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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document
 is Assented to Registered in the
 Sign in the Sheet and the Endr-
 ovement. And that this
 Documents are the Part of this
 Document.

A.D.S.R. Durgappa
 Sudwan

17 MAY 2013

AGREEMENT BETWEEN THE LAND OWNER & DEVELOPER

THIS DEED OF AGREEMENT Made on this the 17th day
 of May , 2013 (Two Thousand Thirteen) By :

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M/S.Ashoka Construction is a Partnership firm duly registered and incorporated under the meaning and provisions of the Partnership Act-1956 having its Reg. Office at A/13, Meghamollar Sarani, Bidhan Nagar Durgapur-12, Dist-Burdwan and the site office at City Park, Shankarpur(West) , Durgapur- 6, hereinafter called and referred to as the LAND OWNER represented by its authorized signatory partner Sri Samir Chatterjee, Son of Sri Sisir Chatterje and Smt.Chameli Chatterjee, wife of Sri Samir Chatterjee, both are by faith Hindu, by occupation- business, residing at Arrah, Babupara, P.S-Kanksa , Durgapur-12,Dist-Burdwan.(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors,successors-in-interests and assigns)of the the FIRST PART;
PAN AAOFA@494A

AND

SHREE TRIVENI DEVELOPERS PVT. LTD,A Company registered under the companies Act,1956. having its registered Office at DIVINE HOUSE,Club Road,Ranchi-834001,JHARKHAND,Represented by its Director Mr. MUKESH PANDEY,S/O Sri Ramdeo Pandey, hereinafter called the "DEVELOPER"(which term & expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors-in-interest, successors in office, legal representatives and assigns) of the SECOND PART. PAN A3DPP5787D.

WHEREAS the aforesaid registered firm under the name and style "M/S. ASHOKA CONSTRUCTION" is the absolute owner of ALL THAT piece and parcel of land measuring an area of 29 (Twenty Nine) decimals, more or less, comprising in Dag No.1112/1999, Hal DagNo.1146, under Kh.Nos.594,655,418, situated at Mouza -Arrah J.L.NO.91,P.S-KANKSA,within the local limits of Malandighi Gram Panchyat,District-Burdwan, by Virtue of a registered deed of Sale, duly registered on 15/05/2013 before the ADSR, Durgapur and registered/recorded in book-1,CD volume No.9,page from 4404-4415,being Deed No.03917 for the year 2013 from Smt.Chameli Chatterjee W/O. Sri. Samir Chatterjee and therefore She had been possessed the

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same free from all encumbrances by mutating her name in the B.L&L.R.O, Kanksa Being Kh. No.2742,Plot No.1146,Bastu admeasuring 29 decimal, mouza-Arrah,J.L.No.091,P.S-Kanksa and also by paying rent and taxes before the authority concerned from time to time.

AND WHEREAS at present as per aforesaid description the OWNER herein is now seized and possessed of properties ie, ALL THAT piece and parcel of Land measuring an area of 29(Twenty Nine) decimals, more or Less , Comprising in Hal plot /Dag No.1146,under HAL Kh No.2742,Old Plot No. 1112/1999Kh No.-594,655,418lying and situated at Mouza- Arrah ,J.L.No091 within the Rural limit of Molandgihi Garm Panchyatv, P.S Kanksa, District Burdwan ,more fully and particularly describe in the Schedule -"A" here under written since purchase the said property free from all encumbrances whatsoever

AND WHEREAS the owner/First Party is desirous of developing the said property described in the schedule-"A" Below but due to insufficient fund and lack of technical expertise the owner herein could not construct building and/or building on the said plot of land and was searching for a reputed promoter/ Developer who would construct multi -storied building on the said land under certain terms and condition inter alia at its own costs and expenses after obtaining necessary sanction ,Developer herein knowing such intention of the Land owner herein agreed to develop the Schedule property on the terms and Conditions Stipulated Hereunder:-

Now this Deed/Agreement witnesses as follows and it is hereby agreed as follows:-

- A. This Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under:

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- (a) "Agreement" means this Development agreement, including the Schedule hereto as may be amended, supplemented or modified in accordance with the provisions hereof.
- (b) "Article" shall mean an article to this Agreement.
- (c) "Architect" shall mean a person/firm/company who shall be appointed by the developer at its cost for designing planning and supervision of the construction of the building.
- (d) "Building" shall mean the proposed building/buildings to be constructed in or upon schedule as mentioned below.
- (e) "Building contractor" shall mean any party/parties which may be employed or appointed by the Developer for construction of the buildings.
- (f) "Building plans and drawings" shall mean the plan for construction of the building/s on the said plots, as sanctioned by the Malandighi Gram Panchayat and or modifications thereof made or caused by the Developer in consultation with the owners.
- (g) "Common facilities" shall mean corridors, hallways, stairways, passages, lift shafts, lifts, driveways, lawns, parks, open spaces, common lavatories, generator room, electrical sub-station, tube well, pump, underground reservoir, overhead water tanks, plumbing lines, drains, sewers and other spaces and facilities/utilities whatsoever required for the establishment, allocation, enjoyment, provision, maintenance and/or management of common facilities, as provided by the Developer for the building, complying with prevailing Municipal laws.

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- (h) "Consents" shall mean any and all permissions, clearances, licenses, authorizations, consents, no-objection approvals and exemptions under or pursuant to any of the applicable laws or from any government authority required in connection with the development of the said plots and for undertaking, performing or discharging the obligations contemplated by this Agreement.
- (i) "Encumbrances" means any encumbrance such as mortgage, charge, pledge, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other obligation or restriction and shall include physical or legal obstructions or encroachments on the said plots or the third party claims or rights of any kind attaching to the same.
- (j) "Intending purchaser" means any person occupying using, owning or having the right to occupy, own or use the building or any part thereof.
- (k) "Person" means any individual, company, corporation, partnership, joint venture, trust, unincorporated organization, government or governmental authority or agency or any other legal entity.
- (l) "Said plots" means all that the pieces and parcels of land and structures fully described in the Schedule below.
- (m) "Complex" shall mean one or more residential and commercial buildings to be developed by the Developer on the said plots (including building constructed on an area of more or less comprised within the said plots as mentioned and more fully described in the Schedule Residential complex; high rise buildings within norms prescribed under prevailing laws, car parking spaces and other common facilities where optimum F.A.R available can be achieved

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- (n) Commercial Complex: With facilities which have the maximum commercial viability in the opinion of the Developer.
- (o) "Gross sale proceeds" shall mean the consideration received for sale/lease/rent or transfer of any space including installments therefor for super built up area in the residential or commercial complex but excluding, taxes, if any applicable, deposits or advances or cost of extra work requested by the customer or charges for maintenance or common services of any kind and will also exclude extra costs realized from buyers of spaces on account of extraordinary rise in cost of steel and cement as agreed between the parties.
- (p) "Owners Authorized Representatives" shall mean any person authorized jointly and severally by the owners to represent all of them and to deal with the Developer in all matters in respect of this Agreement.

ARTICLE II – COMMENCEMENT

1. This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this Agreement and will continue till such time all the units or saleable area in the complex are sold and the Registration of Deeds of Conveyance are executed before the competent Authority/ADSR/DSR/RA and bring the Agreement to an end.

ARTICLE III Owners & Developers Allocation:-

1. That it has been agreed between the parties that the tune of share of the dwelling units to be constructed by the Developer on the schedule below

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property will be in the ratio of 65:35, i.e. the Developer will get 65% of the total sale value as constructed area on the actual coverage/usage of the land in the project(residential or commercial) as per sanction plan duly approved by the Malandighi Gram Panchayat and also approved by Burdwan Zilla Parishad and the owner/first party will get 35% as mentioned above.

2. It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer and/or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to her respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser/s.

ARTICLE –IV TITLE DEEDS

1. Simultaneously with the execution of this agreement, the Owners will hand over to the Developer/second party all original documents and other vital original documents of title in respect of the schedule below plot. The Developer shall and will, from time to time and at all times hereafter, produce or cause to be produced the said title deeds for giving inspection to all authorities, potential buyers and others and also to enable the Developer to effectively carry out development of the said plot.
2. The Developer shall and will, unless prevented by fire or some other inevitable accident, from time to time and at all times hereafter, produce or cause to be produced at the Owner's request or through its attorney or agent for giving inspection to authorities or at any trial, hearing, commission or examination or otherwise as occasion shall require, the original title deeds and shall and will in the meantime unless prevented as above keep the same safe, unobliterated and uncanceled.

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3. The said title deeds will be held as security by the Developer for securing the obligations of the owners herein contained and the Owners agree to sign, execute and deliver to the Developer necessary documents in this regard including Memorandum recording deposit of the title deeds simultaneously with the execution of this Agreement.

ARTICLE V – DEVELOPMENT RIGHT

The Developer undertakes to develop and commence, execute and complete the development of the said plots according to the terms, covenants and conditions herein contained unless prevented by reasons for which performance is excused as contained in this Agreement, the Developer shall complete construction of the complex on the said plots within **36 (Thirty Six) months** from the date of execution and registration of power of attorney , otherwise the Developer pay Rs.1,00,000/- (Rupees one lacs) only as lumpsum and/or within such extended time mutually agreed in writing between parties to the Agreement.

ARTICLE VI – BUILDING PLANS, DRAWINGS & CONSENTS

1. The developer agrees to engage a person/firm/company to carry out all function's required of an Architect for development of the said plots and construction of buildings thereon, who shall be responsible for making the plans for the complex in consultation with the Developers and owners.
2. The plans shall be signed by the Owners as required by the Authorities and the Developer shall make application to the Malandighi Gram Panchayat and/or

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other concerned authorities for obtaining requisite permissions, sanctions and approvals for the construction of the proposed building. The Developers shall be responsible for obtaining the approval/sanction of the plans but the Owners shall provide all assistance and co-operation required to enable the Developer to expeditiously obtain such approval.

3. The Developer shall at its cost, have the building plans and drawings prepared by the Architect setting out inter alia drawings containing plans, elevations, section, details prepared for the purpose of obtaining building sanction from the Malandighi Gram Panchayat or other concerned authorities, following the specific requirements of the sanctioning authority.
4. The Owners shall take immediate steps for mutation of their names in the record of rights, to the extent not already entered, in respect of all the various plots comprised mentioned in the schedule. All taxes payable up to the date the Developer is put in vacant possession of the said plots whether charged before or after such date, shall be paid and borne by the owner. The owners shall also amalgamate the said plots if required for development.
5. Whenever required by the Developer, the Owners shall sign such papers and documents as may be required by the Developer to enable it to apply to the Appropriate Government Authority under the Urban Land (Ceiling & Regulation Act, 1976 or to any other Government Body or Town Planning Department or Authority concerned in this behalf for obtaining "No Objection Certificate", approvals, licenses, etc. All expenses involving in obtaining such certificates or licenses as are directly connected with the sanction of plan shall be paid and borne by the Developer & owner in equal proportion.

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6. All applications, plans, documents and other papers, shall be submitted by or in the name of the Owners of the said plots, but otherwise at the cost and expense of the Developer, and the Developer shall pay and bear all expenses for submission of plans, etc and other fees, charges and expenses required to be paid or deposited for sanction of the building plan for the building or otherwise to obtain sanction for the construction of building thereon PROVIDED ALWAYS that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposits made by it.
7. The Developer shall be responsible and answerable to the municipal, Panchayat, police, fire and all other authorities for any query, clarification, demand or requisition which they or any of them may require from time to time, at the time of sanction or at any time thereafter during development and for all times after completion, for all matters and purposes in connection with the Development of the said plots at their own cost and expenses, provided however, that the Owners will, render all assistance and co-operation in this regard..

ARTICLE VII- DEVELOPMENT AND CONSTRUCTION

1. The Developer shall cause to be obtained sanction of the plan. Once sanction is obtained, the Developer will commence construction expeditiously and construct, erect and complete at its own cost and within the time contained herein, the proposed buildings on the said plots in accordance with the plan to be sanctioned by the Malandighi Gram Panchayat as may be modified from time to time, and/or other appropriate authorities concerned.



2. The Plan for construction may be modified subject to the approval of the Malandighi Gram Panchayat and/or other sanctioning authority/i.e. the developer shall keep the owners informed of such modification, if any.
3. The Owners shall simultaneously with execution of this Agreement execute registered Power of Attorney in favor of the Developer and/or its duly appointed/authorized nominee or nominees in form as required by the Developer, to enable it to carry on development and constructions of the buildings, enter into Agreements for sale and other documents or otherwise deal with the residential and commercial spaces as well as the undivided proportionate interest in the land of the said plots appertaining to the said spaces, receive consideration moneys, execute receipt/all documents in connection therewith. The Agreement entered into by the Developer on behalf of the owners on the strength of the said Power of Attorney in terms of this Agreement shall be binding on the owners. The Owners further agrees that he will not revoke the Power of Attorney during the subsistence of this Agreement.
4. The Developer shall abide by all laws, bye-laws rules and regulations of the appropriate Government and local bodies relating to development of the said plots and to be observed by it in favor of this agreement and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulations. The Developer hereby agrees to keep the Owner saved harmless and indemnified against all punitive actions loss, damage, accidents, mishaps, liabilities, fines, penalties, compensation, costs charges and expenses, resulting due to omission, non compliance, lapses or violations of any laws, bye-laws, rules and regulations concerning the development of the said premises and any accident or mishap arising out of

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faulty design, construction or workmanship and arising as a result of the acts and omissions of the Developer PROVIDED HOWEVER that in carrying out all of the obligations of the Developer as aforesaid, the owners will without any claim or demand, sign and execute all necessary papers and applications as may be required by the Developer and render their active co-operation and assistance in getting and keeping valid all such consents and the owners agree not to do or cause to be done any act or thing, which will render invalid any such consents. The Developer shall be entitled to construct the building structure the sanctioned plan thereof without any hindrance or obstruction from the owners or any person claiming through or under trust for them.

5. The Developer shall be entitled to make any variation and/or modifications in the said plan and/or specifications and/or construction of the building as may be required to be done from time to time at the instance of the concerned Panchayat or the sanctioning authority or other appropriate authorities or under any statute or under the advice of the Architect without any objection or hindrance, from the owner.
6. The type of construction, specification of material to be used for the construction of the buildings and the residential as well as commercial units shall be as finalized by the Architect within budgetary provision.
7. The Architect, in consultation with the Developer, shall determine as to what quality and specifications of building materials are to be used in construction of the building.



8. The Architect appointed by the Developer shall, determine and ascertain the super built-up area of the said residential and commercial spaces with the objection of optimum utilization of available space, keeping in mind the market scenario.
9. The Developer will have the authority to decide on the sale price escalation of the constructed spaces after due assessment of market condition.

ARTICLE VIII – DEVELOPER’S OTHER RIGHTS

1. Subject to the Owner’s right to receive a part of the consideration moneys as provided, the Developer shall be entitled to deal with all units and/or spaces comprised in the proposed buildings in the complex along the Developer shall develop the said plots at its cost without any hindrance or obstruction from the Owners or any person claiming through or under trust for them unless any breach is committed by the Developer.
2. All the Agreement like as sale agreement/deeds like as sale deed should be signed by the Owner, Developer and the Purchaser(s).

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ARTICLE IX – DEVELOPER’S REPRESENTATIONS

The Developer represents and warrants to and covenants with the Owners.

- i. That it has necessary experience, capability, technical expertise and infrastructure to carry out the development of the said plots as envisaged herein.
- ii. That it shall complete the development of the said plots in accordance with the sanctioned plans as modified from time to time and other parameters in this regard and in compliance with all applicable laws, and that it shall at its own costs obtain Completion Certificate from Malandighi Gram Panchayat and other statutory certificates as May required.
- iii. The Developer shall in accordance with industry standards applicable to other residential and commercial developers of repute in India offering similar quality and services products and using reasonable, expeditious, economical and diligent efforts at all times in the performance of its obligations.
- iv. That it has adequate funds to undertake and complete the development of the said plots as per the terms of this Agreement
- v. That it has and shall continue to comply with terms and conditions of all the consents and all other licenses, permits, approvals obtained or may be obtained in the name of the Owner for the development of the said plots.

ARTICLE X – OWNER’S REPRESENTATIONS

WARRANTIES AND COVENANTS

1. The Owner/First party is the absolute owner of all that the pieces and parcels of land fully describe in the schedule below and is seized and possessed thereof and/or otherwise well sufficiently entitled thereto free from all sorts of encumbrances, liens, attachments, mortgages, charges and lispendens.

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2. That the owners have not done any act deed or thing which might affect her right to grant the Developer the exclusive right to develop the schedule below land and that they have not entered into any agreement, written or oral, with any person other than the Developer herein concerning the said plots.
3. That the said plots are free from all encumbrances charges liens lispendens acquisitions requisition attachment and trusts of whatsoever or howsoever nature and that the said plots are in the exclusive possession of the Owner/first party and the Owner/First party hereby undertake to indemnify and keep the developer indemnified, from and against any and all actions charges liens claims encumbrances mortgages or any third party possessory rights on the said plots or any part thereof.
4. That subject to the Developer complying with its obligations herein, the Developer shall be and is entitled to exclusively develop construct and complete the buildings on the said plots without any interruption or interference from the Owners or any person or persons claiming through or under the Owners and the Owners hereby undertake to indemnify and keep the developer indemnified against all and any loss damage cost charges and expenses suffered by the Developer as a result of any breach of this undertaking in respect of title or commitments made.
5. The Owners do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 or West Bengal Land Reforms Act.
6. There is no suit or proceedings pending against them or touching the said plots and the owners hereby undertake to indemnify and keep the Developer indemnified against all and any loss damage cost charges and expenses as a result of any breach of this undertaking.

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7. The owners shall execute all deeds, documents and instruments as may be necessary and/or required from time to time for carrying out the development of the said plots in terms hereof.
8. For the purpose of obtaining all consents, to sign and execute all deeds, documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the residential and commercial complex in accordance with the sanctioned building drawings, the owners shall also render assistance in obtaining Completion Certificate and any other statutory clearances which may be required on completion of the project.

ARTICLE XI – LEGAL PROCEEDINGS

1. The Land owner shall not be responsible for any damage or claim or any other relief arising out of any accident or injury act during demolition or construction by any agent or workman employed/ engaged by the developer.
2. Violation by the Developer of any clause(s) of this agreement and/ or non-fulfillment by the Developers of its obligations towards the Land owner under this agreement shall cause the owner either individually or jointly to seek relief from the Court of Law at the cost and responsibilities of the Developer.

ARTICLE XII – DEVELOPER INDEMNITY

1. The Developers hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of Act or commission or omission of the Developers in or related to the construction of the said Building.

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2. The Developers hereby undertakes to keep the owner fully indemnified against all actions suits, costs proceedings and claims that may arise out of the developers' actions with regard to the development of the said premises and/or in the manner of construction and/or any defect herein.
3. The developers shall keep the owner fully indemnified against and harmless from the loses and damages, costs, charges, expenses, claim or the proceedings in relation to the land development, construction, completion and occupation and sell/ transfer of flats or otherwise in relation to or touching the subject matter of this agreement for volition of any Laws, rules regulations or due to accident, mishap malicious damages theft, burglary, death or injury to any worker or person who is engaged in or near the construction site or arising from any other way whatsoever.

ARTICLE XIII – MISCELLANEOUS

1. That this agreement shall not to be deemed to constitute a partnership between the owner/First party & Developer/Second Party or an agreement to sale of the schedule below plot by the owner and the developer.
2. In the event the owners fail and/or neglect to perform any of the terms, conditions and covenants to be paid observed and performed as contained herein, the developer shall be entitled to terminate this Agreement upon recovery of all costs charges and expenses till then incurred by it for development of the buildings and shall also be entitled to.

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ARTICLE XIV- DISPUTE RESOLUTION

1. In case of any dispute, differences or questions arising between the parties with regard to the interpretation, meaning or scope of this Agreement or any rights and liabilities of the parties under this Agreement or out of this Agreement or in any manner whatsoever concerning this Agreement the same shall be referred to arbitration by sole Arbitrator to be appointed by the parties jointly under the provisions of the Arbitration and Conciliation Act, 1996, and/or statutory modification or enactment thereto and the award made and published by the said Arbitrator shall be final and binding on the parties. Arbitration will be held in Durgapur and the language shall be in English.
2. Pending the submission of and/or decision on a dispute, difference or claim or until the arbitral award is published; the parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

ARTICLE XV- JURISDICTION

1. Court at Durgapur alone shall have the exclusive jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

ARTICLE XVI – FORCE MAJEURE

Force Majeure shall mean and include flood, earthquake, riot, war, storm, tempest, strike, civil unrest and central/state Legislation which may excuse fulfillment of certain obligation. In respect of this agreement force majeure shall apply only in the case of payment of demurrage amount to the co-owners by the developers as mentioned herein before in clause 3, under **Article- XII**.

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PAYMENT TERMS

The Developer paid Rs. 5,00,000/- (Five lacks) to the owner as advance by Cheque No. 000205 Dt. 17/05/2013 on BANK OF INDIA, Branch- Hirapur,Dhanbad (Jharkhand) at the time of execution of this Agreement and it will be adjusted against balance payment at the time of final payment. The Developer will also pay 35% of the owners allocation time to time to the owner which will be received from the Purchaser(s) of the above mentioned complex/building.

THE SCHEDULE-A ABOVE REFERRED TO

ALL THAT piece or parcel of bastu land measuring an area of 29(TWENTY NINE) decimals, more or less, comprising in Dag/plot No. 1112/1999; KH. Nos. 594,655,418, Hal Dag/plot No.1146,Kh. NO. 2742 lying and situated at Mouza -Arrah, J.L. No.091,p.s.-kanksa,within the limits of Malandighi Gram Panchayat ,Addl. District Sub-Registrar office, Durgapur , District - Burdwan.

The property is butted and bounded as follows:
ON THE NORTH: Land of Rabi Lochon Banerjee
ON THE SOUTH: 32 feet wide road
ON THE EAST: Land of Plot no.- 1998
ON THE WEST: Land of Manik Chatterjee

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THE SCHEDULE-B ABOVE REFERRED TO

(Description of the common areas and common facilities to be constructed by the developer)

1. Path and passage for egress and ingress for the road to the flat and/or apartment.
2. Areas & land liable to be kept vacant under the provisions of Panchayat Act/ Burdwan Zilla Parishad for Sanction of Building Plan.
3. Pump and Pump house to be provided at the ground floor of the Building and space of installation of electric energy to different owner's flats/ apartment.
4. Stair case from ground floor leading up to roof and/or terrace and also lift facility from ground floor to top floor and Stair passage ways to be provided.
5. Parapet walls on the terrace of the building and/or apartment.
6. Overhead water reservoirs of reasonable capacity to be provided.
7. Underground water reservoirs of reasonable capacity to be provided.
8. DMC/Panchayat, water, sewerage, drains and/or pipelines for discharge of filtered water, inspection pits, rain water pipes and any other advantages or benefits to be enjoyed in common with the co-owners or apartment or flat owners.
9. Boundary walls and gates for entry with adequate lighting arrangements.
10. Garden lights in front of the buildings.
11. Two taps for municipality water on the ground floor for washing/ cleaning/ sweeping purposes.

THE SCHEDULE-C ABOVE REFERRED TO

(List of Document)

Title Deeds, Porcha, Tax Receipt, NOC from DMC & Panchyat, any death certificate if required etc.

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It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of both parties are attested in separate page 1(A) same part and parcel of this deed.

IN WITNESS WHEREOF both the parties doth hereby put their respective signatures on this day, month, year, as set forth at the very outset at their own will and consent, health and sound mind.

SIGNED AND DELIVERED

In the presence of witnesses:

1. Shashi Prakash
S/O Saniprakash Prasad
15/40, Nabapalli, Behalita
Durgapur-13, P.S. Durgapur
Dt. Burdwan.

2. Naresh Gupta
S/o. Sri Chittarnal Gupta
muchipara, Durgapur-12

Drafted & Identified by me

Subhas Chandra Mondal

Advocate

Durgapur Court

ENROL. NO. F-619/2004

ASHOKA CONSTRUCTION
Chameli Chatterjee
Partner

ASHOKA CONSTRUCTION
Sonia Chatterjee
Partner

Signature of the Land-Owner

SHREE TRIVENI DEVELOPERS PVT. LTD.
Chaman Prasad
Director

Signature of the Developer

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Chameli Chatterjee Chameli Chatterjee

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Somix Chatterjee Somix Chatterjee

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Anurag Kumar Anurag Kumar

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.







Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. DURGAPUR, District- Burdwan

Signature / LTI Sheet of Serial No. 04243 / 2013, Deed No. (Book - I , 04057/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Samir Chatterjee Arrah , Babu Para, Thana: Durgapur, District: Burdwan, WEST BENGAL, India, Pin :-713212	 17/05/2013	 LTI 17/05/2013	<i>Samir Chatterjee</i> 17-5-2013

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Samir Chatterjee Address - Arrah , Babu Para, Thana: Durgapur, District: Burdwan, WEST BENGAL, India, Pin :-713212	Self	 17/05/2013	 LTI 17/05/2013	<i>Samir Chatterjee</i>
2	Chameli Chatterjee Address - Arrah , Babu Para, Thana: Durgapur, District: Burdwan, WEST BENGAL, India, Pin :-713212	Self	 17/05/2013	 LTI 17/05/2013	<i>Chameli Chatterjee</i>
3	Mukesh Pandey Address - Divine House , Club Road, District: Ranchi, JHARKHAND, India, Pin :-834001	Self	 17/05/2013	 LTI 17/05/2013	<i>Mukesh Pandey</i>

Name of Identifier of above Person(s)

Shashi Prakash
15 No. Nahapally , Benachity , Durgapur,
Thana: Durgapur, District: Burdwan, WEST BENGAL,
India, Pin :-713213

Signature of Identifier with Date

Shashi Prakash
17.05.13



(Satyajit Biswas)

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



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 04057 of 2013
(Serial No. 04243 of 2013 and Query No. L000006966 of 2013)

On 17/05/2013

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 : 5, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 5503.00/- on 17/05/2013

(Under Article : E = 14/- on 17/05/2013)

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. -43,50,000/-

Certified that the required stamp duty of this document is Rs.- 7011 /- and the Stamp duty paid as: Impresive Rs - 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 2015/- is paid , by the Bankers cheque number 317366, Bankers Cheque Date 17/05/2013, Bank : State Bank of India, DURGAPUR CITY CENTRE, received on 17/05/2013

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

Presented for registration at 13.22 hrs on :17/05/2013, at the Office of the A.D.S.R. DURGAPUR by Samir Chatterjee , one of the Executants.

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

Execution is admitted on 17/05/2013 by

1. Samir Chatterjee
Partner, M/s Ashoka Construction, A/13, Meghamollar Sarani , Bidhannagar, , Thana:-New Township,
District:-Burdwan, WEST BENGAL, India, Pin :-713212.
By Profession : Business
2. Chameli Chatterjee
Partner, M/s Ashoka Construction, A/13, Meghamollar Sarani , Bidhannagar, Thana:-New Township,
District:-Burdwan, WEST BENGAL, India, Pin :-713212.
By Profession : Business



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 04057 of 2013
(Serial No. 04243 of 2013 and Query No. L000006966 of 2013)

3. Mukesh Pandey
Director, Shree Triveni Developers Pvt. Ltd., Divine House , Club Road .. District:-Ranchi,
JHARKHAND, India, Pin :-834001.
By Profession : Cultivation
Identified By Shashi Prakash, son of Sriprakash Prosad, 15 No. Nabapally , Benachity , Durgapur,
Thana -Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste: Hindu, By
Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



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ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 786 to 812
being No 04057 for the year 2013.



(Satyajit Biswas) 17-May-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal