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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
21 AUG 2017

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 18th day of August, Two Thousand and Seventeen of the Christian Era,

BETWEEN

(1) **SOMENATH NIRMAN PRIVATE LIMITED**, [PAN & AATCS4119C] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, Kolkata - 700102 and represented by its Director : **SRI BIKASH MONDAL** [PAN : AIJPM7198J] son of Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian,

নং ৬০১০ তার 31-05-17 100f

ক্রোতার নাম

স্ট্যাম্প ভেডার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও

সোট স্ট্যাম্প ক্রয় তার

চালান নং.....মোট কত টাকা বরাদ্দ

টেজরী বারাকপুর ভেডার-মিতা দত্ত

K. G. TRIPATHI

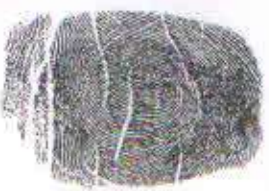
Advocate

High Court Calcutta

17 MAY 2017

608000

Mondal

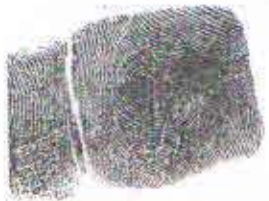


N.C.T. 1
466

SOMENATH NIRMAN PVT. LTD.

Mondal

Director



N.C.T. 1
467

KEDARNATH NIRMAN PVT. LTD.

Sathi Mondal

Director



N.C.T. 1
468

CHANDRASEKHAR NIRMAN PVT. LTD.

Mondal

Director



N.C.T. 1
469

প্রসূপা গুপ্ত



[Signature]

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2017

- (2) [1] KEDARNATH NIRMAN PVT. LTD., [PAN : AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its Director : **SATHI MONDAL [PAN : AYJPM5732G]** wife of Bikash Mondal, by faith - Hindu, by Nationality - Indian and [2] **CHANDRA SEKHAR NIRMAN PVT. LTD., [PAN : AAFCC3453R]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its Director : **SARAT KUMAR MONDAL [PAN : AENPM2492P]** son of Late Abinash Chandra Mondal, by faith - Hindu, by Nationality - Indian,
- (3) SMT. ANNAPURNA MONDAL [PAN : CJSPM4833J]** wife of Sri Sarat Kumar Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Krishnapur, Purba Para, Kolkata - 700102, P.S. Baguiati in the District of North 24 - Parganas,
- (4) SRI SARAT KUMAR MONDAL [PAN : AENPM2492P]** son of Late Abinash Chandra Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Krishnapur, Purbapara, Kolkata - 700102, P.S. Baguiati in the District of North 24 - Parganas.
- (5) SRI BIKASH MONDAL [PAN : AIJPM7198J]** son of Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, residing at at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102, P.S. Baguiati in the District of North 24 - Parganas,



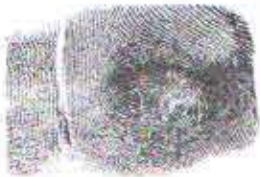
S. C. T. I.
468

Imondal



S. C. T. I.
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S. C. T. I.
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Sothi Mondal



S. C. T. I.
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ANNAPURNA MIRMAN PVT. LTD.
Imondal
Director



R. J. Tripathi
30 Late Sp Tripathi
AD - 293, Rabindrapally,
Krishnapur, Kol - 700 101,
P. S. Baguiati, Dist (N) 24 Pgs

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 AUG 2017

(6) SATHI MONDAL [PAN : AYJPM5732G] wife of Bikash Mondal, by faith – Hindu, by Nationality – Indian and residing at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata – 700102, P.S. Baguiati in the District of North 24 – Parganas, hereinafter called and referred to as the "**LANDOWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives, successors-in-interest and assigns) of the **FIRST PART.**

A N D

ANNAPURNA NIRMAN PVT. LTD., [PAN : AALCA4371J] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Ghosh Para, P.O. Krishnapur, Kolkata - 700102 and represented by its **Director : BIKASH MONDAL [PAN : AIJPM7198J]** son of Sri Sarat Kumar Mondal, by faith – Hindu, by Nationality – Indian, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-office and assigns) of the **OTHER PART**

WHEREAS, the **Landowner No. 1 [Somnath Nirman Pvt. Ltd.]** is absolutely seized and possessed of or otherwise well and sufficiently entitled to :

[A]

[PART – I]

ALL THAT Bastu land measuring an area of 10.89 decimals equivalent to **6 Cottahs 9 Chittacks 27 Sq. Ft.**, a little more or less, **TOGETHER WITH** all easement rights over the said plots of land divided into two plots, **[Plot No. A** land measuring 2.89 decimals comprised in R. S. Dag No. 2844, L.R. Khatian Nos. 10,581, 10579, 10582 and 10583, New L.R. Khatian No. 11743 and **Plot No. B**



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

18 AUG 2017

comprised in R. S. Dag No. 2829, L.R. Khatian Nos. 10582 and 10583, New L.R. Khatian No. 11743 land measuring 8.00 decimals] appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances, which the Party of the First Part purchased from Sri Gopal Nandi & Others by virtue of a Deed of Sale dated 29th November, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 10, Pages from 4693 to 4720, Being No. 03448 for the year 2013.

[PART – II]

ALL THAT Bastu land measuring an area of **0.41 decimals** (share 0.0217) equivalent to **4 Chittacks**, a little more or less, being **Plot No. A/1** TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, L.R. Khatian No. 10580, New L.R. Khatian No. 11743 comprised in **R. S. Dag No. 2840** within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances, which the Party of the First Part purchased from Smt. Gopa Majumdar by virtue of a Deed of Sale dated 31st January, 2014 registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Pages from 6701 to 6717, Being No. 00295 for the year 2014.

AND WHEREAS, the **Landowner No. 2 [Kedarnath Nirman Pvt. Ltd & Chandra Sekhar Nirman Pvt. Ltd.]** are absolutely seized and possessed of or otherwise well and sufficiently entitled to :

[PART - II]

ALL THAT un-divided **half share** of Bastu land measuring **13.60 decimals** equivalent to **6.80 decimals equivalent to 4 Cottahs 2 Chittacks**, a little more or less, being **Plot No. 'C/1'** TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within **Police Station Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 - Parganas, free from all encumbrances and the said land is owned by the Vendors and having being mutated in the Records of the B.L. & L.R.O., Rajarhat in the following manner:

<u>L.R. Kh.</u>	<u>R.S. Dag No.</u>	<u>Share</u>	<u>Area in decimals</u>
10581	2840	0.3039	5.77
10579	2840	0.0217	0.41
10582	2840	0.1953	3.71
10583	2840	0.1955	3.71

Hence, total Land in R. S. Dag No. 2840 stands 13.60 deci.

New L.R. Khatian Nos. 11764 and 11765

Half share of the total Area of Shali land stands 6.80

decimals equivalent to 4 Cottahs 2 Chittacks more or less,

which they purchased by virtue of a Deed of Sale dated 20th December, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 11, Page from 4540 to 4565, Being No. 03759 for the year 2013.

PART - III

ALL THAT piece or parcel of revenue paying Rayata Dakhali Swatya Bastu land measuring **3 (three) Cottahs 9 (nine) Chittacks 07 (seven) Square Feet**, a little more or less, including Common Passage,

appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 in the District of North 24 – Parganas, TOGETHER WITH all easement rights of common passage comprised in part of C. S. Dag No. 3812, **R. S. Dag No. 2828** under C. S. Khatian No. 176, R. S. Khatian No. 232, there under Khanda R.S. Khatian No. 2707, L.R. Khatian No. 10685, New L.R. Khatian Nos. 11764 and 11765 : land measuring 3 (three) decimals and L.R. Khatian No.10684 : New L.R. Khatian Nos. 11764 and 11765 land measuring 3 (three) decimals, within the local limits of Rajarhat Gopalpur Municipality Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04, **Police Station – Airport**, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24 – Parganas, free from all encumbrances, which they purchased by virtue of a Deed of Sale dated 24th January, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Page from 5165 to 5182, Being No. 00224 for the year 2014.

PART – IV

ALL THAT Bastu land measuring an area of **0.73 decimals** (share 0.0384) equivalent to **7 Chittacks 03 Sq. Ft.**, a little more or less, being **Plot No. C/2**, TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, L.R. Khatian No. 10580, New L.R. Khatian Nos. 11764 and 11765 comprised in **R. S. Dag No. 2844** within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances, which they purchased by virtue of a Deed of Sale dated 31st January, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Page from 6718 to 6735, Being No. 00296 for the year 2014.

AND WHEREAS, the **Landowner No. 3 [Annapurna Mondal]** is absolutely seized and possessed of or otherwise well and sufficiently entitled to :

[C] ALL THAT piece or parcel of Rayata Dakhali Swattya "Bastu" land measuring an area of **3 (three) Cottahs**, equivalent to 5 (five) decimals (share 1710) be the same a little more or less, together with all easement rights and common passages, comprised in part of C.S. Dag No. 3812, **R. S. Dag No. 2828** under C. S. Khatian No. 176, R. S. Khatian No. 232, thereafter Khanda Khatian No. 2707, L.R. Khatian No. 3740, New L.R. Khatian No. 12298, appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within the local jurisdiction of Rajarhat Goopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 Kolkata - 700136 within **P. S. Airport** within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City) in the District of North 24 - Parganas, free from all encumbrances, which she purchased by virtue of a Deed of Sale dated 25th April, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 4, Page from 6221 to 6238, Being No. 01154 for the year 2014.

AND WHEREAS, the **Landowner No. 4 [Sarat Kumar Mondal]** is absolutely seized and possessed of or otherwise well and sufficiently entitled to :

[D] ALL THAT Bastu land measuring an area of **3 (three) Cottahs**, be the same a little more or less TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, comprised in C. S. (Praja) Khatian Nos. 4, 1290, 1291, 1292, R. S. Khatian No. 2876, 2877, 2878, L. R. Khatian No. 2613, new L.R. Khatian No. 21183, C. S. Dag No. 3823, **R. S. Dag No. 2839** within the local limits of Rajarhat Gopalpur

Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 having Municipal Holding No. AS/69/BL-B/13-14 within **P.S. Airport** in the District of North 24 – Parganas, free from all encumbrances, which he purchased by virtue of a Deed of Sale dated 18th July, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 7, Page from 5642 to 5661, Being No. 02014 for the year 2014.

AND WHEREAS, **the Landowner No. 5 [Bikash Mondal]** is absolutely seized and possessed of or otherwise well and sufficiently entitled to

:
 [E] **ALL THAT** piece and parcel of Bastu land measuring an area of 01 Cottah 04 Chittacks 26 Square Feet, be the same a little more or less, together with all easement rights, lying and situated at Mouza Gopalpur, J. L. No. 2, R. S. No. 140, Touzi No. 2998, Pargana-Kolkata, comprised in C. S. Dag No. 3823 corresponding to R. S. Dag No. 2839, New L. R. Khatian No. 12133, within P.S. Airport within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances, which he purchased by virtue of a Deed of Sale* dated 10th December, 2014 registered in the office of the A.D.S.R, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 9, Page from 10376 to 10395, Being No. 03469 for the year 2014.

AND WHEREAS, **the Landowner No. 6 Part [Sathi Mondal]** is absolutely seized and possessed of or otherwise well and sufficiently entitled to :

[F] **ALL THAT** piece and parcel of Bastu land measuring an area of 01 Cottah 08 Chittacks be the same a little more or less, together with all easement rights, lying and situated at Mouza Gopalpur, J. L. No. 2, R. S. No. 140, Touzi No. 2998, Pargana-Kolkata, comprised in C. S. Dag No. 3823 corresponding to R. S. Dag No. 2839 under R. S. Khatian Nos. 2876, 2877 & 2878, new L.R. Khatian No. 21619 within P.S. Airport within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances, which the Party of the Eighth Part purchased by virtue of a Deed of Sale After Registered Sale Agreement dated 14th March, 2016, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 1504-2016, Pages from 16833 to 16852, Being No. 150400497 for the year 2016.

AND WHEREAS, all the Parties hereto have jointly decided to develop their aforesaid landed property along **with two other Landowners namely Jhinku Roy, Sandhya Rani Saha, Dipa Saha and Gopa Saha** by raising multi-storied buildings and / or housing project thereon and to facilitate better planning they have settled to amalgamate the aforesaid plots into a single one and with such intention, they have prepared a Plan amalgamating the several adjacent plots into a single one measuring an area of **ALL THAT land homestead land measuring an area of 34 (thirty four) Cottahs 15 (fifteen) Chittacks and 32 Square Feet**, be the same a little more or less appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within **Police Station - Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances, more fully and particularly described in the **SCHEDULE "G"** hereunder written in the following manner:

Name of Company/ Persons	R. S. Dag No.	R. S. Khatian No.	Area of Land in K - Ch-Sft.
Somnath Nirman Pvt. Ltd.	2844	1680	2.89 deci = 01-12-01
	2829	2588	8.00 deci = 04-13-26 (10.89 deci)
	2840	2528	0.41 " = 00-04-00
Kedarnath Nirman Pvt. Ltd. &	2840	2528	6.80 deci = 04-02-00
	2840	2528	6.80 deci = 04-02-00
Chandra Sekhar Nirman Pvt. Ltd.	2828	2707	6.00 deci = 03-09-07
	2844	2528	= 00-07-03
Annapurna Mondal	2828	232	= 03-00-00
Sarat Kumar Mondal	2839	2876 to 2878	= 03-00-00
Jhinku Roy	2839	2876 to 2878	= 01-08-00
	2830	310	= 03-05-14
Bikash Mondal	2839	2877	= 01-04-26
Sandhya Rani Saha,	2844	1550	= 02-04-00
Gopa Saha & Dipa Saha			
Sathi Mondal	2839	2876 to 2878	= 01-08-00
		Total Land:	= 34-15-32

i.e. 34 Cottahs 15 Chittacks and 32 Square Feet, a little more or less comprised in R. S. Dag Nos. as follows:

	Cottah - Chittack - Sq. Ft.,		
R. S. Dag No. 2828 land measuring	06 *	09	07
R. S. Dag No. 2829 land measuring	04	13	26
R. S. Dag No. 2830 land measuring	03	05	14
R. S. Dag No. 2839 land measuring	07	04	26
R. S. Dag No. 2840 land measuring	08	08	00
R. S. Dag No. 2844 land measuring	04	07	04

Note : In this connection it is important to record that Ms. Jhinku Roy, Sandhya Rani Saha, Dipa Saha and Gopa Saha have separately entered into Development Agreement with the Developer hereto by virtue of registered Development Agreement and registered Development Power as per rules and those Agreements are in full force and effect.

AND WHEREAS, by virtue of the aforesaid Deed of Amalgamation dated 21st July, 2017, registered in the office of the ADSR, Bidhannagar and recorded in Book No. 1, Volume No. 1504-2017, Pages from 35373 to 35432, Being No. 150400961 for the year 2017, the Parties hereto jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** land homestead land measuring an area of **34 (thirty four) Cottahs 15 (fifteen) Chittacks and 32 Square Feet**, be the same a little more or less appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within **Police Station - Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. more fully and particularly described in the **SCHEDULE "G"** hereunder written

AND WHEREAS, the said Landowners are now desirous of developing the said land by constructing thereupon multi-storied building in accordance with the building plan. But due to financial stringency and shortage of time and manpower, the Landowners are unable to start the construction of the said building and had been in search of a Developer, who can undertake the responsibility of construction of such building on the said premises by affording his own arrangement and expenses.

AND WHEREAS, knowing the intention of the Landowners hereto, **ANNAPURNA NIRMAN PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its **Director : BIKASH MONDAL** son of Sri Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, hereinafter called and referred to as the "**DEVELOPER**" contacted the Landowners and requested the Landowners to allow him to develop the said premises as desired by the Landowners by constructing the proposed multi-storied building/s in accordance with the building to be sanctioned in the name of the Landowners, at its own arrangement, costs and expenses.

AND WHEREAS, the Landowners are having thus been approached by the Developer, have agreed to allow the Developer to develop **ALL THAT** land homestead land measuring an area of **27 (twenty seven) Cottahs 14 (fourteen) Chittacks and 18 Square Feet**, be the same a little more or less appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within **Police Station - Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 - Parganas, free from all encumbrances, TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. on the terms and conditions hereinafter contained:

The Landowners have represented to the Developer as follows:

- a) That excepting the Landowners hereto, nobody else has any right, title, interest, claim and demand whatsoever or howsoever and in respect of the said Premises.
- b) That the said Premises is free from all encumbrances, charges, liens, attachments, mortgage, Power of Attorney, Trusts whatsoever or howsoever.
- c) That the Landowners do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- d) That the Landowners have not entered into any Agreement whatsoever or howsoever in respect of the said premises.
- e) That the said Premises is not subject to any notice of requisition or requisitions under the Government.

Relying on the aforesaid representations made by the Landowners and believing the same to be true and the Developer has agreed to develop the said premises and the Landowners have agreed to allow the Developer for the purpose of constructing multi-storied building/s at the said premises at the full arrangement and expenses of the Developer hereto.

AND WHEREAS, THE FOLLOWING MATTERS SHALL MEAN AND DEFINITION AS FOLLOWS:

- (1) [1] LANDOWNERS shall mean **SOMENATH NIRMAN PRIVATE LIMITED, [PAN : AATCS4119C]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, Kolkata - 700102 and represented by its Director : **SRI BIKASH MONDAL [PAN : AIJPM7198J]** son of Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian,

- (2) [1] **KEDARNATH NIRMAN PVT. LTD., [PAN : AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its Director : **SATHI MONDAL [PAN : AYJPM5732G]** wife of Bikash Mondal, by faith – Hindu, by Nationality – Indian and [2] **CHANDRA SEKHAR NIRMAN PVT. LTD. [PAN : AAFCC3453R]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its Director : **SARAT KUMAR MONDAL [PAN : AENPM2492P]** son of Late Abinash Chandra Mondal, by faith – Hindu, by Nationality – Indian,
- (3) **SMT. ANNAPURNA MONDAL [PAN : CJSPM4833J]** wife of Sri Sarat Kumar Mondal, by faith – Hindu, by Occupation - Business, by Nationality – Indian, residing at Krishnapur, Purba Para, Kolkata – 700102, P.S. Baguiati In the District of North 24 – Parganas,
- (4) **SRI SARAT KUMAR MONDAL [PAN : AENPM2492P]** son of Late Abinash Chandra Mondal, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Krishnapur, Purbapara, Kolkata – 700102, P.S. Baguiati in the District of North 24 – Parganas,
- (5) **SRI BIKASH MONDAL [PAN : AIJPM7198J]** son of Sarat Kumar Mondal, by faith – Hindu, by Nationality – Indian, residing at at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata – 700102, P.S. Baguiati in the District of North 24 – Parganas,

SATHI MONDAL [PAN : AYJPM5732G] wife of Bikash Mondal, by faith – Hindu, by Nationality – Indian and residing at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata – 700102, P.S. Baguiati in the District of North 24 – Parganas, who are jointly seized and possessed of or otherwise well and sufficiently entitled to the "First Schedule" property.

[2] PURCHASER/S shall mean the person or persons, firm or body corporate as will be named in the Agreement for Sale as Purchaser/s and shall further include the person or persons who have intended to purchase the flat/spaces in terms of the present Agreement and shall also mean and include:

If he/she be an individual then his/her respective heirs, administrators, representatives, executors and/or assigns as the case may be.

[3] SAID LAND shall mean **ALL THAT** land homestead land measuring an area of **27 (twenty seven) Cottahs 14 (fourteen) Chittacks and 18 Square Feet**, be the same a little more or less appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within **Police Station - Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc.

[4] SAID BUILDING/S shall mean and include all that multi - storied building or buildings to be constructed on the land as described in "First Schedule" hereunder written in accordance with the building plan to be sanctioned by the **COMPETENT AUTHORITY** and consisting of several self contained residential flat/ unit/ Garages/ spaces etc and the building shall be known as "NIRMAN GREENS" .

[5] THE UNIT/FLAT shall mean and include the residential flat/ Apartment in the MULTI - STORIED building or buildings to be constructed in accordance with the sanctioned building plan of the Competent Authority and shall include all fixtures and fittings to be made therein and/or apartment thereto as is hereby agreed to be constructed by the Promoter/Developer.

[6] THE COVERED AREA shall mean the built - up area measured at floor level of any Flat/Unit taking the external dimension of the flat including the built-up area of Balconies/Verandahs there excepting the walls separating one Unit from the other of which 50% (fifty percent) only to be added along with proportionate area of staircase, lobbies, passages, lift, electrical shaft and ventilation shaft.

[7] SUPER-BUILT-UP AREA shall mean covered area and proportionate share of staircase, common area and utilities of the building and also added 25% (twenty five percent) on covered area including staircase which is mentioned in Clause 6 written herein above.

[8] THE COMMON AREAS shall mean the common portions as will be available in the building including roof of the building.

[9] PROPORTIONATE OR PROPORTIONATE SHARE OR PROPORTIONATELY shall the Purchaser's share in the land, common portions and in all other common rights and liabilities including common expenses.

[10] THE COMMON EXPENSES shall mean the expenses as will be borne by all the co-owners of the building.

[11] THE PLAN shall mean the building plan for construction of the proposed building which will be sanctioned by the Competent Authority in the name of Landowners.

[12] THE ARCHITECT shall mean the Architect as may be appointed by the Promoter/Developer as Architect for the proposed building.

[13] THE ADVOCATE shall mean the Advocate as may be appointed by the Promoter/Developer.

[14] The DEVELOPER shall mean **ANNAPURNA NIRMAN PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its **Director : BIKASH MONDAL** son of Sri Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto in the following terms and conditions:-

1. The Landowners hereby grant exclusive right to the Developer to develop the said premises by way of constructing multi-storied building/s thereon in accordance with the building plan to be sanctioned from the Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, with or without any amendment and / or modification thereto made or cause to be made by the parties hereto: The Landowners shall hand over the vacant and peaceful possession of the Schedule Property together with the Xerox documents for the same unto and in favour of the Developer at the time of execution of this Agreement. The Land-owners have also agreed to execute a registered Development General Power of Attorney in favour of the Developer empowering him to undertake construction works as well as to sell their share of allocations i.e. Developer's Allocation only to any intending buyer or buyers.

2. That the Developer shall pay and bear all expenses towards preparation of building plan, Revised sanction plan if any, building material, lawyer's fees and all construction charges of the New Building and to complete it in all respects including Completion Certificate clearly mentioned in the Second Schedule hereunder at its own cost or at the cost of the intending purchaser and/ or purchasers including architect fees, charges, expenses required to be paid or deposited for the purpose of Development of the said premises and the Landowners shall not liable to pay any cost for the same.
3. **LAND OWNER'S ALLOCATION:** The Landowners shall be entitled to receive their Allocation from **the total constructed areas as per sanctioned building plan irrespective of their location of land** which will be constructed by the Developer at its own costs and expenses together with proportionate undivided share of land and common facilities and amenities as will be available in the multi storied buildings.

Details of Flat Provide by Annapurna Nirman Pvt. Ltd				
Sl No	Name of Owner	Block No	Flat Nos	Area In Sq. ft
1	BIKASH MONDAL	Block-I	C5	925
2	ANNAPURNA MONDAL	Block-II	I5 _A	1185
		Block-II	J5	920
3	SARAT KUMAR MONDAL	Block-II	I1	1185
		Block-II	J1	920
4	SATHI MONDAL	Block-II	D1	1170

5	KEDARNATH NIRMAN PVT. LTD CHANDRA SEKHAR NIRMAN PVT. LTD	Block- I	A5	1340
		Block- II	A1	1240
		Block- II	B1	1240
		Block- II	A5	1240
		Block- II	B5	1240
		Block- II	D5	1170
		Block- II	G5	1015
6	SOMENATH NIRMAN PVT. LTD	Block- I	B5	990
		Block- II	C5	1175
		Block- II	E5	1285
		Block- II	F5	1285

The Landowners hereto voluntarily and more specifically agreed that they will avail the constructed area as per above allocation in accordance with their share of land amalgamated and irrespective of their location of land.

4. **DEVELOPER'S ALLOCATION:** shall mean the rest portion of the newly constructed building , excepting Landowner's Allocation with right to sell, convey and transfer the same in accordance with his choice and desire excepting Landowner's one flat as mentioned above.
5. During construction of the proposed Multi-storied building/s the Landowners shall co-operate in all respects with the Developer subject to the Developer shall abide by all terms and conditions of this Agreement.

6. That the Developer shall construct Multi-storied building/s upon aforesaid premises in accordance with the sanctioned plan to be approved by the Municipal Authority in the name of the Landowners.
7. That the construction of the said building will be completed within **24 (twenty four) months** from the date of execution of this Agreement and within the stipulated time i.e. within 24 months the Developer will hand over the Landowner's Allocation complete in all respects. In case of failure on the part of the Developer to deliver the Possession of the owner's allocation within the stipulated period due to any extraordinary situation, force majeure, beyond his control, in such event the Landowners shall extend further period of maximum 6 (six) months. It is undertaken by the Developer that he will start construction within **6 (six) months** from the date of signing this Agreement.
8. The Developer shall be solely responsible regarding construction of the proposed building upon the said land and the Landowners shall have nothing to do in the matter and subsequently the owner shall not be entitled to interfere in to such affairs. The Developer shall use class 1 (one) building materials and the owner may have right to supervise the said project and if any objection in respect of the inferior quality of materials, the Developer shall rectify it and re-build the same as per choice of the Landowners.
9. That the Developer shall have full power and absolute authority to sell out from Developer's Allocation flats/garages/spaces/portions of the said multi - storied building/s as will be sanctioned by the Competent Authority to any intending purchaser or purchasers at its sole discretion on the basis of the General Power of Attorney to be executed by the Landowners in favour of the Developer herein empowering him to receive any amount from any Purchaser and/or Purchasers in its own name by executing Agreement for Sale on the strength of this Development Agreement and General Power of Attorney as aforesaid.

The Developer first handover peaceful vacant possession of owner's allocation to the owner, thereafter he shall registered and handover possession of the Developer's Allocation to any intending purchaser or purchasers.

10. It is agreed that in the event of any damage or injury arising out of accidents for carelessness of the workmen or others victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of construction the Promoter/Developer shall bear the responsibility and Liability thereof and shall keep the Landowners and their estate safe and harmless and indemnify against all suit cases claims, damages, rights and actions in respect of such eventualities.
11. The Landowners will pay all the Municipal/Corporation Taxes of the Land up to the date of handing over of the vacant possession of the same to the Developer and thereafter the Developer shall pay the taxes up to the date of taking over possession of the respective flats by the Landowners and then the taxes shall be borne by the respective flat owners according to their proportionate share on the amount as to be assessed by the Municipal Corporation.
12. That the Landowners shall make any rectification if required at the costs of the Developer.
13. That the Landowners shall not directly or indirectly obstruct, withhold or in anyway interfere with the construction of the said building and/ or disposal of the flats, garages, spaces/portions etc. before or after or in course of or during the period of construction of the said building. However, the Architect of the Landowners shall have full right to enter into the said building and to inspect the construction work carried out by the Developer. If any inferior materials used, the owners Architect shall make objection in this respect.

14. That the Developer will be liable for the construction of the said building as per sanctioned plan in all respects at its own costs.
15. That the Landowners declares that, the said premises more fully described in the first Schedule below is free from all encumbrances and the owner has not made any Agreement or Agreements for sale or any liens or mortgage or any sort of transfer to any person or persons has been made earlier and if the owners appear to have been made any agreement with any person and/ or persons in respect of the schedule property that will be treated as cancelled and void on signing of the this Agreement.
16. That the Developer shall construct the said proposed building/s in time and shall hand over physical possession of the Landowner's Allocation on time and the owners shall not demand and/ or claim any extra benefit save and except clearly mentioned by these presents.
17. That the Developer shall punctually and faithfully construct the said building in time and hand over the construction as owner's allocation to the Landowners along with completion certificate of the proposed building and in case of any delay for construction of the said proposed building the Developer shall be liable for compensation Rs. 15,000/= (Rupees fifteen thousand) only per month from the date of expiry of this Agreement.
18. All disputes and differences arising out of this agreement regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the sole arbitration of an Arbitrator, if both the parties agree upon and in the event of any disagreement the same shall be referred to the Arbitration of two Arbitrators, one to be appointed by the Landowners and another to be appointed by the Developer/Promoter and the same shall be deemed to the reference within the meaning of The Arbitration and Conciliation Act, 1996 or any statutory modification thereof.

19. The Land Owner and the Developer have entered into this agreement purely on contractual basis and under no circumstances this shall be treated as a Partnership in between the parties, and this Agreement is not for sale of land.
20. The Developer alone shall have absolute authority to deal with the matter of sale of the flats/garages etc. of the Developer's allocation by virtue of this Agreement for Development to the intending purchaser or purchasers and the Land-Owners shall have no right to interfere in the matter.
21. That the Land-owner shall at the request of the Developer shall sign, execute all such further necessary Deeds, papers, documents, writings for completion of construction works and/or sale of flats/ garages/ spaces/ portions of the said building of Developer's Allocation only, provided always that the Developer shall have every right to enter into any agreement for sale and/or collect the consideration money either in part or in full from the Purchaser or Purchasers and the Developer shall be entitled to sign, execute such deeds, agreement for sale as the Constructed Attorney of the said Land-Owners.
22. The Developer shall manage, control, supervise the construction of the project at his cost and shall handle all constructional hazards, loss or damage whatever the case may at his own risks and liabilities.
23. The Developer shall be entitled to publish necessary advertisement in the daily news papers and/or put hoarding, banner at the site of the said project and the Land-Owner shall not raise any objection in the matter.

24. The Developer shall install electric meter, water pump and other apparatus at his own costs and expenses to facilitate the construction of the project but cost of individual electric meter will be borne by the intending buyer or buyers.
25. The Land-Owner shall not do any act, deeds or things, whereby the Developer shall face any obstruction or hindrance to carry out construction of the multi-storied building smoothly or to sell out flats/garages/spaces etc. of whatever nature to the intending buyer or buyers of Developer's Allocation.
26. The Land-Owners shall hand over the Xerox copies/ documents to the Developer at the time of signing this Agreement and/or shall be liable to produce the original Title Deed, Porcha, mutation certificate, tax receipts etc. as and when necessary before the Competent Authority.
27. The Land-Owners or any of their authorized representatives shall without notice be entitled to take inspection in course of construction of the proposed building.
28. The Developer hereby agrees and covenants with the Land-Owners not to violate or contravene any of the provisions or rules applicable to construction of the proposed building and further more, not to do any act, deed or things whereby the Land-owners are prevented from their right, title and interest vested in the property mentioned in the First Schedule Property.
29. The Landowners is agreeable to amalgamate her land with the adjacent land.
30. The Developer shall not without the written consent of the Land-owner assign these agreements in favour of any Third Party.

(26)

SCHEDULE – "A" ABOVE REFERRED TO
[Land of SOMNATH NIRMAN PVT. LTD.]

[PART – I]

ALL THAT Bastu land measuring an area of 10.89 decimals equivalent to **6 Cottahs 9 Chittacks 27 Sq. Ft.**, a little more or less, TOGETHER WITH all easement rights over the said plots of land divided into two plots, [**Plot No. A** land measuring 2.89 decimals comprised in **R. S. Dag No. 2844**, L.R. Khatian Nos. 10,581, 10579, 10582 and 10583, New L.R. Khatian No. 11743 and **Plot No. B** comprised in **R. S. Dag No. 2829**, L.R. Khatian Nos. 10582 and 10583, New L.R. Khatian No. 11743 land measuring 8.00 decimals] appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances.

[PART – II]

ALL THAT Bastu land measuring an area of **0.41 decimals** (share 0.0217) equivalent to **4 Chittacks**, a little more or less, being **Plot No. A/1** TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, L.R. Khatian No. 10580, new L.R. Khatian No. 11743, comprised in **R. S. Dag No. 2840** within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances.

Total land in Part – I & Part – II = 6 Cottahs 13 Chittacks 27 Sq. Ft.

SCHEDULE – "B" ABOVE REFERRED TO

[Land of Kedarnath Pvt. Ltd. & Chandra Sekhar Pvt. Ltd.]

[B]

[PART – I]

ALL THAT un-divided **half share** of Bastu land measuring **13.60 decimals** equivalent to **6.80 decimals equivalent to 4 Cottahs 2 Chittacks**, a little more or less, being **Plot No. 'C'** TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within **Police Station Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances and the said land is owned in the following manner:

<u>L.R. Kh.</u>	<u>R.S. Dag No.</u>	<u>Share</u>	<u>Area in decimals</u>
10581	2840	0.3039	5.77
10579	2840	0.0217	0.41
10582	2840	0.1953	3.71
10583	2840	0.1955	3.71

Hence, total Land in R. S. Dag No. 2840 stands 13.60 deci.

New L.R. Khatian Nos. 11764, 11765,

Half share of the total Area of Shali land stands 6.80 decimals equivalent to 4 Cottahs 2 Chittacks more or less,

which they purchased by virtue of a Deed of Sale dated 20th December, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 11, Page from 4381 to 4406, Being No. 03757 for the year 2013.

ALL THAT un-divided **half share** of Basu land measuring **13.60 decimals** equivalent to **6.80 decimals equivalent to 4 Cottahs 2 Chittacks**, a little more or less, being **Plot No. 'C/1'** TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within **Police Station Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances and the said land is owned by the Vendors and having being mutated in the Records of the B.L. & L.R.O., Rajarhat in the following manner:

<u>L.R. Kh.</u>	<u>R.S. Dag No.</u>	<u>Share</u>	<u>Area in decimals</u>
10581	2840	0.3039	5.77
10579	2840	0.0217	0.41
10582	2840	0.1953	3.71
10583	2840	0.1955	3.71

Hence, total Land in R. S. Dag No. 2840 stands 13.60 deci.

New L.R. Khatian Nos. 11764, 11765

Half share of the total Area of Shali land stands 6.80

decimals equivalent to 4 Cottahs 2 Chittacks more or less,

which they purchased by virtue of a Deed of Sale dated 20th December, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 11, Page from 4540 to 4565, Being No. 03759 for the year 2013.

ALL THAT piece or parcel of revenue paying Rayata Dakhali Swatya Bastu land measuring **3 (three) Cottahs 9 (nine) Chittacks 07 (seven) Square Feet**, a little more or less, including Common Passage, appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 in the District of North 24 – Parganas, TOGETHER WITH all easement rights of common passage comprised in part of C. S. Dag No. 3812, **R. S. Dag No. 2828** under C. S. Khatian No. 176, R. S. Khatian No. 232, there under Khanda R.S. Khatian No. 2707, L.R. Khatian No. 10685, New L.R. Khatian No. 11764: land measuring 3 (three) decimals and L.R. Khatian No.10684, New L.R. Khatian No. 11765 : land measuring 3 (three) decimals, within the local limits of Rajarhat Gopalpur Municipality Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 **Police Station – Airport**. Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24 – Parganas, free from all encumbrances, which they purchased by virtue of a Deed of Sale dated 24th January, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Page from 5165 to 5182, Being No. 00224 for the year 2014.

PART – IV

ALL THAT Bastu land measuring an area of **0.73 decimals** (share 0.0384) equivalent to **7 Chittacks 03 Sq. Ft.**, a little more or less, being **Plot No. C/2**, TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, L.R. Khatian No. 10580, New L.R. Khatian No. 11764, 11765 comprised in **R. S. Dag No. 2844** within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward

No. 04 in the District of North 24 – Parganas, free from all encumbrances, which they purchased by virtue of a Deed of Sale dated 31st January, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Page from 6718 to 6735, Being No. 00296 for the year 2014.

SCHEDULE – "C" ABOVE REFERRED TO

[Land of Smt. Annapurna Mondal]

ALL THAT piece or parcel of Rayata Dakhali Swattya "Bastu" land measuring an area of **3 (three) Cottahs**, equivalent to 5 (five) decimals (share 1710) be the same a little more or less, together with all easement rights and common passages, comprised in part of C.S. Dag No. 3812, **R. S. Dag No. 2828** under C. S. Khatian No. 176, R. S. Khatian No. 232, thereafter Khanda Khatian No. 2707, L.R. Khatian No. 3740, New L.R. Khatian No. 12298 appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within the local jurisdiction of Rajarhat Gopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 Kolkata – 700136 within **P. S. Airport** within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City) in the District of North 24 – Parganas, free from all encumbrances,

SCHEDULE – "D" ABOVE REFERRED TO

[Land of Sri Sarat Kumar Mondal]

ALL THAT Bastu land measuring an area of **3 (three) Cottahs**, be the same a little more or less TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, comprised in C. S. (Praja) Khatian Nos. 4, 1290, 1291, 1292, R. S. Khatian No. 2876, 2877, 2878, L. R. Khatian No. 2613, New L.R. Khatian No. 21183, C. S. Dag No. 3823, **R. S. Dag No. 2839** within the local limits of Rajarhat Gopalpur Municipality.

Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 having Municipal Holding No. AS/69/BL-B/13-14 within **P.S. Airport** in the District of North 24 – Parganas, free from all encumbrances.

SCHEDULE – "E" ABOVE REFERRED TO

[Land of Sri Bikash Mondal]

ALL THAT piece and parcel of Bastu land measuring an area of **01 Cottah 04 Chittacks 26 Square Feet**, be the same a little more or less, together with all easement rights, lying and situated at Mouza Gopalpur, J. L. No. 2, R. S. No. 140, Touzi No. 2998, Pargana-Kolkata, comprised in C. S. Dag No. 3823 corresponding to R. S. Dag No. 2839, New L.R. Khatian No. 12133, within P.S. Airport within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances,

SCHEDULE – "F" ABOVE REFERRED TO

[Land of Smt. Sathi Mondal]

ALL THAT piece and parcel of Bastu land measuring an area of 01 Cottah 08 Chittacks be the same a little more or less, together with all easement rights, lying and situated at Mouza Gopalpur, J. L. No. 2, R. S. No. 140, Touzi No. 2998, Pargana-Kolkata, comprised in C. S. Dag No. 3823 corresponding to R. S. Dag No. 2839 under R. S. Khatian Nos. 2876, 2877 & 2878, New L.R. Khatian No. 21619 within P.S. Airport within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances,

SCHEDULE – "G" ABOVE REFERRED TO:**[Amalgamated Land]**

ALL THAT land homestead land measuring an area of **27 (twenty seven) Cottahs 14 (fourteen) Chittacks and 18 Square Feet**, be the same a little more or less, along with a temporary structure cement flooring about 500 Sq. Ft., appertaining to **Mouza – Gopalpur, J.L. No. 2, R. S. No. 140, Touzi No. 2998, New L.R. Khatian Nos. 11743, 11764, 11765, 12298, 21183, 12139, 12133, 21501, 21502, 21503 and 21619** within **Police Station – Airport, Road Anandalok 2nd Land**, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances, in the following manner:

Name of Company/ Persons	R. S. Dag No.	R. S. Khatian No.	Area of Land in K – Ch-Sft.
Somnath Nirman Pvt. Ltd.	2844	1680	<u>2.89</u> deci = 01-12-01
	2829	2588	<u>8.00</u> deci = 04-13-26
			(10.89 deci)
	2840	2528	0.41 " = 00-04-00
Kedarnath Nirman Pvt. Ltd.	2840	2528	6.80 deci = 04-02-00
	&	2840	2528 6.80 deci = 04-02-00
Chandra Sekhar Nirman Pvt. Ltd.	2828	2707	6.00 deci = 03-09-07
	2844	2528	= 00-07-03
Annapura Mondal	2828	232	= 03-00-00
Sarat Kumar Mondal	2839	2876 to 2878	= 03-00-00
Bikash Mondal	2839	2877	= 01-04-26
Sathi Mondal	2839	2876 to 2878	= 01-08-00
		Total Land:	= 27-14-18

comprised in R. S. Dag Nos. as follows:

	<u>Cottah</u>	<u>Chittack</u>	<u>Sq. Ft.</u>
R. S. Dag No. 2828 land measuring	06	09	07
R. S. Dag No. 2829 land measuring	04	13	26
R. S. Dag No. 2839 land measuring	05	12	26
R. S. Dag No. 2840 land measuring	08	08	00
R. S. Dag No. 2844 land measuring	02	03	04

The said land is butted and bounded as follows:

BOUNDARY [All that amalgamated land]

On the North:	By R. S. Dag Nos. 2841, 2842
On the South:	By 12'-0" Wide Road,
On the East:	By 10'-0" Wide Road,
On the West:	By 16'-0" Wide Road.

SPECIFICATION

1. BUILDING: The building will be erected on R.C.C. framed structure.
2. WALLS: Brick masonry for the outer wall will be 8" thick, partition wall will be 5" and 3" thick with a minimum height as per sanctioned plan. The outer wall will be of cement plaster and the inside wall will be finished with plaster of Paris.
3. WINDOWS : Aluminum windows with integrated grills painted with synthetic enamel paint. In Kitchen and Bath Rooms windows with integrated grills painted with synthetic enamel paint and fitted with 3 mm. glass.
4. DOORS : Door frame will be made of "Sal" wood and the door panels will be of commercial flush type.
5. FLOORING : Flooring will be made with vitrified tiles. Skirting will be of 4" height.

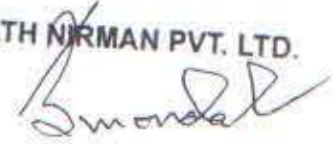
6. KITCHEN : Granite cooking platform will be provided with sink and drawing board. The dado upon the cooking platform up to 3' feet height will be fitted with designer glazed tiles.
7. TOILET : Bath room will be provided with commode. The walls of the Toilet up to 6' feet height will be fitted with designer glazed tiles and the floor will be made with floor tiles. One shower and wall mixer will be provided in Bath Room.
8. WATER SOURCES: Deep tube well with water reservoir and overhead tank will be provided as the water sources of the building including submersible pump set.
9. ELECTRICITY : 5 Points will be provided. Concealed wiring with modular Switches shall be provided. Individual/separate Electric Meter for the flat /space will be provided / arranged on payment of costs and expenses therefor.
10. ROOF AND TERRACE : The roof of the building will be finished with roof tiles and the terrace will be water proofed.
11. One Lift will be installed at the cost of the Developer.
12. EXTRA WORK : Any work other than specified above will be treated as extra work and will be carried on only upon prior payment of cost and expenses to be incurred therein.

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

Signed and delivered by the above named Land-Owners at Kolkata in the presence of :

1.

SOMENATH NIRMAN PVT. LTD.



Director

2.

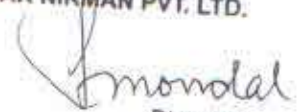
KEDARNATH NIRMAN PVT. LTD.

Sathi Mondal

Director

3.

HANDRASEKHAR NIRMAN PVT. LTD.



Director

4.



5.



6.

Sathi Mondal

SIGNATURE OF LANDOWNERS

WITNESSES

1. Soumen Bhattacharya
Netaji Pally, Maniudanga Rd.
P.O + P.S - Gholta, Kol - 111

2. Sudipto Tripathi
AD - 293, Rabindrapally,
Krishnapur, Kol - 101.

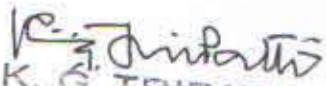
ANNAPURNA NIRMAL PVT. LTD.


Director

Signed, sealed and delivered by the
above named Developer at Kolkata
in the presence of Witnesses signed
above.

DEVELOPER

Drafted by:


K. G. TRIPATHI
M. Com, LL.B.
ADVOCATE HIGH COURT
CALCUTTA
Regn. No. - 100/224/05
9836041430 / 9037373125

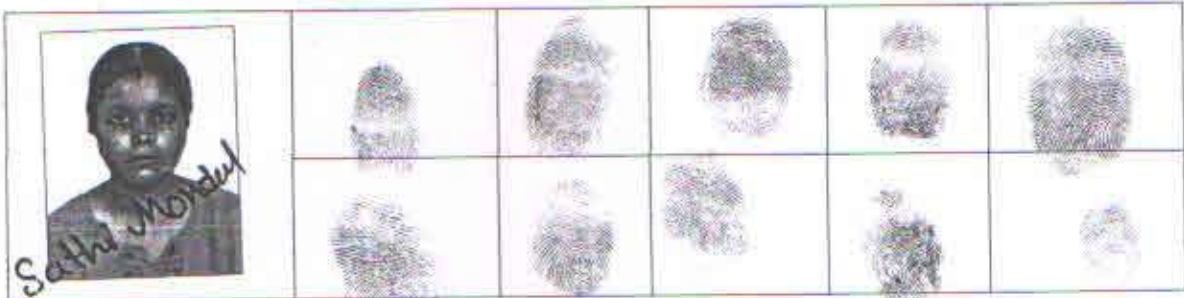
UNDER RULE 44A OF THE I.R. ACT 1908

L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED:

S. Mondal



ATTESTED:

Sathi Mondal



ATTESTED:

S. Mondal

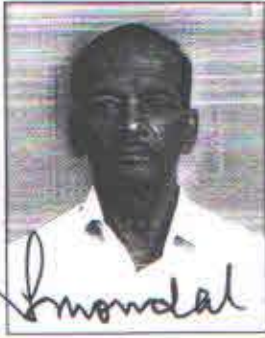


ATTESTED:

S. Mondal

UNDER RULE 44A OF THE I.R. ACT 1908

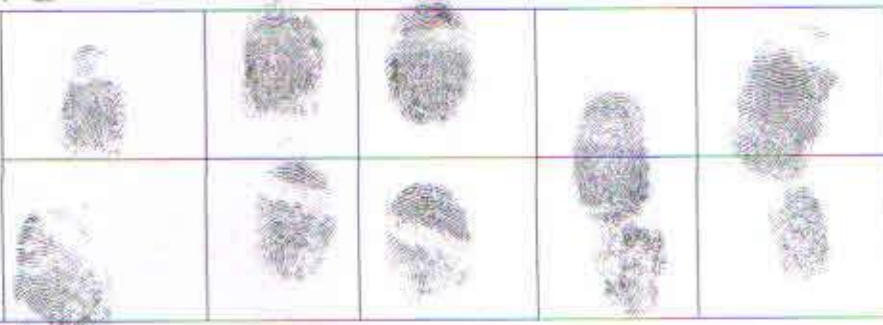
L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED: *Mondal*



ATTESTED: *Mondal*



ATTESTED: *Sathi Mondal*



ATTESTED: *Mondal*

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

GRN: 19-201718-005982235-1 Payment Mode Online Payment
GRN Date: 18/08/2017 15:32:45 Bank: HDFC Bank
BRN: 362167630 BRN Date: 18/08/2017 15:33:52

DEPOSITOR'S DETAILS

Name: Annapurna Nirman Pvt Ltd Id No.: 15041000289287/5/2017
[Query No./Query Year]
Contact No.: Mobile No.: +91-9830424166
E-mail:
Address: Krishnapur Ghoshpara Kolkata 700102
Applicant Name: Mr K G TRIPATHI
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No: 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15041000289287/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	15041000289287/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words: Rupees Thirty Nine Thousand Nine Hundred Forty One only Total 39941



Mondal

Mondal

Sathi Mondal

ANNAPURNA NIRMAN PVT. LTD.
Mondal
Director

S. P. Tripathi
S/o Late S. P. Tripathi
AD-293, Ratanpur, Patna,
Kishanpur, K01-70101,
P.S. Bagmati; over. (N) 24 Pgs.








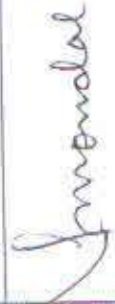
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas










Signature / LTI Sheet of Query No/Year 15041000289287/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt ANNAPURNA MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102	Land Lord			 18-08-2017
2	Shri SARAT KUMAR MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102	Land Lord			 18 08 2017












I. Signature of the Person(s) admitting the Execution at Private Residence.

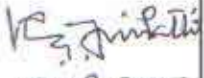
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri BIKASH MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700102	Land Lord			 18/08/81
4	Shri BIKASH MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700102	Represent ative of Land Lord [SOMENA TH NIRMAN PVT LTD]			 18/08/81
5	SATHI MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700102	Represent ative of Land Lord [KEDARN ATH NIRMAN PVT LTD]			 18/8/81



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr SARAT KUMAR MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102	Represent ative of Land Lord [CHANDR ASEKHAR NIRMAN PVT LTD.]			 18/08/17
7	Mr BIKASH MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102	Represent ative of Developer [ANNAPU RNA NIRMAN PVT LTD.]			 18/08/17
8	SATHI MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102	Land Lord			 18/8/17



Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr KRISHNA GOPAL TRIPATHI Son of Late S P TRIPATHI A D 293 RABINDRAPALLY, P.O:- PRAFULLA KANAN, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700101	Smt ANNAPURNA MONDAL, Shri SARAT KUMAR MONDAL, Shri BIKASH MONDAL, Shri BIKASH MONDAL, SATHI MONDAL, Mr SARAT KUMAR MONDAL, Mr BIKASH MONDAL, SATHI MONDAL	 18.08.2017.

(Debajyoti
Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1504-01128/2017	Date of Registration	21/08/2017
Query No / Year	1504-1000289287/2017	Office where deed is registered	
Query Date	17/08/2017 2:14:51 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	K G TRIPATHI A D 293, RABINDRAPALLY, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700101, Mobile No. : 9836041430, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 1,73,84,240/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Anandaloke2nd Lane(gopalpur), Mouza: Gopalpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2828	LR-11743	Bastu	Bastu	6 Katha 9 Chatak 7 Sq Ft	1/-	40,59,758/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-2829	LR-11764	Bastu	Bastu	4 Katha 13 Chatak 26 Sq Ft	1/-	29,95,059/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-2844	LR-11765	Bastu	Bastu	2 Katha 3 Chatak 4 Sq Ft	1/-	13,54,682/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-2839	LR-12298	Bastu	Bastu	5 Katha 12 Chatak 26 Sq Ft	1/-	35,74,166/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	LR-2840	LR-21183	Bastu	Bastu	8 Katha 8 Chatak	1/-	52,50,575/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			46.035Dec	5 /-	172,34,240 /-	
	Grand Total :				46.035Dec	5 /-	172,34,240 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	500 sq ft	1 /-	1,50,000 /-	

Land Lord Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	SOMENATH NIRMAN PVT LTD KRISHNAPUR PURBAPARA, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AATCS4119C, Status :Organization, Executed by: Representative, Executed by: Representative
2	KEDARNATH NIRMAN PVT LTD KRISHNAPUR PURBAPARA, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101 , PAN No.:: AAFCK2477H, Status :Organization, Executed by: Representative, Executed by: Representative
3	CHANDRASEKHAR NIRMAN PVT LTD KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AAFCC3453R, Status :Organization, Executed by: Representative, Executed by: Representative
4	Smt ANNAPURNA MONDAL Wife of Shri SARAT KUMAR MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CJSPM4833J, Status :Individual, Executed by: Self, Date of Execution: 18/08/2017 , Admitted by: Self, Date of Admission: 18/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2017 , Admitted by: Self, Date of Admission: 18/08/2017 ,Place : Pvt. Residence
5	Shri SARAT KUMAR MONDAL Son of Late ABINASH CHANDRA MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AENPM2492P, Status :Individual, Executed by: Self, Date of Execution: 18/08/2017 , Admitted by: Self, Date of Admission: 18/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2017 , Admitted by: Self, Date of Admission: 18/08/2017 ,Place : Pvt. Residence
6	Shri BIKASH MONDAL Son of SARAT KUMAR MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIJPM7198J, Status :Individual, Executed by: Self, Date of Execution: 18/08/2017 , Admitted by: Self, Date of Admission: 18/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2017 , Admitted by: Self, Date of Admission: 18/08/2017 ,Place : Pvt. Residence
7	SATHI MONDAL Wife of BIKASH MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYJPM5732G, Status :Individual, Executed by: Self, Date of Execution: 18/08/2017 , Admitted by: Self, Date of Admission: 18/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2017 , Admitted by: Self, Date of Admission: 18/08/2017 ,Place : Pvt. Residence

Developer Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA NIRMAN PVT LTD KRISHNAPUR GHOSHPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AALCA4371J, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BiKASH MONDAL Son of SARAT KUMAR MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AIJPM7198J Status : Representative, Representative of : SOMENATH NIRMAN PVT LTD (as DIRECTOR)
2	SATHI MONDAL Wife of BIKASH MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AYJPM5732G Status : Representative, Representative of : KEDARNATH NIRMAN PVT LTD (as DIRECTOR)
3	Mr SARAT KUMAR MONDAL Son of Late ABINASH CHANDRA MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AENPM2492P Status : Representative, Representative of : CHANDRASEKHAR NIRMAN PVT LTD (as DIRECTOR)
4	Mr BIKASH MONDAL (Presentant) Son of Shri SARAT KUMAR MONDAL KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AIJPM7198J Status : Representative, Representative of : ANNAPURNA NIRMAN PVT LTD (as DIRECTOR)

Identifier Details :

Name & address
Mr KRISHNA GOPAL TRIPATHI Son of Late S P TRIPATHI A D 293 RABINDRAPALLY, P.O:- PRAFULLA KANAN, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt ANNAPURNA MONDAL, Shri SARAT KUMAR MONDAL, Shri BIKASH MONDAL, Shri BIKASH MONDAL, SATHI MONDAL, Mr SARAT KUMAR MONDAL, Mr BIKASH MONDAL, SATHI MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec

2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft

Endorsement For Deed Number : I - 150401128 / 2017**On 17-08-2017****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 1,73,84,240/-



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 18-08-2017**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 18:37 hrs on 18-08-2017, at the Private residence by Mr BIKASH MONDAL .,

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

Execution is admitted on 18/08/2017 by 1. Smt ANNAPURNA MONDAL, Wife of Shri SARAT KUMAR MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Shri SARAT KUMAR MONDAL, Son of Late ABINASH CHANDRA MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Shri BIKASH MONDAL, Son of SARAT KUMAR MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 4. SATHI MONDAL, Wife of BIKASH MONDAL, KRISHNAPUR PURBAPARA, P O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-08-2017 by Mr SARAT KUMAR MONDAL, DIRECTOR, CHANDRASEKHAR NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Identified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 18-08-2017 by Mr BIKASH MONDAL, DIRECTOR, ANNAPURNA NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR GHOSHPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Identified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 18-08-2017 by Shri BIKASH MONDAL, DIRECTOR, SOMENATH NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR PURBAPARA, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Identified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 18-08-2017 by SATHI MONDAL, DIRECTOR, KEDARNATH NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR PURBAPARA, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101

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Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 21-08-2017

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48 (g) of Indian Stamp Act 1899.

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/08/2017 3:33PM with Govt. Ref. No: 192017180059822351 on 18-08-2017, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref No. 362167630 on 18-08-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6010, Amount: Rs.100/-, Date of Purchase: 31/05/2017, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/08/2017 3:33PM with Govt. Ref. No: 192017180059822351 on 18-08-2017, Amount Rs: 39,920/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 362167630 on 18-08-2017, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2017, Page from 42163 to 42233

being No 150401128 for the year 2017.



Debayoti Bandyopadhyay

Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2017.08.21 15:38:17 +05:30
Reason: Digital Signing of Deed.

(Debayoti Bandyopadhyay) 21-08-2017 15:38:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)
