

No. 2/1B/1, Bidhan Nagar Road (prior to amalgamated another Premises No. 2/1B/2, Bidhan Nagar Road, being Assessee No. 11-013-03-0438-2), P.S. and P.O. Ultadanga, Kolkata-700 067, under the K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-03-0437-2 and District of South 24-Parganas, morefully described and mentioned in the **First Schedule** mentioned property hereunder written, free from all encumbrances attachment and liens whatsoever.

3.2) That the said **Second Party / Developer / Promotor** herein, at it's own cost and expenses shall construct the said proposed a multistoried building on the said **Bastu Land / Premises** after demolishing of the existing old structures according to the specification mentioned in the **Sixth Schedule** hereunder written in accordance with the plan so to be sanctioned by the Kolkata Municipal Corporation and in compliance with all the Kolkata Municipal Corporation Rules, Regulation and provision. The said proposed a multistoried building to be so constructed shall be of good standard quality building materials and workmanship, no sub-standard materials shall be used and all such specification, materials, fixtures and fittings shall be approved of and / or certified by qualified Architect. The **Second Party / Developer / Promotor** herein, shall be solely responsible for all cost, damages, fine, compensations, etc. for non-compliance of statutory rules, if any. It is also agreed by and between the both Parties that the materials, such as Bricks, Woods, Iron etc. those shall be obtained from the old structures in course of demolition shall be treated as the said **Second Party / Developer's / Promotor's** herein properties.

3.3) Due to approval of quality of the buidling mateirals to be use for construction purposed by qualified Architect as shall be engaged by the said **Second Party / Developer / Promotor** herein, shall be final and binding upon the both Parties hereto materials in no case being of inferor / low quality, so that the said proposed a multistoried building suffers from any damage. In case of my damage is claimed by any person including Government Authority , the said **Second Party / Developer / Promotor** herein, shall be responsible and shall take immediate necessary steps in connection with such claims and / or for rectifying such damages.

3.4) There is no bar legal or otherwise for the said **First Party / Land Owners** herein to obtain the certificate under section 30A(1) of the Income Tax Act 1961 or other consents and permissions that may be requird.



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3.5) The said **Bastu Land** is not vested under the provisions of the Urban Land (Ceiling and Regulation) Act 1976.

ARTICLE - IV : SECOND PARTY DEVELOPER / PROMOTOR OBLIGATION

4.1) The said **Second Party / Developer / Promotor** herein hereby agree and covenant with the said **First Party / Land Owners** herein not to transfer or assign the benefits of this Agreement or any part thereof without the consent in the writing of the said **First Party / Land Owners** herein. No consent shall be required from the said **First Party / Land Owners** herein on the part of the said **Second Party / Developer / Promotor** herein to transfer and assign the said **Second Party / Developer's / Promotor's** Allocation to the intending purchaser or purchasers which can be effected only after the said **First Party / Land Owners** get possession of their allocation.

4.2) The said **Second Party / Developer / Promotor** herein hereby agree and covenant with the said **First Party / Land Owners** herein not to do any act, deed, or thing whereby the said **First Party / Land Owners** herein may be prevented from enjoying selling, assigning and / or disposing of any of the portions within the said **First Party / Land Owners'** Allocation in the said proposed multistoried building.

4.3) The said **Second Party / Developer / Promotor** herein hereby declare that construction of the said proposed a multistoried building shall be completed, and the said **First Party / Land Owners** Allocation therein as per terms of this agreement, shall be handed over to the said **First Party / Land Owners** herein, within 36 (thirty six) months from the date of commencement of construction subject to extension thereof for further 6 (Six) months by way of grace. If the said **Second Party / Developer / Promotor** herein fails to complete construction even within such period of 42 (Forty two) months in total as aforesaid from the date of sanction of the building plan or commencement of new construction after demolishing of old structure thereof, in such event the said **Second Party / Developer / Promotor** herein shall be liable to pay damages to the said **First Party / Land Owners** herein.

4.4) It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen of the said **Second Party / Developer / Promotor** herein, victimizing of any



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of workmen, or any other person whatsoever, or causing any harm to the property during the course of construction of the said proposed a multistoried building the said **Second Party / Developer / Promotor** herein shall be solely liable and/or responsible therefor and shall bear all expenses resulting therefrom or for compensation payable therefor, keeping the said **First Party / Land Owners** herein, their estate and effect safe, and harmless, and indemnify, all claims, damages, rights and / or actions as the said **First Party / Land Owners** herein may have to in respect of such eventualities suffer in any manner whatsoever.

4.5) After completion of the total constructional work of the said proposed a multistoried building, the said **Second Party / Developer / Promotor** herein shall arrange for assessment of the same by the Kolkata Municipal Corporation office, as well to inform the said **First Party / Land Owners** herein in writing about approval of such constructions by the authorities as also asking them in writing to take delivery of possession of their allocation, in the said proposed a multistoried building as per terms as stated above.

4.6) That the said **First Party / Land Owners** herein shall not be responsible for any Income Tax, Goods and Service Tax and any other taxes in respect of the said **Second Party / Developer's / Promotor's** Allocation in the said proposed a multistoried building.

4.7) The said **Second Party / Developer / Promotor** herein as per terms as agreed, undertake to bear all cost and expenses for the construction of the said proposed a multistoried building to be constructed in the said **Bastu Land** and also bear the sanction fees of the Building Plan, Completion Certificate, Drainage Connection and Water Connection from the K.M.C office as well as main connection of electricity from the C.E.S.E office.

4.8) If any litigation result from any transaction in respect of any flats / rooms / shops / offices / units within the allocation of the said **Second Party / Developer / Promotor** herein in such circumstances the said **Second Party / Developer / Promotor** herein shall be solely liable therefor. The said **First Party / Land Owners** herein will not be liable and / or responsible in respect of the same in any manner whatsoever, if any litigation may arise between the both parties each shall indemnify other and viseversa for the benefit of the said proposed a multistoried building or project.



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4.9) Income tax, Sale tax, Service tax, GST and other tax liabilities as out of sale of the allocation of the said **Second Party / Developer / Promotor** herein as agreed, or any portion thereof shall be borne solely by the said **Second Party / Developer / Promotor** herein and the moneys received by the said **Second Party / Developer / Promotor** herein being considered it's income in the fullest sense of the term and the said **First Party / Land Owners** herein having nothing to do nor any interest therein nor being related thereto shall have no tax liability therefor in any manner whatsoever. But the **First Party / Land Owners** herein shall have full liability and / or responsibility with regards to dealing with their allocated portion in the said proposed a multistoried building or project.

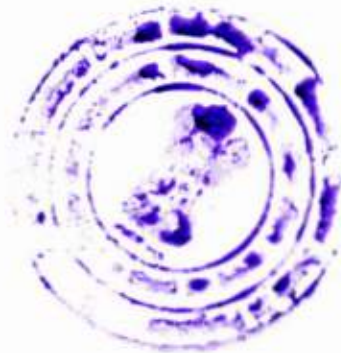
4.10) That the said **Second Party / Developer / Promotor** herein will hand over the said **First Party / Land Owners'** Allocation, as per specification mentioned in the **Sixth Schedule** hereunder written.

ARTICLE - V : FIRST PARTY / LAND OWNERS OBLIGATION

5.1) The said **First Party / Land Owners** herein hereby grant exclusive licence and permission to the said **Second Party / Developer / Promotor** herein to construct, erect and complete of the said proposed a multistoried building on the said **Bastu Land** including the said **First Party / Land Owners'** Allocation of the said proposed a multistoried building in accordance with the sanctioned building plan as per specification contained in the **Sixth Schedule** hereunder written.

5.2) The said **First Party / Land Owners** herein hereby agree and covenant with the said **Second Party / Developer / Promotor** herein not to cause any interference or hindrance in the construction work of the said proposed a multistoried building on the said **Bastu Land** subject to condition that the said **Second Party / Developer / Promotor** herein shall comply with building rules and use good quality building materials and act in accordance with Law.

5.3) The said **First Party / Land Owners** herein hereby agree and covenant, with the said **Second Party / Developer / Promotor** herein not to let out, grant, lease, mortgage, encumber and / or create charge any the said **Bastu Land** or any portion thereof as per terms of this agreement.



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5.4) That the said **First Party / Land Owners** herein undertake that during the continuance of this **Development Agreement** they shall not enter into any development agreement with any Third Party in respect of the said **Bastu Land** or any part thereof but the said **First Party / Land Owners** herein shall have every right to enter into Agreement in respect of said **First Party / Land Owners'** Allocation mentioned above of the said proposed a multistoried building.

5.5) It is agreed that upon completion of the said proposed a multistoried building and upon delivery of the possession of the said **First Party / Land Owners'** Allocation by the said **Second Party / Developer / Promotor** herein, all proportionate levies and taxes which will be finally assessed by the K.M.C. office in respect of the said **First Party / Land Owners'** Allocation portion in the said proposed a multistoried building shall be paid by the said **First Party / Land Owners** herein from the date of taking over the possession of their entire joint allocation portion.

5.6) The said **Second Party / Developer / Promotor** herein shall be entitled to fix sign board on the said **Bastu Land** for advertisement and insertions in news papers and other advertising media and all cost and expenses ancillary thereto shall be borne by the said **Second Party / Developer / Promotor** herein exclusively.

5.7) The said **First Party / Land Owners** herein hereby agree and covenant with the said **Second Party / Developer / Promotor** herein that upon receiving their allocation to their satisfaction they will not do any act, deed or thing whereby the said **Second Party / Developer / Promotor** herein may be prevented from selling, assigning and / or disposing of any of the said **Second Party / Developer's / Promotor's** Allocation and/or selecting the person in whose favour the said **Second Party / Developer / Promotor** herein shall Sell/ Transfer of the said **Second Party / Developer's / Promotor's** Allocation.

ARTICLE - VI : APARTMENT CONSTRUCTION

BY THE SAID SECOND PARTY / DEVELOPER / PROMOTOR

6) In the consideration of the said **First Party / Land Owners** herein having agreed to permit the said **Second Party / Developer / Promotor** herein to sell the any flats / rooms / shops / offices /



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units in the said proposed multistoried building excluding the said **First Party / Land Owners'** share, construct erect and complete the said proposed a multistoried building on the said **Bastu Land** by the said **Second Party / Developer / Promotor** hereby :-

(a) At their own costs shall obtain all necessary permission and/or approval and / or consent of the authorities.

(b) In respect of the construction of the said proposed a multistoried building to pay all costs all supervision of the development and construction of the said **First Party / Land Owners'** Allocation in the said proposed a multistoried building at the said land.

(c) Further it is decided that the said **Second Party / Developer / Promotor** herein shall be permitted to demolish the existing structure, which is lying on the said **Bastu Land** and in the case said **Second Party / Developer / Promotor** herein shall take all existing old structure materials and anything which will be remained in the said **Bastu Land** after demolishing the existing old structure.

(d) To bear all cost charges and expenses for construction of the said proposed a multistoried building at the said **Bastu Land**.

(e) Allocate to the said **First Party / Land Owners'** Allocation in the said proposed a multistoried building to be constructed at the said **Bastu Land** within 36 (thirty six) months which may be extended upto a further period of 6 (six) months positively from the date of sanctioned plan subject to handing over peaceful vacant possession to the said **Second Party / Developer / Promotor** herein.

ARTICLE - VII

: FIRST PARTY / LAND OWNERS' SHARE OR ALLOCATION :

(shall mean following area in the said proposed a multistoried building in the manner as hereunder mentioned)

7) FIRST PARTY / LAND OWNERS : Sri Amar Nath Garai, Sri Rana Garai and Sri Alope Kumar Garai, herein shall jointly get 50% undivided share out of total constructed area of the said proposed a multistoried building together with proportionate undivided share of the **Bastu Land** upon which the said proposed a multistoried building shall be constructed and common right over ultimate roof and all other common spaces and areas of the said **First Schedule** mentioned



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property hereunder written shall be treated as the **First Party / Land Owners'** Allocation and apart from the aforesaid allocated portion the **First Party / Land Owners** already have got an adjustable / refundable amount of **Rs. 8,00,000/- (Rupees Eight Lacs)** only, as has been paid by the said **Second Party / Developer / Promotor** herein namely **M/s. Matrix Construction** a Partnership firm, represented by its two Partners namely **(1) Sri Uttam Kumar Kundu**, son of Late Jadab Chandra Kundu, and **(2) Sri Samiran Kundu**, son of Sri Uttam Kumar Kundu, herein, to the said **First Party / Land Owners** herein namely **Sri Amar Nath Garai, Sri Rana Garai** and **Sri Alope Kumar Garai** herein, by the Cheque(s). It is also agreed by and between the both parties hereto that the **Second Party / Developer / Promotor** herein shall arrange for alternative temporary accomodation of the **First Party / Land Owners** herein during construction work with its the **Second Party / Developer / Promotor** herein their costs and expenses, till delivery **First Party / Land Owners** herein allocated portion in the said proposed a multistoried building.

ARTICLE - VIII

: SECOND PARTY DEVELOPER'S / PROMOTOR'S SHARE OR ALLOCATION :

(shall mean following area in the said proposed a multistoried building in the manner as hereunder mentioned)

8) SECOND PARTY DEVELOPER / PROMOTOR : The **M/s. Matrix Construction** a Partnership firm, represented by its two Partners namely **(1) Sri Uttam Kumar Kundu**, son of Late Jadab Chandra Kundu, and **(2) Sri Samiran Kundu**, son of Sri Uttam Kumar Kundu, shall get rest 50% undivided share out of total constructed area of the said proposed a multistoried building togetherwith proportionate undivided share of **Bastu Land** upon which the said proposed a multistoried storied building shall be constructed and common right over ultimate roof and all other common spaces and areas of the said **First Schedule** mentioned property hereunder written , shall be treated as **Second Party / Developer's / Promotor's** Allocation.



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8.1) The said proposed a multistoried building as agreed to be constructed upon due sanction thereof comprising several flats / rooms / shops / offices / units and other spaces in each floor or in the said proposed a multistoried storied building togetherwith undivided proportionate share in the said **Bastu Land** whereon the said proposed a multistoried building shall be constructed with right to use the common portion thereof and / or facilities within the said proposed multistoried building and / or the said **Bastu Land**, excluding the said **First Party / Land Owners** share or allocation therein as mentioned above.

8.2) That the said **First Party / Land Owners** herein will get their joint allocation of the said proposed a multistoried building mentioned above and subject to it and save and except the same the said **First Party / Land Owners** herein do hereby grant, exclusive right to the said **Second Party / Developer / Promotor** herein to construct the said proposed a multistoried building on the said plot of **Bastu Land** lying and situated at being Premises No 2/1B/1, Bidhan Nagar Road, P.O. and P.S. Ultadanga, Kolkata 700 067, under the K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-03-0437-0 and District of South 24-Parganas, hereinafter called the said **Bastu Land** (morefully and particularly described in the **First Schedule** mentioned property hereunder written) within the stipulated period mentioned herein and also authorized the said **Second Party / Developer / Promotor** herein to sell it's alloted portion to the intending purchaser or purchasers to be selected by the said **Second Party / Developer / Promotor** herein only.



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8.3) The said **Second Party / Developer / Promotor** herein shall be entitled to enter to agreement(s) for sale and transfer of the said **Second Party / Developer's / Promotor's** Allocation in their name with any transferees for their non-residential / residential purpose and to received and collect all moneys after signing of sale agreement from the intending purchaser(s) in respect thereof which shall absolutely belong to the said **Second Party / Developer / Promotor** herein and its is hereby expressly agreed by the between the both parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the said **Second Party / Developer / Promotor** herein to obtain any further consent of the said **First Party / Land Owners** herein and this development agreement by itself shall be treated as consent by the **First Party / Land Owners** herein specifically provided that no sale deed in respect of the said **Second Party / Developer / Promotor** herein shall make over possession of the said **First Party / Land Owners'** Allocation and comply with all other obligation of the said **Second Party / Developer / Promotor** herein to the said **First Party / Land Owners** herein under this development agreement prior to execution of any Deed of Conveyance. The said **Second Party / Developer / Promotor** herein shall have liberty to execute Deed of Conveyance infavour of the purchaser(s) except the said **First Party / Land Owners'** Allocation.

ARTICLE - IX : SECOND PARTY / DEVELOPER'S / PROMOTOR'S RIGHT

9.1) The said **Second Party / Developer / Promotor** herein will hold and / or possess the said plot of **Bastu Land** for construction being exclusive Lawful Attorney and / or agent of the said **First Party / Land Owners** herein and shall have authority to construct of the said proposed a multistoried building on the said plot of **Bastu Land** as per sanction of the building plan by the Kolkata Municipal Corporation office.

9.2) If any amendment or modification is to be required in the said building plan, the same shall be done by the said **Second Party / Developer / Promotor** herein at the said **Second Party / Developer / Promotor** own cost and expenses and the said **Second Party / Developer / Promotor** herein will pay and bear all fees including



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Architect's fees and the K.M.C. office charges and expenses to be paid or deposited for such amendment and/or modification of the building plan. The said **First Party / Land Owners** herein or their allocation will not be prejudiced for the said amendment or modification.

9.3) The said **Second Party / Developer / Promotor** herein shall be entitled to enter into any Agreement with the intending purchaser or purchasers for selling their allotted portion mentioned above excluding the said **First Party / Land Owners'** share / allocation and shall settle terms with the prospective buyers of the flats / rooms / shops / offices / units etc. and the said **First Party / Land Owners** herein shall not be responsible for the same.

9.4) Nothing in these present shall be construed as a demise or assignment or conveyance in Law by the said **First Party / Land Owners** herein of the said **Bastu Land**.

ARTICLE - X : PROCEDURE

10) The said **First Party / Land Owners** herein shall grant to the said **Second Party / Developer / Promotor** herein and / or their nominee / nominees a **Development Power of Attorney** as be required for the purpose of obtaining the sanction plan and all necessary permission and sanction from different authorities in connection with the construction of the said multistoried building and also for pursuing and following up the matter with the appropriate authorities and receive earnest money or monies from the intending purchaser or purchasers and shall allot the said **Second Party / Developer's / Promotor's** Allocation to the intending purchaser / or purchasers and to execute Deed of Conveyance and registered the said in favour of the intending purchaser / or purchasers with the said **Second Party / Developer's / Promotor's** Allocated portion. As a matter of fact that the **Development Power of Attorney** executed by the said **First Party / Land Owners** herein in favour of the said **Second Party / Developer / Promotor** herein will be treated as a part of this **Development Agreement** between the said **First Party / Land Owners** herein and the said **Second Party / Developer / Promotor** herein.

ARTICLE - XI : FIRST PARTY / LAND OWNERS' INDEMNITY

11) The said **First Party / Land Owners** herein hereby undertake that the said **Second Party / Developer / Promotor** herein shall be



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entitled to the said constructions and shall enjoy their allocation without any interference or disturbance provided the said **Second Party / Developer / Promotor** herein perform observe and fulfill all the terms and conditions herein contained and/or on their part to be observed performed and/or fulfilled.

ARTICLE - XII : SECOND PARTY / DEVELOPER'S / PROMOTOR'S INDEMNITY

12) The said **Second Party / Developer / Promotor** herein hereby undertakes to keep the said **First Party / Land Owners** indemnified from and against all third party's claim and actions arising out or any part of the act or commission or omission of the said **Second Party / Developer / Promotor** herein relating to the construction of the said proposed a multistoried building.

ARTICLE - XIII : CONSTRUCTION

13.1) The **Second Party / Developer / Promotor** herein shall be sole and exclusively responsible for construction of the said proposed a mutistoried building .

13.2) After completion of the said proposed a mutistoried building the said **First Party / Land Owners** herein, shall be entitled to obtain physical possession of the said **First Party / Land Owners'** Allocation and the balance constricted area and other portions of the said proposed a mutistoried building shall belong to the said **Second Party / Developer / Promotor** herein including the common area and amenities and facilities.

13.3) Subject as a aforesaid **First Party / Land Owners'** Allocation and undivided proportionate right, title and interest in common facilities and amenities the common portion of the said proposed a multistoried building and the said **First Party / Land Owners** herein and the said **Second Party / Developer / Promotor** herein proportionately upon fulfillment of all other obligations of the said **Second Party / Developer / Promotor** herein contained.

13.4) The said **First Party / Land Owners** herein shall be entitled to transfer or otherwise deal with the said **First Party / Land Owners'** Allocation in the said proposed a mutistoried building without any claim permission whatsoever by the said **Second Party / Developer / Promotor** herein.



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13.5) The said **Second Party / Developer / Promotor** herein shall be exclusively entitled to the said **Second Party / Developer's / Promotor's** Allocation in the said proposed a mutistoried building with exclusive right to obtain transfer from the said **First Party / Land Owners** herein and the transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the said **First Party / Land Owners** herein shall not in any way interfere with or disturb the quiet and peaceful possession of the said **Second Party / Developer's / Promotor's** Allocation.

