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certified that Signature Sheet  
Endorsement sheets attached  
herewith are part of this  
document.

*Juniper Datta*

Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

07 MAY 2018.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 7<sup>th</sup> DAY OF  
MAY TWO THOUSAND AND EIGHTEEN

*[Handwritten signature]*

19345

A. K. Chowdhary & Co.  
Advocates

0003

NAME	10, Old Post Office Street
ADD.	Room No. 21, 1 <sup>st</sup> Floor, Kol-1
Regd. No.	
Date	- 4 MAY 2018
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

- 4 MAY 2018



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**BETWEEN**

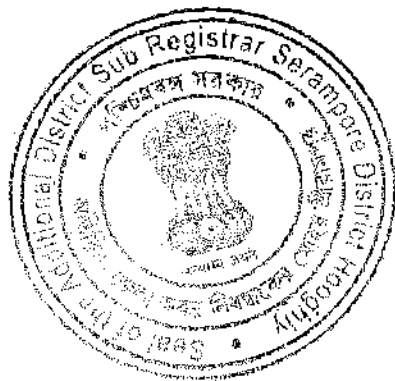
1) **SRI HARENDRA NATH DAS ( PAN NO AVJPD3164E)** son of Late Tarak Chandra Das alias Late Tarak Nath Das by occupation Retired, 2) **SRI TAPAS DAS ( PAN NO CGXPD4637D)** son of Late Rabindra Nath Das, by occupation Service, 3) **SRI GOUTAM DAS( PAN NO EECPD5804R)** son of Late Rabindra Nath Das by occupation Service, 4) **SMT BELA KOLE (PAN NO ENSPK3020H )** alias **SMT. BELA KOLEY** alias **SMT. BELA RANI KOLEY** married daughter of Late Tarak Nath Das alias Late Tarak Chandra Das by occupation Housewife, 5) **SRI BISWANATH DAS ( PAN NO.BFFPD5924P)** son of Late Tarak Nath Das alias Late Tarak Chandra Das, by occupation Retired, 6) **SRI ARUN DASS (PAN NO. EIPPD7298G )** alias **SRI ARUN DAS** son of Late Amar Nath Dass alias Late Amar Kumar Das alias Late Amar Nath Das by occupation Service, 7) **SRI BARUN KUMAR DAS (PAN NO.BWYPD7171C)** son of Late Amar Nath Das alias Late Amar Kumar Das alias Late Amar Nath Dass by occupation Service, 8) **SMT FALGUNI DEY (PANNO.EHAPD2430N)** married daughter of Late Amar Nath Das alias Late Amar Kumar Das alias Late Amar Nath Dass by occupation Housewife, 9) **SRI TARUN KUMAR DAS (PAN NO. BHAPD8883L)** son of Late Amar Nath Das alias Late Amar Kumar Das alias Late Amar Nath Dass by occupation Service, all by faith Hindu and Nationality Indian and all resident of the premises No. 20, S.C. Ghosh Lane, P.O. & P.S.-Serampore, District-Hooghly, Pin-712202 hereinafter called and referred to as the **OWNERS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, representatives, successors, administrators, executors & assigns) of the **FIRST PART**.

**AND**

**SRI SUBHASH CHAUDHERY, ( PAN NO. ACEPC8827H )** son of Late Nathmull Choudhery, by faith Hindu, by occupation Business, carrying on business under the name and style of "**Navnirman Construction Company**", a sole proprietorship concern and residing at the premises no. 89/318, Bangur Park, P.O. & P.S.-Rishra, District-Hooghly, Pin-712248 hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representatives, successors, administrators, executors and assigns) of the **SECOND PART**.

**WHEREAS:**





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A. Whereas one Ganesh Chandra Das was the occupier and recorded owner of a piece and parcel of land measuring about 2 Bighas 2 Cottahs 8 Chittaks 11 Sq.ft under Mouza - Mahesh and Ballavpur, comprised in R.S. Dag Nos. 2285, 2286, 2291, 2295, 2299 and 1114 under Khatian Nos. 586 and 255.

B. And whereas said Ganesh Chandra Das died intestate leaving behind his two sons namely Tarak Chandra Das and Thakur Gopal Das as his legal heirs who jointly inherited the aforesaid property in equal share left by deceased Ganesh Chandra Das.

C. And whereas said Tarak Chandra Das died intestate leaving behind his four sons namely Harendra Nath Das, Rabindra Nath Das, Biswanath Das, Amar Kumar Das, and one daughter named Bela Rani Koley as his legal heirs, heiress who jointly inherited the 1/2 share of the said property left by deceased Tarak Chandra Das.

D. And whereas said Thakur Gopal Das died intestate leaving behind his wife Durga Bala Dasi and four sons namely Gostho Behari Das, Ajit Kumar Das, Tapan Kumar Das, Ashok Kumar Das and five daughters namely Renuka Bag, Sandhya Rani Santra, Annapurna Kamley, Lakshmi Rani Das, Krishna Rani Das, as his legal heirs and heiress who jointly inherited the 1/2 share of the said property left by deceased Thakur Gopal Das.

E. And whereas due to inconvenience in joint possession a Deed of partition executed on 21.04.1982 between said Harendra Nath Das, Rabindra Nath Das, Biswanath Das, Amar Kumar Das, Bela Rani Koley and Durga Bala Dasi, Gostho Behari Das, Ajit Kumar Das, Tapan Kumar Das, Ashok Kumar Das, Renuka Bag, Sandhya Rani Santra, Annapurna Kamley, Lakshmi Rani Das, Krishna Rani Das whereby and where under said Harendra Nath Das and others were jointly allotted all that piece and parcel of land measuring about 12 Cottahs 10 Chittaks 40 sq.ft. lying and situate at Mouza-Mahesh, J.L.no.15, comprised in R.S. Dag Nos. 2285, 2286 under R.S. Khatian no.586 along with other properties and the said partition deed duly registered with the office of the Sub- Registrar Serampore and recorded in Book no.1, Volume no.12, pages 282 to 294, Being no. 2297 for the year 1982.





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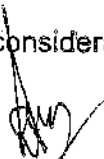
F. And whereas said Harendra Nath Das , Rabindra Nath Das, Biswanath Das, Amar Kumar Das, Bela Rani Koley became joint owners of all that piece and parcel of Danga land measuring about 12 Cottahs 10 Chittaks 40 Sq.ft. along with other properties by way of aforesaid deed of partition.

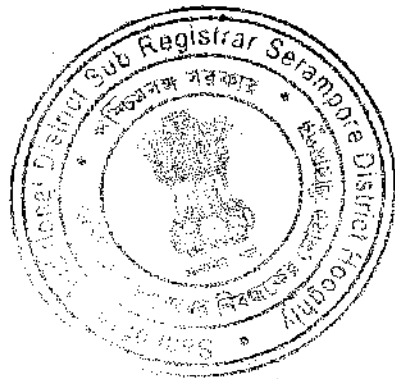
G. In the manner as aforesaid the Owners herein are the sole and absolute Owners and jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of undivided share of Danga land admeasuring 12 Cottahs 10 Chittacks 40 Sq ft be the same a little more or less lying and situated in Mouza Mahesh, J.L. No. 15, R.S. Khatian No.586, R.S. Dag Nos.2285 & 2286 L.R. Dag No.1797, under Serampore Municipality, Ward No XVI, Holding No.20, Satish Chandra Ghosh Lane, P.O. & P.S.- Serampore, District-Hooghly more fully and particularly mentioned, described, explained, enumerated, provided and given in the **FIRST SCHEDULE** mentioned hereunder (hereinafter referred to as the said premises) free from all encumbrances, charges, liens, lispens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

H. The Owners herein being desirous of raising, constructing, erecting, promoting, building and development of the multi-storied building/s at and upon the **FIRST SCHEDULE** property mentioned hereunder and/or given, but due to inexperience and paucity of fund they could not do so and as such invited offer/s from the intending developer/s for promotion of said multi-storied building/s thereupon and/or a part whereof.

I. The Developer herein coming to know about the intention of the Owners herein as aforesaid approached and/or offered the Owners herein to construct, erect, develop, built and promote the said multi-storied building/buildings in the form of housing/commercial and/or housing-cum-commercial complex as per building plan or plans to be sanctioned and/or approved by the authority concerned on the said premises and the Owners herein has agreed to such offer on the stipulated terms, conditions, enumerations, provisions, covenants and others as under.

J. The consideration/s payable as well as benefit/s/arrangement/s to be made for





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such offer inasmuch as the terms and conditions for such construction, promotion, erection, building and development of the building and providing the allotted portions to the Owners herein and selling, alienating, transferring, demising, devising, providing and delivering the allotted portions of the Developer herein consisting of Units, Flats, Car Parking Space etc. at and under the said multi-storied building/s of the said housing/commercial and/or housing-cum-commercial complex thereof by the Developer to the intending purchaser/s and/or buyer/s have been agreed upon by and between the Parties herein.

K. In order to reduce in writing the terms, conditions, enumerations, provisions, covenants and others for the Developer providing Owners' allocation and advance money to the Owners herein and selling, alienating, transferring, demising, devising, providing and delivering the allotted portions of the Developer herein consisting of various Unit/s, Flat/s, Car Parking Space/s etc. at and under the said multi-storied building/s of the said housing/commercial and/or housing-cum-commercial complex thereof by the Developer to the intending purchaser/s and/or buyer/s and others as under, the Owners herein and the Developer herein are entering these presents amongst themselves.

L. Relying on the said representations and believing the same to be true and correct and acting on the faith thereof the Developer has agreed to take up the work of development in respect of the said premises and also to keep in deposit an interest free refundable sum of Rs. 15,00,000/= ( Rupees Fifteen Lakh ) only, (hereinafter called the **DEPOSIT AMOUNT**) with the Owners mentioned herein **AND BUT** for aforesaid representations the Developer would not have entered into this agreement and would not have agreed to deposit of the said deposit amount in terms of this agreement with the Owners.

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

**ARTICLE-I: DEFINITIONS.**

**IN THESE PRESENTS UNLESS THERE IS ANYTHING CONTRARY AND/OR REPUGNANT THE FOLLOWING HAVE THE MEANINGS AND EXPRESSIONS AS FOLLOWS:**





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**1.1 OWNERS** shall jointly mean the said **SRI HARENDRA NATH DAS, SRI TAPAS DAS, SRI GOUTAM DAS, SMT BELA KOLE** alias **SMT. BELA KOLEY** alias **SMT. BELA RANI KOLEY,** **SRI BISWANATH DAS, SRI ARUN DASS** alias **SRI ARUN DAS, SRI BARUN KUMAR DAS, SMT FALGUNI DEY AND SRI TARUN KUMAR DAS** and include their heirs, representatives, successors, administrators, executors and assigns.

**1.2 DEVELOPER** shall mean **SRI SUBHASH CHAUDHERY**, son of Late Nathmull Choudhery, by faith Hindu, by occupation Business, carrying on business under the name and style of "Navnirman Construction Company", a sole proprietorship concern and residing at the premises no. 89/318, Bangur Park, Post Office Rishra, District Hooghly, which includes his heirs, representatives, successors, administrators and executors.

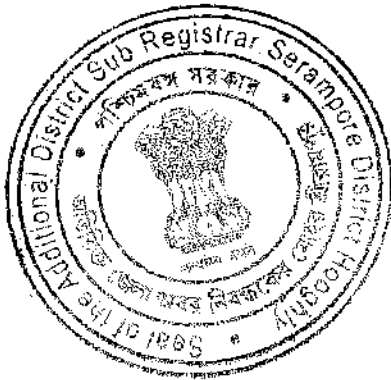
**1.3 TITLE DEED** shall mean the various title deeds in favour of the Owners and other documents and papers concerning the title of the land property more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given and/or evidencing and/or confirming the same.

**1.4 PREMISES** shall mean piece and parcel of the **FIRST SCHEDULE** property hereunder written and/or given.

**1.5 SAID PROJECT/BUILDINGS** shall mean and include the proposed multi-storied building or buildings forming parts of the housing/commercial and/or housing-cum-commercial complex to be constructed erected and completed by the Developer herein in accordance with the map or plan to be sanctioned by Serampore Municipality or the concerned authority on the said premises or modification/s thereof.

**1.6 ADVOCATE** shall mean Advocate **A.K. CHOWDHARY** of High Court, Kolkata for the entire project who shall draw, finalize, settle, re-settle, cause the execution and registration of the agreement/s for sale and the sale deed/s for the entire project, whatsoever happen, unto and in favour of any person whomsoever including the Owners herein and/or the Developer herein, if any, whatsoever the case may be.





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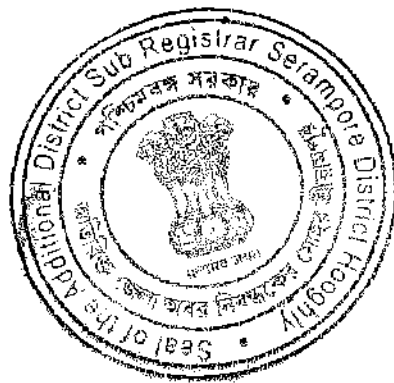
**1.7 COMMON FACILITIES AND AMENITIES** shall mean and include all areas and utilities in the said Project which has not been specifically allotted or sold and shall be common for all the Unit/Flat/Car Parking and Space holders and all the expenses including those in maintenance, operation, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing and administration shall be borne by the respective Owners of each individual Unit/Flat/Car Parking and Space in the complex proportionately.

**1.8 SALEABLE SPACE** shall mean all the constructed and/or open space of the entire area measuring around 40000 sq.ft. approximately which can fetch revenue and rights in size, location advantage and market value of the said Project and/or Building/s forming parts of the said premises available in such part or size or dimension for independent use and occupation, and will include the undivided impartible proportionate share in all common parts, portions, lands areas and facilities after making due provisions for the space required for common facilities and amenities.

**1.9. OWNERS ALLOCATION** for all the Owners from no. (1) to (9) mentioned herein has been agreed to be comprised of the 35% of the total open and covered areas including the total saleable and/or transferable area to be allocated on the entire first floor and the balance/remaining covered area of the owner's allocation out of the 35% of the total open and covered areas to be assigned on the backside of the top floor in the new multistoried building/s to be constructed by the Developer over the said premises **TOGETHER WITH** the undivided proportionate share in the land comprised in the said premises and attributable thereto **AND TOGETHER WITH** the undivided proportionate share in all common parts portions areas and facilities.

**1.10 DEVELOPER'S ALLOCATION** has been agreed to be the balance constructed area (save and except the owners allocation) which shall mean **ALL THAT** the remaining total open and covered areas including the total saleable and/or transferable area in the new multi-storied building to be constructed over the said premises more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereinabove written and/or given which are allocable to the Developer herein in terms of these presents





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comprising of various Flat/s/Unit/s/ Apartment/s/Shops/Roof constructed specific Space/s, Open Space/s and/or Car Parking Space/s both open and covered **TOGETHER WITH** the undivided proportionate share in the land comprised in the said premises and attributable thereto **AND TOGETHER WITH** the undivided proportionate share in all common parts, portions, areas, amenities, facilities and together with all the messuages, tenements, hereditaments, premises, common rights, titles and interests, easements, paths and passages thereof together with the open, covered space, roof and common areas and facilities with all locational advantage and market value.

**1.11 ARCHITECT** shall mean the person or persons who may be appointed by the Developer for designing and planning of the said Project.

**1.12 BUILDING PLAN** would mean such plan or plans prepared by the Architect for the construction of the said Project to be sanctioned by the Serampore Municipality or any concerned authority together with any modifications and/or alterations which may be necessary and/or required.

**1.13 PROJECT** shall mean the Project undertaken by the Developer herein on the said premises to be constructed erected and completed in the building/s to have various self contained Flats/Units/Apartments/Shops/Roof constructed specific Spaces, Open Spaces and/or Car Parking Spaces both open and covered capable of being held and/or enjoyed independently of each other.

**1.14 SPECIFICATION** shall mean the specifications required for the purpose of construction, erection, promotion, building and development of the said multi-storied building/s being the parts and parcels of the residential/commercial and/or residential cum commercial project as may be divided by the Architect as more fully and particularly mentioned, described, explained, enumerated, provided and given in the **FOURTH SCHEDULE** hereunder written and/or given.

**1.15 TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the said multi-storied building/s being the parts and parcels of the residential/commercial and/or residential-cum-commercial project to the intending





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purchaser/s/buyer/s/lessee/s/tenant/s.

**1.16 TRANSFEREE** shall mean a person firm, limited company, association of persons to whom any space in the said project has been transferred, alienated, granted, demised, devised, provided and given.

**1.17** Words importing singular shall include plural and vice versa.

**1.18** Words importing masculine gender shall include Feminine and Neuter genders like wise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting Neuter Gender shall include masculine and feminine genders.

#### **ARTICLE-II (COMMENCEMENT)**

**2.1.** These presents is commenced and/or shall be deemed to have commenced on and with effect from the date, month and year first above written.

**2.2.** Unless terminated by mutual consent of the parties herein this agreement shall remain in full force and effect until such time the said project is completed and all the areas sold and possession delivered.

#### **ARTICLE-III: OWNERS RIGHT AND REPRESENTATION**

**3.1** At or before entering into these presents the Owners herein has assured and represented the Developer herein as follows:

i) That the Owners herein are the sole and absolute joint owners having a clear and marketable title of the entirety of the said premises more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given.

ii) That the said premises more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction





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whatever from any person whomsoever and corner and manner whatever.

iii) That the Owners herein are in uninterrupted and peaceful possession of the said premises without any interruption or disturbance and/or claim from any person and/or persons in respect of any part or portion of the said premises.

iv) That the Owners herein have not entered into any Agreement for Sale, Memorandum of Understanding, Transfer and/or Lease and/or Development Agreement and/or Mortgage nor have created any interest of a third party into or upon the said premises or any part or portion thereof in violation of the terms herein contained save and except the agreement for development as above and will not do so during the course of the subsistence of these presents.

v) That the Owners herein do not have any excess vacant land within the meaning of the Urban Land Ceiling and Regulation Act, 1976.

vi) That the Owners herein have caused the said premises more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the First Schedule hereunder written to be converted under the relevant provisions of the West Bengal Land Reforms Act 1955 .

vii) That all municipal rates, taxes, khajana and other outgoings payable in respect of the said premises up to the date of handing over of the possession of the **FIRST SCHEDULE** property hereunder written and/or given by the Owners herein to the Developer herein as per the terms of these presents have been paid and/or shall be paid by the Owners herein and the Owners herein has agreed to keep the Developer herein, its successor and/or successors-in-interests and assigns saved harmless and fully indemnified from all costs, charges, claims, actions, suits and proceedings thereof till the date of the said possession.

viii) Upon handing over the possession of the First Schedule land for construction, development and promotion all liabilities regarding the municipality tax, khajana or otherwise as may be applicable, statutory or non-statutory shall be born exclusively by the Developer.





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ix) After handing over the possession to the Owners by the Developer of the Allocations of the Owners herein, all liabilities regarding municipality tax, rent, khajana, statutory or non-statutory shall be the liabilities of the Owners or his nominee or nominees or buyer or buyers of the Owners' allocations as the case may be.

x) That there is no suit or legal proceeding pending before any of the Courts nor there is any threat of any legal proceedings being initiated against the Owners in respect of the entirety of the said premises on any account whatsoever or howsoever.

xi) No acquisition or requisition proceeding/s is/are pending in respect of the said premises nor Owners herein has received any such notice or has any knowledge in this regard.

xii) At or before the execution of these presents the original and copy of all the title deeds, documents and papers concerning the First Schedule property hereunder written and/or given has been inspected by the Developer herein and the Developer herein is fully satisfied and confirmed about the right, title and interest of the same of the Owners herein in all the manner. The examination of the local condition, land measurement and all other aspects of the First Schedule property shall be satisfied by the Owners as and when the Developer requests for any such clarification and the Owners shall be bound to satisfy the Developer regarding the same.

xiii) In case for any reason if any person make any claim of whatsoever nature at any point of time in respect of or concerning the title of the said premises thereof then the Owners herein at their own costs and efforts settle the said claim within 60 days of being notice of such claim and keep the Developer herein fully indemnify in respect thereof. In case the failure of the Owners herein to settle such claim the Owners herein hereby authorize the Developer herein and the Developer herein for and on behalf of and on account of the Owners herein shall settle such claim and the Owners herein shall reimburse the entire costs or it may adjust from sale proceeds, the Developer herein for such settlement and expenses within 30 days from such demand. In case of default the Owners herein will pay the interest @ 18% per annum after 30 days with such payment made.





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3.2. Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Developer herein has prima facie accepted the title of the Owners herein but in the event of any of the representations being found to be incorrect and/or false then and in that event it shall be the obligation of the Owners herein to cause the same to be remedied and/or rectified entirely at their own costs.


3.3. In case of construction of additional areas in comparison with the municipal sanction plan, if the municipal authority shall impose any fine/penalty in that case it would be borne by the Owners herein to the extent of 35% of the actual penalty/fine.

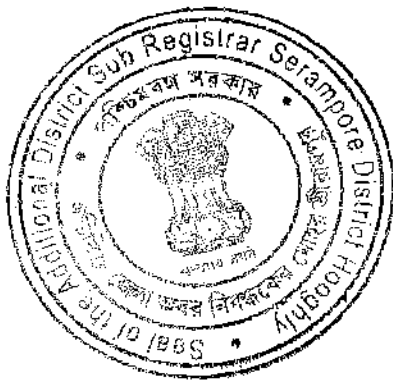
#### **ARTICLE -IV: DEVELOPER'S RIGHT/S**

4.1. In pursuance of the mutual obligations and also subject to the various terms and conditions herein contained and on the part of the Developer herein to be paid performed and observed the Owners herein has agreed to grant the exclusive right of development for commercial exploitation in respect of the said premises unto and in favour of the Developer to undertake development of the said premises whereby the Developer shall be entitled to undertake the project of housing/commercial and/or housing-cum-commercial project and construct erect and complete the multi-storied building/s thereof (Ground plus upper Floors) comprising of several self contained Unit/s/Flat/s/Apartment/s/Car Parking Space/s and Others to be held and/or enjoyed independently of each other.

4.2 The Developer herein by self and/or in representative character shall only be entitled to sell, demise, devise, grant, provide and transfer the part/s and portion/s of the **FIRST SCHEDULE** property hereunder written and/or given for all the allocations of the Owners herein and the Developer herein and the Owners herein shall not be having the said right and scope to do so but to do so through the Developer herein as above for all times to come and to receive the consideration/s thereof as per the terms of these presents.

4.3 The Developer herein reserves its right to acquire further land adjacent/adjoining/contiguous to the project and /or enter into suitable arrangements with the Owners of such further land adjacent/adjoining/contiguous and to make the





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same a part and parcel of the Project and the Owners expressly consents to the same and shall extend all the necessary objection to the Developer without claiming any interest at or upon the further land adjacent/ adjoining/contiguous to the project and /or the construction thereon.

**4.4. NOTHING** in this presents shall be construed as a demise or assignment or conveyance in law by the Owners herein of the premises or any part thereof to the Developer or as treating of any right, title or interest in respect thereof of the Developer herein other than an exclusive license to the Developer herein to commercially develop the same in terms hereof and to deal with the Developer's allocation in the multi-storied building/s of the said housing/ commercial and/or housing-cum-commercial complex in the manner hereinafter contained.

