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29/09/16  
Certified that Signatures and  
Endorsement Sheets attached  
herewith are part of this  
document.

8-0/13321350 332644  
Bhattacharya  
Addl. Dist. Sub-Registrar, Singur  
P.O.- Singur, Hooghly.

29 SEP 2016

DEVELOPMENT AGREEMENT  
CUM-POWER OF ATTORNEY

THIS AGREEMENT made on this 29th day of September, 2016 BETWEEN  
1. SRI ANANTA RAY s/o Late Hari Das Ray, by faith Hindu, by occupation  
Business, residing at 380, Ashwini Dutta Nagar, Hindmotor, P.S. Uttarpara,  
Hooghly - 712233, 2. SMT ALOKA BANIK w/o Late Dulal Chandra Banik by  
faith Hindu, by occupation Business, 3. SRI SOUMEN BANIK 4. SRI BASUDEB  
BANIK, both are s/o Late Dulal Chandra Banik both by faith Hindu, by  
occupation business, all are residing at 360, Rabindra Sarani, North Ghoshpara,  
Bally, Howrah - 711227, hereinafter referred to as the "OWNERS" (which term or  
expression shall unless excluded by or repugnant to the subject or context be  
deemed to mean and include their respective heirs, executors, administrators,  
legal representatives and assigns) of the FIRST PART.

A N D

LOKNATH DEVELOPERS PVT LTD, (PAN-AABCL7384C) being registered office situated at 360, Rabindra Sarani, North Ghoshpara, Bally Howrah, Pin-711227, being represented by it's directors, SRI SOUMEN BANIK (PAN-AETPB8105N), son of Late Dulal Chandra Banik, by faith - Hindu, by occupation - Business, residing at 360, Rabindra Sarani, North Ghoshpara, bally Howrah, Pin-711227,, "Developer/Promoter" (which expression shall unless repugnant to the context be deemed to mean and include its heirs, executors, administrators representatives and assigns) "OTHER PART"

WHEREAS Krishna Chandra Das, Sailendranath Das and Panchanan Das owned and possessed as a absolute owner of a piece of Bastu Land measuring about 24 Katha 07 Chhatak 21 sq.ft or a little more or less in R.S. & L.R. Dag No. 845, 846 & 847, L.R Khatian No. 2353, 2469, 2470, 2471 situated in Mouza Kismat Apurbapur, J.L. No. 51, within the ambit of Singur Gram Panchayet -1 A.D.S.R office Singur, Police Station Singur, District Hooghly.

AND WHEREAS during such joint possession the aforesaid Krishna Chandra Das died intestate leaving behind his wife Sabitri Das and his five sons viz. Sri Asim Kumar Das, Sri Ashoke Kumar Das, Sri Ajoy Kumar Das, Sri Swapan Kumar Das, Sri Tapan Kumar Das. Accordingly upon the death of the said Krishna Chandra Das his aforesaid legal heirs became the joint owners in respect of the aforesaid property and they were in Joint possession of the said property recorded their names in the records of B.L. & L.R.O and also paying relevant taxes & Khajna to the concern authority.

AND WHEREAS the aforesaid Sri Shailendranath Das died intestate on 14.07.1995 leaving behind his wife Smt. Annapurna Das and she was issueless. During the life time of Said Shailendranath Das executed a Deed of settlement where he gave all his moveable and unmovable property in the name of his wife Smt. Annapurna Das and his five nephew Viz. Sri Asim Kumar Das, Sri Ashoke Kumar Das, Sri Ajoy Kumar Das, Sri Swapan Kumar Das and Sri Tapan Kumar Das by virtue of a deed of settlement being no. 1831 dated 25.03.1991 recorded in volume no. 20 pages from 97 to 102 registered at the office of the A.D.S.R. Singur. And Said Annapurna Das died intestate on 02.12.2008 leaving behind her five nephew Viz. Sri Asim Kumar Das, Sri Ashoke Kumar Das, Sri Ajoy Kumar Das, Sri Swapan Kumar Das nad Sri Tapan Kumar Das as her legal heiress by virtue of succession certificate issued by Singur No. 1 Gram Panchayet dated 17.05.2012. Now Sri Asim Kumar Das, Sri Ashoke Kumar Das, Sri Ajoy Kumar Das, Sri Swapan Kumar Das and Sri Tapan Kumar Das became the joint owners in respect of the aforesaid property and they were in Joint

possession of the said property recorded their names in the records of B.L. & L.R.O and also paying relevant taxes & Khajna to the concern authority.

**AND WHEREAS** the aforesaid Sri Panchanan Das and his wife Smt. Mahamaya Dasi died intestate leaving behind his only son named Sri Ajit Kumar Das as his only legal heir and successor. Sri Ajit Kumar Das became the owners in respect of the aforesaid property and they were in Joint possession of the said property recorded their names in the records of B.L. & L.R.O and also paying relevant taxes & Khajna to the concern authority.

**AND WHEREAS** due to some urgent need of money said Sri Asim Kumar Das, Sri Ashoke Kumar Das, Sri Ajoy Kumar Das, Sri Swapan Kumar Das, Sri Tapan Kumar Das and Sri Ajit Kumar das sold the property measuring 5 Katha 7 Chittak 31 Sq. ft. more or less in R.S. & L.R. Dag No. 846(P), under L.R. Khatian No. 2/8, 11/2, 47/1, 263/3, 758/4, 37 along with the right of 4 feet wide path lying and situated at Mouza Kismat Apurbapur, J.L. No. 51, within the ambit of Singur Gram Panchayet -1 A.D.S.R office Police Station Singur, District Hooghly to Sri Dulal Chandra Banik son of Late Ashutosh Banik by faith Hindu, by occupation Business residing at 360, Rabindra Sarani, North Ghoshpara, Bally, Howrah - 711227 and Sri Ananta Ray s/o Late Hari Das Ray by faith Hindu, by occupation Business residing at 380, Ashwini Dutta Nagar, Hindmotor, Hooghly - 712233 in the state of West Bengal written as Lot 'A' by virtue of a sale deed registered at the office of A.D.S.R. Singur dated 26.03.2016 being sale deed no 01601 for the year 2013 recorded in the Book no. 1, CD Volume No. 5, pages from 47 to 63.