ARTICLE - XIV : SAID PROPOSED A MUTISTORIED BUILDING

14.1) The said **Second Party / Developer / Promotor** herein shall at its own cost construct and complete the said proposed a mutistoried building and the comon facilities and amenities at the said **Bastu Land** in accordance with the sanction plan to be sanctioned by the Kolkata Municipal Corporation office with the specification by the Architect from time to time such construction of the said proposed a mutistoried building shall be completed in its entirely the said **Second Party / Developer / Promotor** herein within 36 (thirty six) months which may be extended upto a further period of 6 (six) months positively from the date of obtaining sanction plan and / or executing this Development Agreement or vacant possession of the said **Bastu Land** and time in this respect being the essence of this Development Agreement by and between the both parties.

14.2) Subject as aforesaid the decision of the Architect appointed by the said **Second Party / Developer / Promotor** herein regarding the quality of the materials shall be final and binding between the both parties hereto.

14.3) The said **Second Party / Developer / Promotor** herein shall be authorized in the name of the said **First Party / Land Owners** herein in so far as necessary to apply and obtain quotas, entitled and other allocaiton of or for a similiary apply for or for cement, steel, bricks and others building materials and to similarly apply for and obtain temporty and permanent connection of water, electricity power, drainage / sewerage and / or gas to the said proposed a mutistoried building and other disputes and facilities required for



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the construction on and for enjoyment of the said proposed a multistoried building for which purpose the said **First Party / Land Owners** herein shall execute a Development Power of Attorney infavour of the said **Second Party / Developer / Promotor** herein as shall be required by the said **Second Party / Developer / Promotor** herein, which is a part of this Development Agreement between the said **First Party / Land Owners** herein and the said **Second Party / Developer / Promotor** herein.

14.4) The said **Second Party / Developer / Promotor** herein shall at its own cost and expenses and without creating any financial or other liability on the said **First Party / Land Owners** herein, construct and complete of the said proposed a multistoried building and various flats / rooms / shops / offices / units and / or apartments in accordance with the sanctioned building plan and any amendments in accordance with the said proposed a multistoried building plan and any amendment therto or modification thereof made or cause to be made by the said **Second Party / Developer / Promotor** herein with the consent of the said **First Party / Land Owners** herein, in writing.

14.5) All costs, charges and expenses including Architects fee shall be paid discharged and borne by the said **Second Party / Developer / Promotor** herein and the said **First Party / Land Owners** herein, shall have no liability in this context.

ARTICLE - XV : TITLE DEED

15) Till disposal of the **Second Party / Developer's / Promotor's** Allocation, all the Original copy of Development Agreement, Development Power of Attorney, all Title Deeds and all Mutation papers of the said **Bastu Land**, morefully and particularly described in the **First Schedule** hereunder written, shall remain in the custody of the **Second Party / Developer / Promotor** herein and after disposal of the **Second Party / Developer's / Promotor's** Allocation, all the Original copy of all Title Deeds and all Mutation papers shall be handed over on accountable receipt to the **Owners Association** to be formed by the flats / rooms / shops / offices / units owners of the said proposed a multistoried building.



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ARTICLE - XVI : COMMON FACILITIES

16.1) As soon as the said proposed a mutistoried building is completed and the electricity wiring, sewerage line and water pipe line are ready upto the portion of the said **First Party / Land Owners'** Allocation, the said **Second Party / Developer / Promotor** herein shall give written notice to the said **First Party / Land Owners** herein requiring the said **First Party / Land Owners'** Allocation in the said proposed a mutistoried building there being no dispute regarding the completion of the said proposed a mutistoried building in terms of the agreement and according to the specification and plan thereof and certificate of the architect as well as completion certificate from the Kolkata Municipal Corporation office produced to the effect then after 30 days from the date of service of notice and at all times thereafter the said **First Party / Land Owners** herein shall be responsible for payment of all The Kolkata Municipal Corporation office proper taxes, rates, dues, duties and other public outgoing of and impositions whatsoever payable in respect of the said **First Party / Land Owners'** Allocation.

16.2) As and from the date of service of notice of possession the said **First Party / Land Owners** herein and the said **Second Party / Developer / Promotor** herein shall also be responsible to pay and bear proportionate share of the service charges for the common facilities in the said proposed a mutistoried building payable in respect of both the said **First Party / Land Owners'** herein and the said **Second Party / Developer / Promotor** herein and said charges to include proportionate share of premium of insurance of the said proposed a mutistoried building fire water charge and taxes, lights sanction and maintenances operation, repair and renewal charges for bill collection and management of the common facilities renovation replacement, repair and maintenance charge and expenses for the said proposed a mutistoried building and all common wiring pipe, electrical and mechanical quipment switch, transformers pump, motor and other electrical and mechanical installation appliances and equipment stairway, corridors, passage, way and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE - XVII : APPOINTMENT OF ARBITRATOR

17) Any dispute and / or difference arising between the both parties or their legal representatives, the same shall be referred to



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the sole arbitrator to be appointed by the said **Second Party / Developer / Promotor** herein and the award of the sole arbitrator shall be final and binding upon the both parties. The separate Lawyer will also be appointed by the said **First Party / Land Owners** herein as their representative and the decision with equality on rights and as per the agreement will be considered Final. In case of the any such act of not finalising the matter, they will have consecutive 5 (five) meeting of Arbitrator if require to resolve the issues, failing which the concept of natural Law of Justice be applicable through proper Judicial intervention.

ARTICLE - XVIII : LEGAL PROCEDURES

18) It is hereby expressly agreed by and between the both parties hereto that it shall be the responsibility of the said **Second Party / Developer / Promotor** herein as constituted attorney of the said **First Party / Land Owners** herein to defend all actions suits and proceedings which may arise in respect of the development of the said **Bastu Land** all costs charges and expenses incurred for the purpose with the approval of the said **First Party / Land Owners** herein shall be born and paid by the said **Second Party / Developer / Promotor** herein.

ARTICLE - XIX : MISCELLANEOUS

19.1) It is understood that from time to time to facilitate the construction of the said proposed a multistoried building by the said **Second Party / Developer / Promotor** herein, various deeds matters and things not herein specified may be required to be done by the said **Second Party / Developer / Promotor** herein and for which the said **Second Party / Developer / Promotor** herein may need the authority of the said **First Party / Land Owners** herein and various application and other document may be required to be executed, performed, signed or made by the said **First Party / Land Owners** herein relating to which specific provisions may not have been mentioned herin. The said **First Party / Land Owners** herein relating to which specific provisions may not have been mentioned herein. The said **First Party / Land Owners** herein hereby undertake to execute a **Development Power of Attorney** in favour of the said



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Second Party / Developer / Promotor herein simultaneously with the execution of the instant **Development Agreement** authorizing their to do all such acts, deeds, matters and things related to the proposed construction and same shall be registered with the concerned registering authority, so that the said **Second Party / Developer / Promotor** herein can sell said **Second Party / Developer's / Promotor's** Allocation with proportionate share of the said **Bastu Land**.

19.2) Any notice required to be given by the said **Second Party / Developer / Promotor** herein shall be deemed to have been served upon the said **First Party / Land Owners** herein if delivered by hand and duly acknowledged or sent by registered post with acknowledgement due and shall likewise be deemed to have been served on the said **Second Party / Developer / Promotor** herein, if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due to said **Second Party / Developer / Promotor** herein .

19.3) The said **Second Party / Developer / Promotor** herein and the said **First Party / Land Owners** herein shall mutually frame scheme for the management and / or administration of the said proposed a multistoried building and / or common part and facilities thereon.