**ARTICLE-V: DEPOSIT / ADVANCE**

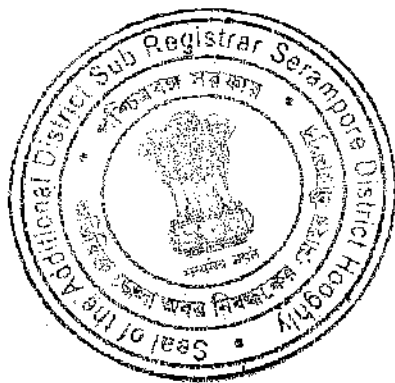
5.1 The Developer has agreed to keep in deposit with the Owners herein a refundable sum of Rs.15,00,000/= ( Rupees Fifteen Lakh ) only ( hereinafter called " **DEPOSIT AMOUNT**" ) which amount shall be held by the Owners free of interest subject to the terms and conditions hereinafter appearing in the following installments :-

a) An amount of Rs.5,00,000/= ( Rupees Five Lakh ) only has already been paid by the Developer to the Owners herein at the time of execution of this development agreement as per memo of consideration attached herewith.

b) A further amount of Rs.10,00,000/= ( Rupees Ten lakh ) only, shall be paid by the Developer to the Owners herein before the commencement of construction at the said premises within four months from the date of development agreement as aforesaid.

5.2 The aforesaid refundable Deposit Amount along with other amounts, if any, shall be refunded and paid by the Owners herein to the Developer prior to the Owners taking vacant and peaceful possession of entire portion of the Owners allocation.





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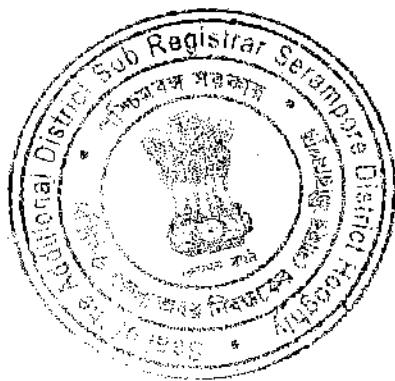
**ARTICLE -VI: PLAN/PERMISSION/S**

6.1. For the purpose of undertaking development of the said premises the Developer herein will cause a modified or revised or new map or plan to be prepared initially consisting of Ground and various upper floor and will submit the same to the Serampore Municipality and/or any concerned authority upon demolition of the existing structure, if any within 90 days from the date of all the clearances and approvals as to be obtained by the Owners herein as mentioned hereunder, for sanction and make construction of said project and/or buildings on the said premises as per the sanction Building Plan with such modification in accordance with law and the Developer herein shall engage and/or appoint Architect, Engineers and other agents for the said purpose and shall make payment of their fees and/or charges. In case if the sanction plan is further required to be modified, revised or fresh plan required to be obtained specifically for the purpose of getting extra floor/s from the original sanction plan, then in such an event the sanction fee/s, fine and penalty payable to the Serampore Municipality and/or any concerned authority and the out of pocket expenses shall be paid by the Developer and the Owners herein. The Developer shall be authorized by the Owners herein to obtain the said extra F.A.R. over and above Ground plus Six Storied Building including provision of lift but all the cost charges and expenses including miscellaneous expenses, fees, sanction fees, penalty, architect fees etc. and related cost will be borne by the Developer and the Owners herein and it is further clarified that the cost of construction is to be entirely borne by the Developer herein. The Owners shall not be entitled to raise any construction by themselves.

6.2. The Developer herein will take all steps to obtain all further permissions approvals and/or sanctions as may be necessary and/or required for construction work thereon and the Owners hereby agree and undertake to sign all papers and/or documents as may be necessary and/or required.

6.3. Within 90 days after completion of all the formalities and obtaining of all permissions as may be required under the law, the Developer herein will submit the building plan with the Serampore Municipality or any other competent authority.





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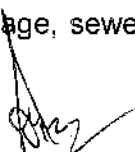
**ARTICLE -VII: SPACE ALLOCATION**

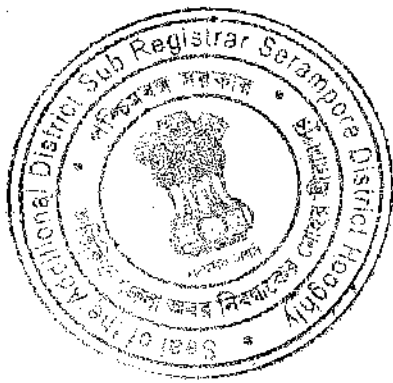
7.1. The Developer herein shall start and/or commence the work of the said construction, erection, promotion, building and development of the said multi-storied building at and upon the **FIRST SCHEDULE** property hereunder written and/or given within 90 days from the date of sanction of the building plan thereof and shall complete the same within 48 months from the said date of commencement of the said construction, erection, promotion, building and development of the said multi-storied building including provision of lift at and upon the **FIRST SCHEDULE** property hereunder written and/or given with a grace period of 6 months.

7.2. That the Developer herein shall be entitled to transfer or otherwise deal with the Developer's allocated area as mentioned hereinbefore in the said project and in the event the Owners offer to sell its allocation to the Developer in such case the Developer herein shall be entitled to transfer or otherwise deal with the Owners allocated area.

7.3. That the Developer herein shall be entitled to intend for transfer and/or assignment of its allocated portion to any third party in phase manner on or before the completion of the building and the Developer is entitled to enter into agreement/s for sale and/or transfer of any manner in respect of its allocations with the different purchaser/s/buyer/s/nominee/s and further shall be entitled to receive all advances and full consideration from the said Developer's allocated area in the manner as above. The Owners herein shall be Party to such Deed of Transfer if desired by the Developer herein. Be it mentioned herein that the Owners herein shall have no liability and obligation as regard agreement for sell to be executed by and between the Developer herein and intending purchaser/s and/or the buyer/s thereof for the Developer's allocation. It is pertinent hereto mention that the demolition of the existing structure/s at and upon the **FIRST SCHEUDLE** property shall take place by the Developer herein and the Developer herein shall be entitled to all the end product/s and/or debris thereof and the sale proceeds thereof.

7.4. That in so far as necessary the dealings namely, submission, sanction, revision, modification of plan for the subject construction, sell, alienation, transfer, demise, devise and grant of the saleable areas and obtaining electricity connection, water, drainage, sewerage connections and other such facilities and utilities and others by





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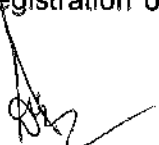
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the Developer herein in respect of the said project shall be in the name of the Owners herein for which purposes the Owners herein undertake to give the Developer herein the Power-of-Authority/s in a form and manner as is reasonably required. It being however agreed that such dealing shall not in any manner fasten or create any financial liability upon the Owners or effect right, title or interest of the Owners' property or Owners allocation in the said project in the said premises more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **SECOND SCHEDULE** hereunder written and/or given.

7.5. The Owners herein undertake as per demand of Developer herein, if requires the Owners herein shall execute the Deed of Conveyance or Conveyances or any other Deed/s of like nature of transfer unto and in favour of the Developer herein or its nominee or nominees at the costs and charges of the Developer herein or its nominee or nominees and the Owners herein agree to join as the Vendors in the said Deed of Conveyance/s to be executed in respect of the transfer of the undivided proportionate share of the land underneath attributable to the Developer's allocation unto and in favour of the transferee and the Developer herein shall join as Confirming Party herein in the said Deed of Conveyance. The Developer herein shall be entitled to sale, transfer, demise, devise, grant and provide its allocation by the Power-of-Authority/s to be conferred and executed by the Owners to the Developer herein. It is hereby agreed that the Developer herein shall part with possession of such spaces and or such apartments in its allocation as mentioned, described, explained, enumerated, provided and given in **THIRD SCHEDULE** hereunder written and/or given to the intending purchasers and also deliver possession of Owners allocation as more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **SECOND SCHEDULE** hereunder written and/or given completed and in full.

#### **ARTICLE -VIII: FURTHER DUTIES OF THE OWNERS AND THE DEVELOPER**

8.1. That the Owners herein shall deliver the vacant and peaceful possession of the said premises mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given to the Developer herein simultaneously with the signing of these presents i.e. at the time of execution and registration of this agreement. After getting vacant and peaceful possession of





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the said premises and upon demolition of the existing structure by the Developer herein and after sanction of building plan the Developer herein shall construct erect and complete the said projects over the said premises in accordance with the building plan with standard materials including the portion of the Owners allocation as mentioned, described, explained, enumerated, provided and given at and under the **SECOND SCHEDULE** hereunder written and/or given.

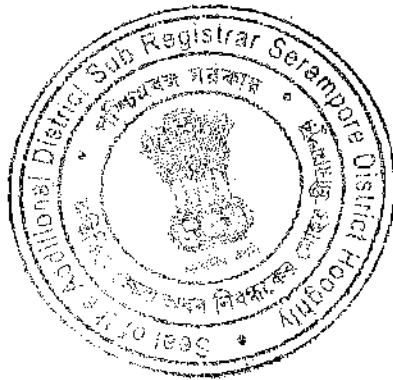
8.2 The Owners herein shall provide to the Developer herein all the clearances, save and except whatever agreed to be performed by the Developer herein as under, from all the authorities whomsóever whatever is required to make the **FIRST SCHEDULE** property hereunder written and/or given free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever and interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and to make the **FIRST SCHEDULE** property hereunder written and/or given exploitable unto and in favour of the Developer herein in order to achieve the ends of these presents at the costs and charges of the Owners herein.

8.3 Remain responsible for due compliance with all statutory requirements whether local, state or central with regard to the intention as enumerated under these presents and has agreed to keep the Developer herein saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

8.4 That the Developer herein shall be authorized to apply for and obtain temporary connection of water, electricity to the said project for the purpose of construction or enjoyment of the building.

8.5 The Developer herein shall demolish the structure/s standing and/or lying erected at and upon the **FIRST SCHEDULE** hereunder written and/or given at its own costs and expenses for the intents and purposes as under and the debris and the material out come thereof shall be appropriated by the Developer herein solely and exclusively.





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**ARTICLE-IX OBLIGATION OF THE DEVELOPER  
AND INDEMNITY:**

9.1. The Developer herein shall:

i) Take such steps as are necessary to divert all pipes, wires, cables or other conducting media in, under or above the project or any adjoining or neighbouring premises and which need to be diverted as a result of the development.

ii) Install all electricity line, wiring, water, services and surface and soil water drainage to the premises and shall ensure that the same connect directly to the mains.

iii) Serve such notices and enter into such agreement/s with statutory undertakings or other companies as may be necessary to install the services.

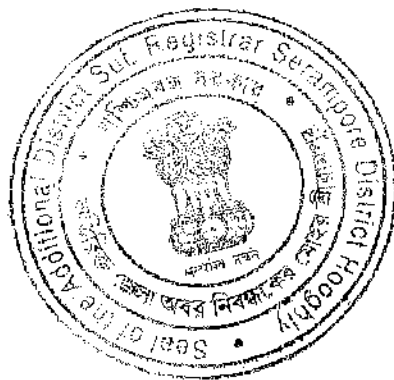
iv) Give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, electricity and other statutory authorities as may be necessary in respect of development of the said premises.

v) Remain responsible for any deviation in constructions which may not be in accordance with the plan (Unless done at the instructions of the Owners herein, whatsoever the case may be) and has agreed to keep the Owners herein saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

vi) Remain responsible for any accident and/or mishap taking place while undertaking demolition and/or clearance of the site and also while constructing erecting and completing the said project and/or said project and/or buildings in accordance with the said plan and has agreed to keep the Owners herein save harmless and fully indemnified from and against all the costs, charges, claims, actions, suits and proceeding/s thereof.

vii) Incur all costs, charges and expenses for the purpose of constructing erecting and completing the said building/s in accordance with the said building plan.





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viii) Not to expose the Owners herein to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said project.

**INDEMNITY:**

i) That the Owners hereby undertakes to keep the Developer herein indemnified against all third party claims and actions arising out of any sort of act or commission of the Owners in or relative to the permissions and clearances to be obtained by the Owners herein as agreed hereunder.

ii) That the Developer herein hereby undertakes to keep the Owners herein indemnified against all actions, suits, costs and proceedings and claims that may arise out of the Developer herein actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein. For any matter raised under this clause, only Developer will be responsible to solve the matter legally.

iii) That the Developer herein shall be responsible for any accident during construction, promotion, erection, development and building of the multi-storied building/s at and upon the **FIRST SCHEDULE** property hereunder written and/or given and/or any damage or destruction or collapse or fall of the same or any part or parcel of the same caused at and upon the said building/s due to defect of construction, construction, promotion, erection, development and building or so of the multi-storied building/s at and upon the **FIRST SCHEDULE** property hereunder written and/or given in any manner whatsoever for all times to come.

**ARTICLE-X: COMMENCEMENT OF CONSTRUCTION AND REIMBURSEMENT**

10.1. For the purpose of determination of the date of commencement of construction, the certificate of the Architect in respect of the said project shall be final conclusive and binding on the parties.

**ARTICLE-XI: COMPLETION**

11.1. Unless prevented by circumstances beyond the control of the Developer and/or





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circumstances amounting, to force majeure as hereinafter appearing the said project shall be constructed erected and completed within a period of 48 months from the date of commencement of the work of construction in accordance with the said plan with a grace period of 6 months hereinafter referred to as the **COMPLETION DATE**.

For the purpose of completion the certificate of the Architect shall be final conclusive and binding on the parties and similarly the common facilities and/or utilities will also be completed.

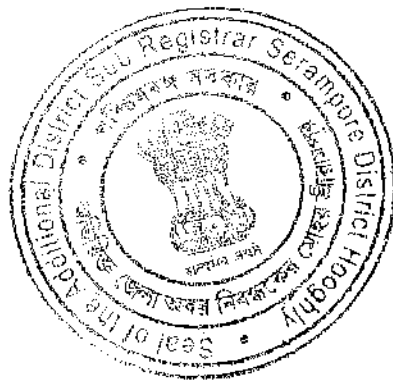
11.2 Time is the essence of contract hereof.

#### **ARTICLE XII: MISCELLANEOUS**

12.1. The Owners herein hereby authorized the Developer to sale, transfer, demise, devise, grant, provide and deliver all the portions to all the prospective purchaser/s/buyer/s and/or transferee/s. The Developer herein shall be realizing consideration/s and/or costs and/or charges from each and every Flat/Unit/Apartment/Car Parking Space and other Space Owners/s and/or occupier/s forthwith the Agreement/s and/or Deed/s of Conveyance/s for Sale/Transfer/Conveyance thereof unto and in their favour as per the convenience towards transformer and electric connections, deposits for electric meter, capital cost for equipment and development, maintenance deposits and documentation charges and municipal rates and taxes in the event of the Owners herein and/or the Developer herein deciding to retain for themselves any of the units, apartments, constructed spaces and car parking spaces then and in that event they shall be liable to pay and contribute the proportionate amounts as stated hereinabove.

12.2 The Owners herein hereby grant Registered General-Power-of-Attorney hereunder unto and in favour of the Developer herein and do hereby and hereunder nominate, appoint and constitute and have nominated, appointed and constituted **SRI SUBHASH CHAUDHERY**, son of Late Nathmull Choudhery, by faith Hindu, by occupation Business, carrying on business under the name and style of "**Navnirman Construction Company**", a sole proprietorship concern and residing at the premises no. 89/318, Bangur Park, Post Office Rishra, District Hooghly as the true and lawful attorney for us in our names and on our behalf solely to do and execute all or any of the following acts, deeds and things, that is to say:





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1. To sale, alienate, transfer, convey, grant, give, dispose of and to manage, control, supervise, use, possess and occupy the **FIRST SCHEDULE** property in the manner as the said attorney shall think fit and proper.
2. To negotiate with any of the prospective buyer/buyers and/or the party and/or parties in order to sell, dispose, alienate, transfer and convey the **FIRST SCHEDULE** property in the manner as the said attorney shall think fit and proper.
3. To construct, promote, erect, develop and built multi-storied building/s at and upon the **FIRST SCHEDULE** property.
4. To demolish the structure/s lying erected at and upon the **FIRST SCHEDULE** property for the said construction, promotion, erection, development & building at and upon the **FIRST SCHEDULE** property.
5. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the said intents and purposes.
6. To take all the permissions, approvals, sanctions etc. from Serampore Municipality or any competent authority whatsoever with regard to the same in all manner whatsoever and put our signatures for the same for all times to come pertaining to the **FIRST SCHEDULE** property hereunder.
7. To present for registration before any registration office each and every deed, document, instrument and paper whatsoever expedient and necessary in connection with the sale, disposal, alienation, transfer, conveyance and/or for usage of the **FIRST SCHEDULE** property in the manner as the said attorney shall think fit and proper.
8. To appear before the competent Block Land and Land Reforms Officer/Municipal Corporation/Municipality, Block Development Officer and/or any authority whomsoever for any reason whatsoever in connection with the **FIRST SCHEDULE** property on my behalf.





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9. To do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to the said **FIRST SCHEDULE** property as fully and effectually as we could do the same if we may personally be present so as to achieve the ends of these presents.

10. To appoint and engage, transfer, suspend and remove at pleasure any employee or agent, staff workers, for or from permanent, temporary or special service and to settle the terms and conditions as the said attorney, shall think fit and to determine their powers and duties so as to effectuate the intention of these presents.

11. To delegate all or any of the powers, authorities and liberties hereunder vested and to appoint any substitute or substitutes limited to any one or more purpose or purposes as he shall from time to time desire in that behalf.

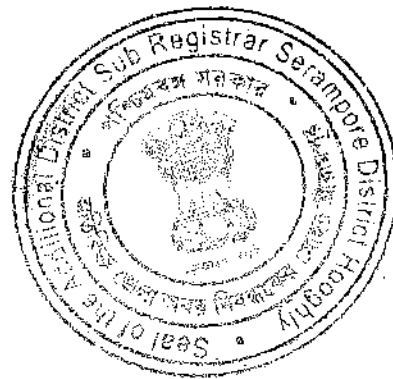
12. To represent us and to appear before any Court of Law, any or all Judicial, Legislative, Executive authority and/or authorities, Public and/or Private authority and/or authorities whomsoever in connection with us so far it relates with the **FIRST SCHEDULE** property.

13. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorney in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the **FIRST SCHEDULE** property on our behalf as effectually as it could be done if we may be represented physically.

14. To sue, defend, prosecute and litigate with any person and/or body corporate concerned in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the **FIRST SCHEDULE** property on our behalf as it could be done on personal representation.

15. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, draft and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the **FIRST SCHEDULE** property on our behalf as





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effectually as it could be done personally.

16. To sign and execute Agreement for Sale of Flats/Units and Constructed spaces at or upon and /or in respect of the Developers allocation erected and /or to be erected at or upon the Scheduled property under the said Agreement.

17. To obtain necessary permission approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up the matter with Serampore Municipality or any competent authority regarding submission and sanction of building plan/s as well as revised building plan/s, Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, for obtaining Lift License, Permission for installation of Generator, for obtaining Sewerage Connection, Water, Electricity supply and/or modification and changes of the plan.

18. And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of the said attorney ought to be done, executed and performed in relation to the **FIRST SCHEDULE** property as fully and effectually as it could be done personally.

19. And it is hereby agreed and undertaken that we shall ratify and confirm all and whatsoever our said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of these presents.

20. **AND** it is made clear that in the death or incapacity of the owner/s the said Attorney shall be and is duly authorized by the other surviving owners to act on the basis of the powers hereby granted and the legal heirs of the deceased owner/s shall be bound by the terms of the development agreement and also shall be entitled to the share of the deceased owner/s unless already sold prior to the death of the said owner/s.

**12.3 AND IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN** the Parties hereto that the Developer herein shall be entitled to enter into agreement/s for sale,





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transfer and/or lease in respect of the Developer's allocation in its own name and it will not be obligatory for the Owners herein to be confirming parties and in any event by this Agreement the Owners herein hereby consents to the same.

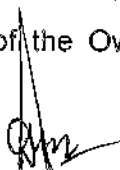
12.4. The prospective purchaser/s and/or transferee/s thereof shall be entitled to have home loan/s from any bank, body corporate, financial institution and/or non-banking financial corporation of its/his/her/their choice and in that case the proportionate share of land allocated, sold, transferred, conveyed, alienated, granted, demised, devised and provided to it/him/her/them thereto due to the such purchase, conveyance and/or transfèr shall be allowed as security as well together with its/his/her/their unit/s/flat/s/space/s/apartment/s so purchased, acquired, conveyed, transferred and alienated by it/her/him/them.

12.5 All disputes and differences arising out of or in relation to these presents shall be referred to the Board of Arbitrator representing both the Owners and the Developer herein. The Arbitration proceeding will be held under the provision of Arbitration and Conciliation Act, 1996 or any statutory modification thereof for the time being in force. The Arbitral Tribunal has the summary power to pass interim award, interim direction, orders etc.

12.6 Courts of Hooghly District alone shall have the jurisdiction to entertain try all action, suits, proceeding/s arising out of these presents.

#### **ARTICLE -XIII: TITLE DEEDS**

13.1. The Owners herein hereby agrees and undertakes that they will deposit all the original title deed/s and paper/s and document/s available with the Owners herein as on date with regard to the **FIRST SCHEDULE** property hereunder written and/or given forthwith the execution and/or signing of these presents with the Developer herein and the remaining and/or deficit title, if any, which shall be obtained by the Owners herein, shall be deposited as well with the said Developer herein forthwith the execution and registration of the same unto and in favour of the Owners herein by the Owners thereof and the Owners herein shall make the said title deed happened and/or executed and/or registered as immediately as possible unto and in favour of the Owners herein by the Owners thereof and upon completion of the





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subject project all such deed/s and/or document/s and/or paper/s thereof shall be returned by the said Developer herein, with the mutual consent and written instruction of the Parties herein and/or otherwise legitimately, to any other person, body corporate, association, management and/or maintenance agency.

#### **ARTICLE- XIV OWNERS OBLIGATIONS**

14. The Owners herein has agreed:

i) To co-operate with the Developer in all respect for development of the said premises in term of these presents.

ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.

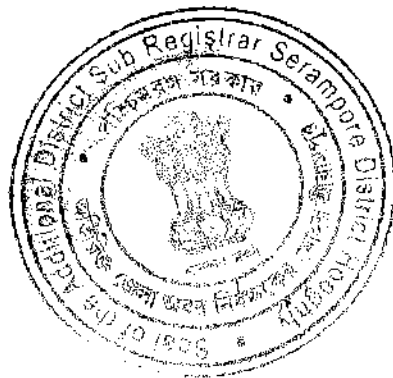
iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer undertake construction of the project and/or Buildings in accordance with the said plan.

iv) To execute the Deed of Conveyance/Lease in respect of the various constructed portion unto and in favour of the intending purchaser/s acquiring units apartments constructed spaces and car parking spaces.

#### **ARTICLE-XV: DEFAULT AND REMEDIES**

15.1. Unless prevented by circumstances beyond its control the Developer shall commit any default and/or breaches of any of the terms and conditions herein contained and on the part of the Developer to be paid performed and observed or in the event of the Developer failing to complete the said project and/or said projects within the Completion Date as hereinbefore recited or after a grace period of six months then and in that event without prejudice to any of the rights claims contentions which the Owners herein may have against the Developer, the Developer shall be liable and has agreed to pay to the Owners herein such compensation as may be decided by the Arbitrator.





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**ARTICLE-XVI: FORCE MAJEURE**

The Developer herein shall not be treated as default and the Developer's obligations and covenant will be suitably extended under the Force Majeure clause. Force Majeure shall include natural calamities, Act of God, flood, tidal waves, earthquake, riot, war, storms, tempest, fire, civil commotion, air raid, strikes (including by contractor/construction agencies) lock out, transport strike, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, shortage of Essential Commodities and/or any circumstances beyond the control or reasonable estimation of the parties herein. But the time span of 'Force Majeure' shall always be reasonable and any extension of time span on this ground shall be fixed/determined on the basis of bilateral discussion.

**ARTICLE XVII: PROCEDURE**

17.1. The Owners herein shall execute a Registered General Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up the matter with the Serampore Municipality, Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, for obtaining Lift License, for obtaining Sewerage Connection, Water, Electricity supply and/or modification and changes of the plan and for obtaining the completion and Occupancy Certificates and other Authorities and for booking and/or entering into agreement for sale of saleable area of the said premises.

