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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances II, Kolkata

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Additional Registrar of Assurances II
Kolkata

THIS DEVELOPMENT AGREEMENT is made on this 27th day of August, Two Thousand and Twelve;

BETWEEN

(1) LAKSHMAN MONDAL (PAN No. AQHPM3205C) (2) GOUTAM MONDAL, (3) HEMANTA MONDAL (PAN No. AELPM4422P), AND (4) PRASANTA MONDAL (PAN No. BLUPM8718D), all sons of Late Dhirendra Nath Mondal, by faith - Hindu, all residing TG-2/16, Tegharia, Gayenpara, Post Hatiyara, Police Station Baguiati, Kolkata - 700 157, hereinafter jointly referred to as the "FIRST PARTIES" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART;

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Hanshondhan Grief

AND

Prasanta Mondal
Hemanta Mondal
Goutam Mondal
Lakshman Mondal

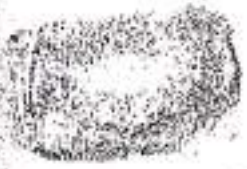
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27 AUG 2012

B. K. Jain & Co.
Advocates

NAME	6A, K. S. Roy Rd
ADD.	Kol - 1
Recd.	5000
27 AUG 2012	
S. CHATTERJEE	
Licenced Legal Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

Harshvardhan Graft



c - 5987

For DAFFODIL PROJECTS PVT. LTD.

Harshvardhan Graft

Director



c - 5988

Varshman Mondal



c - 5989

Golden Mondal

Identified by me
 Anilban Bhattacharya
 Sr. G. Bhattacharya
 64, Sant' Rosa Rd.
 Kol. 25. Service
 C. C. Court

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
30 AUG 2012

DAFFODIL PROJECTS PRIVATE LIMITED (PAN No.AABCD8392G) a Company incorporated under the Companies Act, 1956, having its registered office at No. 5, Kabir Road, Police Station Tollygunge, Kolkata - 700026, represented by its Director **Mr. Harshvardhan Saraf** son of Sri Sanjay Saraf residing at No. 5, Kabir Road, Police Station Tollygunge, Kolkata - 700 026, hereinafter referred to as the "**SECOND PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **SECOND PART**;

WHEREAS:

The First Parties abovenamed have held out, represented and assured the Second Party interalia as follows:-

A. One Sri Atul Chandra Mondal (since deceased) son of Late Pawan Chandra Mondal was during his life time the sole and absolute owner of **All That** the piece or parcel of Plot of Bagan Land measuring **44 Decimals** (equivalent to **26 Cottahs and 10 Chittacks**) be the same a little more or less **Together With** two storied residential house, darwan quarter, servant's quarter, boundary walls and other structures whatsoever lying erected and/or built thereon situate lying at and comprised in Dag No.480, R.S. Khatian No.95, J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, P.S. Rajarhat, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North), Kolkata - 700059, more fully described in the *First Schedule* hereunder written and the same also shown and delineated in Red borders in the plan annexed hereto (hereinafter referred to as the "said Property").

B. On 26th November, 1962 the said Atul Chandra Mondal, who was a Bengali Hindu governed by Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Subodabala Mondal and 5 (five) sons Dhirendra Chandra Mondal, Sachindra Nath Mondal, Mantu Chandra Mondal, Krishna Chandra Mondal and Kartik Chandra Mondal and 2 (two) daughters Smt. Dipali Mondal and Smt. Panchi Bala Mondal as his only heirs, heiresses and legal representatives, who jointly inherited the estate of the said deceased and jointly became the absolute owners in respect of the "said Property", more fully described in the *First Schedule* hereunder written, each having equal undivided 1/8th (one-eighth) share or interest therein.

C. By a Deed of Gift dated the 24th day of December, 2010 registered in Book No. 1, C.D. Volume No.52, Pages from 612 to 626, Being No.15112 for the year 2010 at the office of the District Sub-Registrar-II, North 24-Parganas, the said co-owner Smt. Subodabala Mondal duly transferred by way of Gift her undivided 1/8th (one-eighth) share or interest in the "said

Pradanta Mondal
Hemanta Mondal
G. Mondal
Lakshman Mondal

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1 Hemanta Mondal

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1 Pradanta Mondal

Anubam Bhattacharya
S/o G. Bhattacharya
64, Loral Bose Rd.
Kul - 25
P.S. Bhowanipur
Sunder



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
30 AUG 2012

Property" unto and in favour of her 4 (four) sons Sachindra Nath Mondal, Mantu Chandra Mondal, Krishna Chandra Mondal and Kartik Chandra Mondal, in equal proportion, absolutely and forever.

D. In the premises aforesaid, each of the said co-owners Sachindra Nath Mondal, Mantu Chandra Mondal, Krishna Chandra Mondal and Kartik Chandra Mondal became entitled to an undivided $5/32^{\text{nd}}$ (Five-thirty-second) share or interest in the "said Property" and each of the said co-owners Dhirendra Chandra Mondal (since deceased), Panchi Bala Mondal and Deepali Mondal became the owner of an undivided $1/8^{\text{th}}$ (one-eighth) share and/or interest in the "said Property".

E. The abovenamed co-owners had amicably partitioned the "said Property" by metes and bounds amongst themselves in the manner following :-

- (i) Sachindra Nath Mondal, Mantu Chandra Mondal, Krishna Chandra Mondal, Kartik Chandra Mondal and Smt. Dipali Mondal were jointly allotted portion of the "said Property" being All That the piece or parcel of Plot of Bagan Land measuring the balance 20 Cottahs (equivalent to 33 Sataks) be the same a little more or less Together With one darwan quarter and 2 (two) servant's quarters, boundary walls and other structures whatsoever lying erected and/or built thereon situated and lying at the North-West and South-East portions of the "said Property" and the same shown and delineated in Green borders in plan annexed here to (hereinafter referred to as the "said Premises No.1") more fully described in *Part-I* of the *Second Schedule* hereunder written and the same to be jointly held, owned and possessed by them as the absolute owners thereof on account of their undivided $3/4^{\text{th}}$ (three-fourth) share or interest in the "said Property";
- (ii) Dhirendra Chandra Mondal (since deceased) and Ms. Panchi Bala Mondal were jointly allotted portion of the "said Property" being All That the piece or parcel of Plot of Bagan Land measuring about 6 Cottahs and 10 Chittacks (equivalent to 11 Sataks) Together With two storied dwelling house, boundary walls and other structures whatsoever lying erected and/or built thereon situated lying at and being the North-East portion of the "said Property" and the same shown and delineated in Blue borders in the plan annexed hereto (hereinafter referred to as the "said Premises No.2"), more fully described in *Part-II* of the *Second Schedule* hereunder written, and the same to be jointly held, owned and possessed by them as the absolute owners thereof on account of their undivided $1/4^{\text{th}}$ (one-fourth) share or interest in the "said Property";

Prasanta Mondal
Hemanta Mondal
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Lakshman Mondal



REGISTRAR OF ASSURANCES II, CALCUTTA
30 AUG 2012

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By an Indenture of Conveyance dated the 28th March 2012 being No.03863 for the year 2012 registered at the office of the Additional Registrar of Assurances-II, Kolkata the said Sachindra Nath Mondal, Santu Chandra Mondal, Krishna Chandra Mondal, Kartik Chandra Mondal and Smt. Dipali Mondal jointly sold, transferred and conveyed unto and in favour of M/s. Daffodil Projects Pvt. Ltd., the Second Party herein All That the "said Premises No.1", morefully described in, the Second Schedule there under written and also described in *Part-I* of the *Second Schedule* hereunder written, free from all encumbrances whatsoever.