19.4) That the said **Second Party / Developer / Promotor** herein hereby undertake that it shall obtain sanction of the building plan from the K.M.C. office within a reasonable period from the date of execution / registration of this **Development Agreement** or from the date of execution / registration of **Development Power of Attorney** whichever is later.

19.5) That the original memorandum of the Development Agreement and Development Power of Attorney, shall be kept by the said **Second Party / Developer / Promotor** herein and a certified copy of the said memorandum of the Development Agreement and Development Power of Attorney, shall be kept by the said **First Party / Land Owners** herein.

19.6) The said **First Party / Land Owners** and the said **Second Party / Developer / Promotor** herein and the propective purchaser



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/ purchasers shall take the benefit of the Apartment Ownership Act., 1972.

19.7) The said **Second Party / Developer / Promotor** herein shall arrange the temporary accommodation for the said **First Party / Land Owners** herein during construction period and the rent shall be borne by the said **Second Party / Developer / Promotor** herein until deliver of the said **First Party / Land Owners'** Allocation. The rent of shifting for (1) **Sri Amar Nath Garai**, son of Late Biswanath Gari, (2) **Sri Rana Garai** son of Late Rabindra Nath Garai and (3) **Sri Alope Kumar Garai**, son of Late Atul Chandra Garai.

19.8) The name of the said proposed a mutistoried building will be "**South View Apartment**".

ARTICLE - XX : FORCE MAJURES

20.1) The said **Second Party / Developer / Promotor** herein shall be not be liable to any obligation hereunder to the extent the the proportion of the relevant obligations are prevented by the existence of the fource majure shll be suspended from the obligations during the duration of the force majeure.

20.2) Fource majure shall mean flood, earthquake, riot, flood, storm, tempest, civil commotion, strike and fire and or any other or further commission beyond the resonable control of the said **Second Party / Developer / Promotor** herein in that case the time for completion of the said proposed a mutistoried building will be extended.

ARTICLE - XXI : LEGAL ACTION

21) The both parties shall have liberty to availd the opportunity under the specific performance of contract this agreement for non-compliance of the covenant herein before mentioned alternatively at any time if any dispute shall arise between the both parties hereto regarding the construction or interpretation of any of the terms and condition herein contained to touching these present determination of any liability of any of the both parties under this agreement the same shall be referred to the negotiation between the said **First Party / Land Owners** herein and the said **Second Party / Developer / Promotor** herein.



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THE FIRST SCHEDULE ABOVE REFERRED TO
(THE PROPERTY / BASTU LAND / PREMISES)

All That piece and parcel of revenue redeemed **Bastu Land** measuring about **10 (Ten) Cottahs - 12 (Twelve) Chattaks - 22 (Twenty Two) Sq.Ft.** be the same a little more or less, including 50 years old brick built tin / tiles roofed and cemented floor, fully residential structures, having its **Covered Area 5760 Sq.Ft.** be the same a little more or less, togetherwith all easements appurtenances and common right available therein, lying and situated at **Premises No. 2/1B/1, Bidhan Nagar Road** (prior amalgamated another Premises No. 2/1B/2, Bidhan Nagar Road, being Assessee No. 11-013-03-0438-2) **P.O. and P.S. Ultadanga, Kolkata 700 067**, under the **K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-03-0437-0 and District of South 24-Parganas**, butted and bounded in the following manner :

ON THE NORTH BY : Premises No. 2B, Bidhan Nagar Road (Portion)
ON THE SOUTH BY : Aprox 39'-08" wide, Bidhan Nagar Road (K.M.C. Road)
ON THE EAST BY : Premises No. T-3A, Bidhan Nagar Road
ON THE WEST BY : Partly by 10 feet and Partly by 11 feet 6 inches wide,
 Bidhan Nagar Road (K.M.C. Road) and after
 Premises No. 2B and Premises No. 2/1A/H/1, Bidhan Nagar Road

: SECOND SCHEDULE ABOVE REFERRED TO :
(THE SAID PROPOSED A MULTISTORIED BUILDING)

All That the said proposed a multistoried building to be constructed on the **First Schedule** property after demolishing of old structures togetherwith all common areas benefits attached thereto.

: THIRD SCHEDULE ABOVE REFERRED TO :
: THE FIRST PARTY / LAND OWNERS AND THE PURCHASER OR PURCHASERS ARE ENTITLED AS COMMON USER OF
THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THE INDENTURE SHALL INCLUDE :

- 1) Stair case and lift having capacity of 4/5 (four / five) persons on all the floors.
- 2) Stair case landing on all the floors, top stair / lift room.
- 3) Main gate to the said premises and common passage and lobby or mandatory open space surrounding on the ground floor to top floor top open roof excepting the other's places on the ground floor.



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4) Water pump, pump room on the ground floor, underground water tank, all main water pipe lines, overhand water tank on the top roof and other common plumbing installations.

5) Installation of common service viz. electricity, water pipes sewerage, rain water pipes.

6) Lighting in the common space, passage stair case, including main electric meter fittings.

7) Common Electric meter and box.

8) Electric wiring meter for lighting stair case, lobby and other common areas (excluding those as the installed for any particular floor) and space required thereto.

9) Window, Doors, Grills and other fittings of the common area of the premises including side space of the premises.

10) Such other common parts areas equipments installation, fixtures, fittings, covered and open space in or about the said premises of the said proposed multistoried building as are necessary for use and occupancy of the units.

11) Electrical wiring meters (excluding those are installed for any particulars Unit)

12) **General Common Elements** of all appurtenances and facilities and other items which are not part of the said proposed a multistoried building.

(a) All private ways curves, boundary / side walls area of the said premises.

(b) Exterior conduits, utility lines.

(c) Public connection meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside of the said proposed a multistoried building.

(d) Exterior lighting and other facilities necessary to the upkeep and safety of the said proposed a multistoried building.

(e) All elevations including shafts, shaft walls, pump room and apartments, facilities.

(f) All other facilities or elements or any improvement outside the unit but upon the said proposed a multistoried building which is necessary for or convenient to the existence, management, operation,



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maintenance and safety of the said proposed a multistoried building or normally in common use.

(g) The Foundation, Corridor, Lobbies, Stairways, Entrance and Exists path ways, Footings, Column, Girders, Beams, Supports, and exterior walls beyond the said proposed a mutistoried building side or interior load bearing walls within the said proposed a multistoried building or concrete floor slab except the roof slab and all concrete ceiling and all staircase in the said proposed a multistoried building.

(h) Conduits, utility lines, telephone and electrical systems contained within the said proposed a multistoried building.

: FOURTH SCHEDULE ABOVE REFERRED TO :
: THE FIRST PARTY / LAND OWNERS , PURCHASER OR PURCHASERS SHALL HAVE TO BEAR :

1) The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common area and facilities including white washing, painting and decorating the exterior portion of the said proposed a multistoried building, the boundary walls, entrance, the stair case, the landing the gutters, top roof, rainwater pipes, motors pumps, water and gas pipe, electric wirings and installations, sewers, drains and all other common parts, fixtures fittings and equipments, in under or upon the said proposed a mutistoried building enjoyed or used in common by the purchaser co-purchaser or other occupiers of the said proposed a multistoried building.