**ARTICLE XVIII: BUILDING**

18.1. The Developer shall at its own costs construct erect and complete the Project on the said premises in accordance with the sanctioned plan as per the specifications more fully and particularly mentioned, described, explained, enumerated, provided and given in the **FOURTH SCHEUDLE** hereunder written and/or given and the common facilities and amenities hereinbefore mentioned with the standard materials as may be certified by the Architect of the said Project and the same shall be completed within the said Completion date.





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18.2. Subject as foresaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto and the said project will be constructed erected and completed in accordance with the specifications details whereof are mentioned in the **FOURTH SCHEDULE** hereunder written and/or given.

18.3. The Developer shall be authorized in the name of the Owners herein in so far as necessary to apply for and obtain quota entitlement and other allocation of or for cement, iron bricks, sand other building materials allocable to the Owners herein for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage and sewerage to the project and other inputs and facilities required for the construction or for the better enjoyment of the building for which purpose the Owners herein shall execute a General Power of Attorney in favour of the Developer herein.

18.4. The Developer herein shall at its own costs and expenses and without creating any financial and other liability on the Owners herein construct and complete the Project and various Unit/s/Flat/s/Apartments/Car Parking Space/s and Space/s therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer as per specification described in the **FOURTH SCHEDULE** hereunder.

18.5. The Developer herein shall be entitled to procure any construction loan and/or financial assistance from any bank, person, body corporate, financial institution, non-banking financial institution or otherwise on its allocation and if required shall may encumber the **FIRST SCHEDULE** property hereunder written and/or given. However, the Owners herein shall not be responsible anyhow for the repayment of such loan and/or financial assistance so taken by the Developer herein.

18.6. All costs charges and expenses including Architect's Structural Engineers' fees shall be discharged by the Developer and the Owners herein shall bear no responsibility in this context.

18.7. The Owners herein shall not cause any obstruction or interference in the





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Developer continuing with the construction erection and completion of the said Project as well as ensure that no one else claiming any right title interest through or behalf of the Owners will obstruct or create any problem or difficulty in such construction.

### THE FIRST SCHEDULE ABOVE REFERRED TO

**ALL THAT** piece and parcel of Danga land measuring about an area a little more or less 12 Cottahs 10 Chittack 40 Sq.ft be the same a little more or less lying and situated in Parganas Boro, Mouza Mahesh, J.L. No. 15, R.S. Khatian No. 586, R.S. Dag Nos. 2285 & 2286, L.R. Dag No. 1797, under Serampore Municipality, (Circle No. F), (Ward no. XVI), Holding No. 20, Satish Chandra Ghosh Lane, P.O. & P.S. - Serampore, District-Hooghly as shown in colour RED in the plan annexed herewith being butted and bounded in the manner as follows:

**ON THE NORTH** : By 6'0" feet wide common passage;  
**ON THE SOUTH** : By 6'0" feet wide common passage;  
**ON THE EAST** : By 6'0" feet wide common passage;  
**ON THE WEST** : By J.N. Lahiri Road.

**OR WHOSOEVER OTHERWISE** the said premises was theretofore and is now and shall hereafter be called, known, numbered, described, distinguished and reputed or known.

### THE SECOND SCHEDULE ABOVE REFERRED TO OWNERS ALLOCATION

**OWNERS ALLOCATION** for all the Owners from no. (1) to (9) mentioned herein has been agreed to be comprised of the 35% of the total open and covered areas including the total saleable and/or transferable area to be allocated on the entire first floor and the balance/remaining covered area of the owner's allocation out of the 35% of the total open and covered areas to be assigned on the backside of the top floor in the new multistoried building to be constructed by the Developer over the said premises **TOGETHER WITH** the undivided proportionate share in the land comprised in the said premises and attributable thereto **AND TOGETHER WITH** the undivided



Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY  
07 MAY 2018



proportionate share in all common parts portions areas and facilities.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**DEVELOPER'S ALLOCATION** has been agreed to be the balance constructed area (save and except the owners allocation) which shall mean **ALL THAT** the remaining total open and covered areas including the total saleable and/or transferable area in the new multi-storied building to be constructed over the said premises more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereinabove written and/or given which are allocable to the Developer herein in terms of these presents comprising of various Flat/s/Unit/s/ Apartment/s/Shops/Roof constructed specific Space/s, Open Space/s and/or Car Parking Space/s both open and covered **TOGETHER WITH** the undivided proportionate share in the land comprised in the said premises and attributable thereto **AND TOGETHER WITH** the undivided proportionate share in all common parts, portions, areas, amenities, facilities and together with all the messuages, tenements, hereditaments, premises, common rights, titles and interests, easements, paths and passages thereof together with the open, covered space, roof and common areas and facilities with all locational advantage and market value.

**THE FOURTH SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF THE CONSTRUCTION)**

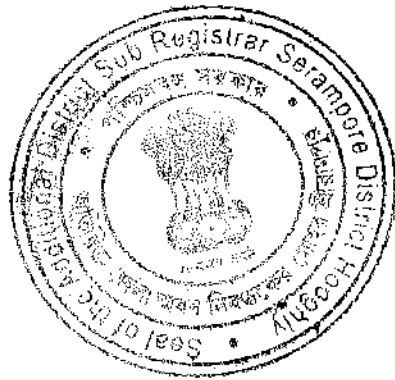
**Super Structure** : It shall be R.C.C. framed building.

All outer walls and inner walls shall be cladded with 5" thick brick work. All inner and outer walls shall be property plastered and interiors shall be finished with plasters of paris. Balcony/Verandah shall be guarded with 3'-0" high railing of 5" thick brick work.

**Flooring** : All floors including toilets and kitchen shall be finished with floor tiles. All walls shall be provided with 4" high skirting and all window sills shall be finished with floor tiles from inside.

**Doors** : All door frames shall be made of wood and 32 mm thick commercial flush doors shall be provided in all doors with one tower bolt and one hatch bolt.





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**Windows** : Aluminium window channels fitted with glass and M. S. grills shall be provided.

**Bath-Room** : Every toilet shall have provision for :-

i) 6' High dado finished with not points glazed tiles.

ii) White commode with one C. P. Tap.

iii) One bathing C. P. Tap & C. P. Shower overhead.

**Kitchen** : All kitchens shall be provided with 20" wide cooking platform with one sink finished with black stone and 2.5' high dado finished with not points glazed tiles over the platform only and one C. P. Cock shall be provided on the sink.

**Wash Basin** : One 20" x 16" white wash-basin rested on C. I. Brackets (without pedestal) with one pillar cock and necessary fittings shall be provided.

**Electrical wiring** :

**(A) Flats** : Concealed electrical wiring in flats to be used for residence by the owners.

(i) For rooms : Two light points, one fan point and one 5amp Plug Point.

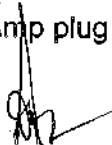
(ii) Halls : Two light points, one fan points, one calling bell point, one 15 Amp Plug-point and one 5 Amp Plug point.

(iii) For Bathrooms : One light point, one 15 Amp Plug-point and one exhaust fan point.

(iv) For Kitchen : One light point, one exhaust fan point and two 5 Amp Plug points.

(v) For Varandahs : One light point and one plug point.

**(B) Garage/Shop Room** : Concealed electrical wiring with two light points, one fan point and one 5 Amp plug point.





IN WITNESS WHEREOF the parties have set and subscribe their respective hands,  
seals the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the OWNERS at Serampore in the  
presence of:

**WITNESSES:**

1. Swali Das  
20, S. C. Ghosh Lane  
Serampore  
Hooghly,  
(Behata)

2. Amitava Karmakar  
86/4, G.T. Road, Sirishtala  
Serampore, Hooghly,  
(Business)

1.



of Hasendranath Das  
L.T. In by the  
peer of  
Ratan Chakraborty

2. Topas Das.

3. Jyotirmoy Das

4. Ramkrishna Das

5. Biswanath Das.

6. Arun Das

7. Braj Kumar Das

8. Falguni Dey

9. Tanu Kumar Das

SIGNATURE OF THE OWNERS



*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

07 MAY 2018

**SIGNED, SEALED AND DELIVERED**

by the DEVELOPER at Serampore in the  
presence of:

**WITNESSES:**

1. Ritu Chaudhary  
W/O Sri Subhash Chaudhary  
89/318, Bangur Park,  
Rishra, Hooghly  
(Housewife)
2. Ratam Ghosh  
18 No Benipara Lane  
Serampore  
Hooghly  
(Business)

**FOR GAYTRIAN CONSTRUCTION CO**

Subhash Chaudhary  
Proprietor

**SIGNATURE OF THE DEVELOPER**

Read over and explained  
to the owners in Bengali  
which is admitted to be true and correct.  
Drafted by:

Arup Kumar Dey

**Arup Kumar Dey**  
**Advocate**  
**High Court, Calcutta**  
**Enrol. No. WB/1515/03**



*(Handwritten mark)*

Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

**07 MAY 2018**



MEMO OF CONSIDERATION


RECEIVED from M/S. NAVNIRMAN CONSTRUCTION COMPANY, THE DEVELOPER herein the within mentioned consideration amount of Rs.5,00,000/- (RUPEES FIVE LAKH) only vide cheques dated 07.05.18 drawn on Uco Bank, Rishra, Hooghly as per memo written hereunder:-

Sl.	Cheque No.	Favouring	Amount
1.	000611	Harendra Nath Das	Rs. 1,00,000/=
2.	000612	Tapas Das	Rs. 50,000/=
3.	000613	Goutam Das	Rs. 50,000/=
4.	000614	Bela Kole	Rs. 1,00,000/=
5.	000615	Biswanath Das	Rs. 1,00,000/=
6.	000616	Arun Dass	Rs. 25,000/=
7.	000617	Barun Kumar Das	Rs. 25,000/=
8.	000618	Falguni Dey	Rs. 25,000/=
9.	000619	Tarun Kumar Das	Rs.25,000/=
		<b>TOTAL</b>	<b>Rs. 5,00,000/=</b>

WITNESSES :

1. Swali Das,  
20, S.C. Ghosh Lane  
Serampore  
Hooghly  
(Scholar)
2. Ratan Ghosh,  
18/10 Binapera Avenue  
Serampore  
Hooghly  
(Business)



- of Harendranath Das  
L.T. In by  
per of
1. 
  2. Tapas Das.
  3. Goutam Das
  4. Barun Kumar Das
  5. Biswanath Das.
  6. Arun Das
  7. Barun Kumar Das
  8. Falguni Dey
  9. Tarun Kumar Das

SIGNATURE OF THE OWNERS



*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY


07 MAY 2018

The following Documents of title have this day the 7th day of May, 2018 been deposited with **M/S NAVNIRMAN CONSTRUCTION COMPANY** of 89/318, Bangur Park, Rishra, Hooghly, in terms of the Agreement dated 07.05.2018 made between the Owners and the Developer herein in respect of premises no. 20, Satish Chandra Ghosh Lane, P.O. & P.S.-Serampore, District-Hooghly.

