution is admitted on 05/09/2014 by

1. Mr. Pratiik Jallan ( Developer )  
Director, Jalan Builders Pvt. Ltd., 236 B. A. J. C. Bose Road, Room No. 202, 2nd Floor,  
District:-Kolkata, WEST BENGAL, India, Pin :-700020.  
, By Profession : Business  
Identified By Amaresh Hazra, son of Late Umapada Hazra, Village:Domjur, Thana:-DOMJUR,  
District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.
2. Smt. Rita Hazra, wife of Dr. Amaresh Hazra , Domjur Nursing Home, Thana:-DOMJUR, P.O. :-Domjur,  
District:-Howrah, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife  
Identified By Amaresh Hazra, son of Late Umapada Hazra, Village:Domjur, Thana:-DOMJUR,  
District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.



( Maitreyee Ghosh )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

Addl. Dist. Sub-Registrar  
Domjur, Howrah

5 SEP 2014

( Maitreyee Ghosh )

ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 1530 to 1550  
being No 04200 for the year 2014.



19  
(Maitreyee Ghosh) 08-September-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR OF DOMJUR  
Office of the A.D.S.R. DOMJUR  
West Bengal