2) The cost of cleaning maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of the said proposed a multistoried building as enjoyed or used in common by the occupiers of the said proposed a multistoried building.

3) Cost and charges of establishment reasonable required for the maintenance of the said proposed a multistoried building and for watch and ward duty and other incidents costs.

4) The cost of decorating the exterior of the said proposed a multistoried building.

5) The cost of repairing and maintenance of water pump, electrical installations and over lights and service charges supplies of common utilities.



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6) Insurance premium if any for insurance of the said proposed a multistoried building against any damage due to earthquake, fire lightening, civil commotion etc.

7) The K.M.C. office taxes of the said proposed a multistoried building, if any and other similar taxes save those separately assessed on the respective flats / rooms / shops / offices / units until and unless the said flats / rooms / shops / offices / units handed over to the said **First Party / Land Owners** herein / prospective purchaser(s) the said **Second Party / Developer / Promotor** herein shall bear all kinds of rates and taxes.

8) Litigation expenses as may be necessary for protecting the right, title and possession to the said **Bastu Land** and the said proposed a multistoried building.

9) Such other expenses as are necessary or incidental for the maintenance, Govt duties and up-keepment of the said proposed a multistoried building as may be determined by the flats / rooms / shops / offices / units **Owners Association**.

: FIFTH SCHEDULE ABOVE REFERRED TO :

THE GUIDANCE RESPECTING POSSISSION AND/OR USER OF THE SAID UNIT INTER-ALIA SHALL INCLUDE THE IMPOSITIONS AND RESTRICTION AS UNDER

1) Not to carry on or permit to be carried on upon the said proposed a mutistoried building any offensive or unlawful activities illegal or forbidden under any Law for the time being in force.

2) Not to demolish or cause to be demolished or damaged the said proposed a mutistoried building or any part thereof.

3) Not to do or permit to be done any act deed or thing which may render void or void-able any insurance of any flats / rooms / shops / offices / units any part thereof or cause any increase in premium payable in respect thereof.

4) Not to claim division or partition of the said **Bastu Land** and



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/ or the said proposed a multistoried building thereon and common areas within the same.

5) Not to decorate the exterior of the said unit which may affect the other flats / rooms / shops / offices / units and other spaces within the said proposed a multistoried building or the structure thereof, in any manner whatsoever.

6) Not throw or accumulate in the said proposed a multistoried building or any portion of the said proposed a multistoried building the same.

7) Not to paint outer walls or portion of their units, common walls or portions of the said proposed a multistoried building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their units only in any colour of their choice.

8) The purchasers of the unit togetherwith other purchasers or said **First Party / Land Owners** herein of other units shall must have abide by obligations for guidance of members, or maintenance, safety and security of the said proposed a multistoried building or otherwise as shall be necessary in the interest thereof.

9) Not to encroach any common portion of the said proposed a multistoried building as aforesaid, nor to obstruct, jeopardize the user thereof, and nor to encumber any of such portion in any manner whatsoever.

SIXTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF WORK)

Construction to be made and fitting and fixtures to be installed and provided in the said proposed a multistoried building shall be of standard quality and according to the plan and advice of the Architect / Engineer and includes the following :

1. **Foundation** : The foundation shall be reinforced cement concrete as per design, by the L.B.S. / Engineer and any appropriate authorities. The Cement will be used like (Ramco / Ultratech / Ambuja / ACC / Laffarge).



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2. **Super Structure** : The Super Structure of the said proposed a multistoried building shall have reinforcement concrete framed structure with reinforced cement (Ramco / Ultratech / Ambuja / ACC / Laffarge) concrete columns, beams and slabs.

3. **Wall** : Wall of the said proposed a multistoried building shall be 8 inches thick brick walls on the external face and 3 inches thick brick partition internal walls and the walls will be finished by putty of good quality.

4. **Finishes** : All internal surfaces to be plastered with cement, sand and mortar and will be finished by putty, All external wall to be plastered with cement, sand and mortar.

5. **Flooring** : Flooring inside the flats shall be of floor tiles, flooring in the stair case and lobby shall be marble.

6. **Doors** : All the door frames shall be of solid of woods and the Door shutters will be of flush doors.

7. **Window** : Aluminium sliding windows, Iron grill with smoke glass.

8. **Kitchen** : Kitchen shall have cooking platform of black stone make with steel sink attached and its flooring shall be of floor tiles, ceramic tiles of good quality shall be provided on the walls of the kitchen up to a height of 3 feet from the cooking platform. All plumbing items and fittings in the kitchen shall be of good quality.

9. **Toilet** : Toilet shall have concealed water line facility. All plumbing items and fittings in the toilets shall be of good quality and its flooring shall be floor tiles, ceramic tiles of good quality shall be provided on the walls of the toilet up to a height of 6 feet from the floor.

10. **Electrical** : Concealed installation of electric pipes and wire and box in the wall of the flat of the said **First Party / Land Owners** herein. The said **First Party / Land Owners** herein will have to arrange the installation of their own electric meter.

11. **Water Supply** : Underground reservoir and overhead water tank shall be made for 24 hours water supply.



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In Witnesses Whereof the **First Party / Land Owners**, herein and **Second Party / Developer/Promotor** herein put and subscribed their respective signatures herein on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED BY
THE FIRST PARTY / LAND OWNERS
IN THE PRESENCE OF :**

Arijeet Garai
(Sri Arijeet Garai)
S/o. Sri Amar Nath Garai
Occupation : Business
Address : 2/1B/1, Bidhan Nagar Road
P.O. and P.S. Ultadanga
Kolkata-700 067

Saswati Garai
(Smt. Saswati Garai)
Wife of Sri Rana Garai
Occupation : House wife
Address : 2/1B/1, Bidhan Nagar Road
P.O. and P.S. Ultadanga, Kolkata-700 067

**SIGNED, SEALED AND DELIVERED
BY THE SECOND PARTY / DEVELOPER/
PROMOTOR IN THE PRESENCE OF :**

Bhairab Mondal
(Sri Bhairab Mondal)
S/o. Late Dulal Mondal
Occupation : Private Service
Address : 157/2A, A.P.C. Road
P.O. Shyambazar , P.S. Shyampukur
Kolkata-700 004

Sukumar Sen
(Sri Sukumar Sen)
S/o. Late Meghnad Sen
Occupation : Business
Address : T/7H/1, Kalimuddin Lane
P.O. Beadon Street, P.S. Manicktala,
Kolkata-700 006

TYPED BY ME,

Kaushik Ghosh
(SRI KAUSHIK GHOSH)
PROP. : M/S. PRERONA LASER PROCESS
247/9, SATIN SEN SARANI
P.S. NARKELDANGA, KOLKATA-700 054

1. Amar Nath Garai
2. Rana Garai
3. Aloke Kumar Garai

(Sri Amar Nath Garai)
(Sri Rana Garai)
(Sri Alope Kumar Garai)

SIGNATURE OF FIRST PARTY / LAND OWNERS
PARTY OF THE ONE PART.