**AND WHEREAS** due to some urgent need of money said Sri Asim Kumar Das, Sri Ashoke Kumar Das, Sri Ajoy Kumar Das, Sri Swapan Kumar Das, Sri Tapan Kumar Das and Sri Ajit Kumar das sold the property measuring 5 Katha 11 Chittak 14 Sq. ft. more or less in R.S. & L.R. Dag No. 846(P), under L.R. Khatian No. 2/8, 11/2, 47/1, 263/3, 758/4, 37 along with the right of 4 feet wide path lying and situated at Mouza Kismat Apurbapur, J.L. No. 51, within the ambit of Singur Gram Panchayet -1 A.D.S.R office Police Station Singur, District Hooghly to Sri Dulal Chandra Banik son of Late Ashutosh Banik by faith Hindu, by occupation Business residing at 360, Rabindra Sarani, North Ghoshpara, Bally, Howrah - 711227 and Sri Ananta Ray s/o Late Hari Das Ray by faith Hindu, by occupation Business residing at 380, Ashwini Dutta Nagar, Hindmotor, Hooghly - 712233 in the state of West Bengal written as Lot 'B' by virtue of a sale deed registered at the office of A.D.S.R. Singur dated 26.03.2016 being sale deed no 01602 for the year 2013 recorded in the Book no. 1, CD Volume No. 5, pages from 64 to 81.

**AND WHEREAS** due to some urgent need of money said Sri Asim Kumar Das, Sri Ashoke Kumar Das, Sri Ajoy Kumar Das, Sri Swapan Kumar Das, Sri Tapan Kumar Das and Sri Ajit Kumar das sold the property measuring 2 Katha 11 Chittak 34 Sq. ft. more or less in R.S. & L.R. Dag No. 845, 846(P), under L.R. Khatian No. 2/8, 11/2, 47/1, 263/3, 758/4, 37 along with the right of 7 feet wide path lying and situated at Mouza Kismat Apurbapur, J.L. No.

51, within the ambit of Singur Gram Panchayet -1 A.D.S.R office Police Station Singur, District Hooghly to Sri Dulal Chandra Banik son of Late Ashutosh Banik by faith Hindu, by occupation Business residing at 360, Rabindra Sarani, North Ghoshpara, Bally, Howrah - 711227 and Sri Ananta Ray s/o Late Hari Das Ray by faith Hindu, by occupation Business residing at 380, Ashwini Dutta Nagar, Hindmotor, Hooghly - 712233 in the state of West Bengal written as Lot 'C' by virtue of a sale deed registered at the office of A.D.S.R. Singur dated 26.03.2016 being sale deed no 01603 for the year 2013 recorded in the Book no. 1, CD Volume No. 5, pages from 596 to 614.

AND WHEREAS due to some urgent need of money said Sri Asim Kumar Das, Sri Ashoke Kumar Das, Sri Ajoy Kumar Das, Sri Swapan Kumar Das, Sri Tapan Kumar Das, Smt. Sabitri Das and Sri Ajit Kumar das sold the property measuring 5 Katha 1 Chittak 21 Sq. ft. more or less in R.S. & L.R. Dag No. 847(P), under L.R. Khatian No. 2/8, 11/2, 47/1, 263/3, 758/4, 37, 770/1 along with the right of 4 feet wide path lying and situated at Mouza Kismat Apurbapur, J.L. No. 51, within the ambit of Singur Gram Panchayet -1 A.D.S.R office Police Station Singur, District Hooghly to Sri Dulal Chandra Banik son of Late Ashutosh Banik by faith Hindu, by occupation Business residing at 360, Rabindra Sarani, North Ghoshpara, Bally, Howrah - 711227 and Sri Ananta Ray s/o Late Hari Das Ray by faith Hindu, by occupation Business residing at 380, Ashwini Dutta Nagar, Hindmotor, Hooghly - 712233 in the state of West Bengal written as Lot 'D' by virtue of a sale deed registered at the office of A.D.S.R. Singur dated 26.03.2016 being sale deed no 01604 for the year 2013 recorded in the Book no. 1, CD Volume No. 5, pages from 82 to 100.

AND WHEREAS due to some urgent need of money said Sri Asim Kumar Das, Sri Ashoke Kumar Das, Sri Ajoy Kumar Das, Sri Swapan Kumar Das, Sri Tapan Kumar Das, Smt. Sabitri Das and Sri Ajit Kumar das sold the property measuring 5 Katha 7 Chittak 11 Sq. ft. more or less in R.S. & L.R. Dag No. 847(P), under L.R. Khatian No. 2/8, 11/2, 47/1, 263/3, 758/4, 37, 770/1 along with the right of 4 feet wide path lying and situated at Mouza Kismat Apurbapur, J.L. No. 51, within the ambit of Singur Gram Panchayet -1 A.D.S.R office Police Station Singur, District Hooghly to Sri Dulal Chandra Banik son of Late Ashutosh Banik by faith Hindu, by occupation Business residing at 360, Rabindra Sarani, North Ghoshpara, Bally, Howrah - 711227 and Sri Ananta Ray s/o Late Hari Das Ray by faith Hindu, by occupation Business residing at 380, Ashwini Dutta Nagar, Hindmotor, Hooghly - 712233 in the state of West Bengal written as Lot 'E' by virtue of a sale deed registered at the office of A.D.S.R. Singur dated 26.03.2016 being sale deed no 01607 for the year 2013 recorded in the Book no. 1, CD Volume No. 5, pages from 127 to 144.

AND WHEREAS by virtue of the aforesaid deeds of sale being no. 1601, 1602, 1603, 1604 & 1607 for the year 2013, the said Sri Dulal Chandra Banik, and Sri Ananta Ray become the joint owners in respect of the aforesaid property and they were in joint possession of the

said property by paying relevant taxes & Khajna to the Govt. of West Bengal at a regular basis.

**AND WHEREAS** said Sri. Dulal Chandra Banik died intestate on 10.07.2013 leaving behind his wife Smt. Aloka Banik and his two sons Sri Soumen Banik & Sri Basudeb Banik as his legal heirs and successors. Now Smt. Aloka Banik, Sri Soumen Banik, Sri Basudeb Banik became the joint owners in respect of the aforesaid property and they were in Joint possession of the said property recorded their names in the records of B.L. & L.R.O and also paying relevant taxes & Khajna to the concern authority.

**And Whereas** the Owners have agreed to authorize the developers to develop the land described in the First Schedule, written herein below, by constructing at the Developer's own cost and expenses a new building there on comprising flats/shop/garage on Ownership basis and the Owners are agreed to convey the Developer's Allocation land and new building thereon to any purchaser/s nominated by the Developers on the following terms and conditions agreed by and between the parties here to.

**NOW THIS AGREEMENT WITNESSETH** as follows:

#### **ARTICLE - I, DEFINITIONS**

1.1 **BUILDING** : shall mean multi storied buildings so to be constructed according to the sanction plan No 184/HZP/BP-2016-17 dated 15.09.2016, so to be sanctioned by the Hooghly Zilla Parishad and so to be constructed on the plot of land admeasuring more or less 24 Katha 07 Chhatak 21 sq.ft or a little more or less in R.S. & L.R. Dag No. 845, 846 & 847, L.R Khatian No. 2353, 2469, 2470, 2471 situated in Mouza Kismat Apurbapur, J.L. No. 51, within the ambit of Singur Gram Panchayet -I additional district sub register office singur, morefully and specifically described in the First Schedule written hereunder, and the said building in hereinafter referred to as the "D.C.B. COMPLEX".

1.2 **COMMON FACILITIES AND AMENITIES** : shall mean, main entrance, tube well, overhead water tank, lift, water pump and motor.

1.3. **SALEABLE SPACE**: shall mean the space in the building itself available for independent use and occupation after making the provisions for common facilities and space required therefore.

1.4. **OWNERS' ALLOCATION** : shall mean 35% of the total super built up area of the said Residential cum Commercial multi storied buildings including the common facilities common parts and common amenities of the building so to be constructed in accordance with the plan so to

be sanctioned by Zooghly Zilla Parishad receivable by the owners as consideration for the construction and for transferring the constructed area of the said building receivable by the developer/ promoter against the construction cost paid by the promoter/ developer along with the proportionate share of land in favour of the developer/ promoter and/or their nominee/ nominees and/or the intending purchasers nominated by the developer/ promoter more fully described in the second schedule herein below.

1.5. DEVELOPER'S ALLOCATION shall mean 65% of the total super built up area of the said multi storied building ( excluding owners' allocation ) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer after providing the owners' allocation as aforesaid and together with the absolute right of the part of the Developer to enter into agreement for sale with intending purchase/ purchasers teamsters, by and mode of transfer of property Act, and/or lease, let out, or in any manner may with the same as the absolute owners thereof.

1.06. ARCHITECT shall mean such person or persons being appointed by the developer.

1.07. TRANSFER with its grammatical variation shall include transfer by possession and only other means adopted for effecting what is under the owners as a transfer of space in the said building to intending purchasers their of all though the same may not amount to transferred in law.

1.08 TRANSFEROR shall mean said 1) Sri Ananta Ray 2) Smt. Aloka Banik 3) Sri Soumen Banik, 4) Sri Basudeb Banik as the absolute owners and Sri Soumen Banik, constituted power of Attorneys.

1.09. TRANSFeree shall mean a person or persons, firm, Limited company, Association or Association of persons to whom any space in the said building shall be transferred by virtue of these presents.

1.10. BUILDING PLAN shall mean such plan for the construction of the building so to be sanctioned by the Hooghly Zilla Parishad for construction of the building, including its modification and amenities.

1.11 LAWYER shall mean such person / persons who may be appointed by the Developer / Promoter at his absolute discretion who shall be in charge of all legal acts deeds and contract in between owners and promoter/developer and acts and arbitrate or and or in between owners and Developer, and / or developer and third parties.

1.12 PREMISES shall mean premises so to be constructed in the said land measuring 24 Katha 07 Chhatak 21 sq.ft or a little more or less in R.S. & L.R. Dag No. 845, 846 & 847, L.R Khatian No. 2353, 2469, 2470, 2471 situated in Mouza Kismat Apurbapur, J.L. No. 51, within the ambit of Singur Gram Panchayet -1 A.D.S.R office Police Station Singur, District Hooghly Additional District Sub-Registry Office at Singur in the District of Hooghly , more fully and particularly described in the First Schedule hereunder written.

ARTICLE - II, COMMENCEMENT

2. This agreement shall be deemed to have commenced on and with effect from ..... day of ..... 2016.

ARTICLE - III, OWNERS' RIGHT & REPRESENTATIONS

3.1 POSSESSION : The owners are now absolutely seized and possessed of or other wise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the developer to develop the said premises.

3.2 The said premise is free from all encumbrances and the owners have marketable title in respect of the said premises.

ARTICLE - IV, DEVELOPER/PROMOTER'S RIGHTS

4.1 The developer / Promoter shall have authority to deal with the property in terms the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

4.2 The owners hereby grant permission, subject to what have been hereunder provided, exclusive rights to the promoter / developer to build new building upon the Premises in accordance with the plan sanctioned by Hooghly Zilla Parishad in the name of the owners with or without any amendment and / or modification there to make or caused to be made by the parties there to.

4.3 All application plans and other papers and documents that may be required by the promoter / developer for the purpose of abstaining necessary sanction from the Hooghly Zilla Parishad shall be prepared and submitted by the promoter / developer on behalf of the owners and the owners shall sign all such plans, application, other papers and documents as and when necessary and all costs expenses including plan sanctioning costs will be borne by the developer / promoter.

4.4 That the Developer shall carry total construction work of the present building at their own costs and will take the sale proceeds of developer's allocation exclusively.

4.5 Booking from intending purchaser for promoter / developer's allocation will be taken by the promoter / developer and the agreement with the intending purchaser will be signed in their own name on behalf of the owners as a Registered Power Of Attorney Holders.

4.6 The selling rate of the developer / promoter's allocation will be fixed by the promoter / developer without any permission or consultation with the owners. The profit & loss, earned from the project will be entirely received or borne by the promoter / developer and no amount will be adjusted from the owners' allocation on accounts of loss or vice versa on account of profit from developer / promoter's allocation.