G. In the premises aforesaid, M/s. Daffodil Projects Pvt. Ltd., the Second Party herein became seised and possessed of or otherwise well and sufficiently entitled as the absolute owner in respect of All That the "said Premises No.1" more fully described in *Part-I* of the *Second Schedule* hereunder written, free from all encumbrances whatsoever.

H. In pursuance of the said amicable partition as hereinbefore stated, the said Dharendra Chandra Mondal (since deceased) and Ms. Panchi Bala Mondal had jointly become the absolute owners in respect of the "said Premises No.2", more fully described in *Part-II* of the *Second Schedule* hereunder written, each having equal undivided $\frac{1}{2}$ (one-half) share or interest therein.

I. On the 23rd day of February, 2002 the said Dharendra Chandra Mondal, who was a Bengali Hindu governed by Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his widow Smt. Mongala Bala Mondal, two daughters Kalpana Naskar nee Mondal and Jaya Mondal and four sons Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal as his only heirs, heiresses and legal representatives, who had jointly inherited the estate of the said deceased including his undivided $\frac{1}{2}$ (one-half) share or interest in the "said Premises No.2" and the same in equal proportion.

J. By a registered Deed of Gift dated the 26th March 2012, Ms. Panchi Bala Mondal (sister of Late Dharendra Chandra Mondal) duly transferred by way of Gift All That her undivided $\frac{1}{2}$ (one-half) share or interest in the "said Premises No.2" in favour of her nephews the said Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal and the same in equal proportion, absolutely.

K. By another registered Deed of Gift dated the 26th March 2012, Smt. Mongala Bala Mondal (wife of Late Dharendra Chandra Mondal) also duly transferred by way of gift All That her undivided $\frac{1}{7}$ th (one-seventh) share or interest in the "said Premises No.2" in favour of her sons the said Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal and the same in equal proportion, absolutely.

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Hemanta Mondal
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REGISTRAR OF INSURANCE COMPANIES
CALCUTTA
30 AUG 2012

L. Similarly, By another registered Deed of Gift dated the 26th March 2012, Ms. Kalpana Naskar nee Mondal and Ms. Jaya Mondal (both daughters of Late Dharendra Chandra Mondal) also duly transferred by way of gift All That their undivided 1/14th (one-fourteenth) share or interest in the "said Premises No.2" in favour of their brothers the said Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal and the same in equal proportion, absolutely.

M. In the premises aforesaid, Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal, the First Parties herein are jointly seised and possessed of or otherwise well and sufficiently entitled as the absolute owners in respect of All That the "said Premises No.2" being the piece or parcel of Plot of Bagan Land measuring about 6 Cottahs and 10 Chittacks (equivalent to 11 Sataks) Together With two storied dwelling house, boundary walls and other structures whatsoever and the same shown and delineated in Blue borders in the plan annexed hereto, more fully described in Part-II of the Second Schedule hereunder written, each having equal undivided 1/4th (one-fourth) share or interest therein, free from all encumbrances whatsoever.

N. Since after purchase of the "said Premises No.1" M/s. Daffodil Projects Pvt. Ltd., the Second Party herein decided to undertake development of the "said Premises No.1" as also construction of building complex thereat.

O. The First Parties herein also having decided for development of the "said Premises No.2" approached and requested the Second Party to undertake and carry out development of the "said Premises No.2" belonging to them along with the "said Premises No.1" belonging to the Second Party and construction of building complex thereat.

P. The Second Party herein being approached and requested by the First Parties as aforesaid as also relying on the various representations made by the First Parties, has agreed to undertake and carry out the development of the "said Premises No.2" belonging to the First Parties jointly with the "said Premises No.1" belonging to the Second Party and construction of building complex thereat, for the consideration and on the terms and conditions hereafter recorded.

Q. The "said Premises No.1" belonging to the Second Party and the "said Premises No.2" belonging to the First Parties are hereinafter jointly referred to as the "said Property" and the same described in the First Schedule hereunder written as also shown in Red borders in the plan annexed hereto.

NOW THIS INDENTURE WITNESSETH and it is hereby mutually agreed and declared by and between the parties hereto as follows:-



Prasanta Mondal
Hemanta Mondal
Goutam Mondal
Lakshman Mondal



REGISTRAR OF COMPANIES
OF ASSURANCE, CALCUTTA
30 AUG 2012

DEFINITIONS: In this Agreement, unless it be contrary or repugnant to the subject or context, the under mentioned terms or expressions shall have meanings as follows: -

- 1.1. "FIRST PARTIES" shall mean and include Lakshman Mondal, Goutam Mondal, Hemanta Mondal and Prasanta Mondal their respective heirs, executors, administrators, legal representatives and/or assigns.
- 1.2. "SECOND PARTY" shall mean and include Messrs Daffodil Projects Private Limited, and its successor or successors-in-office and/or assigns.
- 1.3. "SAID PREMISES NO.1" shall mean and include the piece or parcel of Plot of Bagan Land All measuring the about 20 Cottahs (equivalent to 33 Sataks) be the same a little more or less Together With one darwan quarter and 2 (two) servant's quarters, boundary walls and other structures whatsoever lying erected and/or built thereon situated and lying at the North-West and South-East portions of the "said Property", described in *Part-I* of the *Second Schedule* hereunder written and also shown and delineated in Green borders in the plan annexed hereto and the same owned by the Second Party.
- 1.4. "SAID PREMISES NO.2" shall mean and include the piece or parcel of Plot of Bagan Land measuring about 6 Cottahs and 10 Chittacks (equivalent to 11 Sataks) Together With two storied dwelling house, boundary walls and other structures whatsoever lying erected and/or built thereon situated lying at and being the North-East portion of the "said Property", described in *Part-II* of the *Second Schedule* hereunder written and also shown and delineated in Blue borders in the plan annexed hereto and the same owned by the First Parties.
- 1.5. "SAID PROPERTY" shall mean and include both the "said Premises No.1" and "said Premises No.2" in aggregate containing the piece or parcel of Plot of Bagan Land measuring 44 Decimals (equivalent to 26 Cottahs and 10 Chittacks) be the same a little more or less Together With two storied residential house, darwan quarter, servant's quarter, boundary walls and other structures whatsoever lying erected and/or built thereon situate lying at and comprised in Dag No.480, R.S. Khatian No.95, J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, P.S. Rajarhat, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North), Kolkata - 700059, described in the *First Schedule* hereunder written and also shown and delineated in Red borders in the plan annexed hereto.



Prasanta Mondal
Hemanta Mondal
Goutam Mondal
Lakshman Mondal



REGISTRAR OF COMPANIES
CALCUTTA
30 AUG 2012

- 1.6. "BUILDING COMPLEX" shall mean and include the proposed residential building complex consisting of residential flats, servant quarters, parking spaces and other spaces to be constructed in or upon the land comprised in the "said Property" as per the sanctioned plan to be issued by the Rajarhat Gopalpur Municipality as also as per the Municipal laws and the Building rules.
- 1.7. "UNITS" shall mean and include the several residential flats, servant quarters, parking spaces and other spaces of the building complex, capable of being independently and exclusively held, used, occupied and enjoyed and shall include the open terraces, if any attached to any Unit/s.
- 1.8. "PARKING SPACES" shall mean the spaces in the ground/basement floor of the building complex as also the open space at the ground level at the "said Property" capable of being parked motor cars and other vehicles therein or thereat.
- 1.9. "DEVELOPMENT WORK" shall mean and include construction of the proposed building complex after demolition of the existing structures at the land comprised respectively in the "said Premises No.1" and the "said Premises No.2" and the same as per the plan to be obtained sanction from the Rajarhat Gopalpur Municipality and also as per the Municipal laws and the Building Rules.
- 1.10. "SANCTIONED PLAN" shall mean and include the Plan to be obtained sanction from the Rajarhat Gopalpur Municipality for construction of the proposed building complex as also include the renewed, revised and/or modified and/or other Plans, elevations, designs, maps, drawings and other specifications.
- 1.11. "First Parties' Allocation" shall mean and include residential space including car parkings of the building complex as per the provisions contained in *Article 12.2* hereunder.
- 1.12. "Second Party's Allocation" shall mean and include the total Units and other saleable spaces of the building complex, which would remain balance after allotment of the "First Parties' Allocation" as per the provisions contained in *Article 12.4* hereunder.
- 1.13. "COMMON EXPENSES" shall mean and include all expenses to be incurred for the management, maintenance, upkeep and administration of the building complex and the "said Property" and in particular the common parts and installations and other common purposes and rendition of services in common to the buyers/ holders of units thereat.



Prasanta Mandal
 Hemanta Mandal
 Gopinath Mandal



OF ASSURANCE, CALCUTTA
30 AUG 2012

1.14. "COMMON PURPOSE" shall mean and include the purpose of managing, maintaining, up keeping and administering the building complex and in particular the common areas and installations, rendition of services in common to the buyers/ holders of units in the building complex and its collection and disbursement of the common expenses and dealing with all matters of common interest of the buyers/ holders of units at the building complex.

1.15. "COMMON PARTS" shall mean and include the common parts and areas of the building including entrance, corridors, lobbies, landings, stairs, passages, ways, underground and overhead water reservoirs, water pipes, water Pump and motor, Lift, Lift well, Lift machine room and the sewerage and drainage connection pipes and other common areas, and spaces as may be meant for the common use and the same for the beneficial use and enjoyment of the units at the building complex but shall not include the roof and the Court yard and open spaces on the Ground floor level of the new building complex.

1.16. "ARCHITECT" shall mean the Architect and/or Engineer, who may be retained and/or appointed by the Second Party for designing and planning of the said development work as also for supervising the carrying out of the said development work as also construction of the proposed new building complex as per the sanctioned plan as also the Municipal laws and the Building Rules.

1.17. "BUYERS" shall mean and include the intending Buyers/ Transferees of units/ spaces at the building complex.

1.18. "MUNICIPALITY" shall mean and include the Rajarhat Gopalpur Municipality.

2. INTERPRETATIONS:

2.1. Any reference to statute shall include any statutory extension, modification and the re-enactment of such statute and the rules, regulations or orders made there under.

2.2. Any covenant by the Second Party and/or the First Parties not to do or commit any act deed or thing shall mean and include their respective obligations not to permit such act or thing to be done or committed.



Prasanta Mondal
Hemanta Mondal
Gautam Mondal
Lakshman Mondal



OF ASSURANCE II, CALCUTTA
30 AUG 2012

- 2.3. Reference to recitals, Articles and the schedules shall be deemed to be reference for those in this Agreement.
- 2.4. The paragraph headings used in this Agreement are for convenience only and shall not form part of this Agreement nor control the construction or interpretation of the clauses under the headings.
- 2.5. The recitals and the schedule and any other document referred to in this Agreement by reference shall form integral part of the Agreement.
- 2.6. In this Agreement, unless the context otherwise requires, any reference to words importing singular shall include the plural and vice versa and the words importing a gender shall include every gender and the references to persons shall include bodies corporate and unincorporated.

3. DATE OF COMMENCEMENT:

- 3.1. This Agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement and shall remain valid and binding till the completion of the said Development work and/or construction of the said building complex as per provisions hereafter stated.

4. MUTUAL WARRANTIES & COVENANTS:

- 4.1. The First Parties of the one part and the Second Party abovenamed of the other part jointly and severally represent, warrant and covenant with each other as follows:
- (a) They are competent as also authorised to enter into this Development agreement and to perform their respective obligations hereunder.
- (b) This Agreement constitutes valid, legally binding and enforceable obligations;
- (c) Both the First Parties and the Second Party shall take such further steps and do or commit such further acts, and also execute and deliver such further instruments and documents, and generally to do all such other things as may be reasonably necessary to accomplish the Development of the "said Property" and/or the land comprised therein and/or

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OF ASSURANCE, CALCUTTA
30 AUG 2012

construction of the proposed building complex by the Second Party as contemplated in this Agreement; and

- (d) The execution, delivery and performance of this Agreement does not and will not conflict with or cause a breach of or constitute a default under any judgment, injunction, order, decree or any agreement or other instrument binding upon the First Parties and/or the Second Party.

5. FIRST PARTIES' REPRESENTATIONS: The First Parties declare and confirm to have made the under-mentioned various representations and assurances to the Second Party.

- 5.1. The First Parties are jointly the absolute owners in respect of the "said Premises No.2", more fully described in *Part-II* of the *Second Schedule* hereunder written and that the First Parties are in vacant and peaceful possession of the "said Premises No.2".
- 5.2. The "said Premises No.2" is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments, attachments, leases, tenancies, debutter and trusts whatsoever.
- 5.3. The First Parties have full power and absolute authority to enter into the instant Development Agreement as also to entrust the development of the "said Premises No.2" to the Second Party and that there are no bar or restrain order of any Court of Law nor any other impediment for the First Parties to entrust the development of the "said Premises No.2" to the Second Party as per the terms herein recorded and that the First Parties have not entered into any Agreement and/or arrangement and/or Understanding with any person or party for sale and/or development or otherwise disposal of the "said Premises No.2".
- 5.4. The Land revenue and all other rates, taxes and outgoings whatsoever on account and in respect of the "said Premises No.2" shall be paid by the First Parties for the period up to the date of the First Parties shifting and making over vacant possession of the "said Premises No.2" to the Second Party. Provided however that in the event of the Second Party paying the arrears of rates and taxes on account and in respect of the "said Premises No.2", the First Parties shall pay and/or reimburse the same to the Second Party for the period up to the date of making over vacant possession of the "said Premises No.2" in favour of the Second Party;

Prasanta Mondal
Hemanta Mondal
Gajendra Mondal
Hrishman Mondal



OF ASSURANCE, CALCUTTA
30 AUG 2012

- 5.5. The "said Premises No.2" is not affected by any acquisition or requisition proceeding nor the same is subject to any covenant, restriction, stipulation, easement or reservation or other such right, which may affect the "said Premises No.2" and/or the development thereof.
- 5.6. The "said Premises No.2" is not adversely affected by the provisions of the West Bengal Estates Acquisition Act 1953 and/or the West Bengal Land Reforms Act 1955 and/or the West Bengal Urban Land (Ceiling & Regulation) Act 1976 and/or the West Bengal Town & Country (Planning & Development) Act:
- 5.7. The First Parties shall facilitate the development of the "said Premises No.2" jointly with the "said Premises No.1" belonging to the Second Party and construction of the said building complex, by shifting to some temporary accommodation and vacating and further making over the vacant possession of the "said Premises No.2" in favour of the Second Party for carrying out the development work and the same prior to the issuance of the sanction plan by the municipality.

6. SECOND PARTY'S REPRESENTATIONS:

- 6.1. The Second Party is the sole and absolute owner of the "said Premises No.1" and that the same is free from all encumbrances, mortgages, charges and trusts whatsoever.
- 6.2. The Second Party has sufficient knowledge and expertise in the matter of development of immovable properties and construction of new buildings.
- 6.3. The Second Party has sufficient means of necessary finance as may be required for carrying out the development of the "said Property" and/or the construction of the said building complex thereat.
- 6.4. The Second Party shall carry out and complete the development in respect of the "said Property" and/or construction of the said building complex, strictly in accordance with the plan to be obtained sanction from the Municipality and the same in accordance with the relevant Municipal laws and building Rules relating to the development of immovable properties and/or construction of new buildings and further strictly as per the provisions contained in these presents.

7. DEVELOPMENT WORK:

- 7.1. The First Parties has duly appointed and/or hereby appoint the Second Party as the Developer and/or Builder and further entrust to the Second Party herein the development of the "said Premises No.2"

Prasanta Mondal
Hemanta Mondal
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Lakshman Mondal



REGISTRAR OF INSURANCE
OF ASSURANCE, CALCUTTA
30 AUG 2012

to be carried out jointly with the "said Premises No.1" and/or construction of the said building complex at the land comprised in the "said Property" as per the sanctioned plan and on the terms herein recorded.

7.2. The Second Party hereby accepts its appointment as the Builder and/or Second Party in respect of the "said Premises No.2" and further agree to undertake and carryout the said project of development of the "said Premises No.2" along with the "said Premises No.1" and construction of the proposed building complex thereat and the same in the manner and within the time and on the terms and conditions herein recorded.

7.3. The parties have agreed that in the event the Second Party find it difficult to carry out joint development of both the "said Premises No.1" and the "said Premises No.2", then and in that event notwithstanding anything to the contrary contained in this Agreement, the Second Party shall be at liberty to undertake and carry out separate development of the "said Premises No.1" and the "said Premises No.2" and construction of separate buildings thereat as per the sanctions and/or permissions to be issued by the Municipality and the same for the consideration and on the terms and conditions herein recorded.

8. SECOND PARTY'S OBLIGATIONS/COVENANTS:

- 8.1. In consideration of the premises and subject to the provisions contained in these presents, the Second Party hereby agree and undertake to carry out Development of the "said Property" and/or construction of the said building complex in accordance with the sanctioned plan and as per the Municipal laws and building rules.
- 8.2. The Second Party herein shall be responsible to arrange from its own sources all necessary finances and/or funds and/or moneys as may from time to time be necessary or required for completing and/or carrying out the development of the "said Property" and/or construction of the said building complex and in this respect, the First Parties shall not in any manner be liable or responsible.
- 8.3. The Second Party shall not require the First Parties to provide finance for the project and/or to pay the costs of completion of the development of the "said Property" and/or construction of the said building complex.
- 8.4. The Second Party shall at their own costs and expenses duly apply for and obtain necessary plan or plans sanctioned from the Municipality as also all necessary permissions, clearances, approvals and No objections from the concerned departments as may from time to time be required for carrying out and completing the development of the

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Prasanta Mandal
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Lakshman Mandal



REGISTRAR OF INSURANCES II, CALCUTTA
30 AUG 2012

"said Property" and/or construction of the said building complex as per provision of Municipal Laws. Such sanction of plan as also the required permissions, clearances, approvals and No Objections may be obtained by the Second Party separately in the names of the First and Second Parties or in the joint names of both the First and Second Parties and in this regard, the First Parties hereby irrevocably authorize and empower the Second Party and further agree to grant Power of Attorney in favour of the Second Party and/or its nominees as may from time to time be required by the Second Party.

- 8.5. The development of the "said Property" and/or construction of the said building complex shall be made complete in all respect including installation of tube-well, electrical connection and fittings, water pumps, municipal water, sewerage and drainage connections, plumbing and sanitary fittings as also over head and under-ground water reservoirs. All the units in the said building complex shall be made habitable fitted with necessary electrical and sanitary fittings and fixtures.
- 8.6. The Second Party shall carry out and/or complete the said development work and/or construction of the said building complex by use of standard quality building materials, sanitary and electrical fittings and also as may be recommended by the Architect. In carrying out the construction of the said building complex, the Second Party shall use the steel and cement strictly as per the specifications, sizes and quality as may be recommended by the Architect. It is made clear that no sub-standard material shall be used for completing the construction of the said building complex.
- 8.7. The Second Party herein shall solely be responsible for the structural stability of the building and for the soundness of the construction and be liable for all claims and actions, which may arise due to deviation from the sanctioned plan and/or infringement or violation of the municipal laws or other state laws.
- 8.8. The Second Party shall keep the First Parties indemnified and harmless against all third party claims and actions arising out of any act of commission or omission on the part of the Second Party in relation to the said project of development of the "said Property" and/or construction of the said building complex.
- 8.9. The Second Party shall at their own costs duly apply for and obtain electricity, water, sewerage and drainage connections at the building complex and shall also obtain necessary occupation certificate from the Municipality as be required under the Municipal laws.
- 8.10. The Second Party shall positively complete the development of the "said Property" and/or construction of the building complex within 5

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Hemanta Mondal
Govind Mondal
Lakshman Mondal



OF ASSURANCE, CALCUTTA
30 AUG 2012

(five) years from the date of issuance of the sanctioned plan, unless prevented by acts of God and/or force majeure reasons and/or acts beyond the control of the Second Party.

- 8.11. On being delivered the possession of the "said Premises No.2", as hereafter provided, the Second Party shall be responsible for the safety and security of the "said Premises No.2" and also the Second Party shall at its own costs post Durwans and guards and make all required arrangements for the safety and security of the "said Property".

9. FIRST PARTIES' OBLIGATIONS/COVENANTS:

- 9.1. The First Parties herein shall bear and pay the Land Revenue, municipal taxes and all other rates, taxes and outgoings on account and in respect of the "said Premises No.2" for the period up to the date of the First Parties making over vacant and peaceful possession of the "said Premises No.2" in favour of the Second Party as hereafter provided;
- 9.2. The First Parties shall render their best co-operation and assistance to the Second Party in the matter of shifting from the "said Premises No.2" as also making over the vacant and peaceful possession thereof to the Second Party as hereafter provided as also in the matter of the Second Party commencing, carrying out and completing the development of the "said Premises No.2" jointly with the "said Premises No.1" and/or construction of the said building complex, as may from time to time be necessary or required;
- 9.3. The First Parties shall not do nor permit anyone to do or commit any act deed matter or thing, which may in any manner cause obstruction and/or interference in the Second Party carrying out and completing the development of the "said Property" and/or construction of the said building complex and/or whereby the Second Party be prevented from selling on ownership basis or otherwise transferring, dealing with or disposing of the units and other spaces forming part of the "Second Party's Allocation".
- 9.4. The First Parties shall sign execute and deliver all necessary papers, applications, plans, sketches, maps, designs and other documents as may from time to time be required by the Second Party for obtaining necessary sanctions, permissions, approvals and/or No Objection Certificates from the appropriate government authorities and/or departments including the obtaining of necessary Sanctioned Plan from the Municipality either jointly or severally in the names of the First and Second Parties and also for carrying out the construction of the building complex and/or development of the "said Property".



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Lakshman Mondal



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OF ASSURANCE, CALCUTTA
30 AUG 2012

- 9.5. The First Parties shall from time to time sign execute and deliver all applications, papers, documents and declarations as may be required to enable the Second Party to apply for and obtain telephone, gas, electricity, internet, telex, sewerage, water, drainage connections and other public utility and essential services in or upon the said building complex and/or as may be required for carrying out and/or completing the said development work and/or construction of the building complex.
- 9.6. The First Parties shall grant Power of Attorney in favour of Second Party or its nominees authorizing, and empowering, *him/them/it* to do all acts, deeds, matters and things for the development of the "said Property" and construction of the said building complex creating mortgage over the "said Premises No.2" for obtaining finance for carrying out the development work as also for sale or otherwise disposal of units forming part of the "Second Party's Allocation" as per this Agreement. Such Power of Attorney shall at all times be irrevocable and the same shall form integral part of this Agreement.
- 9.7. The First Parties shall extend their co-operation as also make available the original documents and title deeds in respect of the "said Premises No.2" as may be necessary or required to enable the Second Party to obtain loans and/or project loans from Banks and Financing Institutions by creating charge or mortgage by deposit of title deeds in respect of the "said Premises No.2" and the same for carrying out development of the "said Property". In this regard, if so required, the First Parties shall sign, execute and deliver all papers and documents as also grant Power of Attorney in favour of the Second Party and/or its nominees and such Power of Attorney shall at all times be irrevocable and shall form integral part of this Agreement. Provided however that the liability to refund such loans and/or project loans shall be that of the Second Party only and in this regard, the Second Party shall indemnify and keep saved, harmless and indemnified the First Parties and each of them.
- 9.8. Pending the carrying out of development of the "said Property" and/or construction of the proposed building complex, the First Parties herein shall not in any manner encumber, mortgage, sell, transfer, lease out or otherwise deal with the "said Premises No.2" nor part with possession of the "said Premises No.2", in any manner whatsoever.

10. CONSTRUCTION WORK:

- 10.1. The construction of the said building complex shall be strictly as per the Municipal Laws and/or the Building rules, regulations and byelaws framed there under and the same strictly in accordance with the sanctioned plan. In this respect, the Second Party shall keep the

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Gopinath Mandal
Lakshman Mandal



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30 AUG 2012

First Parties absolutely indemnified and harmless against all actions claims and demands whatsoever as may be made due to construction of the said building complex and/or the said development work being in deviation from the sanctioned plan and/or in violation of the Municipal Laws and/or the Rules, regulations and bye-laws there under.

- 10.2. The Second Party herein shall be entitled to appoint and employ such masons, mistries, engineers, contractors, managers, supervisors and other employees for carrying out the said development work and/or construction of the said building complex as the Second Party shall think proper. In this respect, it is made clear that the Second Party herein shall solely be responsible and/or liable for payment of salaries, wages, and/or remuneration of the masons, mistries, supervisors, contractors engineers, chowkidars and durwans as also other staff and employees, who may be appointed and/or employed by the Second Party for carrying out the said development work and/or construction of the building complex and in this respect, the First Parties shall not in any manner be responsible.
- 10.3. The Second Party herein shall at their discretion retain and appoint such Architect, Engineer and Contractor for carrying out of the said development work and/or construction of the building complex, as the Second Party shall think proper. The Second Party herein shall however solely be responsible for payment of all remunerations and/or fees of the Architects, Engineers and Contractors as may be appointed by the Second Party and in this respect the First Parties shall not in any manner be responsible.
- 10.4. The works of development of the "said Property" and/or construction of the proposed building complex by the Second Party shall be by use of best quality building materials and the same as per the recommendations of the Architects.
- 10.5. All costs charges and expenses for and on account of the carrying out and/or completing the development of the "said Property" and/or construction of the building complex shall be paid, incurred, borne and discharged by the Second Party and in this respect, the First Parties shall not in any manner be liable or responsible.
- 10.6. The First Parties hereby confirm that for carrying out the development of the "said Property", the Second Party herein shall at all times be entitled to obtain loans and/or project loans from Banks or Financial Institutions by creating charge or mortgage by deposit of title deeds in respect of the "said Premises No.2" and in this regard, the First Parties shall make available the original title deeds and documents in respect of the "said Premises No.2" as also extend their co-operation and assistance to the Second Party as may be required.



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Lakshman Mondal



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OF ASSURANCE, CALCUTTA
30 AUG 2012

11. TEMPORARY ACCOMMODATION:

- 11.1. The First Parties on or before execution of this agreement shall temporarily shift to some flat/residential accommodation and the same to be acquired by the First Parties at the monthly rental/occupation charges not exceeding Rs.25,000/- per month.
- 11.2. The First Parties shall simultaneously on shifting to the temporary accommodation as aforesaid, make over the vacant and peaceful possession of the "said Premises No.2" unto and in favour of the Second Party to enable carrying out the development of the "said Property" as per this Agreement.
- 11.3. The monthly rental/occupation charges on account of the temporary accommodation to the extent of Rs.25,000/- per month shall be borne and paid by the Second Party.
- 11.4. It has also been agreed that in case of the Second Party herein being required to pay any Security Deposit for and on account of the First Parties acquiring the temporary accommodation for their use as aforesaid, the First Parties hereby agree that the Second Parties herein shall solely be entitled to be refunded such Security Deposit amount on the First Parties vacating the temporary accommodation and in this regard, the First Parties shall not be entitled to raise any claim.

