

4889/LS.

4941/2019

पचास  
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FIFTY  
RUPEES

Rs. 50

4/5

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



1904  
0  
737605/19

Dev. Agreement

*Signature*  
Additional Registrar of  
Assurances-IV, Kolkata

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

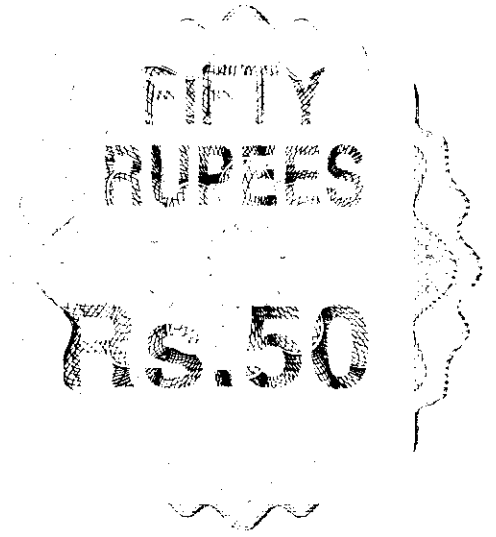
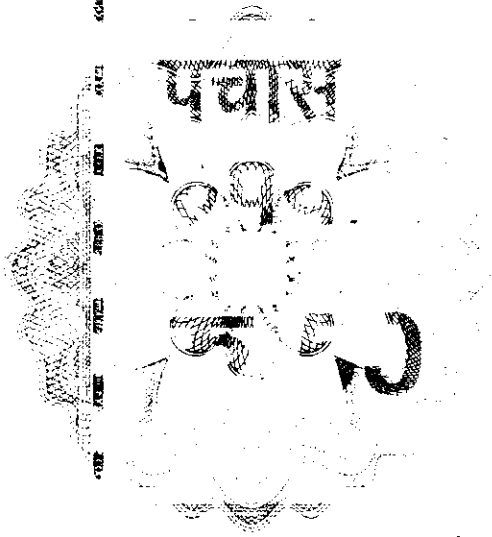
*Signature*  
Additional Registrar  
of Assurances-IV, Kolkata

14 MAY 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE  
15<sup>th</sup> DAY OF May, 2019 A.D.

BETWEEN



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2

**MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED**, [PAN – AAACH8004L], being an existing company within the meaning of the Companies Act, 2013 having its registered office at 35, Kalighat Road Matrika Apartment, Ground floor, P.O. & P.S.- Bhawanipur, Kolkata - 700025, Dist- South 24 Parganas, represented by its Director SRI INDRANIL CHANDA, Son of Late Brajagopal Chanda, by virtue of

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

GRN: 19-201920-001397210-1

Payment Mode Online Payment

GRN Date: 13/05/2019 18:49:01

Bank : HDFC Bank

BRN : 799692890

BRN Date: 13/05/2019 18:50:45

DEPOSITOR'S DETAILS

Id No. : 19040000737605/8/2019

[Query No./Query Year]

Name : Bikram Hazra

Contact No. : 9564460111

Mobile No. : +91 8170017961

E-mail : BIKRAMHAZRA@YAHOO.COM

Address : VILLBANDRAPOGOPALPURDISTPACHIM BARDHAMAN

Applicant Name : Mrs FALGUNI CHATTERJEE

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale. Development Agreement or Construction agreement  
Payment No 8

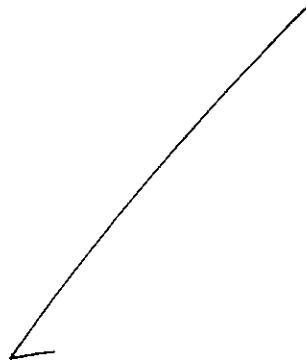
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040000737605/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	19040000737605/8/2019	Property Registration- Registraton Fees	0030-03-104-001-16	1105

In Words : Rupees Seventy Six Thousand Twenty Six only

Total

76026



*Am*



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

HSV3130713

পরিচয় পত্র



Elector's Name Rabindra Shankar Banerjee

নির্বাচকের নাম রবীন্দ্র শঙ্কর ব্যানার্জী

Father's Name Mihir Banerjee

পিতার নাম মিহির ব্যানার্জী

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 24

১.১.২০০৫-এ বয়স ২৪

Address:

99 / 3 Jadab Ghosh Road 127 Thakurpukur South 24 -  
Parganas 700061

ঠিকানা:

৯৯/৩ যদব ঘোষ রোড ১২৭ ঠাকুরপুকুর দক্ষিণ ২৪ পরগণা ৭০০০৬১

Facsimile Signature  
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 113-Behala West

বিধানসভা নির্বাচন কেন্দ্র : ১১৩-বেহালা পশ্চিম

District:South 24 - Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 16.03.2005 তারিখ: ১৬.০৩.২০০৫

17/51996

**RABINDRA SANKAR BANERJEE**

relevant resolution passed by its Board of Directors which is represented by its Constituted Attorney **FALGUNI CHATTERJEE, PAN AIPIC7793K**, wife of Pradip Chatterjee, by faith Hindu, by occupation Service, residing at 146A, Dewangazi Road, Swapnaraj, Flat No. 301, 2<sup>nd</sup> Floor, Bally, Howrah - 111201, by virtue of relevant resolution passed by its Board of Directors and by virtue of registered Power of Attorney dated 13.12.2017, registered in the office of A.D.S.R. Alipore recorded in Book No.IV, Volume No.1605-2017, Pages 17204 to 17223, Being No.160501045 for the year 2017 and by virtue of registered Power of Attorney dated 14.08.2015 registered in the office of A.D.S.R. Alipore recorded in Book No.IV, Volume No.1605-2015, Pages 7620 to 7636, Being No.160501107 for the year 2015 hereinafter referred to and called as **"LANDOWNER"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successor in office, legal representatives, executors, administrators, successors and assigns) of the **FIRST PART**

**AND**

**N.N. CONSTRUCTION [PAN:- ADFPH3818M] (a Proprietorship firm)** having its office at Balaka Park, Bidhannagar, , P.O. ABL & P.S. New Township Durgapur, pin:713206, Paschim Burdwan represented by its **Proprietor MR. BIKRAM HAZRA [PAN: ADFPH3818M]** Son of Sri Nirad Baran Hazra by faith Hindu, by occupation business residing at OCD-2, North JN Avenue, & P.O. Amrabati P.S. New Township, Durgapur, Dist-Pachim Bardhaman, the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

**WHEREAS** by virtue of deed of sale dated 21<sup>st</sup> April 2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.I, CD Volume No.13, Page from 897 to 909 being No.02889 for the year 2015 one (1) SRI JOYDEV GHOSH, (2) SRI BIJOY GHOSH, (3) SRI AJOY GHOSH all are sons of Late Fakir Ghosh, (4) SMT. HENA MONDAL Daughter of Late Fakir Ghosh, Wife of Sri Dulal Mondal, (5) SRI RABILOCHAN @ SRI ANIL KUMAR GHOSH, (6) SRI AMAR GHOSH @ MARU GOPE, both are sons of Late Rampada Ghosh, and all are residing at Gopalmath, Mejedihhi Plot, P.O. Durgapur-17, P.S. Durgapur, Dist. Burdwan, West Bengal, jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring about an area **65 (SIXTY FIVE) Decimals** under D.M.C. Area, at Mouza - Gopalmath, J.L.No.- 3, Khatiar. No.- R.S.-57 (FIVE SEVEN), L.R.- 366 (THREE SIX SIX), 526 (FIVE TWO SIX), 3 (THREE), Plot No.- R.S.- 488 (FOUR EIGHT EIGHT), L.R.- 452 (FOUR FIVE TWO), Classification -Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** one Smt Nanda Rani Mondal Wife of Late Rasamoy Mondal, vide Deed No.- 1-1172/1995 of A.D.S.R. Durgapur purchased 21 (TWO ONE) Decimals land under D.M.C. Area, at Mouza - Gopalmath, J.L.No.- 3, Khatian No.- R.S.-57 (FIVE SEVEN), L.R.- 274 (TWO SEVEN FOUR), Plot No.- R.S.- 487/1035 (FOUR EIGHT SEVEN bata ONE ZERO THREE FIVE), L.R.- 430 (FOUR THREE ZERO), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Ananda Pal, S/o. Lt. Gobinda Pal, and also L.R. record of rights in her name and after the death of said Nanda Rani Mondal, her legal heirs **(1) SRI SIBARAM MONDAL (2) SRI MANESH MONDAL** became the joint owners of the said property.

**AND WHEREAS** by virtue of deed of sale dated 23.07.2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.1, Volume No. 0206-2015 pages from 37114 to 37128 being No. 020605490 for the year 2015 said **(1) SRI SIBARAM MONDAL, (2) SRI MANESH MONDAL**, both are sons of Late Rasamoy Mondal, and residing at Sujara Plot, Gopalmath, P.O.- Gopalmath, Durgapur-17, P.S.-Durgapur, Dist.- Burdwan, West Bengal, Pin No.- 713217, jointly sold, conveyed and transferred **ALL** THAT piece and parcel of land measuring about an area **21 (TWO ONE) Decimals** under D.M.C. Area, at Mouza - Gopalmath, J.L.No.- 3, Khatian No.- R.S.-57 (FIVE SEVEN), L.R.- 274 (TWO SEVEN FOUR), Plot No.- R.S.- 487/1035 (FOUR EIGHT SEVEN bata ONE ZERO THREE FIVE), L.R.- 430 (FOUR THREE ZERO), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** by virtue of deed of sale dated 6<sup>th</sup> May 2015 registered in the office of A.D.S.R. Durgapur recorded in Book No.1, volume No. 0206-2015 pages from 4051 to 4069 being No. 020603349 for the year 2015 one **1) SRI SUDHIR KUMAR GHOSH, (2) SRI ADHIR KUMAR GHOSH, (3) SRI SUSANTA KUMAR GHOSH @ SUSANTA GHOSH** all are sons of Manu Ghosh, all are residing at Gopalmath, Mohanpur Plot, P.O. Durgapur-17, P.S.- Durgapur, Dist, Burdwan, West Bengal jointly sold, conveyed and transferred **ALL THAT** piece and parcel of land in the NORTH side, measuring about an area **16.5 (SIXTEEN POINT FIVE) Decimals**, under D.M.C. Area, at Mouza - Gopalmath, J.L.No.- 3, Khatian No.- R.S.- 54 (FIVE FOUR), L.R.- 691 (SIX NINE ONE), 38 (THREE EIGHT), 692 (SIX NINE TWO), Plot No.- R.S.- 512(FIVE ONE TWO), L.R.- 437 (FOUR THREE SEVEN), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of MESSRS. HOUSE & BRIDGE

(INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** by virtue of a deed of sale vide book no 1 deed no 1-00254 for the year 2014 **TIMES VANIJYA PRIVATE LIMITED** become the owner of Land measuring an area 16.5 (Sixteen Point Five) Decimal or 10 (ten) cottah situate at Mouza-Gopalmath, J.L.No.-54, New J.L. No.- 3, Khatian No.- 14 [ONE FOUR], L.R. Khatian No.- 974 [NINE SEVEN FOUR], R.S. Plot No.- 514(FIVE ONE FOUR), L.R. Plot No.- 451[FOUR FIVE ONE]. Classification-Baid, P.S.- Durgapur, Dist.- Burdwan within Durgapur Municipal Area.

**AND WHEREAS** said MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED **AND** **TIMES VANIJYA PRIVATE LIMITED** mutually decided to exchanged and transferred of ownership of their aforesaid 10 cottahs landed properties.

**AND WHEREAS** by virtue of a deed of exchange dated 12.08.2015 registered in the office of A.D.S.R. Durgapur and recorded in Book No.1, CD Volume No. 0206-2015 page from 46787 to 46802 Being No.020606057 for the year 2015. MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED exchanged their ALL THAT piece and parcel of Land measuring an area 16.5 (Sixteen Point Five) Decimal or 10 (ten) cottah situate at Mouza-Gopalmath, J.L.No.-54, New J.L. No.- 3, R.S. Khatian No.- 54 [Fifty four], L.R. Khatian No.- 691, 38, 692, R.S. Plot No.- 512, L.R. Plot No.- 437 Classification-Baid, P.S.- Durgapur, Dist.- Burdwan within Durgapur Municipal Area with the property of **TIMES VANIJYA PRIVATE LIMITED**, being an existing company within the meaning of the companies Act, 1956 (as amended upto date) having its regd. Office at 2 No jogendra kabiraj row 3<sup>rd</sup> floor P.O. & P.s.- Bhawanipore, Dist- South 24 Parganas, West Bengal, Pin



- 700025 and its present Office address at 35, Kalighat Road, P.O. & P.s.- Bhawanipore, Dist-South 24 Parganas, Pin - 700025, W.B. i.e. ALL THAT piece and parcel of Land measuring an area 16.5 (Sixteen Point Five) Decimal or 10 (ten) cottah situate at Mouza-Gopalmath, J.L.No.-54, New J.L. No.- 3, Khatian No.- 14 [ONE FOUR], L.R. Khatian No.- 974 [NINE SEVEN FOUR], R.S. Plot No.- 514(FIVE ONE FOUR), L.R. Plot No.- 451[FOUR FIVE ONE], Classification-Baid, P.S.- Durgapur, Dist.- Burdwan within Durgapur Municipal Area.

**AND WHEREAS** by virtue of deed of sale registered in the office of A.D.S.R. Raniganj at Durgapur vide Deed No.2597/1983 one Kamala Kanta Mondal purchased ALL THAT piece and parcel of land measuring about an area 25 (TWENTY FIVE) Decimals out of 50 (FIFTY) Decimals, under D.M.C. Area. at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 3 (THREE), L.R.- 112 (ONE ONE TWO), Plot No.- R.S.- 487 (P), (FOUR EIGHT SEVEN), L.R.- 429 (FOUR TWO NINE), Classification - Baid, P.O. Durgapur-713217, P.S.-Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Mahadeb Batabyal son of Late Prasanna Kumar Batabyal and others and also L.R. Record of rights in the name of said Kamala Kanta Mondal.

**AND WHEREAS** by virtue of deed of sale dated 23.09.2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.I, Volume No. 0206-2015 pages from 60256 to 60269 being No. 020606914 for the year 2015 said **KAMALA KANTA MONDAL**, Son of Late Manohar Mondal, residing at Gopalmath, Mohanpur Plot, P.O.- Gopalmath, Durgapur-17, P.S.- Durgapur, Dist.-Burdwan, West Bengal, Pin No.- 713217, sold conveyed and transferred ALL THAT piece and parcel of land measuring about an area 25 (TWENTY FIVE) Decimals out of 50 (FIFTY) Decimals, under D.M.C. Area. at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 3 (THREE), L.R.- 112 (ONE ONE TWO), Plot no. - R.S.- 487 (P), (FOUR EIGHT SEVEN), L.R.- 429 (FOUR TWO NINE),

Classification - Baid, P.O. Durgapur-713217, P.S.-Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** by virtue of deed of sale dated 30.09.2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.I, Volume No. 0206-2015 pages from 61917 to 61944 being No. 020607031 for the year 2015 one 1) **MR. HIRALAL SHAW** Son of Late Baieshwar Shaw, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, District Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL** THAT piece and parcel of land measuring about an area **2.5 (TWO POINT FIVE) Cottah**, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan , **(2) MR. SANJOY BARNWAL** Son of Brahmanand Lal, resident of Ramkrishna Pally, Maingate, P.O., P.S., Sub-Divn. & A.D.S.R. Office -Durgapur, Dist.- Burdwan, West Bengal, Pin - 713203, as a Constituted Attorney holder (Vide Power of Attorney No.- Book-IV-149/2013 dtd. 03.10.2013 D.S.R.-I Burdwan) of **SMT. SUSHILA DEBI**, Wife of Mr. Shyamji Mahato, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office -Durgapur, Dist.- Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred ALL THAT piece and parcel of land measuring about an area **2 (TWO) Cottah**, or 3.30 (THREE POINT THREE ZERO) Decimal under D.M.C. Area, at Mouza Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur,

A.D.S.R. Durgapur, Dist. Burdwan, **(3) SMT. SHAILI DEVI** Wife of Mr. Bipad Mahato resident of Kada Road Wellman Colony, Durgapur-3, P.O. P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **3 (THREE) Cottah**, or 4.95 (FOUR POINT NINE FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488. (FOUR EIGHT EIGHT), Plot No.- R.s-453 (FOUR FIVE THREE), L.R.-428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(4) MR. SHYAMSUNDAR BARNWAL**, Son of Mr. Shital Barnwal, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, District -Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **2.5 (TWO POINT FIVE) Cottah**, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.-3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 1126-(ONE ONE TWO SIX), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(5) SMT. MANORMA DEVI** Wife of Late Raghunath Prasad @ Raghu Nath Lal Barnawal, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **2.5 (TWO POINT FIVE) Cottah**, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 951 (NINE FIVE ONE), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O.Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(6) SRI RAM PRASAD GARAI**,

Son of Mr. Subodh Garai, by resident of Gvaman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred ALL THAT piece and parcel of land measuring about an area 3.5 (THREE POINT FIVE) Cottah, or 5.775 (FIVE POINT SEVEN SEVEN FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 950 (NINE FIVE ZERO), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, JAO, Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan. **(7) MR. SHANKAR LAL BURNWAL** Son of Lt. Prabhu Lal Burnwal, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin -713203, sold conveyed and transferred ALL THAT piece and parcel of land measuring about an area **1.5 (ONE POINT FIVE) Cottah** out of 3 Cottah or 2.475 (TWO POINT FOUR SEVEN FIVE) Decimal out of 4.95 Decimals under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.-R.S.- 57 (FIVE SEVEN), L.R.- 952 (NINE FIVE TWO), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan. **(8) MRS. MUNNI DEBI BURNWAL** Wife of Mr. Shankar Lal Burnwal, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1.5 (ONE POINT FIVE) Cottah** out of 3 Cottah or 2.475 (TWO POINT FOUR SEVEN FIVE) Decimal out of 4.95 Decimals, under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No. R.S. 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(9) MR.**

**RAJENDRA BARNWAL** Son of Late Baldev Barnwal, resident of Kada Road Wellman Colony, Durgapur-3, P.O., P.S., Sub-Divn. & A.D.S.R. Office -Durgapur, Dist- Burdwan, West Bengal, Pin - 713203, sold conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1.5 (ONE POINT FIVE) Cottah**, or 2.475 (TWO POINT FOUR SEVEN FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Bald P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **in total 20.5 Cottahs land** in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** one Srikant Burnwal, vide Deed No.- 1-3504/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 1.25 (ONE POINT TWO FIVE) Cottah, or 2.0625. (TWO POINT ZERO SIX TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.-953, (NINE FIVE THREE), Plot No.- R.S. 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Bald, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Mohit Mohan Ghatak, Son of Lt. Kishori Mohan Ghatak, and others, and also L.R. Record of Rights in the name of Srikant Burnwal.

**AND WHEREAS** one Smt. Nilam Burnwal, vide Deed No.-1-3504/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 1.25 (ONE POINT TWO FIVE) Cottah, or 2.0625 (TWO POINT ZERO SIX TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 1104, (ONE ONE ZERO FOUR), Plot No.- R.S.-

453 (FOUR FIVE THREE). L.R - 428 (FOUR TWO EIGHT). Classification - Baid. P.O. Durgapur-713217. P.S.- Durgapur, A.D.S.R. Durgapur. Dist. Burdwan. from Sri Mohit Mohan Ghatak. Son of Late Kishori Mohan Ghatak. and others and also L.R. Record of Rights in the name of Smt. Nilam Burnwal.

**AND WHEREAS** one Binod Prasad Burnwal. vide Deed No.-i-3498/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 3 (THREE) Cottah, or 4.95 (FOUR POINT NINE FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3. Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488, (FOUR EIGHT EIGHT). Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT). Classification -Baid, P.O. Durgapur-713217, P.S.- Durgapur. A.D.S.R. Durgapur, Dist. Burdwan from Sri Mohit Mohan Ghatak, Son of Lt. Kishori Mohan Ghatak, and others.

**AND WHEREAS** one Satendra Shaw vide Deed No.1-3500/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 1 (ONE) Cottah, or 1.65 (ONE POINT SIX FIVE) Decimal under D.M.C. Area. at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN). L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification -Baid. P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Mohit Mohan Ghatak, son of Late Kishori Mohan Ghatak and Others.

**AND WHEREAS** one Birendra Shaw, vide Deed No.- 1-3509/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 2.5 (TWO POINT FIVE) Cottah, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT). Classification - Baid. P.O. Durgapur-

713217, P.S.- Durgapur. A.D.S.R. Durgapur. Dist. Burdwan from Sri Mohit Mohan Ghatak, Son of Lt. Kishori Mohan Ghatak.

**AND WHEREAS** one Sachindra Shaw vide Deed No. 1-3505/2012 of A.D.S.R. Durgapur purchased **ALL THAT** piece and parcel of land measuring about an area 2.5 (TWO POINT FIVE) Cottah, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT). Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan from Sri Mohit Mohan Ghatak son of Late Kishori Mohan Ghatak and others.

**AND WHEREAS** by virtue of dated 10.03.2016 registered in the office of A.D.S.R. Durgapur, recorded in Book No.1, Volume No.0206 -2016 pages 25330 to 25352 being No. 020601564 for the year 2016 said

**(1) MR. SRIKANT BURNWAL**, Son of Mr. Joynarayan Burnwal, resident of Kada Road, Wellmen Colony, Durgapur-3, P.O.- Maingate, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwaja, West Bengal. Pin 713203, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1.25 (ONE POINT TWO FIVE) Cottah**, or 2.0625. (TWO POINT ZERO SIX TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- J353, (NINE FIVE THREE). Plot No.- R.S. 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT). Classification - Bald, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **(2) SMT. NILAM BURNWAL**, Wife of Mr. Srikanta Burnwal, resident of Kada Road Wellman Colony, Durgapur-3, P.O.- Maingate, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur. Dist.- Burdwan West Bengal, Pin - 713203, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1.25 (ONE POINT TWO FIVE)**

**Cottah**, or 2.0625 (TWO POINT ZERO SIX TWO FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, (3) **MR. BINOD PRASAD BURNWAL**, Son of Mr. Jiblal Prasad Burnwal, resident of D.T.P.S. Colony, Mava Bazar, Durgapur-7, P.O. Mava Bazar, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin -713207, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **3 (THREE) Cottah**, or 4.95 (FOUR POINT NINE FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, (4) **MR. BIRENDRA SHAW**, Son of Mr. Gunjan Shaw, resident of Tamla Para, Promod nagar, Durgapur-8, P.O.- Palashdiha, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin - 713208, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **2.5 (TWO POINT FIVE) Cottah**, or 4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C. Area, at mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, (5) **MR. SACHINDRA SHAW**, Son of Mr. Gunjan Shaw, resident of Tamla Para, Promodnagar, Durgapur-8, P.O.-Palashdiha, P.S. & Sub-Divn. & A.D.S.R. Office - Durgapur, Dist.- Burdwan, West Bengal, Pin - 713208, sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **2.5 (TWO POINT FIVE) Cottah**, or



4.125 (FOUR POINT ONE TWO FIVE) Decimal under D.M.C Area, at mouza - Gopalmath, J.L. No.- 3, Khatian No - R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan. **(6) MR. SATENDRA SHAW**, Son of Mr. Gunjan Shaw, resident of Tamla Para, Promodnagar, Durgapur-8, P.O.- Palashdiha, P.S. & Sub-Divn. & A.D.S.R. Office sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **1 (ONE) Cottah**, or 1.65 (ONE POINT SIX FIVE) Decimal under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 488 (FOUR EIGHT EIGHT), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification -Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan, **total 11.5 Cottahs land** in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** one Naru Gope, son of Late Gour Gope purchased 48 decimals land at Mouza Gopalmath, R.S. Khatian No. 57, R.s. Plot No.453 vide Deed No.1-4132 & 4133 in the year 1973 registered in the office of Joint sub Registrar Raniganj at Durgapur from Sri Anath Bandhu Dutta, son of Late Subal Chandra Dutta and also L.R. records of right in the name of Naru Gope and after the death of said Naru Gope his legal heirs i.e. his son Samar Gope, his two daughters Doli Ghosh and Sumitra Ghosh, daughter in law Smt. Kalyani Gope and two grand sons Somnath Gope and Gopinath Gope who jointly inherited 4/9<sup>th</sup> share of Late Naru Gope i.e. 21.334 Decimals out of 48 Decimals and his wife Basanti Gope, two sons Sudhir Gope @ Sudhir Kumar Ghosh, Amar Gope, two daughters Smt. Santoshi Gope and Smt. Kalyani Dutta inherited 5/9<sup>th</sup> share of Late Naru Gope's lefted property i.e. 26.666 decimals out of 48 decimals.

**AND WHEREAS** by virtue of deed of sale dated 30<sup>th</sup> July 2015 registered in the office of A.D.S.R. Durgapur, recorded in Book No.1, Volume No. 0206-2015 pages from 41830 to 41847 being No. 020605763 for the year 2015 said **(1) SRI SAMAR GOPE**, Son of Late Naru Gope, **(2) SMT. DOLI GHOSH**, Daughter of Late Naru Gope, **(3) SMT. SUMITRA GHOSH**, Daughter of Late Naru Gope, **(4) SMT. KALYANI GOPE**, Wife of Late Ashok Gope, **(5) SRI SOMNATH GOPE**, **(6) SRI GOPINATH GOPE**, both are sons of Late Ashok Gope, residing at Gopalmath, Mejedihi Plot, P.O.- Gopalmath, Durgapur-17, P.S.- Durgapur, Dist.- Burdwan, West Bengal, Pin No.- 713217 Jointly sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an area **21.334** (TWENTY ONE POINT THREE THREE FOUR) Decimals out of 48 (FORTY EIGHT) Decimals, under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.- 304 (THREE ZERO FOUR), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT), Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** by virtue of Deed of sale dated 30<sup>th</sup> July, 2015 registered in the office of A.D.S.R. Durgapur recorded in Book No.1, Volume No. 0206-2015 pages from 41848-41866 being No.020605761 for the year 2015 said **(1) SMT. BASANTI GOPE**, Wife of Late Naru Gope, **(2) SRI SUDHIR GOPE**  $\bar{a}$  **SRI SUDHIR KUMAR GHOSH**, **(3) SRI AMAR GOPE** both are sons of Late Naru Gope, **(4) SMT. SANTOSHI GOPE**, Daughter of Late Naru Gope, **(5) SMT. KALYANI DUTTA**, Daughter of Late Naru Gope, all are residing at Gopalmath, Mejedihi Plot, P.O.- Gopalmath, Durgapur-17, P.S.- Durgapur, Dist.- Burdwan, West Bengal, Pin No.- 713217 jointly sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring about an

area **26.666** (TWENTY SIX POINT SIX SIX SIX) Decimals out of 48 (FORTY EIGHT) Decimals, under D.M.C. Area, at Mouza - Gopalmath, J.L. No.- 3, Khatian No.- R.S.- 57 (FIVE SEVEN), L.R.-304 (THREE ZERO FOUR), Plot No.- R.S.- 453 (FOUR FIVE THREE), L.R.- 428 (FOUR TWO EIGHT). Classification - Baid, P.O. Durgapur-713217, P.S.- Durgapur, A.D.S.R. Durgapur, Dist. Burdwan in favour of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED.

**AND WHEREAS** after the aforesaid purchase said MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED became the absolute Joint Owners of the said **228.294 decimals land** and duly mutated their names in the records of B.L.& L.R.O. Office. Aforesaid Property of MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED recorded as L.R. Khatian no -1239 and Property of MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED recorded as L.R. Khatian no 988 in the records of B.L.& L.R.O. Office.

**AND WHEREAS** by virtue of a deed of partition dated 04.05.2019, registered in the office of A.R.A. IV KOLKATA recorded in Book no I, being no 4653 for the year 2019 said, MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED and MESSRS. SAIMAA SYNERGYONE SOLUTIONS PRIVATE LIMITED by metes and bounds partitioned their aforesaid joint property at ALL THAT piece and parcel of 228.294 Decimals land / 138.36 Cottah land at Mouza -Gopalmath, P.O. & P.S. -Durgapur, J.L. No.03, L.R. Khatian no -1239 & 988, Classification Baid, Within the jurisdiction of Faridpur Durgapur B.L.& L.R.O. Office, under Durgapur Municipal Corporation Area, District Paschim Burdwan, PIN 713217.

**AND WHEREAS** by virtue of said deed of partition dated 04.05.2019, said MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE

LIMITED become the sole and absolute owner of ALL THAT piece and parcel of 116 Decimals land / 70.30 Cottah land at Mouza - Gopalmath, P.O. & P.S. -Durgapur. J.L. No.03, L.R. Khatian no - 1239, Classification Baid, Within the jurisdiction of Faridpur Durgapur B.L.& L.R.O. Office under Durgapur Municipal Corporation Area, District Paschim Burdwan, PIN 713217.

R.S. Dag No.488, L.R. Dag No.452- 10.35 Decimal

R.S. Dag No.514, L.R. Dag No.451. - 7 Decimal

R.S. Dag No.453, L.R. Dag No.428. - 98.65 Decimal

Total : 116 Decimals land / 70.30 Cottah and seized and possessed the same.

**AND WHEREAS** said MESSRS. HOUSE & BRIDGE (INDIA) PRIVATE LIMITED the owner herein, the party of the first part herein have decided to develop 116 Decimals land / 70.30 Cottah land at Mouza -Gopalmath, P.O. & P.S. -Durgapur. J.L. No.3,L.R. Khatian no -1239, Classification Baid, Within the jurisdiction of Faridpur Durgapur B.L.& L.R.O. Office ,under Durgapur Municipal Corporation Area, District Paschim Burdwan. PIN 713217. R.S. Dag No.488, L.R. Dag No.452- 10.35 Decimal ,R.S. Dag No.514, L.R. Dag No.451, - 7 Decimal ,R.S. Dag No.453. L.R. Dag No.428, 98.65 Decimal ,Total : 116 Decimals land / 70.30 Cottah and accordingly search for an efficient developer for the purpose of development of the aforesaid property which is morefully described in the First Schedule written herein below under certain terms and conditions which are hereunder written.

**AND WHEREAS** the party of the second part is the Developer and carrying on business of Development of landed property. The second party herein agreed to accept the above proposal of the said

owner to construct the new proposed building on the aforesaid land mentioned in first Schedule hereunder written on the following terms and conditions.

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**Subject Matter of Agreement**

1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owner and the Developer with regard to development and construction of Multi storied building/Apartment, Bungalow and Row house at the scheduled premises out of which multistoried building will be constructed on 17.35 decimal corresponding to 10.5 cottah land at R.S Plot No. 488 & 514 ,L.R. Plot no 451.452 AND Bungalow and row house will be constructed on the rest land i.e. 98.65 decimal corresponding to 59.8 cottah at R.S. Plot No. 453. L.R. Plot No. 428, classification- Baid, situated within Dist. Burdwan Presently Paschim Bardhaman under Asansol and Durgapur Development Authority, ward No. 35 of Durgapur Municipal Corporation, Police Station- Durgapur, Sub-Registration office of Durgapur, Mouza-Gopalmath; J.L.No-54, L.R.J.L.No-03 (Scheduled / Said- Property).

**2. Representations, Warranties and Background:**

2.1. **Owner's Representations:** The Owner's have represented and warranted to the Developer as follows:

**a) Ownership of Said Property:** The owner got the absolute right, title, interest, occupation and possession over the scheduled property after purchase and partition of the scheduled property the owner paid the govt. taxes and recorder it's name in the B.L.& L.R.O and it become absolute owner of the scheduled property.

**b) Rights of Owner:** The Owner is seized and possessed of and well and sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owner has any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding claims or demands between the Owner and any third party and thus the entire Property is free from all encumbrances, liens, mortgages, charges, Lispendence trusts, debtors, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments of whatsoever or howsoever nature.

**c) No Express or implied Mortgage:** Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

**d) No Previous Agreement:** The Owner has not dealt with the Said Property in any manner nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and have not entered into been party to any agreement of any nature whatsoever including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.

**e) No Disputes Relating to Statutory Outgoings:** The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue have been paid in full by the Owner till the date of this Agreement.

**f) No Covenants and Restrictions:** The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such

rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same

**g) Easements Unrestricted:** No right or easement appurtenant to or benefiting the Said Property is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Property.

**h) No Boundary Dispute:** The entirety of the Said Property is butted and bounded and there is no manner of boundary dispute in respect thereof.

**i) No Legal Proceeding:** (1) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Property or the Owner, which may in any manner prejudicially affect the due performance enforceability of this Agreement or any obligation, act, omission or transaction stated hereunder nor is there any threat of any such proceedings (2) there are no unfulfilled or unsatisfied judgment attachments, court orders, debts, notice in respect of the Said Property or the Owner (3) there is no order of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Property and (4) there is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating to the Said Property or the Owner and the Owner is not engaged, whether as plaintiff, or defendant or otherwise, in any litigation, criminal or arbitration proceedings before any court, tribunal, statutory or governmental body, department, board or

agency and no litigation, criminal or arbitration proceedings are pending by or against the Owner and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owner would be liable to indemnify any person concerned

**j) Status of Possession:** Save as mentioned herein, the Said Property is and shall continue to be in the khas, vacant, peaceful, physical and absolute possession of the Owner and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise.

**k) Owner has Marketable Title:** The Owner has good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Property, free from all encumbrances of any and every nature whatsoever save as mentioned herein. The Owner shall at its own cost and responsibility keep its title in the Said Property good, free, clear, marketable, bankable and transferrable, till the completion of the Project

**2.2 Developer's Representations:** The Developer has represented and warranted to the Owner as follows:

**a) Infrastructure, Expertise and Financial Capacity of Developer:** The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development / construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.

**b) Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.



**c) Decision to Develop / construct :** The Owner decided to have the Said Property developed into multi storied building/Apartment, Bungalow and row house and pursuant thereto discussions were held with the Developer for taking up the development and construction of Duplex building at the Said Property by constructing a cluster of ready-to-use residential buildings of mutually decided height with car parking spaces, specified areas, amenities and facilities to be enjoyed in common and land (collectively Said Complex) and commercial exploitation of the Said Complex for the benefit of the Parties hereto (such development and construction of Duplex building collectively Project) by selling the saleable spaces and amenities in the Said Complex (Units) to prospective buyers (collectively Transferees,) which expression includes, without limitation or exception all persons who agree to buy Units in the Said Complex .

**d) Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other, final terms and conditions for the Project are being recorded by this Agreement.

### **3. Basic Understanding**

**a) Development of Said Property by Construction of Multi storied Building/Apartment, Bungalow and Row house of Said Complex:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said Complex thereon of the Said Complex on principal to principal basis, with (1) specified inputs and responsibility sharing by the Parties as mentioned herein and (2) exchange with each other of their specified inputs as mentioned herein.

**b) Building Plans:** The Said Complex shall be constructed in accordance with architectural plans (Building Plans) duly sanctioned

by the appropriate authority which will be prepared by the Developer engaging an Architect of repute as be decided by the Developer and the Developer shall submit the same to DMC and other statutory authorities concerned for sanction (collectively Planning Authorities) and obtain sanction/permission, in the manner mentioned in this Agreement.

**c) Costs of Development / construction etc.:** The Developers shall bear and pay all costs and expenses of and relating to construction of the Said Complex including local expenses and shall have absolute right and full authority to appoint sub-contractors, agents, sub-agents etc.

#### **4. Appointment and Commencement**

**a) Appointment and Acceptance:** The Parties hereby accept the Basic Understanding between them and the conditions precedent as recorded in Clause 3 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owner hereby appoints the Developer as the Developer of the Said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owner after completing all necessary legal searching in respect of the right title interest of the owner in the schedule property .

**b) Commencement and Tenure:** time of this Agreement commences and shall be deemed to have commenced on and with effect from the date of sanctioned plan and plan will be sanctioned within 6 months to one year from the date of execution of this agreement. This agreement shall remain valid and in force all obligations of the Parties towards each other stand fulfilled and performed.

#### **5. Sanction and Construction**

- a) Survey and Measurement:** Joint measurement of the land is already done by both the parties therefore neither of the parties shall raise any question regarding measurement of land in future
- b) Sanction of Building Plans:** The Developer's Architect shall prepare the Building Plans. Thereafter, the Developer shall submit the Building Plans for sanction. In this regard it is clarified that (i) the Developer shall be responsible for obtaining all approvals needed for the Project and (ii) all costs, charges, expenses, outgoings and fees for sanctions and clearances of the Building Plans shall be borne and paid by the Developer.
- c) Architect and Consultants:** The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility therefore.
- d) Construction of Said Complex:** The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses including local and other expenses , construct, erect and complete the Said Complex in accordance with the sanctioned Building Plans. Such construction shall be as per specifications described in the Schedule below, common to all Units of the Said Complex (Specifications).
- e) Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within a period of 60 (Sixty) months from the date of sanction of the Building Plans with a grace period of 6 (six) months and plan will be sanctioned within 6 months to 1 year from the date of execution of this agreement.,

subject to Force Majeure as defined in Clause 20 below (Completion Time). In this regard it is clarified that the Completion Time shall include submission of completion certificate but shall not include the time required for obtaining occupancy certificate from DMC — the Said Complex shall be deemed to be completed if completion certificate is submitted by the Architect to DMC.

**f) Common Portions:** The Developer shall, at its own costs, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, lifts, firefighting apparatus, passages, driveways, common lavatory, electric meter space, pump room, under ground water reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits demanded by Durgapur Project Limited and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer/ contractor, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's/ contractor's Allocation. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including Transferees of the Owner's Allocation) development charges such as charges for generator, water connection and other amenities and facilities and charges for maintenance.

**g) Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer, temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage and other applicable charges.

**h) Modification:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer with written permission of the owner.

**i) Name of Said Complex:** The Said Complex shall be named "NIRVANA" and such name shall not be changed under any circumstances, except by the Developer.

**j) Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion the Project.

## **6. Possession and Title Deeds**

**a) Possession of Said Property:** For the purpose of carrying out the development in terms of this Agreement, the Owner has already inducted the Developer as a licensee in respect of scheduled / said property.

**b) Deposit of Title Deeds:** The Developer shall be entitled to take delivery of the said original title deeds and all link deeds from the Owner for production thereof before authorities, banks etc. and subject to the provisions of Clause 10(d) below, will have to return the same to the Owner. The said original title deeds and all link deeds will not be mortgaged and/or leased out by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the manner mentioned in Clause 10(d) below. On completion of the Project, the Developer/ or Owner (as the case may be) shall handover the original title deeds and all link deeds to the Association of Transferees of Units.

## **7. Powers and Authorities**

**a) Development Power of Attorney:** The Owner shall grant to the Developer and/or its nominees a registered Development Power of Attorney relating to the Said Property for the purposes of booking and entering into agreements for sale of the Units comprised in the Developer's Allocation and to execute sale deed in favour of intending purchaser of Developer's allocation [defined in Clause 8(b) below].

### **8. Owner's / Developer's Consideration**

**Owner's Allocation:** (a) The Developer shall at its own costs and expenses, construct, finish, complete and make available collectively to the Owner, in tenantable condition and according to the Building Plans, 30% constructed area of the proposed Multistoried Building/Apartment as per sanctioned plan on 17.35 decimal land corresponding to 10.5 cottah land at R.S. Plot No. 488 & 514, L.R. Plot no 451,452 marked by color RED in the plan annexed herewith along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property which is more fully described in the Second Schedule hereunder written.

**(b) BENEFIT ARISING OUT OF PROJECT :-** Shall mean Rs. 1,25,00,000/- (One Crore Twenty Five Lac) only out of which Rs. 1,00,000/- (Rupees one Lakh) only payable at the time of execution of this registered Development Agreement and 2<sup>nd</sup> installment amounting of Rs. 24,00,000/- (Rupees Twenty Four Lakh) only payable after 10 days from execution of this agreement and 3<sup>rd</sup> Installment amounting of Rs. 25,00,000/- (Rupees twenty five Lac) only after 90 days from the date of Agreement and 4<sup>th</sup> installment amounting of Rs. 37,50,000/- (Rupees Thirty Seven Lac Fifty Thousand) only after 120 days from the date of Agreement and 5<sup>th</sup> installment amounting of Rs. 37,50,000/- (Rupees Thirty Seven Lac Fifty Thousand) only on completion of 180 days from the date of

Agreement payable by the Developer to the Owner. It is pertinent to mentioned that every occasion of installment Developer entitled to get a grace period of 30 days with written consent of the owner.

**Developer's Allocation:** The Developer shall be exclusively entitled such number of Units and covered and open car parking spaces which are particularly mentioned and described in the Third Schedule hereunder along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property excluding owner 's allocation.

## **9. Financials**

**Project Finance:** The Developer may arrange for financing of the Project (Project Finance) by a Bank/Financial Institution (Banker) with written consent of the owner. Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation but collateral security may be created by depositing the original title deeds of the Said Property, in which event the Owners shall handover the original title deeds and link deeds to the Developer. The Owner shall deposit the title deeds of the Said Property with the Banker but on the clear understanding that no corporate or personal guarantee of the Owner is being given and the Banker shall have no right of recovery against the Owner and the Owner's Allocation. For this purpose, the Owner shall execute necessary documents through its delegated authority as contained in the General Power Of Attorney and if required by the Banker. Be it specifically mentioned herein that original title deeds and the land of the first schedule property will not be mortgaged and/or leased out by the Developer in favour of any banks and/or financial institutions and/or any other persons without written consent of land Owner..

## **10. Dealing with Respective Allocations**

**a) Sale of Owner's Allocation:** The Owner shall sell the Owner's Allocation through its own efforts and cost and appropriate the entire consideration from such sale

**b) Sale of Developer's Allocation:** The Developer shall sell the Developer's Allocation through its own efforts and cost and appropriate the entire consideration from such sale.

**c) Transfer of Developer's Allocation:** In consideration of the Developer constructing the Owner's Allocation, the Owner shall execute deeds of conveyance of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation in favour of the Transferees of the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution by the Owner shall be through the delegated authority given to the Developer by the Development Power of Attorney.

**d) Transfer of Owner's Allocation:** The Developer shall join the deeds of conveyance in favour of the Transferees of the Owner's Allocation and shall execute and register the same in its capacity as the confirming party. Such execution by the Developer shall be through the delegated authority given to the Owner by the Owner's Power of Attorney.

**e) Cost of Transfer:** The costs of such conveyances (both in respect of the Owner's Allocation and the Developer's Allocation) including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

**f) Possession to Transferees:** at the end of the Project the Developer shall handover owner s allocation to the Owner, complete in all



respect charges after receiving payment for generator, water connection and other amenities and facilities.. In this regard it is clarified that upon completion of the Project, the Developer shall give 15 (fifteen) days' notice to the Owner for taking possession and thereafter the Developer will be free to deliver possession and register conveyances of the Developer's Allocation, irrespective of possession being taken by the Owner.

### **11. Municipal Taxes and Outgoings**

**a) Relating to Period Prior to Agreement:** All municipal taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.

**b) Relating to Period After Agreement:** All Rates and taxes on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the Developer, till the Project is completed.

**c) Relating to Period After Completion of Project:** After completion of the Project, the Parties shall bear and pay the Rates applicable to the unsold portions of their respective allocations while the Transferees shall pay the Rates applicable to their respective Units.

### **12. Post Completion Maintenance**

**a) Maintenance:** The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.

**b) Maintenance Charge:** As and from the date possession of various phases of the Said Complex is delivered (Possession Date), the concerned Transferees and the Owner and the Developer (in respect of unsold Units allocated to them) shall become responsible for payment of all charges and taxes thereon for maintenance and upkeep of the Common Portions and facilities in the Said Complex (Maintenance Charge). The Maintenance Charge shall be fixed by the Developer and till such maintenance is handed over to a Society/Owner's Association and/or any other organization, the Developer shall collect the Maintenance Charge.

### **13. Common Restrictions**

a) Applicable to Both: The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the Said Complex.

### **14. Obligations of Developer**

**a) Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time unless extended in writing.

**b) Meaning of Completion:** The word 'completion' and its grammatical variants shall mean habitable and tenantable state with adequate water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation

**c) Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.

**d) Construction at Developer's Risk and Cost:** The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof.

## **15. Obligations of Owner**

**a) Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

**b) Marketing of Owner's Allocation:** The Owner shall be responsible for marketing of the Owner's Allocation.

**c) Development Cost:-** The Owner shall be under obligation to pay Development Cost, such as charges for generator, water connection and other amenities and facilities and charges for maintenance.

## **16. Indemnity**

**a) By Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Said Complex and/or defect therein and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

**b) By Owner:** The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

## **17. Limitation of Liability**

a) No Indirect Loss: Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

## **18. Miscellaneous**

**a) Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

## **19. Termination**

**a) Circumstances of Termination:** In the event sanction of the Building Plans and all other permissions, consents, clearances, registrations and no objections required for commencement of construction not being granted for any reason whatsoever, and in default of any terms and condition of this agreement shall stand terminated without claiming any cost and expenses from landowner.

**b) No Termination:** Except as mentioned above, none of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance or cancellation of this Agreement and additionally also to award ° damages and other such reliefs.

## **20. Force Majeure**

**a) Meaning of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) non availability or reduced availability of building materials and strike by material suppliers, transporters, contractors, workers and employees (10) delay on account of receiving statutory permissions (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new

law, restrictive Governmental laws or regulations (collectively Force Majeure).

**b) Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

## **21. Amendment/Modification**

**a) Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

## **22. Arbitration**

Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the Owner and the Developer (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

a) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the

manner given below, in terms of the Arbitration and Conciliation Act, 1996.

b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:

c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.

d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:-

i) Place: The place of arbitration shall be Durgapur.

ii) Procedure: Two Arbitrators as appointed by the parties shall be entitled to appoint an umpire . The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

iii) Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties and/ or The Civil Court under which jurisdiction the property under this agreement lies and High Court at Calcutta will have the exclusive jurisdiction over this agreement.

**FIRST SCHEDULE**

(Said Property)

**ALL THAT** piece and parcel of 116 Decimals land / 70.30 Cottah land at Mouza -Gopalmath, P.O. & P.S. -Durgapur, J.L. No.03,L.R. Khatian no -1239, Classification Baid, Within the jurisdiction of Faridpur Durgapur B.L.& L.R.O. Office ,under Durgapur Municipal Corporation Area, District Paschim Burdwan, PIN 713217.

R.S. Dag No.488, L.R. Dag No.452- 10.35 Decimal ,

R.S. Dag No.514, L.R. Dag No.451, - 7 Decimal

R.S. Dag No.453, L.R. Dag No.428, - 98.65 Decimal ,

Total : **116 Decimals land / 70.30 Cottah.**

**PART -I**

**APARTMENT** -Multistoried Building/ Apartment to be constructed on 17. 35 decimal land corresponding to 10.5 cottah land at

R.S. Dag No.514, L.R. Plot no 451- 7 Decimal

R.S. Dag No.488, L.R. Plot no 452 - 10.35 Decimal

marked by color **RED** in the plan annexed here with. Butted and bounded as follows:

ON THE NORTH	:	by R.S. PLOT NO 488
ON THE SOUTH	:	BY 30 FT WIDE PRIVATE ROAD
ON THE EAST	:	BY R.S. PLOT NO 488 & 513
ON THE WEST	:	BY R.S. PLOT NO 514, 488

**PART-II**



**BUNGLOW AND ROW HOUSE**-Bungalow and row house to be constructed on 98.65 decimal land at R.S. Dag No.453 L.R. Plot no 428 marked by color **BLUE** in the plan annexed here with. Butted and bounded as follows:

ON THE NORTH : BY R.S.PLOT NO 453 (PART) & 16' WIDE  
Private Road

ON THE SOUTH : BY R.S.PLOT NO 436

ON THE EAST : BY R.S.PLOT NO 487

ON THE WEST : BY R.S.PLOT NO 452

## **SECOND SCHEDULE**

### **(OWNER'S ALLOCATION)**

1. ALL THAT - 30% of the constructed area of Multi storied Building/ Apartment which will be constructed as per the sanction plan on PART -I portion of First schedule property marked by RED color in the plan annexed herewith along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property together with right to use common portion of the building and complex ,will be used and enjoyed by the OWNER and/or its nominees in common will be used by the OWNER and/or its nominees in common .
2. Rs. 1,25,00,000/- (One Crore Twenty Five Lakh) only out of which Rs. 1,00,000/- (Rupees one Lakh) only payable at the time of execution of this registered Development Agreement and rest of Rs.1,24,00,000/- (Rupees One Crore Twenty Four lakh) only will be paid as per sixth schedule written hereunder.

**THIRD SCHEDULE**  
**(DEVELOPER'S ALLOCATION)**

The Developer shall be exclusively entitled such number of apartments, Bungalow, Row house and covered and open car parking spaces which will be constructed on first schedule property along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property together with right to use common portion of the building and complex and all other easement and appurtenances thereto **excluding Owner's allocation**. Common areas in the said building and complex will be used by the Developer and/or its nominees in common with the Owners and/or their nominees.

**FOURTH SCHEDULE**  
**(COMMON PORTION)**

- a) Stairs, staircase and landings common passage for Egress and ingress from and to the said flat/Apartment and building as well as premises.
- b) Pump room, electric meter room ,Lift, lift well
- c) User right of roof of the top-floor.
- d) Common toilet, caretaker room, common meter
- e) Underground and overhead reservoir.
- f) Common plumbing and other common installations

- g) Electrical wiring, connections, installations and equipments.
- h) Motor pump room, fittings excluding those are installed for particular unit.
- i) Boundary wall, drainage, sewerage system of the premises and the building.
- j) Roadway and driveway of the complex
- k) Common road of the complex for egress and ingress.

#### **FIFTH SCHEDULE**

#### **(MAINTENANCE)**

- 1) All expenses of maintenance operating replacing white washing, painting, rebuilding, reconstructing decorating redecorating and lighting the common parts, roof and the outer walls of the said multi storied building .
- 2) All charges and deposits for supplies of common.
- 3) Municipal taxes and other outgoings save those as are separately assessed on the respective unit.
- 4) Costs and charges of establishment for maintenance of the said building.
- 5) All other expenses and outgoings as are deem by the Owner and the purchaser to be necessary or incidental for and regulating, interest, the right of the Purchaser.
- 6) All expenses referred above shall be borne and paid proportionately by the Owner and Developer and/or their

respective nominees on and from the date of making over possession of their respective portion.

### **SIXTH SCHEDULE**

#### **(PAYMENT )**

The total agreed consideration of Rs. 1,25,00,000/- (One Crore Twenty Five Lakh) only payable by the Developer to the Owner as Owner's Allocation shall be paid by installments as indicated below:-

1.	On the date of execution of this agreement	Rs.	1,00,000.00
2.	Within 10 days from the date of execution of this agreement	Rs.	24,00,000.00
3.	After 90 days from the date of execution of this agreement	Rs.	25,00,000.00
4.	After 120 days from the date of execution of this agreement	Rs.	37,50,000.00
5.	After 180 days from the date of execution of this agreement	Rs.	37,50,000.00

### **SEVENTH Schedule**

#### **(Specifications)**

<b>WATER SUPPLY</b>	D.M.C
<b>STRUCTURE</b>	RCC framed construction with infill brick walls

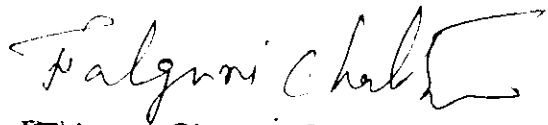
<b>WALLS</b>	Conventional brickwork. Internal Walls Cement plastering overlaid with smooth
<b>WALL FINISH</b>	Interior - Wall putty. Exterior - Combination of weather coat and color will be suggested by owner
<b>FLOORING</b>	Vitrified Tiles in all bedrooms, Living-cum-Dining, In Kitchen and Balcony anti skid ceramic Tiles ,
<b>KITCHEN</b>	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink, two taps water.
<b>TOILET</b>	Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. ISI/ISO branded sanitary and CP fittings (as per supply), Concealed plumbing and pipe work. One white porcelain Indian Style commode with concealed water line using P.V.C. pipe 2 nos. tap.one shower, Bath/W.C Complete with P.V.C. low down cistern, wash basin (white), C.I. pillar cock (ESS Brand), Walls will be covered with plain tiles (8"x6") upto 1.5m.
<b>DOORS</b>	Door with tough timber frames and solid-core flush shutters, and PVC door in toilet.
<b>WINDOWS</b>	Aluminum frames with fully glazed shutters and quality fittings
<b>WIRING</b>	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK

<b>ELECTRIC METER</b>	<p>Individual meter for each unit by individual cost. electric wiring will be concealed using wire of proper gauge ( local brand) with points in Bed Room - Two light points &amp; one 5 amp. plug points on board, one fan point in each room, one AC point in one bed room , Dining &amp; Kitchen - 2 Nos. light point, 1 No. fan point, 1 No. exhaust fan point, 2 Nos. Plug point 15 amp. Toilets &amp; W.C. - 1 No. light point in each, 1 No. exhaust fan point in each. Misc. - 1 no. call bell point, Main switch of adequate capacity, one geyser point in one toilet.</p>
<b>AMENITIES</b>	<p>Adequate standby generator for inside Flats, common areas, services.</p> <p>Lift provided for every floor in the building.</p>
<b>OTHER WORK</b>	<p>Extended sunset in all verandah and living-cum-dining room.</p> <p>Marble finish staircase. Godrej Latch in all main doors.</p> <p>Cable lines in all living-cum-dining .</p> <p>MCB (Miniature Circuit Breaker) (Havells) for every Electricity Connection</p>
<b>LIFT</b>	<p>OTIS/ ADAMS/STANDARD LOCAL ELEVATOR</p> <p>Not applicable in the case of Bunglow and Row House</p>

**IN WITNESS WHEREOF** the parties hereto set, sealed and subscribed their respective hands and seal on this day, month and years above first above written.

**SIGNED SEALED AND DELIVERED** by the PARTIES in the presence of:

1. *Rohini Banerjee*  
99/3, J.G. Road  
KOL-61



**Falguni Chatterjee**

Constituent Attorney

HOUSE & BRIDGE (INDIA) PRIVATE LIMITED

[Signature of LAND OWNER/  
FIRST PARTY]

2. *Supriya Chakraborty*  
2/47 Shrinaji Road,  
A-ZONE, Dum Dum - 05.



[Signature of DEVELOPER  
SECOND PARTY]

Drafted by: & Typed by:

*Falguni Chatterjee*  
146A, Dewangazi Road,  
Swapnaraj, flat NO 301  
2nd floor, Bally, Howrah-711201

**MEMO OF CONSIDERATION**

**RECEIVED** from the Developer the within mentioned sum of Rs.1,00,000/- (Rupees one lakh ) only as part payment as per memo given below :

Date	Bank & Branch	Cash/Cheque No.	Amount	
			Rs.	P.
14.05.2019	HDFC Bank	000259	1,00,000/-	
		<b>Total :</b>	Rs.1,00,000/-	

(Rupees one lakh )

**SIGNED, SEALED & DELIVERED**

at Kolkata in the presence of :

**WITNESSES :-**

1. *Rohin Banerjee*  
99/3, J.G. Road  
KOL- 61

*Falguni Chatterjee*

**Falguni Chatterjee**

Constituent Attorney

HOUSE & BRIDGE (INDIA) PRIVATE LIMITED

[Signature of LAND OWNER/  
FIRST PARTY]

2. *Supriya Chakraborty*  
2/47 Shitaji Road,  
A-ZONE,  
Dungarpur - 713204.

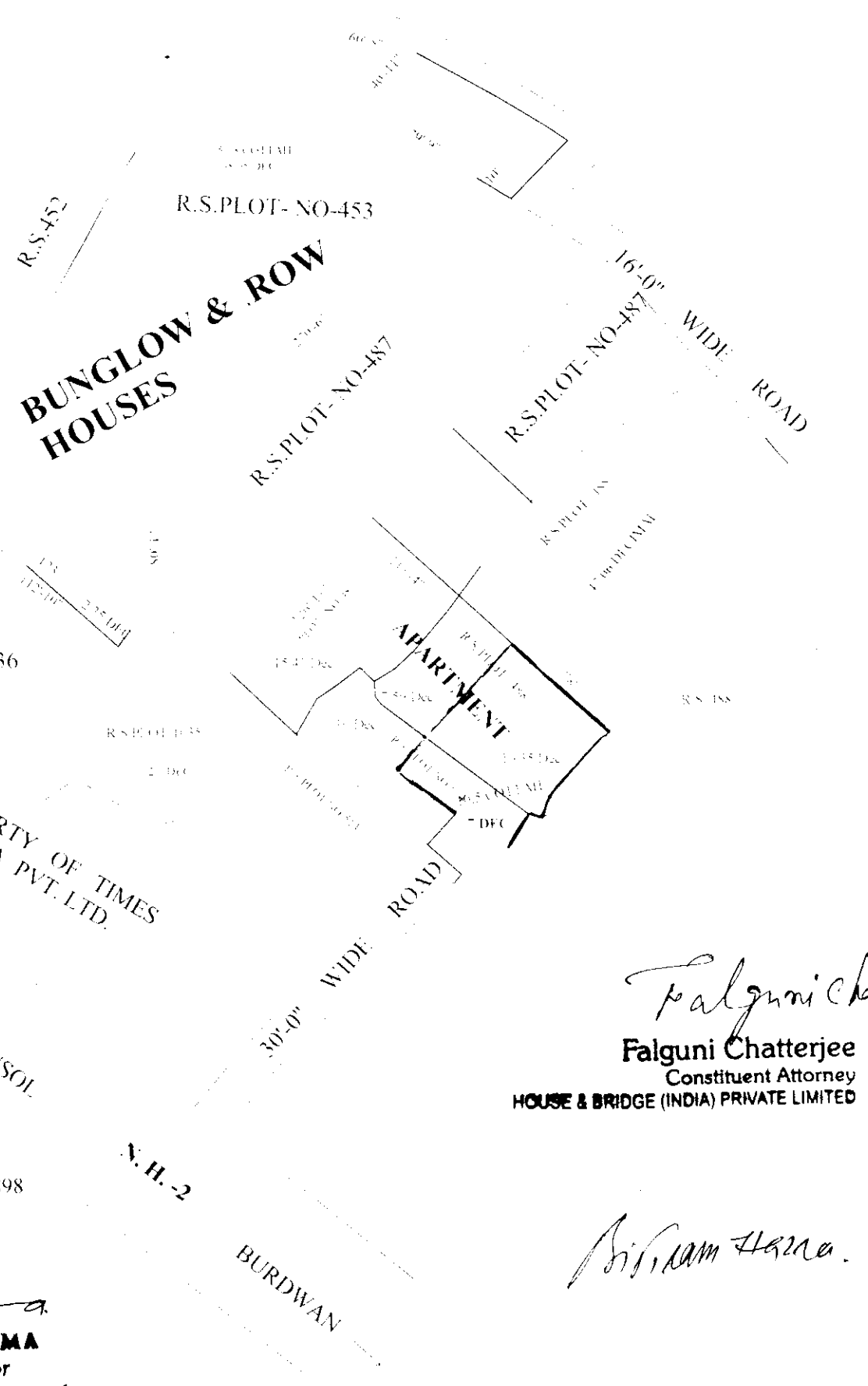


8 RED

SKETCH PLAN OF JOINT VENTURE SHOWING BY BLUE A BOUNDED OF MOUZA-GOPALMATH P.S. DURGAPUR J.L. NO-003. DIST-PASCHIM BARDHAMAN



S



PROPERTY OF TIMES  
VANLIYA PVT.LTD.

ASANSOL

N.H.-2

BURDWAN

*Falguni Chatterjee*

**Falguni Chatterjee**  
Constituent Attorney  
HOUSE & BRIDGE (INDIA) PRIVATE LIMITED

*Biswam Harma*

B. Verma- 9333924898  
NO-2827-74  
DATE-26-4-2019

*B. P. Verma*  
**B. P. VERMA**  
Surveyor  
denachity, Durgapur-1



# HOUSE & BRIDGE (INDIA) PRIVATE LIMITED

ENGINEERS & CONTRACTORS

Office : 35, Kallghat Road, Kolkata - 700 025, Phone : 2455-5127

Ref. No. ....

Date ..... 201.....

Minutes of the Meeting of the Board of Directors of House & Bridge (India) Private Limited held at its registered office at 35, Kalighat Road Kolkata -700 025 on the 4<sup>th</sup> August, 2015 at 2.30 P.M.

## DIRECTORS PRESENTS

1. Sri Indranil Chanda Director.
2. Sri Sankarananda Bhattacharya Director.

Sri. Indranil Chanda took the chair. The minutes of the last Board meeting were read and confirmed.

Mr. Indranil Chanda Director informed the Board in view of hearing and mutation and all relevant and released to government offices in respect of our land situated at Gopal Math Durgapur Dist: Burdwan, Mrs. Falgui Chatterjee may be authorized to appear before the concern government offices of behalf of the company.

After discussions the following resolution was passed unanimously.

"Resolved that Mrs. Falguni Chatterjee has been authorized to appear before the BL & LRO at Faridpur Citi Center, Durgapur 16 and to attend in hearing and mutation & conversion any learned court be civil, criminal, executive magistrate and all relevant government office in respect of our land situated at Mouza Gopal Math, PS – Durgapur. Dist: Burdwan"

Since there was no other business to transact, the meeting terminated with a vote of thanks to the chair.

CHAIRMAN

# HOUSE & BRIDGE (INDIA) PRIVATE LIMITED

ENGINEERS & CONTRACTORS

CIN : U70101WB1985PTC039176

Office : 35, Kalighat Road, Kolkata - 700 025, Phone : 2455-5127/90380-66781

e-mail : housebridge85@gmail.com

Ref. No. ....

Date ... .. 201....

Minutes of the Meeting of the Board of Directors of House & Bridge (India) Private Limited held at its registered office at 35, Kalighat Road Kolkata -700 025 on the 1<sup>st</sup> April, 2019 at 3.30 P.M.

## DIRECTORS PRESENTS

- |                                   |           |
|-----------------------------------|-----------|
| 1. Sri. Indranil Chanda           | Director. |
| 2. Sri. Sankarananda Bhattacharya | Director. |
| 3. Smt. Monidipa Chanda           | Director. |

Sri. Indranil Chanda took the chair. The minutes of the last Board meeting were read and confirmed. Mr. Indranil Chanda informed the Board of Directors the necessity to execute a Deed of Partition in respect to our land in Gopalmath Durgapur, West Bengal which is jointly held with Saimaa Synergyone Solution Private Limited. Further discussed that Mrs. Falguni Chatterjee the Constituent Attorney may be authorized to appear before the Registration Officer and sign all pertaining documents in respect to the Deed of Partition.

After discussion the following resolution was passed unanimously.

“Resolved that Mrs. Falguni Chatterjee has been authorized as Constituent Attorney to appear before Registrar to execute the Deed of Partition and anyother relevant documents.

Since there was no other business to transact, the meeting terminated with a vote of thanks to the chair.

  
CHAIRMAN

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HOUSE & BRIDGE (INDIA)  
PRIVATE LIMITED

10/07/1985

Permanent Account Number

AAACH8004L

09/01/2013



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें।  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफायर चेंबरस,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Baneer Telephone Exchange,  
Baneer, Pune - 411 045

Tel: 91-20-2771 8081, Fax: 91-20-2771 8081  
e-mail: [pan@nsdl.co.in](mailto:pan@nsdl.co.in)

Imbramkendu

भारत सरकार INDIAN TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
INDRANIL CHANDA BRAJA GOPAL CHANDA JBY/11988 Permanent Account Number		
ACCP/CO/28A Signature		

*Indranil Chanda*

/



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



ভালিকাভুক্তির নম্বর/Enrolment No.: 1178/49477/00074

Indranil Chanda (ইন্দ্রনীল চন্দ)

তথ্য

S/O: Braja Gopal Chanda, 48/12, SWISS PARK,  
Tollygunge, Kolkata,  
West Bengal - 700033

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

Date: 12/12/2016

আপনার আধার সংখ্যা/ Your Aadhaar No.:

4583 4514 1301



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown  
Digitally signed by DS1, OU=UNIQUE IDENTIFICATION AUTHORITY OF INDIA, CN=Date: 2016.12.12 14:56:56 +05'30'

আমার আধার, আমার পরিচয়



1947



help@uidai.gov.in



www.uidai.gov.in

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই ভালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পঞ্জীকৃত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ইন্দ্রনীল চন্দ  
Indranil Chanda  
জন্মতারিখ/ DOB: 26/11/1969  
পুরুষ / MALE



ঠিকানা:

এস/ও: ব্রজ গোপাল চন্দ,  
48/12, সুইস পার্ক, টল্লীগঞ্জ,  
কোলকাতা,  
পশ্চিম বঙ্গ - 700033

Address:

S/O: Braja Gopal Chanda,  
48/12, SWISS PARK, Tollygunge,  
Kolkata,  
West Bengal - 700033

4583 4514 1301

4583 4514 1301

আমার আধার, আমার পরিচয়

MERA AADHAAR, MERI PEHACHAN

Indranil Chanda

आयकर विभाग  
INCOME TAX DEPARTMENT  
FALGUNI CHATTERJEE



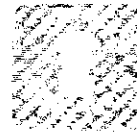
भारत सरकार  
GOVT. OF INDIA

SISIR SARKAR

05/03/1974  
Permanent Account Number

APIPC7793K

*F. Chatterjee*  
Signature

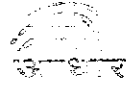


31032016

*Falguni Chatterjee*



भारत सरकार



भारत सरकार

भारत सरकार

Unique Identification Authority of India

Enrolment No.: 2017/80813/29260

To  
FALGUNI CHATTERJEE  
W/O Pradip Chatterjee  
146/A  
DEWAN GAZI ROAD  
BALLY  
Bally Municipality  
Haora Bally  
West Bengal - 711201  
9903783018

Download Date: 14/07/2017

Generation Date: 05/07/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8207 8501 0536

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

FALGUNI CHATTERJEE

DOB: 05/03/1974  
FEMALE



8207 8501 0536

मेरा आधार, मेरी पहचान

Falguni Chatterjee



सिद्धार्थ फार्मासि

INCOME TAX DEPARTMENT

BIKRAM HAZRA

MIRAD BARAN HAZRA

01/06/1984

Permanent Account Number

ADFPH3818M

Signature



भारत सरकार  
GOVT. OF INDIA



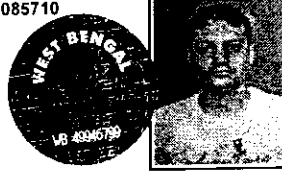
*Birkam Hazra*

✓



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

GST2085710



নির্বাচকের নাম : বিক্রম হাজরা

Elector's Name : Bikram Hazra

পিতার নাম : নীরোদ হাজরা

Father's Name : Nirod Hazra

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : XXXX/1984

Date of Birth

*Bikram Hazra*

GST2085710

ঠিকানা:

ওসিডি-2, জে এন এডিনিউ, দুর্গাপুর, নিউ  
টাউনশিপ, পশ্চিম বর্ধমান-713214

Address:

OCD-2, J N AVENUE, DURGAPUR (M CORP)  
NEWTOWNSHIP, PASCHIM  
BARDHAMAN-713214

Date: 08/02/2019

276 - দুর্গাপুর পূর্ব নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুমতি








Facsimile Signature of the Electoral  
Registration Officer for

276 - Durgapur Purba Constituency

ঠিকানা পরিবর্তন হলে মতন টিকসেইং ভেটোর লিখে নতুন  
ফোলা ও একই নম্বরের নতুন পত্রের পরিবেশে পাঠানোর  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নকলটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number

96 / 887

**SPECIMEN FORM FOR TEN FINGERPRINTS**

	<i>with Falguni Chatterjee 8334091939</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	<i>196100FH 87007961</i> <i>Abhram Hazra</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

DATED THIS <sup>th</sup> 14 DAY OF May 2011

BETWEEN

MESSRS. HOUSE & BRIDGE  
(INDIA) PRIVATE LIMITED

LAND OWNER

AND

N.N. CONSTRUCTION

DEVELOPER

DEVELOPMENT AGREEMENT

## Major Information of the Deed

Deed No :	I-1904-04941/2019	Date of Registration	14/05/2019
Query No / Year	1904-0000737605/2019	Office where deed is registered	
Query Date	12/05/2019 12:04:42 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	FALGUNI CHATTERJEE Thana : Bally, District : Howrah, WEST BENGAL, Mobile No. : 8334091939, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,38,38,747/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: G. T. Road (Gopalmath), Road Zone : (On Road -- On Road) , Mouza: Gopalmath Pin Code : 713217

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-452 (RS :-)	LR-1239	Bastu	Baid	10.35 Dec		31,60,706/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L2	LR-451 (RS :-)	LR-1239	Bastu	Baid	7 Dec		21,37,676/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L3	LR-428 (RS :-)	LR-1239	Bastu	Baid	98.65 Dec		2,85,40,365/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
		<b>TOTAL :</b>			<b>116Dec</b>	<b>0 /-</b>	<b>338,38,747 /-</b>	
		<b>Grand Total :</b>			<b>116Dec</b>	<b>0 /-</b>	<b>338,38,747 /-</b>	

### Land Lord Details :



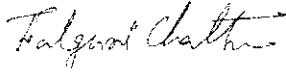


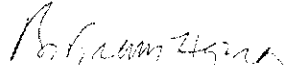
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>HOUSE &amp; BRIDGE INDIA PRIVATE LIMITED</b> 35, KALIGHAT, MATRIKA APARTMENT, GROUND FLOOR, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: AAACH8004L, Status : Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1904-04941/2019-14/05/2019



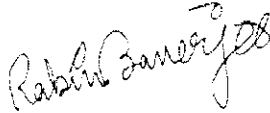
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>N. N. CONSTRUCTION</b> BALAKA PARK, BIDHAN NAGAR, P.O:- DURGAPUR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.:: ADFPH3818M, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs FALGUNI CHATTERJEE (Presentant )</b> Wife of Mr PRADIP CHATTERJEE Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 14/05/2019, Place of Admission of Execution: Office			
	May 14 2019 12:39PM	LTI 14/05/2019	14/05/2019	
146A, DEWANGAZI ROAD, SWAPNARAJ, Flat No: 301, 2ND FLOOR, P.O:- BALLY, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711201, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: APIPC7793K Status : Representative, Representative of : HOUSE & BRIDGE INDIA PRIVATE LIMITED (as ATTORNEY)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr BIKRAM HAZRA</b> Son of Mr NIRAD BARAN HAZRA Date of Execution - 14/05/2019, , Admitted by: Self, Date of Admission: 14/05/2019, Place of Admission of Execution: Office			
	May 14 2019 12:41PM	LTI 14/05/2019	14/05/2019	
OCD-2, NORTH JN AVENUE, P.O:- DURGAPUR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADFPH3818M Status : Representative, Representative of : N. N. CONSTRUCTION (as PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RABINDRA SANKAR BANERJEE</b> Son of Mr MIHIR KUMAR BANERJEE 99/3, JADAV GHOSH ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061			
	14/05/2019	14/05/2019	14/05/2019
Identifier Of Mrs FALGUNI CHATTERJEE, Mr BIKRAM HAZRA			

Major Information of the Deed :- I-1904-04941/2019-14/05/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	HOUSE & BRIDGE INDIA PRIVATE LIMITED	N. N. CONSTRUCTION-10.35 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	HOUSE & BRIDGE INDIA PRIVATE LIMITED	N. N. CONSTRUCTION-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	HOUSE & BRIDGE INDIA PRIVATE LIMITED	N. N. CONSTRUCTION-98.65 Dec

Endorsement For Deed Number : I - 190404941 / 2019

On 13-05-2019

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,38,38,747/-



Tridip Misra  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

On 14-05-2019

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

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

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

Presented for registration at 12:23 hrs on 14-05-2019, at the Office of the A.R.A. - IV KOLKATA by Mrs FALGUNI CHATTERJEE ..

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

Execution is admitted on 14-05-2019 by Mrs FALGUNI CHATTERJEE, ATTORNEY, HOUSE & BRIDGE INDIA PRIVATE LIMITED (Private Limited Company), 35, KALIGHAT, MATRIKA APARTMENT, GROUND FLOOR, P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr RABINDRA SANKAR BANERJEE, , Son of Mr MIHIR KUMAR BANERJEE, 99/3, JADAV GHOSH ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Others

Execution is admitted on 14-05-2019 by Mr BIKRAM HAZRA, PROPRIETOR, N. N. CONSTRUCTION (Sole Proprietorship), BALAKA PARK, BIDHAN NAGAR, P.O:- DURGAPUR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206

Major Information of the Deed :- I-1904-04941/2019-14/05/2019

Indetified by Mr RABINDRA SANKAR BANERJEE, , Son of Mr MIHIR KUMAR BANERJEE, 99/3, JADAV GHOSH ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Others

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,105/- ( B = Rs 1,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,105/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2019 6:50PM with Govt. Ref. No: 192019200013972101 on 13-05-2019, Amount Rs: 1,105/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 799692890 on 13-05-2019, Head of Account 0030-03-104-001-16

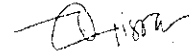
#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 35935, Amount: Rs.100/-, Date of Purchase: 13/05/2019, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2019 6:50PM with Govt. Ref. No: 192019200013972101 on 13-05-2019, Amount Rs: 74,921/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 799692890 on 13-05-2019, Head of Account 0030-02-103-003-02



**Tridip Misra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Major Information of the Deed :- I-1904-04941/2019-14/05/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2019, Page from 229883 to 229949

being No 190404941 for the year 2019.



Digitally signed by TRIDIP MISRA  
Date: 2019.05.24 18:10:57 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 24-05-2019 18:10:49  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)