4.7 Promoter / Developer are empowered to collect consideration money from the sale of promoter's allocation from the intending purchaser and issue money receipt in their own name. And more over take advance and full and final consideration from the intending purchasers for developer's allocation only.

4.8 On completion of the proposed building when the flats are ready for giving possession to the intending purchaser letter will be signed by the Developer / Promoter as the representatives and Power of Attorney holders of the owners also will sign as confirming party, if needed. The deed of conveyance will be signed by the Developer / Promoter on behalf of and as representatives and registered Power of Attorney Holders of the owners.

4.9 All consideration cost will be borne by the promoter / developer. No liability on account of construction cost will be charged from owner's allocation

#### ARTICLE - V, CONSIDERATION

5.1 The promoter have agreed to build the said proposed building at their own cost and expenses and owners shall not be required to contribute any sums towards construction of the said building or buildings on the said premises, and to commercially exploit the said premises the developer have agreed to provide the owners the space defined in owners' allocation.

5.2 In consideration of the owners having agreed to grant exclusive right for developing the said premises in addition to the owners' allocation as herein provided, as mentioned earlier.



5.3 Apart from the aforesaid consideration which has already been made by the developer / promoter to the owners, the promoter have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and / or this development agreement and such consideration for the purpose of development of the said premises and / or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :-

- (a) Space allocation to the owners.
- (b) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.
- (c) Costs charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the Hooghly Zilla Parishad.
- (d) Costs, charges and expenses incurred for installation of Engineers if any and also sewerage, drainage and other connections.
- (e) Fee payable to Architect and the Engineers as also fees payable to the Hooghly Zilla Parishad for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water connection.
- (f) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- (g) Cost of supervision of construction of the owners' allocation of the said premises.

5.4 The owners having agreed to grant exclusive right for developing the said premises in term of these presents the developer have agreed, under taken to build the said building at their own costs and expenses and the owners shall not be required to contribute any sum towards construction of the said building and or development of the land. It is hereby made clear that the developer shall after completion of the construction of the said building in all respect delivery possession of the owners' allocation as provided earlier.

#### ARTICLE - VI, PROCEDURE

6. The owners shall grant to the developer Registered Development Agreement cum General Power of Attorney as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Hooghly Zilla Parishad and other authorities and also for selling, transferring and conveyances developer's allocation and for executing deed of conveyances and handing over physical as well as legal and identical position of the developer's allocation to the intending purchaser / purchasers.

#### ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

7.1 The developer shall on completion of the new building put the owners in undisputed possession of the owners' allocation Together With all rights of the common facilities and amenities as mentioned earlier.

7.2 The owners shall be entitled to transfer or otherwise deal with owners' allocation in the building.

7.3 The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer any right claim interest therein irrespective of the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

7.4 In so far as necessary all dealing by the developer's in respect of the building including agreement for sale or any kind of transfer receiving advance money concerning developer's allocation shall be in the name of the owners for which purpose of the owners undertake to give the developer or the developer's agent, a Registered General Power of Attorney in a form and manner required by the developer. It being understood, that such dealing shall not in any manner fasten or create any financial liability upon the owners.

Provided However the cost of conveyance or conveyances including Non-Judicial Stamps and registration expenses and all other legal expenses shall be borne and paid by the developer or by the developer's such nominee or nominees.

#### ARTICLE - VIII, SPACE ALLOCATION

8. On completion of the proposed building the owners agree to sign execute and register at the cost of the promoter or the intending buyer all such agreement, document, installments and writings as may be necessary and expedient for the purpose of transfer or sale of the developer's allocation.

#### ARTICLE - IX, GENERAL POWER OF ATTORNEY

9. The owners are executing Registered Power of Attorney completion of the project in writing in favour of 1) SRI SOUMEN BANIK son of Late Dulal Chandra Banik, by faith – Hindu, by occupation – Business, residing at 360, Rabindra Sarani, North Ghoshpara, Bally Howrah, Pin-711227 including power of preparing and executing and signing and also presenting for registration of deed of conveyance for developer's allocation as follows:-

1. To appear and represent the before the authorities of Hooghly Zilla Parishad, West Bengal Electricity Board Authorities under the Town and Country Planning Act Airport Authority of India. Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, Singur and before all other statutory and local bodies as and when necessary for

the purpose of construction of a new building and do all the needful as per the terms and conditions mentioned in the aforesaid development agreement for registration of flats, shops, garage spaces of developer's allocation.

2. To apply obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alternation of the development plans and also to submit and take delivery title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint engineers, architects and other agents and Sub-Contractor for the aforesaid purpose as the said attorney may think fit and proper.

3. To defend possession, manage and maintain the said premises including the building to be constructed thereon.

4. To sign, verify and file application, forms, building plans and revised building plans for multi storied building, documents and papers in respect of our said premises before Hooghly Zilla Parishad or before any other statutory authority's for the purpose of maintenance protection preservation and construction of a building over and above the said premises.

5. To pay all Statutory Taxes, Rates and charges in respect of the said premises and building on our behalf and in our names as and when the same will become due and payable.

6. To enter in to any Agreement for Sale, Memorandum of Understanding and / or any other instrument and document in respect of flat/s, units and / or car parking spaces within developer's allocation in the said new building in favour of the intending purchaser/s except the area to be retained by us in terms of the Agreement for Development.

7. To receive the consideration money in cash or by cheque / draft in the name of our attorney from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces and shall grant receipts in their names thereof and to give full discharge to the purchaser /s as our lawful representative.

8. To execute necessary deeds of conveyance in favour of the intending purchasers for flats, shops/ garages and car spaces within the developer's allocation by putting their signature on behalf of us and also to receive full and final consideration of the flats, shops/garages and car spaces within the developer's allocation and giving discharge the intending purchasers by issuing money receipts in their names.

9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in the afore said agreement as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building over and above our said premises.
10. To commence, prosecute, enforce, defend answer and oppose all actions, demands and other legal proceedings touching any of the matter concurring our said premises or any part of portion thereof.
11. To sign, declare and / or affirm any plaint, written statement, and petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith.
12. That our attorney will do all the necessary steps before the proper Registering Officer according to the condition mentioned in the afore said agreement for development.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the development agreement.