12. CONSIDERATION/SPACE ALLOCATION:

- 12.1. It has been agreed that on the First Parties shifting to the temporary accommodation and further making over the vacant and peaceful possession of the "said Premises No.2" in favour of the Second Party, as provided hereinabove, the Second Party shall simultaneously pay to the First Parties the settled sum of Rs.8,00,000/- (Rupees Eight Lacs) Only towards consideration and/or costs of shifting of the First Parties.

- 12.2. In consideration of the premises and in consideration of the First Parties permitting the Second Party to undertake at its own costs the development of the "said Premises No.2" jointly with the "said Premises No.1" belonging to the Second Parties and construction of the proposed building complex thereat, the First Parties herein shall be entitled to be allotted out of the total sanctioned area as may be allowed on the land comprised in the "said Property" ALL THAT the Space in aggregate measuring about 5600 Square Feet and the same consisting of 4 (four) Flats each measuring about 1200 Square Feet in the front block of the said building complex including the proportionate share & right on the land beneath the said proposed building complex, common parts on the said building complex Together With 4 (four) Car Parking each measuring about 200 Square Feet including the relative common areas, drive-ways and path-ways



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30 AUG 2012

Together With the right to use in common with the owners and occupiers of other Flats and Spaces at the building complex without being required to bear and pay the costs of construction on account thereof.

12.3. In case of the area of the First Party's allocation, on actual measurement be found more or less than the area mentioned in *Article 12.2* above, then the same shall be mutually adjusted by way of payment of compensation calculated at the rate as may be fixed by the Second Party on the launch of the Project.

12.4. In consideration of the premises and also in view of the Second Party being allowed to develop the "said Property" and construct the said building complex as per this Agreement, the Second Party hereby agree to bear and pay the entire costs and expenses of undertaking, carrying out and completing the development work in respect of the "said Property" and construction of the building complex.

12.5. In consideration of the Second Party at its own costs undertaking the carrying out the development of the "said Property" and construction of the proposed building complex including the "First Parties' Allocation" and further carrying out its other obligations as per this Agreement, the Second Party shall be entitled to several units, flats, residential spaces, car parkings and other spaces of the proposed building complex, which would remain balance after allotment of the "First Parties' Allocation" to the First Parties as aforesaid and the same to be called "Second Party's Allocation".

12.6. In consideration of the Second Party bearing the costs charges and expenses for development of the "said Property" and/or construction of the building complex including the "First Parties' Allocation" as aforesaid, the Second Party shall be entitled to the "Second Party's Allocation" and/or proceeds thereof, without being liable to pay the value and/or costs and/or consideration on account of the undivided proportionate share in respect of the land comprised in the "said Property" as may be attributable to and/or in relation to the "Second Party's Allocation".

12.7. The First Parties herein shall solely and exclusively be entitled to own, hold, occupy and possess as also to sell on ownership basis or otherwise transfer, lease out or dispose of the residential spaces including car parkings forming part of the "First Parties' Allocation" and further to receive and realize the proceeds thereof. Similarly, the Second Party herein shall solely and exclusively be entitled as the owner to sell on ownership basis or otherwise dispose of the several units, flats, residential spaces and other spaces of the building complex forming part of the "Second Party's Allocation" and also to receive and realize the proceeds thereof. Provided however and it is



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30 AUG 2012

made clear that the Second Party herein shall not be entitled in any manner to encumber or deal with or dispose of the "First Parties' Allocation" or any portion thereof.

- 12.8. The Parties hereto hereby agree that all agreements, contracts, deeds and documents for sale or otherwise disposal of the Units/Saleable spaces respectively forming part of the "First Parties' Allocation" and the "Second Party's Allocation" shall be drawn up on similar terms, conditions and covenants as may be recommended by the Second Party.
- 12.9. No consent or authority of the First Parties shall be required in the matter of the Second Party entering into contracts or agreements for selling on ownership basis or otherwise disposing of the several Flats/Units/Saleable spaces forming part of the "Second Party's Allocation" and in the matter of the Second Party receiving and/or collecting the earnest moneys, part payment and consideration moneys from the intending buyers, which the First Parties hereby agree and confirm.

13. RATES, TAXES AND MAINTENANCE:

- 13.1. The First Parties herein shall bear and pay the land revenue, Municipal taxes and other rates taxes and outgoings whatsoever concerning or relating to the "said Premises No.2" for the period till the First Parties shifting and making over possession of the "said Premises No.2" to the Second Party.
- 13.2. On and from the date of the Second Party herein being made over possession of the "said Premises No.2" by the First Parties as aforesaid, the Second Party herein shall bear and pay the land revenue as also the Municipal taxes and other rates taxes and outgoings whatsoever concerning or relating to the "said Premises No.2" and/or the said land till the Second Party complete construction of the said building complex and makes over possession of the units and spaces of the building complex.
- 13.3. The Second Party herein shall solely and exclusively be responsible for payment of land revenue, municipal taxes and all other rates, taxes and outgoings on account of the "said Premises No.1" commencing from the date hereof till completion of construction of the building complex.
- 13.4. On and from the date of completion of the building complex as also making over of possession of the several Units/saleable spaces of the building complex to the buyers and/or transferees respectively of the "First Parties' Allocation" and the "Second Party's Allocation" the Buyers/Transferees shall be responsible to bear and pay the land

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REGISTRAR OF INSURANCE
OF ASSURANCE, CALCUTTA
30 AUG 2012

revenue, Municipal taxes and all other rates, taxes and outgoings as also to pay the monthly maintenance and service charges on account of their respective units and spaces.

- 13.5. On and from the date of completion of construction of the said building complex, the Second Party shall be responsible to look after, manage and administer the day to day maintenance of the common parts, areas, amenities and facilities at the building complex and also to realise from the owners/occupiers of Flats and other spaces of the proposed building the costs of such maintenance and further to disburse the same, till the formation of an Association/Syndicate or incorporation of a Company for the purpose. The First Parties herein and/or their transferees shall also be liable to contribute and pay such monthly maintenance charges as may be found payable on account of the "First Parties' Allocation".
- 13.6. After the completion of the construction of the said building complex, the Second Party shall cause an Association or Syndicate or Limited company to be floated and/or incorporated for the common purposes including managing and maintaining of the common parts and essential services and amenities at the said building complex. The Second Party shall also be responsible to frame the rules, regulations and byelaws of such Management Association/Syndicate /Company.
- 13.7. The Second Party and the First Parties shall in proportion to their respective share in the Project bear the works contract and Service Tax, if found payable arising out of this Development Agreement.