MATRIX CONSTRUCTION

Uttam Ku Kundu
Partner(s)

1.
2. MATRIX CONSTRUCTION
Samiran Kundu
Partner(s)

(Sri Uttam Kumar Kundu)
(Sri Samiran Kundu)

SIGNATURE OF SECOND PARTY /
DEVELOPER/PROMOTOR
PARTY OF THE OTHER PART

DRAFTED BY ME,

Kazi Tozammel Hossain
(KAZI TOZAMMEL HOSSAIN)
-Advocate-
Sealdah Civil Court
Enrolment No. F-165/176/1995
Kolkata-700 014



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: MEMO OF PART OF ADJUSTABLE / REFUNDABLE AMOUNT :

Received a sum of Rs. 8,00,000/- (Rupees Eight Lacs) only by cheque as the part of settled refundable / adjustable as per said terms and conditions of this Development Agreement.

1) By Cheque Drawn on UCO Bank,
Ultadanga Branch, Kolkata-700 067
Cheque Nos. 247248 and Cheque Nos. 247249
Date 16/12/14 In favour of Sri Amar Nath Garai
and Smt. Dali Rani Garai Rs. 4,00,000/-

(2) By Cheque Drawn on UCO Bank,
Ultadanga Branch, Kolkata-700 067
Cheque No. 247250, Date 16/12/14
In favour of Sri Rana Garai Rs. 2,00,000/-

(3) By Cheque Drawn on UCO Bank,
Ultadanga Branch, Kolkata-700 067
Cheque No. 247251, Date 16/12/14
In favour of Sri Alope Kumar Garai Rs. 2,00,000/-

(Rupees Eight Lacs) only

Total Rs. 8,00,000/-

Witnesses

Arijeet Garai

(Sri Arijeet Garai)
S/o. Sri Amar Nath Garai
Occupation : Business
Address : 2/1B/1, Bidhan Nagar Road
P.O. and P.S. Ultadanga
Kolkata-700 067

Saswati Garai

(Smt. Saswati Garai)
Wife of Sri Rana Garai
Occupation : House wife
Address : 2/1B/1, Bidhan Nagar Road
P.O. and P.S. Ultadanga, Kolkata-700 067

1. *Amar Nath Garai*
2. *Rana Garai*
3. *Alope Kumar Garai*

(Sri Amar Nath Garai)
(Sri Rana Garai)
(Sri Alope Kumar Garai)

SIGNATURE OF FIRST PARTY / LAND OWNERS
PARTY OF THE ONE PART.



by

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

19-201819-034399080-2

Payment Mode

Counter Payment

Date: 07/02/2019 16:55:03

Bank : Union Bank of India

AA72310

BRN Date: 08/02/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16061000031338/5/2019

[Query No./Query Year]

Name : MATRIX CONSTRUCTION

Contact No. : Mobile No. : +91 7980020648

E-mail :

Address : 1572A A P C ROAD KOLKATA 700004

Applicant Name : Mr Uttam Kumar Kundu

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS


































Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16061000031338/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	74521
2	16061000031338/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	8021

Total

82542

In Words : Rupees Eighty Two Thousand Five Hundred Forty Two only

PHOTO PEST & FINGER IMPRESSION SHEET NO- "1" OF "2"

 <p>LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
<p><i>Amar Nath Garai</i> (SRI AMAR NATH GARAI) SIGNATURE OF FIRST PARTY / LAND OWNER NO.1 PARTY OF THE ONE PART.</p> <p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
 <p>LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
<p><i>Rana Garai</i> (SRI RANA GARAI) SIGNATURE OF FIRST PARTY /LAND OWNER NO.2 PARTY OF THE ONE PART.</p> <p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
 <p>LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
<p><i>Alok Kumar Garai</i> (SRI ALOKE KUMAR GARAI) SIGNATURE OF FIRST PARTY /LAND OWNER NO.3 PARTY OF THE ONE PART.</p> <p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					

























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PHOTO PEST & FINGER IMPRESSION SHEET NO- "2" OF "2"

 <p>LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
<p>MATRIX CONSTRUCTION</p> <p><u>Sri Samir Kundu</u> (SRI SAMIR KUNDU) SIGNATURE OF SECOND PARTY / DEVELOPER/PROMOTOR PARTY OF THE OTHER PART</p> <p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
 <p>LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
<p>MATRIX CONSTRUCTION</p> <p><u>Samiran KUNDU</u> (SRI SAMIRAN KUNDU) SIGNATURE OF SECOND PARTY / DEVELOPER/PROMOTOR PARTY OF THE OTHER PART</p> <p>RIGHT HAND</p>	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					



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Major Information of the Deed

Deed No :	I-1606-00610/2019	Date of Registration	15/02/2019
Query No / Year	1606-1000031338/2019	Office where deed is registered	
Query Date	01/02/2019 2:54:46 PM	A. D. S. R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Uttam Kumar Kundu 13/8D, Jariff Road, Thana : Ultadanga, District : South 24-Parganas, WEST BENGAL, PIN - 700067, Mobile No : 9331052340, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 8,02,77,269/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 8,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P. S. - Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Nagar Road, Road Zone : (Canal West Road – Rail Bridge On Road) , Premises No: 2/1B/1, Ward No: 013 Pin Code : 700067

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		10 Katha 12 Chatak 22 Sq Ft	1/-	7,73,61,269/-	Width of Approach Road. 40 Ft.
Grand Total :					17.7879Dec	1 /-	773,61,269 /-	



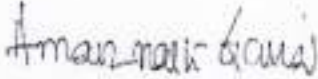





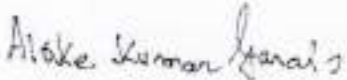
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5760 Sq Ft.	1/-	29,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5760 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5760 sq ft	1 /-	29,16,000 /-	

Major Information of the Deed :- I-1606-00610/2019-15/02/2019

Lord Details :

Name,Address,Photo,Finger print and Signature



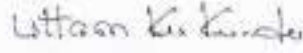


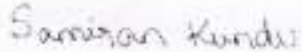
1	Name	Photo	Fingerprint	Signature
	Shri Amar Nath Garai (Presentant) Son of Late Biswanath Garai Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office	 15/02/2019	 LTI 15/02/2019	 15/02/2019
2/1B/1, Bidhan Nagar Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEAPG9058C, Aadhaar No: 54xxxxxxxx3636, Status :Individual, Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Shri Rana Garai Son of Late Rabindra Nath Garai Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office	 15/02/2019	 LTI 15/02/2019	 15/02/2019
2/1B/1, Bidhan Nagar Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALKPG6573H, Aadhaar No: 60xxxxxxxx1891, Status :Individual, Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Shri Alope Kumar Garai Son of Late Atul Chandra Garai Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office	 15/02/2019	 LTI 15/02/2019	 15/02/2019
2/1B/1, Bidhan Nagar Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVGPG4998L, Aadhaar No: 71xxxxxxxx0793, Status :Individual, Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office				

Major Information of the Deed :- I-1606-00610/2019-15/02/2019

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Matrix Construction 157/2A, A. P. C. Road, P.O.- Shyambazar, P.S.- Shyampukur, District-Kolkata, West Bengal, India, PIN - 700004 PAN No.: ABGFM4974Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Uttam Kumar Kundu Son of Late Jadab Chandra Kundu Date of Execution - 15/02/2019, , Admitted by: Self, Date of Admission: 15/02/2019, Place of Admission of Execution: Office	Photo  Feb 15 2019 12:53PM	Finger Print  LTI 15/02/2019	Signature  15/02/2019
13/8D, Arif Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFYPK1781M, Aadhaar No: 27xxxxxxxx6624 Status : Representative, Representative of : Matrix Construction (as Partner)				
2	Name Shri Samiran Kundu Son of Shri Uttam Kumar Kundu Date of Execution - 15/02/2019, , Admitted by: Self, Date of Admission: 15/02/2019, Place of Admission of Execution: Office	Photo  Feb 15 2019 12:04PM	Finger Print  LTI 15/02/2019	Signature  15/02/2019
13/8D, Arif Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BEWPK1160G, Aadhaar No: 60xxxxxxxx4918 Status : Representative, Representative of : Matrix Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sukumar Sen Son of Late Meghnad Sen T/7H/1, Kalimuddin Lane, P.O:- Beadon Street, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700006	 15/02/2019	 15/02/2019	 15/02/2019
Identifier Of Shri Amar Nath Garai, Shri Rana Garai, Shri Alope Kumar Garai, Shri Uttam Kumar Kundu, Shri Samiran Kundu			

Major Information of the Deed :- I-1606-00610/2019-15/02/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Amar Nath Garai	Matrix Construction-5.92931 Dec
2	Shri Rana Garai	Matrix Construction-5.92931 Dec
3	Shri Alope Kumar Garai	Matrix Construction-5.92931 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Amar Nath Garai	Matrix Construction-1920.00000000 Sq Ft
2	Shri Rana Garai	Matrix Construction-1920.00000000 Sq Ft
3	Shri Alope Kumar Garai	Matrix Construction-1920.00000000 Sq Ft

Endorsement For Deed Number : I - 160600610 / 2019**On 01-02-2019****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 8,02,77,269/-



Kaushik Ray

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

On 15-02-2019**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.

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

Presented for registration at 11:45 hrs on 15-02-2019, at the Office of the A.D.S.R. SEALDAH by Shri Amar Nath Garai, one of the Executants.

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

Execution is admitted on 15/02/2019 by 1. Shri Amar Nath Garai, Son of Late Biswanath Garai, 2/1B/1, Road: Bidhan Nagar Road, P.O: Ultadanga, Thana: Ultadanga, South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 2. Shri Rana Garai, Son of Late Rabindra Nath Garai, 2/1B/1, Road: Bidhan Nagar Road, P.O: Ultadanga, Thana: Ultadanga, South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 3. Shri Alope Kumar Garai, Son of Late Atul Chandra Garai, 2/1B/1, Road: Bidhan Nagar Road, P.O: Ultadanga, Thana: Ultadanga, South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business

Identified by Shri Sukumar Sen, Son of Late Meghnad Sen, T/7H/1, Road: Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

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

Execution is admitted on 15-02-2019 by Shri Ultam Kumar Kundu, Partner, Matrix Construction (Partnership Firm), 157/2A, A. P. C. Road, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004

Identified by Shri Sukumar Sen, Son of Late Meghnad Sen, T/7H/1, Road: Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Major Information of the Deed :- I-1606-00610/2019-15/02/2019

Execution is admitted on 15-02-2019 by Shri Samiran Kundu, Partner, Matrix Construction (Partnership Firm), 157/2A, A. P. C. Road, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004

Identified by Shri Sukumar Sen, , Son of Late Meghnad Sen, T/7H/1, Road: Kalimuddin Lane, , P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,021/- (B = Rs 8,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2019 12:00AM with Govt. Ref. No: 192018190343990802 on 07-02-2019, Amount Rs: 8,021/-, Bank Union Bank of India (UBIN0530166), Ref. No. AA72310 on 08-02-2019, 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 500/-, by online = Rs 74,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4965, Amount: Rs.500/-, Date of Purchase: 28/01/2019, Vendor name: Alok Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2019 12:00AM with Govt. Ref. No: 192018190343990802 on 07-02-2019, Amount Rs: 74,521/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA72310 on 08-02-2019, Head of Account 0030-02-103-003-02





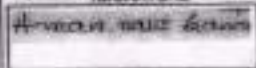
Kaushik Ray

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1606-00610/2019-15/02/2019

স্থায়ী অ্যাকাউন্ট নং / PERMANENT ACCOUNT NUMBER		
AEAPG9058C		
	নাম / NAME	AMAR NATH GARAI
	পিতা বা পিতৃ / FATHER'S NAME	BISWA NATH GARAI
	জন্ম তারিখ / DATE OF BIRTH	23-12-1956
স্বাক্ষর / SIGNATURE		
		স্বাক্ষর নং, ৭৭-৯১ COMMISSIONER OF INCOME-TAX, W.B. - XI

Amar Nath Garai

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANA GARAI
RABINDRA NATH GARAI
26/10/1976
Permanent Account Number
ALKPG6573H



Rana Garai
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISE
Plot No. 2, Sector 11, CBD Belapur,
Navi Mumbai - 401 014.

इस कार्ड के खोने/प्राप्त होने का सूचना सूचित करें/वापस करें :
आयकरों की सेवाएँ, यूटीआईएस
प्लॉट नं. 2, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 401 014.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALOKE KUMAR GARAI
ATUL CHANDRA GARAI

01/05/1956
Permanent Account Number
AVGPG4998L

Aloke Kumar Garai
Signature



Aloke Kumar Garai

7107 8048 0793

भारत सरकार, नई दिल्ली

भारत सरकार, नई दिल्ली

जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

संघी सेवा शेष कार्ड
Permanent Account Number Card
ABQPM43740

संघी नाम
MATHY CONSTRUCTION

पता / 203 40 2019
Date of Issuance: 01/04/2017



Please this card to lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIIDS,
Plot No. 3, Sector 11, CBD Banglore,
New Mumbai - 400 654.

यदि आप इस कार्ड को खोया / पाया, कृपया सूचना दें / वापस करें।
Income Tax PAN Services Unit, UTIIDS,
Plot No. 3, Sector 11, CBD Bangalore,
New Mumbai - 400 654.

आयकर विभाग
INCOME TAX DEPARTMENT
UTTAM KUMAR KUNDU
JADAB CHANDRA KUNDU
12/03/1962
 Permanent Account Number
AFYPK1781M
उत्तम कुमार कुन्दु
 Signature

भारत सरकार
GOVT. OF INDIA





इस कार्ड में त्रुटि / कोई समस्या सुनिश्चित करें / अन्य
 जानकारी के लिए कृपया सहायक, टोल फ्री नंबर पर संपर्क करें।
 टोल फ्री नंबर: 1-800-121-1234, पता: 341, सैरी रोड, 997/8,
 मॉडल कॉलोनी, नज़द डीप डेप डेवेलपमेंट,
 पुणे - 411 014.

*If this card is lost / someone's lost card is found,
 please inform / return to:*
 Income Tax PAN Services Unit, NSDL,
 341, Sarvee Road,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Development Check,
 Pune - 411 014.

Tel: 91 20 2721 8000, Fax: 91 20 2721 8001
 e-mail: nsdl@nsdl.co.in

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 22796 to 22862

being No 160600610 for the year 2019.



Kaushik Ray

Digitally signed by KAUSHIK ROY
Date: 2019.02.19 14:59:22 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 19-02-2019 14:53:56
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)