ARTICLE - X, NEW BUILDING

- 10.1 The promoter shall at their own costs construct, and complete the new building at the said premises in accordance with the sanctioned plan with good and standard material as may be specified by the Architect from time to time.
- 10.2 The promoter shall install erect in the building at promoter's own cost expenses pump overhead reservoir, electrification, permanent electric connection from the west Bengal electricity board and until permanent electric connection will be obtained temporary electric connection shall be provide in residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.
- 10.3 All costs, charges and expenses including Architect's fees shall be discharged and paid by the promoter and the owners shall bear no responsibility in this context.
- 10.4 The owners shall pay and clear up the entire arseon account of taxes and outgoing of the said premises up to the date of this agreement. It is further agreed by and between the parties that the owners shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing in respect of the said properties would be borne by the promoter from the date of execution of these presents till the date of completion of the construction and allocation.

From the date of completion and allocation of and floor area between the owners and the promoter the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of developer and area of owners by the owners and promoter and / or their nominees respectively. Up keep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises of the said premises or any part or portions thereof shall be looked after and named by the flat owners, who shall decide the device charges at the rate as may be decided by them after handing over the flats to them by the developer.

10.5 The promoter / developer will bear all the legal expenses and settlement expenses with the third parties and the owners will not bear anything on account of it.

#### ARTICLE - XI, COMMON FACILITIES

11.1 The promoter shall pay and bear the all property, taxes and other dues and outgoings in respect of the said premises according to dues as and from the date of execution of this agreement.

11.2 As soon as the building at the said premises is completed the promoter shall give written notice to the owners requiring the owners to take possession of the owner's allocation, in the building if there is no dispute regarding the completion of the building in term of the agreement and according to the specification and plan thereof, and certificate of the Architect/L.B.S or the Municipality being provided to that effect, then after 30 days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and impost ion whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the owners' allocation only. The said rates to be proportionate prorata with reference to the said saleable space.

11.3 The owners and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners and developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owners or the developer in this behalf.

11.4 As and from the date of service of notice of possession, the owners shall also be responsible to pay and bear and shall pay to the developer the service charges for the common facilities in the new building payable in respect of the owner's

allocation such charges are to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time Provided That if additional insurance premium is required to be paid for insurance of the building by virtue of any particulars and / or in the accommodation within the owners' allocation or any part thereof or any additional maintenance or repair is required by virtue whereof the owners shall be exclusively liable to pay and bear the additional premium and / or maintenance or repairing charges as the case may be.

- 11.5 The owners shall not do any act. Deed or things whereby the developer may be prevented from construction and completion of the said building.

#### ARTICLE - XII. COMMON RESTRICTION

12.1 The owners allocation in the building shall be subject at to the same restriction and use as are applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building which shall include as follows:-

12.2 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

12.3 Neither party shall demolish any wall or other structures in their respective allocation or any portion here of or make any structural alternation therein without the previous consent of the other in this behalf.

12.4 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless(s) such party shall observed and performed all to the and condition on their respective part to be observed and / or performed (n) the proposed transferee shall have given a written undertaking such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

12.5 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and / or breach of any of the said laws byelaws and regulation.

12.6 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. The each of their respective allocation in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.

12.7 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building

12.8 Neither party shall throw or accumulate any dirty, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

12.9 The owners shall permit the developer and its servants and agents with or without workman and other at all reasonable times to enter into and upon their owners allocation and every part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing and drainage and pipes electric wires and for any similar purpose

#### ARTICLE - XIII, OWNERS OBLIGATION

13.1 The owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the building at the said premises by the developer.

13.2 The owners hereby agree and covenant with developer not to do any act. Did or thing whereby the developer may be prevented from selling assigning and / or disposing of any of the developer's allocated partition in the building at the said premises.

13.3 The owners hereby agree and convents with the developer not to let out, grant, lease, mortgage and / or charge the said premises or any portion thereof without the consent in writing of the developer during the period of construction.

13.4 The owners shall permit the developer and its servants and agents with or without workmen and others at all reasonable times to enter into an upon the owners' allocation and every part thereof for the purpose of repairing, maintaining building, cleaning, lighting and keeping in order and good condition any common facility and / or for the purpose of

putting down maintaining, repairing and testing drains, gas and water pipe and electric wire and for any similar purpose.

13.5 The owners will be liable to pay an interest of 12% per annum to the developer for the fund invested in the venture, if the owners not able to hand over the peaceful vacate position of the land to the developer for construction.

ARTICLE - XIV. DEVELOPER'S OBLIGATIONS

14.1 The developer hereby agrees and covenants with the owners to complete the construction of the building within 48 months from the date of sanction plan and from the date of handing over peaceful vacant possession of the land by the owners to the developer whichever is later.

4.2 The developer hereby agrees and comments with the owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

14.3 The developer hereby agrees and covenants with the owners not to do any act, deed or thing whereby the owners' are prevented from enjoying selling assigning and or depositing of any owners allocation in the building at the said premises vice versa.

14.4 The developer shall provided similar amenities and fixture in the owner's allocation as will be done in developer's allocation.

14.5 The developer will be liable to pay an interest of 12% per annum to the owners if they won't be able to hand over the position of the flats within the stipulated period of 48 months.

ARTICLE - XV. OWNERS' INDEMNITY

15.1 The owners hereby undertakes that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

ARTICLE - XVI. DEVELOPER'S INDEMNITY

16.1 The developer hereby undertake to keep the owners indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the developer in relation to the construction of the said building.



16.2 The developer hereby undertakes to keep the owners indemnities against all actions, suits, costs, and proceedings and claims that may arise out of the developer's actions with regard to the development in relation to the construction of the said building.

ARTICLE - XVII, MISCELLANEOUS

17.1 The owners and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the owners and the developer in any manner nor shall the parties hereto be constituted as association of persons.

17.2 Immediately upon the developer obtaining vacant possessions of the premises so far the developer shall be entitled to start construction if law of the land so permits otherwise shall start construction of obtaining sanction of the building plan from the competent authority.

17.3 It is understood that from time to time facilitate the construction of the building by the developer various deeds matters and things not hereby specified may be required to be done by the developer and for which the developer may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners related to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the owners shall execute any such additional power of attorney and / or authorization as may be required by the developer for any such purposes and the owners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owners and / or against the spirit of these presents.

17.4 The owners shall not be liable for any income tax. Wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

17.5 Any notice required to be given by the developer to the owners shall without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the developer by the owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developer.

17.6 The developer and the owners shall mutually frame scheme for the management and the administration of the said building and / or common parts thereof. After the completion of the said building the owners hereby agree to abide by all the rules and regulations to be framed by any society / association / holding organization and / or any other organization who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations. owners or effecting her setae and interest in the said premises it being expressly agreed and understood that in no event the owners nor any of their estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the developer shall keep the owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

17.7 As and from the date of completion of the building the developer and / or it transferees and the owners and / or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes & outgoing payable in respect of their respective.

17.8 The owners shall deliver all the original title deeds relating to the said premises simultaneously with the execution of these present to the developer and the same shall remain with the developer during the full period of construction, if required the vendors will produce all necessary documents before any competent authority for inspection.

17.9 The building proposed to be constructed by the developer shall be made in accordance with the specification more fully and particularly mentioned and described in the Fourth Schedule hereunder written.

17.10 The completion certificate charges charged by the Hooghly Zilla Parishad, if any will be borne by the owners and the developer in proportion to their possession.

#### ARTICLE - XVIII, FORCE MAJEURE

18.1 The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majors and shall be suspended from the obligations during the duration of the force majors.

18.2 Force Majeure shall mean flood, earthquake, riot, war storm, tempest, civil commotion, strike and / or any other act of commission beyond the reasonable control of the parties here to.

#### ARTICLE - XIX, JURISDICTION

19. The Court of Serampore Sub-Division and District Judges Court, Hooghly shall have the Jurisdiction to entertain between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED TO**

*(Description of the land and premises)*

**ALL THAT** Piece and parcel of bastu land admeasuring more or less 24 Katha 07 Chhatak 21 sq.ft or a little more or less in R.S. & L.R. Dag No. 845, 846 & 847, L.R Khatian No. 2353, 2469, 2470, 2471 situated in Mouza Kismat Apurbapur, J.L. No. 51, within the ambit of Singur Gram Panchayet -1 A.D.S.R office Singur, Police Station Singur, District Hooghly , which is butted and bounded as follows:-

On the North :	Property of Mrityunjoy Das & others
On the South :	Common Passage
On the East :	Property of Mrityunjoy Das & others
On the west :	P.W.D Metal Road

**SECOND SCHEDULE ABOVE REFERRED TO**

*(Owners' allocation)*

**OWNERS' ALLOCATION** Shall mean 35% of the total super built up area of the said multi storied building including the common facilities common parts and common amenities of the building so to constructed in accordance with the plan so to be sanctioned by Hooghly Zilla Parishad receivable by the owners as consideration for the construction and for transferring the constructed area of the said building receivable by the developer / promoter against the construction cost paid by the promoter / developer along with the proportionate share of land in favour of the developer / promoter and / or their nominee / nominees and / or the intending purchasers nominated by the developer / promoter. It is agreed by and between the parties that the developer will give as consideration to the owners and / or the owners will receive as consideration from the developer / promoter Owners will get sanctioned area in all floors & all sides. Owner Sri Ananta Ray will also get Rs. 30,00,000/- (Rupees Thirty Lakh ) only as advance which will be refundable by him at the time of receiving possession of the his owners' allocation. If any owners want to sell their portion to the developer or want to buy extra portion from the developer the rate will be decided on current market value. All the portions of land lords will be allotted by the developers after getting sanctioned building plan from competent authority.

**THIRD SCHEDULE ABOVE REFERRED TO**

*(Developer's allocation)*

**DEVELOPER'S ALLOCATION:** shall mean 65% of the total super built up area of the said multi storied building (excluding owners' allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer after providing the owners' allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of transfer of property act and / or lease, let out, or in any manner may with the same as the absolute owners thereof.

**FOURTH SCHEDULE ABOVE REFERRED TO**

*(Specification of work)*

- |     |                   |   |   |
|-----|-------------------|---|---|
| 1.  | Construction      | : | As per sanctioned building plan.  |
| 2.  | Plastering        | : | Sand and Cement plaster as per require proportion.  |
| 3.  | Doors             | : | Good quality wood frame aluminum fitting 30 mm thick hot passed commercial <i>flush</i> door, Magic eye and mortic latch at the main door.                      |
| 4.  | Window            | : | Aluminum Channel Window.  |
| 5.  | Grill             | : | M.S, Grill.   |
| 6.  | Floor             | : | All floor shall be made by vitrified tiles in except the parking and open space.  |
| 7.  | W.C. Bath         | : | Open Indian type Pan of good quality, C.P. Tapes (ISI Mark).  |
| 8.  | Kitchen           | : | steel Stone cooking table steel sink, taps etc. Complete with exhaust fan hole, party tiles wall 2 ft. 6 inches height over cooking platform.                   |
| 9.  | Electrical workds | : | 5 points to each room one 15 Amp plug points at Dinning one light point each to W.C. Bath and Kitchen Verandah, calling bell arrangement with Concealed wiring. |
| 10. | Wall Painting     | : | Decorative Cement paint on outside wall. Inside wall finish with plaster of paris.  |
| 11. | Water Supply      | : | Water sources deep tube well with good quality P.V.C. pipe line and overhead water reservoir with Individual distribution with pump and motor.                  |

IN WITNESS WHERE OF the parties hereto have send and subscribed their respective hands and seals on the day month and year first above written

SIGNED, SEALED AND DELIVERED

at Singur in presence of:

1. Suhaj Kumar Malesick  
48/11, Habish Mukherjee  
Lane, Bhadrakali,  
Hooghly - 712232.

2. Sunil Mondal  
Serampore Court.

1. Ananta Ray.
2. Alaka Banik
3. Soumen Banik.
4. Basudh Banik.

(Vendors/Owners)

LOKNATH DEVELOPERS PVT LTD  
Soumen Banik.  
DIRECTOR  
SRI SOUMEN BANIK

Directors of Loknath Developers Pvt. Ltd.  
Promoter/Developer

Drafted & L.D. by

Ashok Kumar Saha

Advocate

**Ashok Kumar Saha**  
Advocate  
Serampore Court  
WB/012/1978

**MEMO OF CONSIDERATION**

Received with thanks from M/s. Lokrath developers Pvt. Ltd. sum of Rs.30,00,000.00 ( Rupees Thirty Lakhs) Only towards the adjustable advance at the time of execution of this agreement.

Sl. No.	Date	Cheque No	In Favour of	Bank Name	Amount
1	27-09-16	655590	Ananta Ray	S.B.I	10,00,000.00
2	27-09-16	655591	Ananta Ray	S.B.I	10,00,000.00
3	27-09-16	655592	Ananta Ray	S.B.I	10,00,000.00
<b>Total</b>					<b>30,00,000.00</b>

Witness: -

1. Subuj Kumar Mallick  
48/11, Hanish Mukherjee  
Lane, Bhadrakali,  
Hoogly - 712232.

*Ananta Ray.*

ANANTA RAY  
(Signature of the Owner)

2. Sunil Mondal  
Surampore Court.

# FINGER PRINT OF BOTH HANDS



Photo

*Ananta Ray*

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger	
					R
					H
					P
					L
					H
					F
					P



Photo

*Alok Banik*

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger	
					R
					H
					P
					L
					H
					F
					P



Photo

*Soumen Banik*

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger	
					R
					H
					P
					L
					H
					F
					P



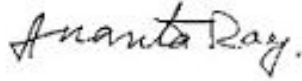


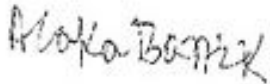


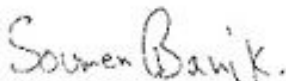


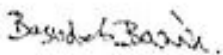


Photo

*Basudeb Banik*

Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger	
					R
					H
					P
					L
					H
					F
					P

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Shri Ananta Roy</b> Son of Late Hari Das Roy Executed by: Self, Date of Execution: 29/09/2016 , Admitted by: Self, Date of Admission: 29/09/2016 ,Place : Office	 29/09/2016	 LTI 29/09/2016	 29/09/2016
380, Ashwini Dutta Nagar, Hindmotor, P.O:- Hindmotor, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712233 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACTPR0451R, Status :Individual				
2	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Smt Aloka Banik</b> Wife of Late Dulal Chandra Banik Executed by: Self, Date of Execution: 29/09/2016 , Admitted by: Self, Date of Admission: 29/09/2016 ,Place : Office	 29/09/2016	 LTI 29/09/2016	 29/09/2016
360, Rabindra Sarani, North Ghoshpara, Bally, P.O:- North Ghoshpara, P.S:- Bally, District:- Howrah, West Bengal, India, PIN - 711227 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Individual				
3	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Shri Soumen Banik</b> Son of Late Dulal Chandra Banik Executed by: Self, Date of Execution: 29/09/2016 , Admitted by: Self, Date of Admission: 29/09/2016 ,Place : Office	 29/09/2016	 LTI 29/09/2016	 29/09/2016
360, Rabindra Sarani, North Ghoshpara, Bally, P.O:- North Ghoshpara, P.S:- Bally, District:- Howrah, West Bengal, India, PIN - 711227 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AETPB8105N, Status :Individual				
4	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Shri Basudeb Banik</b> Son of Late Dulal Chandra Banik Executed by: Self, Date of Execution: 29/09/2016 , Admitted by: Self, Date of Admission: 29/09/2016 ,Place : Office	 29/09/2016	 LTI 29/09/2016	 29/09/2016
360, Rabindra Sarani, North Ghoshpara, Bally, P.O:- North Ghoshpara, P.S:- Bally, District:- Howrah, West Bengal, India, PIN - 711227 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Form 60/61 supplied, Status :Individual				



### Major Information of the Deed




Deed No :	I-0614-03632/2016	Date of Registration	9/29/2016 11:46:54 AM
Query No / Year	0614-0001332135/2016	Office where deed is registered	
Query Date	25/09/2016 8:43:44 PM	A.D.S.R. SINGUR, District: Hooghly	
Applicant Name, Address & Other Details	Soumen Banik Serampore Court,Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No. : 9830012190, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 2,99,93,338/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,051/- (Article:48(g))	Rs. 33,003/- (Article:E, E, B)		
Remarks			

### Land Details :

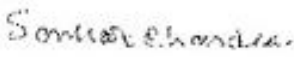
District: Hooghly, P.S:- Singur, Gram Panchayat: SINGUR-II, Mouza: Kismat Apurbapur

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-845	LR-2353	Bastu	Suna	1.99 Dec	1,00,000/-	14,75,933/-	Property is on Road Adjacent to Metal Road,
L2	LR-846	LR-2469	Bastu	Suna	9.06 Dec	8,00,000/-	67,19,576/-	Property is on Road Adjacent to Metal Road,
L3	LR-847	LR-2471	Bastu	Suna	8.42 Dec	5,00,000/-	62,44,904/-	Property is on Road Adjacent to Metal Road,
L4	LR-846	LR-2469	Bastu	Suna	2.53 Dec	2,00,000/-	18,76,438/-	Property is on Road Adjacent to Metal Road,
L5	LR-847	LR-2471	Bastu	Suna	9.01 Dec	6,00,000/-	66,82,492/-	Property is on Road Adjacent to Metal Road,
L6	LR-846	LR-2470	Bastu	Suna	9.43 Dec	8,00,000/-	69,93,995/-	Property is on Road Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>40.44Dec</b>	<b>30,00,000 /-</b>	<b>299,93,338 /-</b>	
		<b>Grand Total :</b>			<b>40.44Dec</b>	<b>30,00,000 /-</b>	<b>299,93,338 /-</b>	

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Soumen Banik</b> <b>Directors Of Loknath</b> <b>Developers Pvt Ltd</b> Son of Late Dulal Chandra Banik Executed by: Self, Date of Execution: 29/09/2016 , Admitted by: Self, Date of Admission: 29/09/2016 ,Place : Office	 29/09/2016	 LTI 29/09/2016	 29/09/2016
Son of Late Dulal Chandra Banik Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AETPB8105N, Status :Individual				

**Identifier Details :**

Name & address	
Mr Sankar Chandra Son of Late Dulal Chandra 65/53 Firingi Danga Road Serampur, P.O:- Mallikpara, P.S:- Serampur, Serampore, District:-Hooghly, West Bengal, India, PIN - 712203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Ananta Roy, Smt Aloka Banik, Shri Soumen Banik, Shri Basudeb Banik, Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd	
	29/09/2016

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Ananta Roy	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-0.4975 Dec
2	Smt Aloka Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-0.4975 Dec
3	Shri Soumen Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-0.4975 Dec
4	Shri Basudeb Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-0.4975 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Ananta Roy	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.265 Dec
2	Smt Aloka Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.265 Dec
3	Shri Soumen Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.265 Dec
4	Shri Basudeb Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.265 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Ananta Roy	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.105 Dec
2	Smt Aloka Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.105 Dec
3	Shri Soumen Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.105 Dec
4	Shri Basudeb Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.105 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Ananta Roy	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-0.6325 Dec
2	Smt Aloka Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-0.6325 Dec
3	Shri Soumen Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-0.6325 Dec
4	Shri Basudeb Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-0.6325 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Ananta Roy	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.2525 Dec
2	Smt Aloka Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.2525 Dec
3	Shri Soumen Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.2525 Dec
4	Shri Basudeb Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.2525 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Ananta Roy	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.3575 Dec
2	Smt Aloka Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.3575 Dec
3	Shri Soumen Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.3575 Dec
4	Shri Basudeb Banik	Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd-2.3575 Dec

## Land Details as per Land Record

District: Hooghly, P.S:- Singur, Gram Panchayat: SINGUR-II, Mouza: Kismat Apurbapur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 845(Corresponding RS Plot No:- 845), LR Khatian No:- 2353	Owner:অনন্ত রায়, Gurdian:হরিদাস, Address:380আসিনী দত্ত নগর, হিন্দমোটর, Classification:শুনা, Area:0.01000000 Acre,
L2	LR Plot No:- 846(Corresponding RS Plot No:- 846), LR Khatian No:- 2469	Owner:সৌমেন বনিক, Gurdian:দুলাল, Address:360, রবীন্দ্র সরনী, হাওড়া, Classification:শুনা, Area:0.04000000 Acre,
L3	LR Plot No:- 847(Corresponding RS Plot No:- 847), LR Khatian No:- 2471	Owner:অলোকা বনিক, Gurdian:দুলাল, Address:360, রবীন্দ্র সরনী, হাওড়া, Classification:শুনা, Area:0.03000000 Acre,

L4	LR Plot No:- 846(Corresponding RS Plot No:- 846), LR Khatian No:- 2469	Owner:সৌমেন বনিক, Gurdian:দুলাল, Address:360,রবীন্দ্র সরনী, হাওড়া, Classification:শুনা, Area:0.04000000 Acre,
L5	LR Plot No:- 847(Corresponding RS Plot No:- 847), LR Khatian No:- 2471	Owner:অলোকা বনিক, Gurdian:দুলাল, Address:360,রবীন্দ্র সরনী,হাওড়া, Classification:শুনা, Area:0.03000000 Acre,
L6	LR Plot No:- 846(Corresponding RS Plot No:- 846), LR Khatian No:- 2470	Owner:বাসুদেব বনিক, Gurdian:দুলাল, Address:360,রবীন্দ্র সরনী,হাওড়া, Classification:শুনা, Area:0.03000000 Acre,

**Endorsement For Deed Number : I - 061403632 / 2016**

**On 29-09-2016**

**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 11:30 hrs on 29-09-2016, at the Office of the A.D.S.R. SINGUR by Shri Ananta Roy , one of the Executants.

**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 2,99,93,338/-

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

Execution is admitted on 29/09/2016 by 1. Shri Ananta Roy, Son of Late Hari Das Roy, 380, Ashwini Dutta Nagar, Hindmotor, P.O: Hindmotor, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by Profession Business, 2. Smt Aloka Banik, Wife of Late Dulal Chandra Banik, 360, Rabindra Sarani, North Ghoshpara, Bally, P.O: North Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Business, 3. Shri Soumen Banik, Son of Late Dulal Chandra Banik, 360, Rabindra Sarani, North Ghoshpara, Bally, P.O: North Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Business, 4. Shri Basudeb Banik, Son of Late Dulal Chandra Banik, 360, Rabindra Sarani, North Ghoshpara, Bally, P.O: North Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Business, 5. Shri Soumen Banik Directors Of Loknath Developers Pvt Ltd, Son of Late Dulal Chandra Banik, 360, Rabindra Sarani, North Ghoshpara, Bally, P.O: North Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Business

Indetified by Mr Sankar Chandra, , Son of Late Dulal Ch Chandra, 65/53 Firingi Danga Road Serampur, P.O: Mallikpara, Thana: Serampur, , City/Town: SERAMPURE, Hooghly, WEST BENGAL, India, PIN - 712203, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 33,003/- ( B = Rs 32,989/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 33,003/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2016 1:09PM with Govt. Ref. No: 192016170024795241 on 27-09-2016, Amount Rs: 33,003/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 258956056 on 27-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

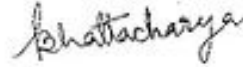
Certified that required Stamp Duty payable for this document is Rs. 40,051/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,051/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 26257, Amount: Rs.5,000/-, Date of Purchase: 27/09/2016, Vendor name: A Rakshit

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/09/2016 1:09PM with Govt. Ref. No: 192016170024795241 on 27-09-2016, Amount Rs: 35,051/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 258956056 on 27-09-2016, Head of Account 0030-02-103-003-02



**Sravani Bhattacharya**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SINGUR**  
**Hooghly, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0614-2016, Page from 70003 to 70035  
being No 061403632 for the year 2016.



*Bhattacharya*

Digitally signed by SRABONI  
BHATTACHARYA  
Date: 2016.09.29 16:16:15 +05:30  
Reason: Digital Signing of Deed.

(Sravani Bhattacharya) 29-09-2016 16:16:13  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SINGUR  
West Bengal.

(This document is digitally signed.)