WITNESSES :

1. Srotri Das.  
20, S.C. Ghosh Lane  
Serampore  
Hooghly  
(School)

2. Patan Ghosh.  
18 No Beniapara Lane  
Serampore  
Hooghly  
(Business)

- of Halendra Nath Das  
L.T. In by the  
person of
1.  1
  2. Tobias Das. Patan Ghosh
  3. Jaitam Das
  4. Ram Kumar Das
  5. Biswanath Das.
  6. Anand Das
  7. Bam Kumar Das
  8. Falguni Dey
  9. Tarun Kumar Das

SIGNATURE OF THE OWNERS

1. Municipal Tax Receipt no. 26860 dated 10.04.15.
2. Land Khazana Receipt no. 2544677 dated 26.07.15.



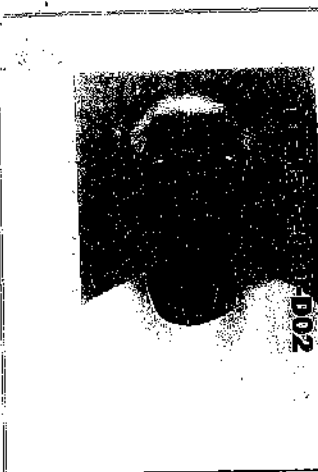


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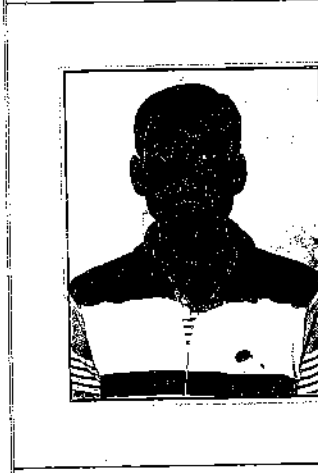
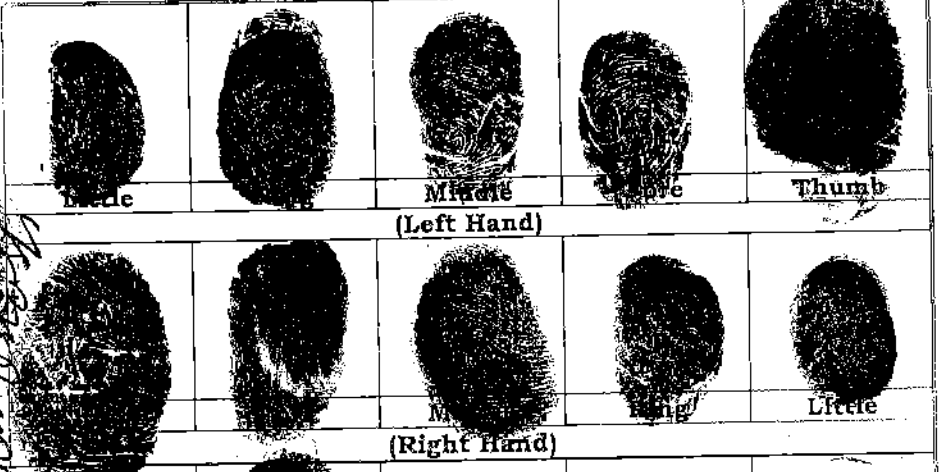
Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

07 MAY 2018

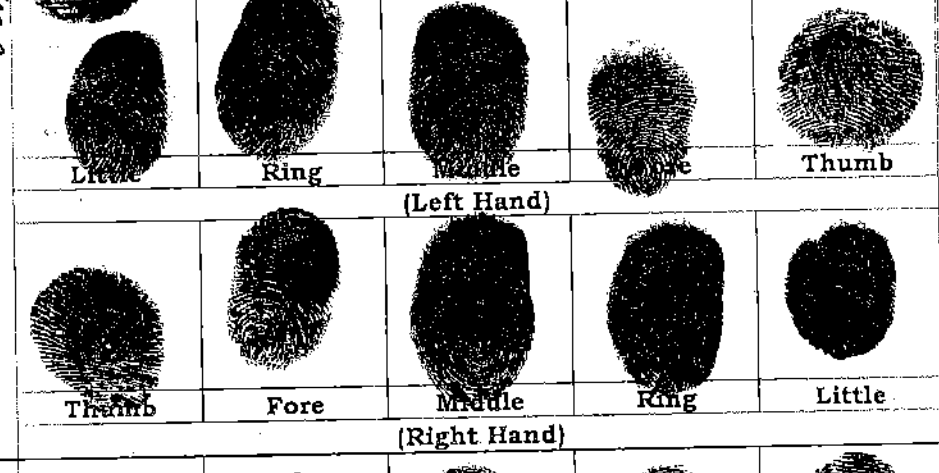
SPECIMEN FORM FOR TEN FINGERS PRINT



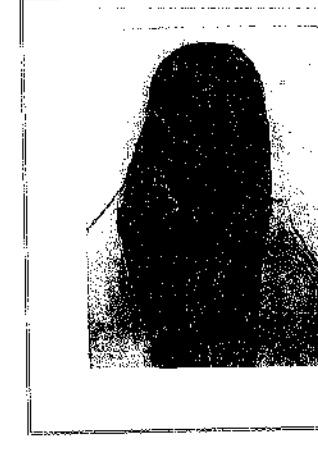
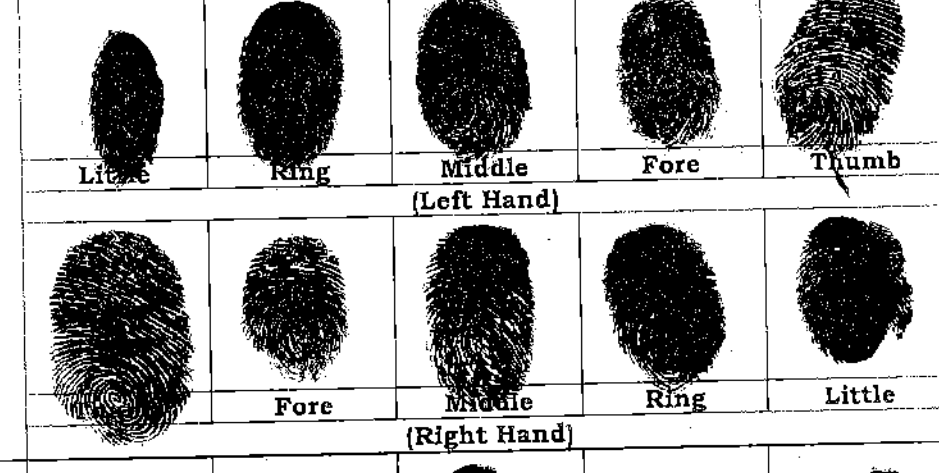
*L.T. - 00 Washington North Das  
by the person of  
Patton 6/23/44*



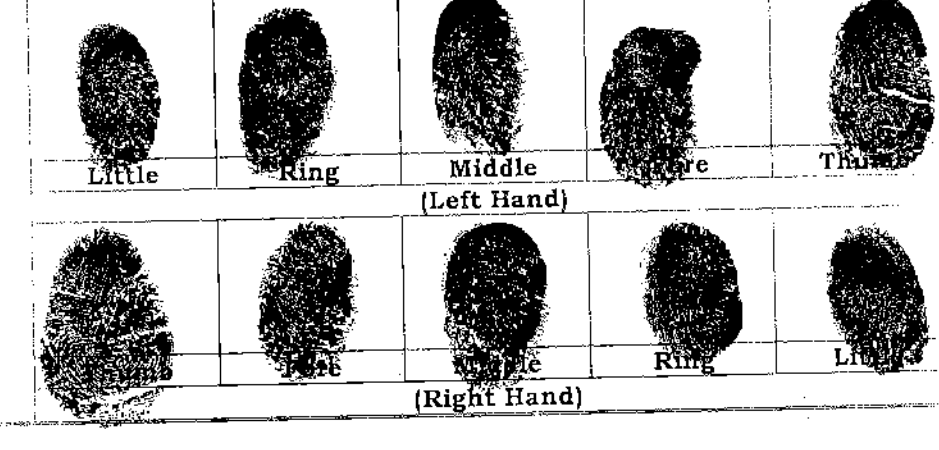
*TOPAS DUS.*



*Glenn Cook*



*Don Brown*














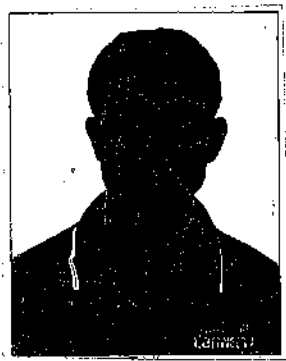


































*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

**07 MAY 2018**

SPECIMEN FORM FOR TEN FINGERS PRINT

	<p>Biswamitra Das</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Little</p>
		(Right Hand)				
	<p>Arun Das</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
	<p>Bann Kumar Das</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
	<p>Falguni Dey</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				

























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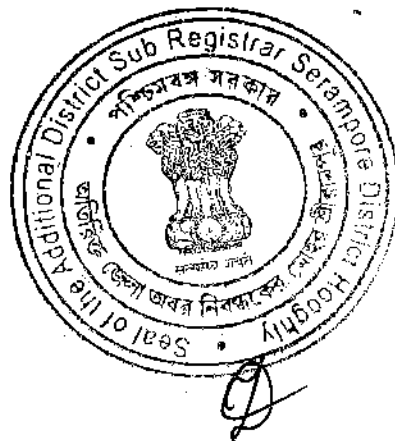
Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

07 MAY 2018



SPECIMEN FORM FOR TEN FINGERS PRINT

	<p>Team Kunal Das</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
	<p>Subhash Chaudhary</p>	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
<p>PHOTO</p>						
		(Left Hand)				
		(Right Hand)				
<p>PHOTO</p>						
		(Left Hand)				
		(Right Hand)				



Addl. Dist. Sub-Registrar  
SERAMPORE, HOOGHLY

07 MAY 2018

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

GRN: 19-201819-023301462-1

Payment Mode Online Payment

GRN Date: 05/05/2018 16:36:22

Bank: State Bank of India

BRN: IK00OZJ008

BRN Date: 05/05/2018 16:38:19

DEPOSITOR'S DETAILS

Name : ANIL KUMAR CHOWDHARY  
Contact No. : 03322430723 Mobile No. : +91 9831689412  
E-mail : chowdharyanil01@gmail.com  
Address : 10 OLD POST OFFICE STREET, KOLKATA 700001  
Id No. : 06050000690807/2/2018  
[Query No./Query Year]  
Applicant Name : Mr HARENDRA NATH DAS  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

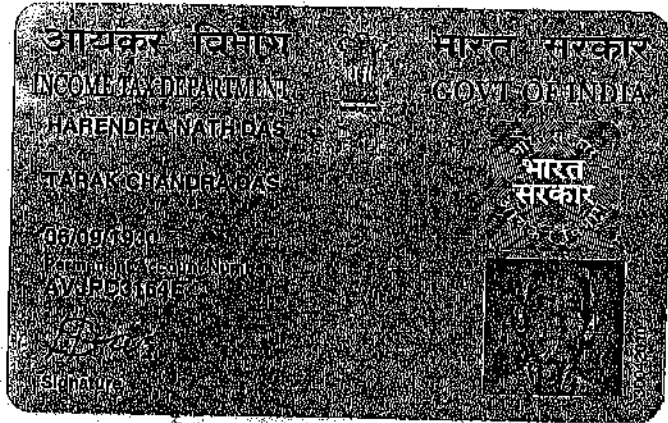
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1	06050000690807/2/2018	Property Registration-Stamp duty	0030-02-103-003-02	2021
2	06050000690807/2/2018	Property Registration-Registration Fees	0030-03-104-001-16	15021

In Words : Rupees Seventeen Thousand Forty Two only

Total

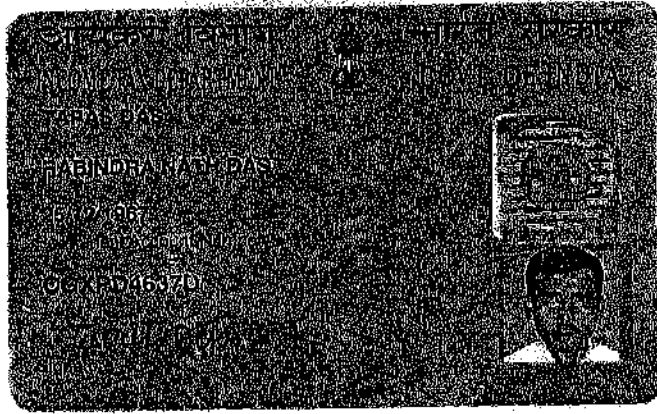
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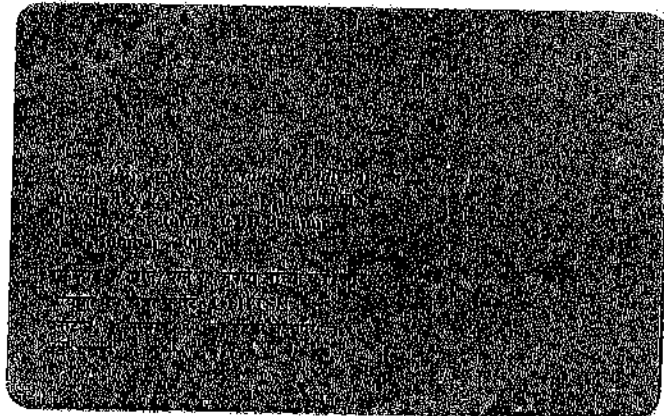


L.T.I. by the pen of  
of Harendea Math Das  
Ratan Chark





*To bus bus.*







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



आयकर खाता संख्या  
Permanent Account Number  
5201058000

भारत  
सरकार

नाम  
HABIB ANSARI



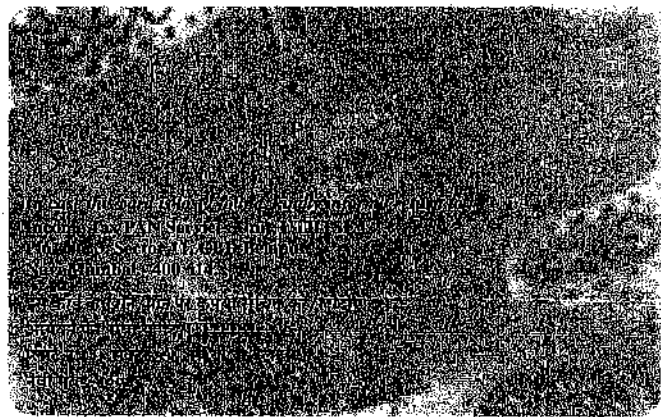
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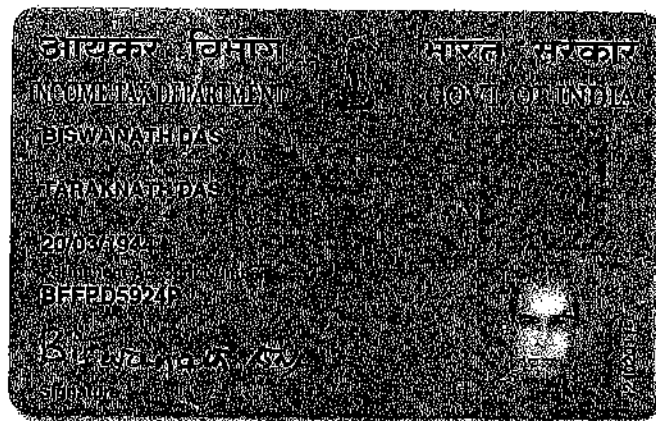




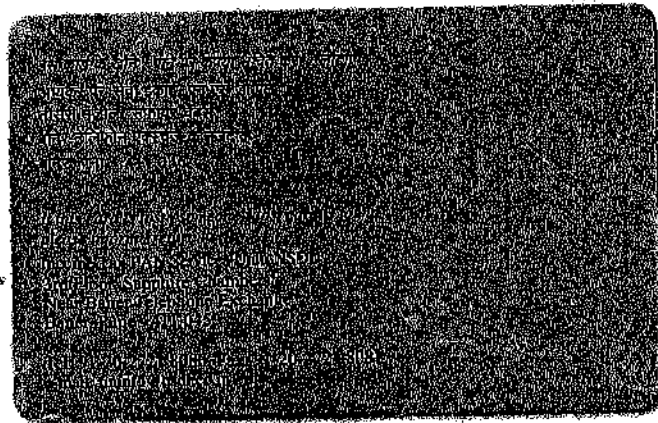
বিশ্বা লস্কাল





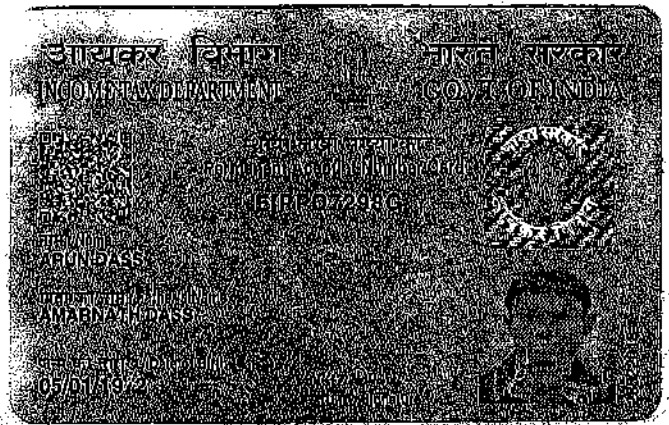


Biswanath Das



Biswanath Das

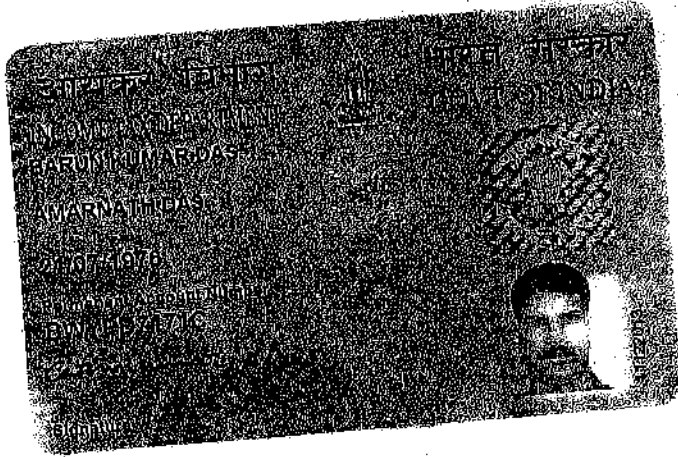




*Arjun Das*

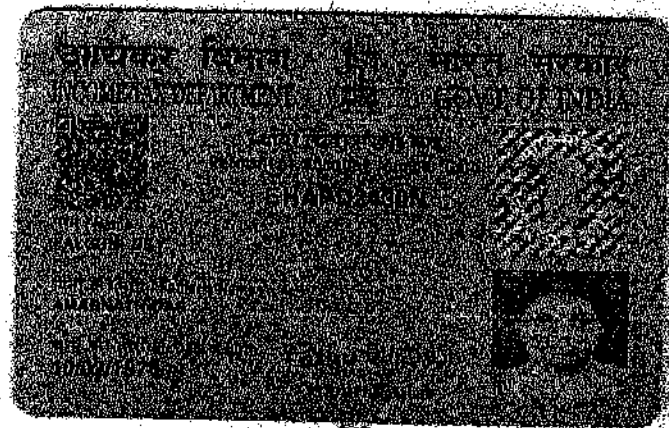




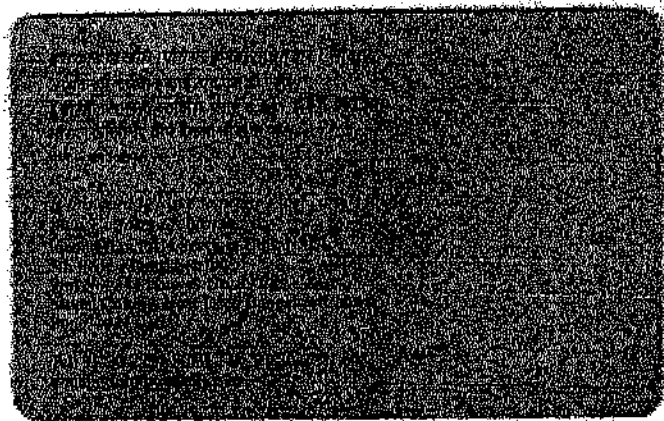


*Barun Kumar Das*





Falguni Dey

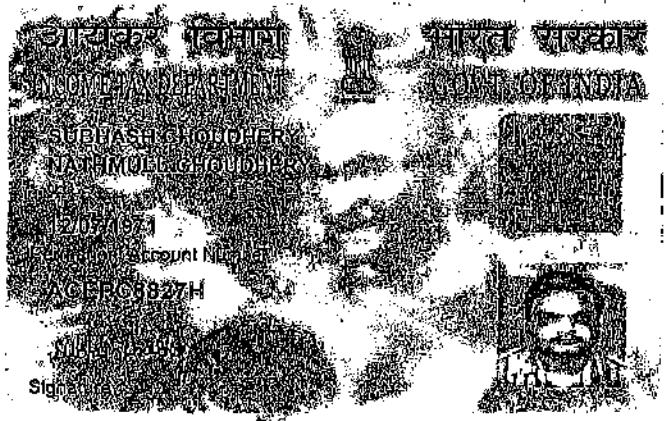






Tasam Kumar DAs





Subhash chaudhary







ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকার

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/20315/01660

To  
রতন ঘোষ  
Ratan Ghosh  
18 BENIAPARA LANE  
SERAMPORE  
Serampore  
Serampore  
Hooghly  
West Bengal 712201

18/09/2013  
37251449



MN372514493FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7687 8511 0647**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



রতন ঘোষ  
Ratan Ghosh  
পিতা : হেমন্ত কুমার ঘোষ  
Father: HEMANTA KR. GHOSH  
জন্মতারিখ / DOB : 09/01/1961  
পুরুষ / Male



**7687 8511 0647**

আধার - সাধারণ মানুষের অধিকার

*Ratan Ghosh*



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
১৮, বেনিয়াপাড়া লেন, শ্রীরামপুর,  
শ্রীরামপুর, হুগলী,  
পশ্চিমবঙ্গ, 712201

Address:  
18, BENIAPARA LANE,  
SERAMPORE, Serampore,  
Serampore, Hooghly, West  
Bengal, 712201

7687 8511 0647

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



=====

DATED THIS    DAY OF                    2018

=====

FROM

SRI HARENDRA NATH DAS & ORS.

TO

SRI SUBHASH CHAUDHERY

**DEVELOPMENT AGREEMENT**

A.K.CHOWDHARY & CO.  
Advocates  
10, Old Post Office Street,  
Kolkata-700 001

## Major Information of the Deed



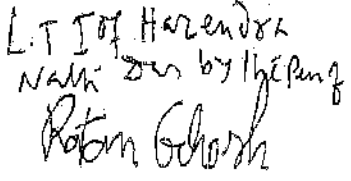
Deed No :	I-0605-01615/2018	Date of Registration :	07/05/2018
Query No / Year	0605-0000690807/2018	Office where deed is registered	
Query Date	02/05/2018 8:48:44 PM	A.D.S.R. SREERAMPUR, District: Hooghly	
Applicant Name, Address & Other Details	HARENDRA NATH DAS 20, S.C. GHOSH LANE, Thana : Serampur, District : Hooghly, WEST BENGAL, PIN - 712202, Mobile No. : 8017398761, 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 : 15,00,000/-]		
Set Forth value:	Market Value		
	Rs. 55,79,451/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Hooghly, P.S:- Serampur, Municipality: SERAMPURE, Road: S. C. Ghosh Lane, Mouza: Mahesh, Ward No: 16, Holding No:20



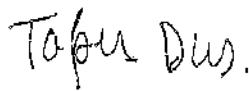


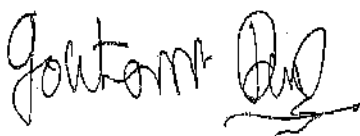





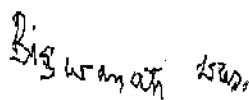
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-2285	RS-586	Bastu	Danga	12 Katha 10 Chatak 40 Sq Ft		55,79,451/-	Width of Approach Road: 36 Ft.,
<b>Grand Total :</b>					<b>20.9229Dec</b>	<b>0 /-</b>	<b>55,79,451 /-</b>	

### Land Lord Details :

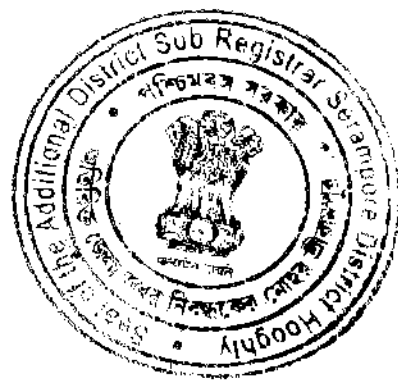
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger print	Signature
	<b>Mr HARENDRA NATH DAS</b> Son of Late TARAK CHANDRA DAS Executed by: Self, Date of Execution: 07/05/2018 ; Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office	 07/05/2018	 LTI 07/05/2018	 07/05/2018
20, S.C. GHOSH LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AVJPD3164E, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office				

Major Information of the Deed :- I-0605-01615/2018-07/05/2018



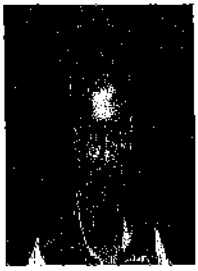

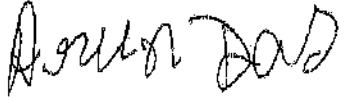
2	<b>Name</b> <b>Mr TAPAS DAS</b> Son of Late RABINDRA NATH DAS Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office	<b>Photo</b> 	<b>Fingerprint</b> 	<b>Signature</b> 
	07/05/2018	LTI 07/05/2018	07/05/2018	
20, S.C. GHOSH LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CGXPD4637D, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office				
3	<b>Name</b> <b>Mr GOUTAM DAS</b> Son of Late RABINDRA NATH DAS Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office	<b>Photo</b> 	<b>Fingerprint</b> 	<b>Signature</b> 
	07/05/2018	LTI 07/05/2018	07/05/2018	
20, S.C. GHOSH LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EECPD5804R, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office				
4	<b>Name</b> <b>Mrs BELA KOLE, (Alias: Mrs BELA KOLEY)</b> Daughter of Late TARAK NATH DAS Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office	<b>Photo</b> 	<b>Fingerprint</b> 	<b>Signature</b> 
	07/05/2018	LTI 07/05/2018	07/05/2018	
20, S.C. GHOSH LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ENSPK3020H, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office				
5	<b>Name</b> <b>Mr BISWANATH DAS</b> Son of Late TARAK NATH DAS Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office	<b>Photo</b> 	<b>Fingerprint</b> 	<b>Signature</b> 
	07/05/2018	LTI 07/05/2018	07/05/2018	

Major Information of the Deed :- I-0605-01615/2018-07/05/2018

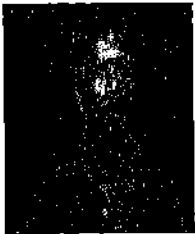

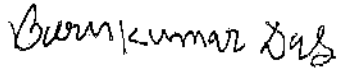




20, S.C. GHOSH LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BFFPD5924P, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office

6	Name	Photo	Fingerprint	Signature
	<b>Mr ARUN DASS, (Alias: Mr ARUN DAS)</b> Son of Late AMAR NATH DAS Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office			
	07/05/2018	LTI 07/05/2018	07/05/2018	

20, S.C. GHOSH LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EIPPD7298G, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office

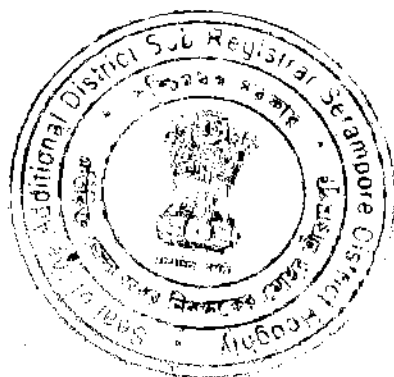
7	Name	Photo	Fingerprint	Signature
	<b>Mr BARUN KUMAR DAS</b> Son of Late AMAR NATH DAS Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office			
	07/05/2018	LTI 07/05/2018	07/05/2018	




20, S.C. GHOSH LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BWYPD7171C, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office

8	Name	Photo	Fingerprint	Signature
	<b>Mrs FALGUNI DEY</b> Daughter of Late AMAR NATH DAS Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office			
	07/05/2018	LTI 07/05/2018	07/05/2018	

20, S.C. GHOSH LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EHAPD2430N, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office

Major Information of the Deed :- I-0605-01615/2018-07/05/2018



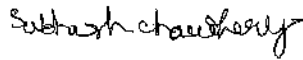


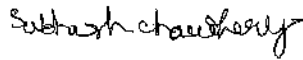


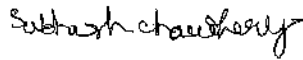


9	Name	Photo	Finger print	Signature
	<b>Mr TARUN KUMAR DAS</b> Son of Late AMAR NATH DAS Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office			
		07/05/2018	LTI 07/05/2018	07/05/2018
20, S.C. GHOSH LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BHAPD8883L, Status :Individual, Executed by: Self, Date of Execution: 07/05/2018 , Admitted by: Self, Date of Admission: 07/05/2018 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NAVNIIRMAN CONSTRUCTION COMPANY</b> 89/318, BANGUR PARK, P.O:- RISHRA, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712248 , PAN No.:: ACEPC8827H, Status :Organization, Executed by: Representative

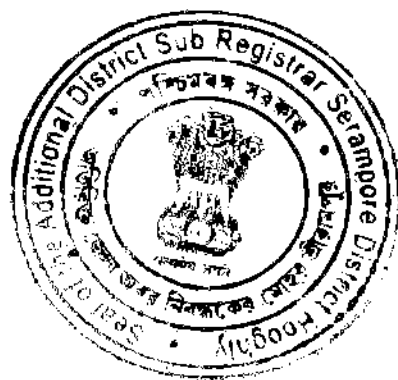
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SUBHASH CHOUDHERY (Presentant)</b>            Son of Late NATH MULL CHOUDHERY            Date of Execution - 07/05/2018, , Admitted by: Self, Date of Admission: 07/05/2018, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>May 7 2018 8:23PM</td> <td>LTI 07/05/2018</td> <td>07/05/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SUBHASH CHOUDHERY (Presentant)</b> Son of Late NATH MULL CHOUDHERY Date of Execution - 07/05/2018, , Admitted by: Self, Date of Admission: 07/05/2018, Place of Admission of Execution: Office					May 7 2018 8:23PM	LTI 07/05/2018	07/05/2018
Name	Photo	Finger Print	Signature										
<b>Mr SUBHASH CHOUDHERY (Presentant)</b> Son of Late NATH MULL CHOUDHERY Date of Execution - 07/05/2018, , Admitted by: Self, Date of Admission: 07/05/2018, Place of Admission of Execution: Office													
	May 7 2018 8:23PM	LTI 07/05/2018	07/05/2018										
89/318, BANGUR PARK, P.O:- RISHRA, P.S:- Rishra, District:-Hooghly, West Bengal, India, PIN - 712248, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACEPC8827H Status : Representative, Representative of : NAVNIIRMAN CONSTRUCTION COMPANY (as sole proprietor)													

**Identifier Details :**

Name & address
<b>Mr RATAN GHOSH</b> Son of Mr HEMANTA KUMAR GHOSH 18, BENIAPARA LANE, P.O:- SERAMPUR, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr HARENDRA NATH DAS, Mr TAPAS DAS, Mr GOUTAM DAS, Mrs BELA KOLE, Mr BISWANATH DAS, Mr ARUN DASS, Mr BARUN KUMAR DAS, Mrs FALGUNI DEY, Mr TARUN KUMAR DAS, Mr SUBHASH CHOUDHERY

Major Information of the Deed :- I-0605-01615/2018-07/05/2018



Pratim Ghosh

07/05/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr HARENDRA NATH DAS	NAVNIRMAN CONSTRUCTION COMPANY-2.32477 Dec
2	Mr TAPAS DAS	NAVNIRMAN CONSTRUCTION COMPANY-2.32477 Dec
3	Mr GOUTAM DAS	NAVNIRMAN CONSTRUCTION COMPANY-2.32477 Dec
4	Mrs BELA KOLE	NAVNIRMAN CONSTRUCTION COMPANY-2.32477 Dec
5	Mr BISWANATH DAS	NAVNIRMAN CONSTRUCTION COMPANY-2.32477 Dec
6	Mr ARUN DASS	NAVNIRMAN CONSTRUCTION COMPANY-2.32477 Dec
7	Mr BARUN KUMAR DAS	NAVNIRMAN CONSTRUCTION COMPANY-2.32477 Dec
8	Mrs FALGUNI DEY	NAVNIRMAN CONSTRUCTION COMPANY-2.32477 Dec
9	Mr TARUN KUMAR DAS	NAVNIRMAN CONSTRUCTION COMPANY-2.32477 Dec

**Endorsement For Deed Number : I - 060501615 / 2018**

On 07-05-2018

**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.

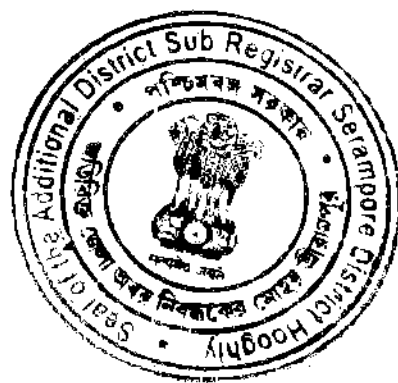
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules, 1962)**

Presented for registration at 18:06 hrs on 07-05-2018, at the Office of the A.D.S.R. SREERAMPUR by Mr SUBHASH CHOUDHERY .

**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 55,79,451/-

Major Information of the Deed :- I-0605-01615/2018-07/05/2018



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

Execution is admitted on 07/05/2018 by 1. Mr HARENDRA NATH DAS, Son of Late TARAK CHANDRA DAS, 20, S.C. GHOSH LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Retired Person, 2. Mr TAPAS DAS, Son of Late RABINDRA NATH DAS, 20, S.C. GHOSH LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Service, 3. Mr GOUTAM DAS, Son of Late RABINDRA NATH DAS, 20, S.C. GHOSH LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Service, 4. Mrs BELA KOLE, Alias Mrs BELA KOLEY, Daughter of Late TARAK NATH DAS, 20, S.C. GHOSH LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession House wife, 5. Mr BISWANATH DAS, Son of Late TARAK NATH DAS, 20, S.C. GHOSH LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Retired Person, 6. Mr ARUN DASS, Alias Mr ARUN DAS, Son of Late AMAR NATH DAS, 20, S.C. GHOSH LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Service, 7. Mr BARUN KUMAR DAS, Son of Late AMAR NATH DAS, 20, S.C. GHOSH LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Service, 8. Mrs FALGUNI DEY, Daughter of Late AMAR NATH DAS, 20, S.C. GHOSH LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession House wife, 9. Mr TARUN KUMAR DAS, Son of Late AMAR NATH DAS, 20, S.C. GHOSH LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712202, by caste Hindu, by Profession Service

Indetified by Mr RATAN GHOSH, , Son of Mr HEMANTA KUMAR GHOSH, 18, BENIAPARA LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Others

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

Execution is admitted on 07-05-2018 by Mr SUBHASH CHOUDHERY, sole proprietor, NAVNIRMAN CONSTRUCTION COMPANY (Sole Proprietorship), 89/318, BANGUR PARK, P.O:- RISHRA, P.S:- Rishra, District:- Hooghly, West Bengal, India, PIN - 712248

Indetified by Mr RATAN GHOSH, , Son of Mr HEMANTA KUMAR GHOSH, 18, BENIAPARA LANE, P.O: SERAMPUR, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712201, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,021/- ( B = Rs 15,000/- , E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2018 4:38PM with Govt. Ref. No: 192018190233014621 on 05-05-2018, Amount Rs: 15,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00OZJ008 on 05-05-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 816526, Amount: Rs.5,000/-, Date of Purchase: 04/05/2018, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2018 4:38PM with Govt. Ref. No: 192018190233014621 on 05-05-2018, Amount Rs: 2,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00OZJ008 on 05-05-2018, Head of Account 0030-02-103-003-02

*Tumpa Das*

**TUMPA DAS**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SREERAMPUR**  
**Hooghly, West Bengal**

Major Information of the Deed :- I-0605-01615/2018-07/05/2018





2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0605-2018, Page from 43088 to 43145  
being No 060501615 for the year 2018.



*Tumpa Das*

Digitally signed by TUMPA DAS  
Date: 2018.05.08 15:00:16 +05:30  
Reason: Digital Signing of Deed.

(TUMPA DAS) 08-05-2018 15:00:13  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SREERAMPUR  
West Bengal.

(This document is digitally signed.)