14. MISCELLANEOUS:

- 14.1. The First Parties and the Second Party have entered into this Agreement purely as a contract on principal to principal basis and nothing stated herein shall be deemed or construed to be a partnership and/or joint venture between the Second Party and the First Parties nor the parties hereto shall constitute an Association of persons.
- 14.2. Nothing in these presents shall be construed as a sale, transfer or assignment or conveyance in law by the First Parties of the "said Premises No.2" or any part thereof to the Second Party, or as creating any right title or interest in respect thereof in favour of the Second Party, save the right to undertake development as per this Agreement.
- 14.3. The proposed building complex to be erected by the Second Party in or upon the land comprised in the "said Property" shall be named with such name as may be decided by the Second Party. Provided



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OF ASSURANCE, CALCUTTA
30 AUG 2012

however that the name of the building shall bear the word "Daffodil", which is the brand logo of the Second Party.

- 14.4. On completion of the development of the "said Property" and/or construction of the said building complex as also distribution of the several Flats, Car Parkings and other spaces of the building complex between the First Parties as per their respective allocations, this Agreement shall stand fulfilled.
- 14.5. The First Parties and the Second Party hereby agree and undertake to sign and execute all other deeds and documents for smooth implementation of this Agreement, as and when so required.
- 14.6. Neither of the parties hereto shall be entitled to dispute the legality and/or enforceability and/or validity of this Agreement and/or any of the terms herein recorded.

15. DOCUMENTATION:

- 15.1. All agreements, contracts, deeds, documents for the sale or otherwise disposal of the units at the building complex shall be identical containing the similar terms and conditions as may be mutually approved by the parties.
- 15.2. All deeds, documents Agreements and papers as may from time to time be required to be prepared in pursuance of this Agreement including those for sale and/or disposal of the units and other spaces of the building complex shall be prepared by Messrs B.K. Jain & Co., Solicitors & Advocates.

16. CONFIDENTIALITY:

- 16.1. The parties hereto and each of them and their staff and employees shall keep confidential this Agreement as also the terms herein recorded and further the information which they may acquire in relation to the Development of the "said Property" contemplated by this Agreement and shall not disclose the same to outsiders.

17. ENTIRE AGREEMENT:

- 17.1. This Agreement records all the terms, conditions, understandings, representations, and declarations by and between the parties, oral or writing with regard to the subject matter hereof.
- 17.2. This Agreement is a culmination of the discussions and negotiations between the parties and constitutes the final bargain between them and all rights and obligations with respect to development of the



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Gobela mandal
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OF ASSURANCE, CALCUTTA
30 AUG 2012

"said Property" and/or construction of the proposed building complex thereat shall be governed only by this Agreement. No offer, counter offer or communication made or exchanged between the parties, contrary to or inconsistent herewith, prior to this Agreement shall bind the parties.

18. AMENDMENTS:

18.1. No modification or amendment of this Agreement or waiver of the terms or conditions herein recorded shall be binding, unless made specifically in writing by the parties.

19. SEVERABILITY:

19.1. If any of the provisions of this Agreement is or become invalid, unlawful or unenforceable, the parties agree that the validity, legality and/or enforceability of the remaining provisions shall not in any way be affected or impaired.

20. ARBITRATION AND CONCILIATION:

20.1. In case of there being any dispute or difference or misunderstanding by and between the parties hereto concerning or relating to or arising out of this agreement and/or interpretation of this agreement or any of the clauses herein recorded and/or the completion of the transaction as per this agreement, the parties would hold joint meetings and make all possible efforts to conciliate and/or settle such disputes and/or differences and/or misunderstandings mutually.

20.2. In the event the parties hereto being not able to amicably clear by the confusions and/or misunderstandings and/or to mutually resolve the disputes and/or differences as provided hereinabove, all disputes and differences by and between the parties hereto concerning or relating to or arising out of this Agreement or with regard to interpretation of this Agreement or any of the clauses herein recorded and/or the respective claims of the parties, the same shall be referred to the sole Arbitrator to be nominated by the parties for final adjudication as per the provisions of the Arbitration and Conciliation Act, 1996. The sole Arbitrator shall have summary power and need not record the reasons and further be at liberty to make interim awards.

21. JURISDICTION:

21.1. The Hon'ble Court at Calcutta shall exclusively have the Jurisdiction to entertain, try and determine all matters concerning or arising out of this Agreement.



Prasanta Mondal
Hemanta Mondal
Goutam Mondal
Lakshman Mondal



OF ASSURANCE, CALCUTTA
30 AUG 2012

THE FIRST SCHEDULE ABOVE REFERRED TO

"said Property"

All That the piece or parcel of Plot of Bagan Land measuring 44 Decimals (equivalent to 26 Cottahs and 10 Chittacks) be the same a little more or less Together With two storied dwelling house, darwan quarter, servant's quarter, boundary walls and other structures whatsoever on the ground floor measuring about 2100 Sq.ft and on the first floor measuring about 2100 Sq.ft. more or less, lying erected and/or built thereon situate lying at and comprised in Dag No.480, R.S. Khatian No.95, J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, P.S. Rajarhat, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North), Kolkata - 700059 and the same also shown and delineated in Red borders in the plan annexed hereto and the same butted and bounded in the manner as follows:-

- On the North : By Dag Nos. 483, 482 and 481;
 On the South : By Dag Nos.476 and 478;
 On the East : By Dag No.479;
 On the West : By Dag Nos.474 and 475;

THE SECOND SCHEDULE ABOVE REFERRED TO

Part - I

"said Premises No.1"

All That the piece or parcel of Plot of Bagan Land measuring 20 Cottahs (equivalent to 33 Sataks) be the same a little more or less Together With 1 (one) darwan quarter, 2 (two) servant's quarter, boundary walls and other structures whatsoever in aggregate measuring about 850 Sq.ft. lying erected and/or built thereon situated and lying at the North-West and South-East portion of the "said Property" described in the First Schedule above written, situate lying at and comprised in Dag No.480, R.S. Khatian No.95, L.R.

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 Hemanta Mondal
 Gobind Mondal



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OF ASSURANCE, KOLKATA
30 AUG 2012

Khatian No. Krishi 409, Krishi 322, Krishi 111, Krishi 96, Krishi 180, J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, Police Station Rajarhat, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North), Kolkata - 700157 and the same also shown and delineated in Green borders in the plan annexed hereto and the same butted and bounded in the manner as follows:-

- On the North : By Dag Nos. 482 and 481;
 On the South : By Dag Nos. 476 and 478;
 On the East : By portion of Dag Nos. 480 and 479;
 On the West : By Dag Nos. 474 and 475;

Part - II

"said Premises No.2"

All That the piece or parcel of Plot of Bagan Land measuring the balance 6 Cottahs and 10 Chittacks (equivalent to 11 Sataks) be the same a little more or less Together With two storied dwelling house, boundary walls and other structures whatsoever measuring about 1250 Sq.ft. on the ground floor and 2100 Sq.ft. on the first floor more or less, lying erected and/or built thereon situated and lying at the North-East portions of the "said Property" described in the *First Schedule* above written, situate lying at and comprised in Dag No.480, R.S. Khatian No.95, L.R. Khatian No. Krishi 409, Krishi 322, Krishi 111, Krishi 96, Krishi 180, J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, Police Station Rajarhat, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North), and the same also shown and delineated in Blue borders in the plan annexed hereto and the same butted and bounded in the manner as follows:-

- On the North : By 8 Feet wide Road
 On the South : By portion of Dag No.480;

Prasanta Mandal
 Hemanta Mondal
 Golubini Mondal
 Lakhman Mondal



OF ASSURANCE, CALCUTTA
30 AUG 2012

On the East : By Dag No. 479;

On the West : By portion of Dag No. 480;

IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the First Parties above named at
Kolkata in the presence of:

Tapan Mandal
S/o Tapan Mandal
Halima Nasirpara
Col - 39.
Dalveer Kaur

Lakshmi Mandal
Geelan Mandal
Hemanti Mandal
Poasanta Mandal

SIGNED SEALED AND DELIVERED

by the Second Party above named at
Kolkata in the presence of:

Dalveer Kaur
S/o Ashok Singh
64, Sarat Bose Rd.
Kol - 700025

Tapan Mandal
Prepared & Drafted By:
B.K. Jain & Co. (Advocates)
6A, K.S. Roy Road, Kolkata-780 001


For DAFFODIL PROJECTS PVT. LTD












Hemchandra Saraf
Director














OF ASSURANCE II, CALCUTTA
30 AUG 2012

SPECIMEN FORM FOR TEN FINGERPRINTERS

	Signature of the executants/and/ or purchaser Presentants <i>Sardar Gurj</i> <i>Sardar Gurj</i>	Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little











	Signature of the executants/and/ or purchaser Presentants <i>Lakshman Mondal</i>	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						









	Signature of the executants/and/ or purchaser Presentants <i>Goulin Mondal</i>	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

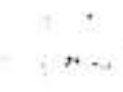


OF ASSURANCE & SECURITIES
30 AUG 2012

SPECIMEN FORM FOR TEN FINGERPRINTERS

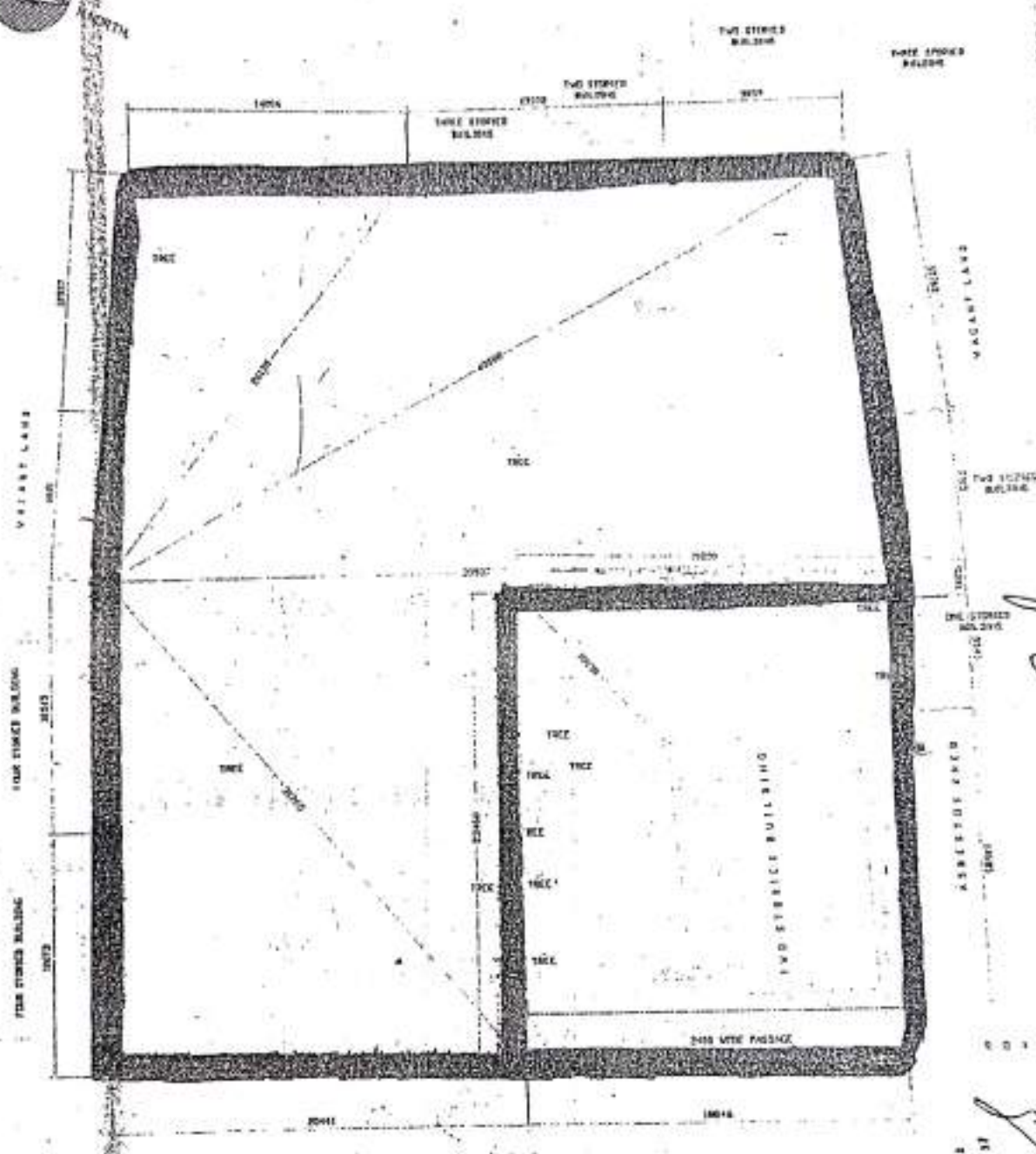
Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Hemant Mondhe</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Powsonb mandal</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
3						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						



OF ASSURANCE, CALCUTTA
30 AUG 2012



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8 ft

JARIP KARYALAYA
 FORA KALIGHAT ROAD,
 KOLKATA-170026.
RELIEF PLAN OF THE SITE
 V/LX AT MOUNTA-STAGHALLA HO-8
 POLICE STATION-BAGIATANI
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1:1000

LAND AREA STATEMENT

TOTAL LAND AREA (INCLUDING MATCH PORTION)	AREA OF MATCH PORTION	LAND AREA (EXCLUDING MATCH PORTION)
17821.55 SQ METRE 178.2155 HECTARE (MORE OR LESS)	44.571 SQ METRE 0.44571 HECTARE (MORE OR LESS)	17375.98 SQ METRE 173.7598 HECTARE (MORE OR LESS)

- NOTE:-
- (1) ALL DIMENSIONS ARE IN METRE.
 - (2) PROPERTY LINE AS SHOWN BY THE PARTY SHOULD BE ACCURATE.
 - (3) ALL DIMENSIONS ARE APPROXIMATE.

Prasanta Mandal
Hemanta Mondal
Taluk - ...




OF ASSURANCE, CALCUTTA
30 AUG 2012

Certificate of Registration under section 60 and Rule 69.

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CD Volume number 42
Page from 3731 to 3763
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(Dulal chandra Saha) 03-September-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal