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

[Signature]
 District Sub-Register-II
 Alipore, South 24 Parganas

DEVELOPMENT AGREEMENT 05 MAR 2014

THIS DEVELOPMENT AGREEMENT is made on this the
 day of 5th March, 2014 (Two Thousand fourteen)

BETWEEN

20 FEB 2014

50987

Name: A.K. Mukhopadhyay

Value Rs: 5000/-

BID FOR KE. P. HA

Alipore Judges' Court, 24 Pgs (S)

Alipore Judges' Court

License Stamp

Vendor Signature



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Arati Saha
H/O R. N. Saha
Alipore Judges Court
K01-27

Certificate of Registration under section 60 and Rule 69.

**Registered in Book - I
CD Volume number 4
Page from 4244 to 4277
being No 02551 for the year 2014.**



(Signature)
**(Malay Chakraborty) 06-March-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -II SOUTH 24-PARGANAS
West Bengal**



SHI ARUP KATAN SAHA, son of Late Bhendira Nath Saha, by birth Hindu, by occupation Student, by nationality Indian, residing at 122, Bhagwati Vidy Vihar, Police Station Behala, Kolkata-700034, District 24-Parganas (West), hereinafter called and referred to as the "OWNER/LANDLORD" (which terms or expressions shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives, nominees and/or assigns) of the ONE PART:

AND

M/S. BANYAL CONSTRUCTION PVT. LTD., a Private Limited company having its registered office at 31/N/1, Siddhivasthi Chatterjee Road, Police Station Behala, Kolkata-700034, represented by its Directors (1) MR. BIPRA BHANU PATHAK, son of Dhrubasis Pathak, (2) EMT. SUDIPTA PATHAK (BANYAL), wife of Mr. Bipra Bhanu Pathak, and (3) MR. SHILAB BANYAL, son of Late Surojit Kumar Sanyal, hereinafter called and referred to as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective legal heirs, successors in its office, executors in its office, administrators, legal representatives, nominees and/or assigns) of the OTHER PART:

WHEREAS by virtue of a registered Deed of Indenture, dated 6th May, 1988 Bengali year 23rd Baishak 1395, one Srimati Smriti Kona Saha



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gifted, conveyed and transferred away a plot of land measuring an area of 4 (four) Cottahs 1 (one) Chittaks 20 (twenty) Sq. Ft. more or less, equivalent to 7 (seven) Decimals of bastu land, together with structure standing thereon, situated and lying at Mouza- Chandipur now Behala appertaining to R.S. Khatian No. 715, C.S. Dag No. 7232 and R.S. Dag No. 9972, within the Kolkata Municipal Corporation (S. S. Unit) being Premises No. 12A, Bhupen Roy Road, within the limits of the Kolkata Municipal Corporation, under Ward No. 120, previously known as Holding No. 12, (Assessee No. 411200202434), in the District of South 24-Parganas, by virtue of a registered Deed of Gift, dated 6th May, 1988 registered at District Sub-Registrar Office, Alipore, South 24-Parganas, recorded in Book No. 1, Volume No. 97, Pages 142 to 148, Being No. 4985 for the year 1988;

AND WHEREAS thus the present landlord owner hold possess and total land measuring an area of 4 (four) Cottahs 1 (one) Chittaks 20 (twenty) Sq. Ft. more or less free from all encumbrances and also mutated his name in the record of the Kolkata Municipal Corporation being Premises No. 12A, Bhupen Roy Road, Police Station- Behala, Kolkata- 700034, being Assessee No. 41-120-02-02434, and by paying taxes regularly in respect of the aforesaid property seized and possessed absolutely free from all encumbrances;

AND WHEREAS with an intention to Develop the Schedule property in to a multistoried building the present Owner/Landlord approached the



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Developer herein for construction a multistoried building with a view to exploit commercially and after discussions held between parties herein, the present Owner/Landlord appoint the Developer herein who possess good will and reputation in an around the locality for construction of a multistoried building upon the aforesaid property at the cost of the Developer and the Developer herein hereby agree with the proposal of the Owner/Landlord herein on the terms conditions and stipulation setforth herein below :-

NOW THIS AGREEMENT WITNESSES AS FOLLOWS :-

DEFINITION :

1. OWNER:

Shall mean : **SRI ARUP RATAN SAHA**, son of Late Birendra Nath Saha, by faith Hindu, by occupation- Retired, by nationality Indian, residing at 12A, Bhupen Roy Road, Police Station- Behala, Kolkata- 700034, District 24-Parganas (South).

2. DEVELOPER :

Shall mean and include **SANYAL CONSTRUCTION PVT. LTD.**, a Private Limited company having its registered office at 31/N/1, Siddhinath Chatterjee Road, Police Station- Behala, Kolkata- 700034, represented by its Directors **(1) MR. BIPRA BHANU PATHAK**, **(2) SMT. SUDIPTA PATHAK (SANYAL)**, and **(3) MR. SHILAB SANYAL**.



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3. **THE SAID PROPERTY :**

Shall mean and include ALL THAT a piece or parcel of 4 (four) Cottahs 1 (one) Chittaks 20 (twenty) Sq. Ft. more or less, equivalent to 7 (seven) Decimals of bastu land, together with pucca structure standing thereon, situated and lying at Mouza- Chandipur now Behala appertaining to R.S. Khatian No. 715, C.S. Dag No. 7232 and R.S. Dag No. 9972, within the Kolkata Municipal Corporation (S. S. Unit) being Premises No. 12A, Bhupen Roy Road, within the limits of the Kolkata Municipal Corporation, under Ward No. 120, previously known as Holding No. 12, (Assessee No. 411200202434), in the District of South 24-Parganas, hereinafter called the '**SAID PROPERTY**', which is more fully and particularly described in the *Schedule-'A'* hereunder written.

4. **BUILDING :**

Shall mean and include present old dilapidated building and the proposed building to be constructed at the Municipal Premises No. 12A, Bhupen Roy Road, Police Station- Behala, Kolkata- 700034 i.e. upon the *Schedule-'A'* property.

5. **COMMON FACILITIES:**

Shall mean and included main entrance, side space, back space and common passage leading to main entrance except car parking area of the Flat Owner and occupier, corridors, stairs, lift, ways, passage, drive ways, common, lavatories in the ground floor, meter room, water pump and water facilities, motor room, will be provided by the Developer in



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the proposed new building. The occupiers including Owner and their nominees of the proposed multi-storied building and the purchasers of the flat of the proposed multi-storied building shall have the right to enjoy the roof of the proposed building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir. Further the Developer shall provide fire protection equipments, drainage, sewerage inside the building including drain and sewerage line from the building to the corporation main drain.

6. SALEABLE SPACE :

Shall mean the space in the new building available for independent use and occupation of the Developer except owner's allocation after making due provisions for common facilities and space required thereof.

7. OWNER'S ALLOCATION :

- 1) It has been agreed by and between the parties herein that the parties hereto shall jointly execute a Supplementary Agreement within 7 (seven) days on obtaining the Building Sanction Plan by the Developer from the appropriate authority for the purpose of confirmation of the Owners' Allocation as per share stated below.
- 2) On completion of the entire building the Developer shall at the first instance provide/handover to the Owner two self contained flats of total measuring 150 sq. ft. built up area out of the total F.A.R. as per Building Sanctioned Plan of K.M.C.



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- 3) The Developer shall pay to the Owner Rs. 10,00,000/- (Rupees Ten lakhs) only as forfeited money as follows:-
- a) Rs. 5,000/- (Rupees Five thousand) only at the time of signing of this agreement.
 - b) Rs. 3,00,000/- (Rupees Three lakhs) only at the time of taking possession of the property from the Owner as per "A" Schedule property.
 - c) Rs. 6,95,000/- (Rupees Six lakhs ninety five thousand) only on completion of the building and handing over the aforesaid/allotted flat as owner's allocation to the Owner without any interest whatsoever.
- 4) Besides that the Developer shall provide shifting to a suitable residential flat for the Owner at the cost of the Developer nearest to the Schedule "A" property till the date of possession of the Owners allocation in full satisfaction of the Owner.

The owner's allocation is more fully and particularly described in the *Schedule-'B'* below and fittings and fixtures and accessories as will be provided by the Developer in the Owner's Allocation are more fully and particularly described in the *Schedule-'D'* hereunder written. The owner's allocation shall be confirmed on obtaining Building Sanction Plan from the Kolkata Municipal Corporation.



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8. DEVELOPER'S ALLOCATION :

Shall mean the remaining available space/constructed area/flats/units in terms of the F.A.R. out of total F.A.R. of the Building Sanctioned Plan of the new building including the common facilities and together with the absolute right in dealing with prospective buyer/buyers and intending transferee/ transferees, lessee as the case may be. The Owner shall have no responsibility or share towards the amount received by the developer in their own account from the aforesaid sale proceeds of the developer's allocation.

9. THE ARCHITECT :

Shall mean such person or persons or company with requisite qualification who will be appointed by the Developer for designing and planning of the new building in the Schedule "A" property.

10. BUILDING PLAN :

Shall mean such plan that has been prepared by the developer through its architect at its own costs and the same having been duly approved by the owner in the name of the owner.

11. TRANSFER :

With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchase therefore



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although the same may not amount to a transfer in law without causing in any manner any inconvenience or disturbance to the Owner.

12. **TRANSFeree** :

Shall mean a person firm limited company, association of persons to whom any space in the building will be transferred including nominee of the Owner.

13. **TIME** :

Shall mean that the construction shall be completed positively within 36 months from the date of approval of sanction of the building Plan from the Kolkata Municipal Corporation and/or from the date of receiving of the vacant unencumbered possession of the said property which ever will be the later. Time is the essence of this agreement.

14. **WORDS** :

Importing singular shall include plural and vice-versa and similarly words importing neutral gender shall include masculine and feminine genders.

COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.



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OWNER'S RIGHT AND REPRESENTATION

- 1) The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- 2) None other than the Owner or his successors have any claim, right, title and/or demand over and in respect of the "*said premises*" and/or any portion therefore.
- 3) There is no excess vacant land at the said property within the meaning of the Urban land (ceiling and regulation) Act, 1976.
- 4) The Owner herein appointed the Developer herein for development of the *Schedule-'A'* property with the cost and expenses of the Developer. Subject to amalgamate the each other plots in one Plot upon discretion of the Developer which have no effect on owner's right or possession.

DEVELOPER'S RIGHT

- 1) The Owner herein grant, subject to what has been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the "*said properties*" and shall be able to construct the new building thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto. If the situation warrants the Developer at their choice shall have right to amalgamate the



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- "A" Schedule property with the Adjacent land being premises No. 14A, Bhupen Roy Road, Police Station- Behala, Kolkata- 700034 for the purpose of construction and completion of Building in the form of a big complex and to exploit the project commercially in terms of more value.
- 2) All application, plans and other papers and documents including any modified plan if required at a latter stage subject to owner's approval in writing particularly in case of modification by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the developer on behalf of the Owner at the cost and expenses of the Developer and the Developer shall pay all charges and bear all fees including architects fees required to be paid or deposited for exploitation of the said property.
 - 3) Developer shall have right to keep all original documents and papers to the Titles of the property in their custody.
 - 4) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof, shall not create any right, title or interest in favour of the Developer other than any exclusive right and interest of the Developer to commercially exploit the same in terms hereof and to deal with the entire allocation in the new building in the manner hereinafter stated.



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CONSIDERATION

- 1) In consideration of the Owner having agreed to permit the Developer to exploit the "said property" commercially and to construct, erect and build a new building in accordance with the sanction building plan which will be sanctioned in the name of the Owner by the Kolkata Municipal Corporation in accordance with the specification and materials description of which are stated in details in *Schedule-'B'*, 'C' and 'D' respectively hereunder written.

- 2) The Developer on completion of the entire building shall provide/handover to the Owner two self contained flats of total measuring 1500 sq. ft. built up area out of the total F.A.R of the Building Sanctioned Plan and Rs. 10,00,000/- (Rupees Ten lakhs) only as forfeited money. The owner's allocation which is more fully and particularly described in the *Schedule-'B'* hereunder written and fittings and fixtures and arrangements as will be provided by the developer in the owner's allocation as are more fully and particularly described in the *Schedule-'C'* hereunder written.

POSSESSION

- 1) The possession of the said *Schedule-'A'* property will be handed over by the owner to the developer within one month from the date of sanction of the plan, in vacant and



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unencumbered condition enabling the developer to erect/construct the multi-storied building thereon.

- 2) The Developer hereby permitted and allowed to demolish the existing two storied building upon the Schedule "A" property at the cost of the Developer and the demolish building materials shall consume by the Developer in absolute discretion of the Developer.
- 3) The Developer shall complete the construction of the building positively within 36 (thirty six) months from the date of sanction of the building pan and/or from the date of getting peaceful vacant possession of the Schedule "A" property which ever is later and shall handover the owner's allocation.
- 4) The developer shall on completion of the new building put the Owner in undisputed possession of the owner's allocation described in the *Schedule-'B'* hereunder written, together with all rights in the common portion thereof.
- 5) The Developer shall be exclusively entitled to the Developer's Allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same with out however prejudicially affecting the Owner and the Owner shall not in any manner interfere with or disturb the quiet



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and peaceful possession of the Developer's allocation. The Owner shall only transfer by way of proper deed of conveyance either in favour of the Developer or in favour of the nominee/nominees of the Developer, in respect of the undivided share of the land excepting the proportionate share of land of the Owner.

- 6) In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the owner for which the Owner hereby undertake to give a registered General Power of Attorney in a form and manner reasonably required by the Developer at the cost of the Developer. It being understood however that such dealing shall not in any manner fasten or create any financial or legal liabilities upon the Owner nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.
- 7) That the owner shall execute the Deed of Conveyance in favour of the Developer or its nominee/nominees in respect of the such parts of the new building as shall be required by the Developer.

COMMON FACILITIES

- i) The Owner shall pay and bear all property taxes and other dues and outgoings in respect of the said building acquiring



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due up to the date of execution of this agreement. If there are any dues of property taxes or any other taxes regarding the "*said property*" before the date of agreement the same would be borne by the Owner.

- ii) As soon as the new building is completed within the time hereinabove mentioned, the Developer shall give written notice to the Owner for their allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan and after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owner's allocation/owner's share i.e. two flat measuring total 1500 sq. ft. built up area **SUBJECT TO** the deliver of the physical possession of Owners' Allocation.
- iii) From the date of handing over the possession of the owner's allocation the Owner shall pay the developer or to the owners association as the case may be the service charges for the common facilities in the new building.



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Director, Bureau of Prisons
Department of Justice

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- iv) Any transfer of any part of the Owner's allocation in the new building shall be subject to the provisions hereof and the transferee shall be responsible in respect of the space transferred for payment of the said rates and service charges for common facilities.
- v) The Owner shall not do any act, deed or thing whereby the Developer shall be prevented for construction or completion of the said building.

COMMON RESTRICTION

- 1) The Owner's allocation in the new building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new building intended for common benefits of all occupiers of the new building which shall include the followings :-
 - a) The Owner shall not use or permit to be used of the Owner's allocation in the new 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 hazard to the Owner/ Occupiers of the new building. The Developer and his nominee/nominees shall also not use or permit to be used



Director, National Archives and Records Administration
College Park, Maryland 20740

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of the Developer's allocation in the new building or any portion thereof for carrying or any obnoxious, illegal and immoral or activity nor use thereof for any purpose which may cause any nuisance annoyance or hazards to the Owner of the new building.

- b) Both the parties shall abide by the laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without evading the right of the Owner.
- c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.
- d) Neither party shall throw accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors and in any other portions of the new building.

OWNER'S OBLIGATION

- 1) The Owner hereby agrees and covenant with the Developer not to cause any interference of hindrance in the construction of the building at the 'said property' by the Developer.



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- 2) The Owner hereby agrees and covenant with the Developer not to do any act or deed or thing thereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocated portion in the building or of the 'said property' and save and except the owner's allocation.
- 3) The Owner hereby agree and covenant with the Developer not to let out grant, lease, mortgage and/or change the allocated portion of the Developer but shall have all right to let out grant, lease, mortgage and/or change, their allocated portion to any person or persons, company/companies.
- 4) The Owner/Landlord hereby agreed and covenant with the Developer herein to take Financial Assistance from any Nationalize Bank at the risk and liability of the Developer by creating charge of the Owner Title Deed and other relevant documents with the Bank or any Financial Intuition/Authorities.

DEVELOPER'S OBLIGATION

The Developer hereby agrees and covenant with the owner:-

- a) The Developer shall not be entitled to transfer alienate or assign this agreement to any other person/persons for completion of the building.



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- b) The Developer shall at its own cost demolish the existing structure in the *Schedule-'A'* property which derived from the Owner and to sell out the salvages and debris and to receive all sale proceed thereof.

- c) Not to violate or contravene any of the provisions laws or rules application for construction of the building and in case of any violation of law, rules or any provisions of any Authority and Government, the Developers is liable and responsible to compensate the damages and/or penalty as levied by local authority or governed body and for which the Owner shall not be liable or responsible in any manner whatsoever.

OWNER'S INDEMNITY

The Owner hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their allocated portion without any interference and/or disturbance, provided the Developer performs and fulfills all and singular as the terms and conditions herein contained and/or its part to be observed and performed.

DEVELOPERS INDEMNIFY

- 1) The Developer hereby undertake to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the



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developer in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.

- 2) The Developer hereby undertakes to keep the Owner indemnified against all action costs proceedings and claim that may arise out of the developer's allocation with regard to the development of the '*said property*' and/or in the matter of construction of the building and/or any defect therein.

MISCELLANEOUS

- 1) The Owner and the Developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner. The parties hereto can proceed with this agreement.
- 2) Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owner of the '*said property*' or any part thereof to the developer or as creating any title and interest in respect thereof in the developer other than an exclusive right to exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or banks against the Developer's allocation only without creating any financial liability upon the Owner by effecting the *Schedule-'A'* property and the Owner shall not be encumbered and/or be liable for payment of any



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loan or dues of such bank or banks and for that purpose the developer shall keep the owner's indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.

- 3) That the Developer shall be the custodian of all original Title Deeds, any previous original building Plans, Mutation Certificate of the Owner, Municipal Receipts or any relevant papers till the completion of the Project and thereafter the Developer is liable to submit or parted with all aforesaid documents (as per accountable receipts for the same) to the Owner's Associations.

FORCE MAJURE

- 1) That parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain after utilizing the available F.A.R.
- 2) Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil common, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto.

JOINT OBLIGATION

- 1) The Developer shall develop and construct a multi-storied building on the said land as per Corporation present rules in vogue.



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- 2) The Owner will deposit with the developer all the original title deeds of the land and other relevant papers on execution of the agreement for developers' record and reference. The said original title deed/deeds shall ultimately be returned by the developer to the Owner Association for their preservation.

SCHEDULE-'A' ABOVE REFERRED TO:

ALL THAT piece or parcel of Bastu land measuring 4 (four) Cottahs 1 (one) Chittaks 20 (twenty) Sq. Ft. more or less, equivalent to 7 (seven) Decimals of bastu land, together with one storied pucca structure standing thereon, situated and lying at Mouza- Chandipur now Behala appertaining to R.S. Khatian No. 715, C.S. Dag No. 7232 and R.S. Dag No. 9972, within the Kolkata Municipal Corporation (S. S. Unit) being Premises No. 12A, Bhupen Roy Road, within the limits of the Kolkata Municipal Corporation, under Ward No. 120, previously known as Holding No. 12, (Assessee No. 411200202434), in the District of South 24-Parganas, together with all right, title and interest and right of easement thereto and the said property is butted and bounded in the manner as follows :-

- On the NORTH* : 6' feet wide Common Passage;
On the SOUTH : Land of Nilmoni Roy and others;
On the EAST : Land of Dipendranath Mukhopadhyay &
Land of Sabarna Mukhopadhyay;
On the WEST : 6' feet wide common passage;



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SCHEDULE 'B' ABOVE REFERRED TO:

(Description of the Owners' Allocation)

- 1) It has been agreed by and between the parties herein that the parties hereto shall jointly execute a Supplementary Agreement within 7 (seven) days on obtaining the Building Sanction Plan by the Developer from the appropriate authority for the purpose of confirmation of the Owners' Allocation as per share stated below.
- 2) On completion of the entire building the Developer shall at the first instance handover to the Owner two self contained flats of measuring 1500 sq. ft. built up area out of the total F.A.R. of the Building Sanctioned Plan.
- 3) The Developer shall pay to the Owner Rs. 10,00,000/- (Rupees Ten lakhs) only as forfeited money as follows:-
 - a) Rs. 5,000/- (Rupees Five thousand) only at the time of signing of this agreement.
 - b) Rs. 3,00,000/- (Rupees Three lakhs) only at the time of taking possession of the property from the Owner as per "A" Schedule property.
 - c) Rs. 6,95,000/- (Rupees Six lakhs ninety five thousand) only on completion of the building and handing over the aforesaid/allotted flat as owner's allocation to the Owner without any interest whatsoever.



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4. The Developer shall provide sitting to a number of residential units for the lower on the east of the Developer's site on the Schedule 'D' property or a near vicinity till the date of possession of the lower allocation or till completion of the lower.

The lower's allocation is more fully and particularly described in the Schedule 'D' above and fittings and fixtures and accessories as well as provided by the Developer in the lower's allocation are more fully and particularly described in the Schedule 'D' hereunder written. The lower's allocation shall be confirmed on obtaining Building Permission Plan from the relevant Municipal Corporation.

SCHEDULE 'C' ADDITIONAL TO:
Description of the Developer's Allocation

(It shall mean the remaining available space constructed area (Gross area) in terms of the FAR and of net FAR of the Building Structure Plan of the new building including the common facilities and together with the site/lot right in dealing with prospective buyers/buyers and existing residents / residents, hence on the same may be. The lower shall have no responsibility or share towards the amount received by the developer in their own account from the already said proceeds of the developer's allocation.



Department of the Interior
Bureau of Land Management

BLM/BLM/BLM/BLM/BLM



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Specification of the building

1) P.C.C. Frame work.

2) *Plastering* : All *interior, exterior, ceiling, kitchen and toilet* will be laid with *various class plastering.*

3) *Stairs, Stairs Landings and lift* in all floors.

4) *Interior finishing of wall and ceiling* : *Plaster of paris with 2 coat of primer.*

5) (i) *Exterior finish of plastering Walls chajjas etc.* : *Decorative cement paint will be applied.* (ii) *Roof top treatment* : *Proper treatment and slope casting for rain watering of wall.*

6) *Door* : *Ball wood door frame with factory made flush door.*

7) *Window* : *Aluminium windows.*

8) *Toilet* :

- i. *Two Nos. - One Indian and One European type WC with polythene cistern. One lift in any one of the two toilets.*
- ii. *Shower in both the toilets.*
- iii. *Steel Tap - Essco make.*
- iv. *One toilet will be provided with geyser point.*



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- v. Wash basin in one toilet. Sincere make
- vi. Wall tiles up to 6 ft in both the toilets

i) Kitchen :

- i. Cooking platform green marble.
- ii. Small steel sink.
- iii. One steel tap.
- iv. Tiles upto 3 ft on cooking platform.

j) Staircase :

Flooring cast in situ mosaic floor.

k) Water supply :

Electrical pump with motor will be installed at ground floor to delivery water to overhead tank from ground reservoir tank connected municipal water supply.

l) Electrical installation :

- i. Separate wiring of each flat for meter.
- ii. Two light point one fan point and two plug points in drawing and dining space and bed rooms and extra light point at the discretion of the Developer.
- iii. One fan point and one light point and one plug point in kitchen and one exhaust fan point.
- iv. One light point and one plug point in toilet.
- v. One light point in balcony.
- vi. Wiring of AC in one Bed room.



A handwritten signature in black ink, consisting of a stylized, cursive letter 'M' followed by a horizontal line.

District Sub-Register-II
Alipore, South 24 Parganas

05 MAR 2014

IN WITNESSES WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the Parties at Kolkata

In the presence of :

WITNESSES:

1) *Asim Mukhopadhyay*
Advocate, Alipore
Judges Court
Kolkata-27

2) *Anati Saha*
Alipore Judges
Court
KOL-27

Amr Ratan Saha .

Signature Of The **OWNER/ LANDLORD**

SANYAL CONSTRUCTION PVT. LTD.

Sandeep Pathak

Director.

Signature Of The **DEVELOPER**

Drafted by me & prepared
in my office :

SANYAL CONSTRUCTION PVT. LTD.

Rajendra Chandra Pattan

Director.

Asim Mukhopadhyay
(Asim Mukhopadhyay)
Advocate

Alipore Judges' Court,
Kolkata-700 027

Computer Print by me :

Jug Biswas

Alipore Judges' Court, KOL-27



A handwritten signature in black ink, appearing to be a stylized 'M' or similar character.

Director, Sub-Registrar-1
Aligarh, South 24 Parganas

05 MAR 2014

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 5,000/- (Rupees Five thousand) only out of total consideration of Rs. 10,00,000/- (Rupees Ten lakhs) only from the within named Developer, by the above named Land Owner, in the following manner :

By Cash or Cheque

Rs. 5,000/-

Rs. 5,000/-

(Rupees Five thousand) only

WITNESSES:-

1) *Asim Mukhopadhyay*
Alipore Alipore
Judges Court
Kolkata-27

Amp Latan Saha.

Signature Of The **OWNER/ LANDLORD**

2) *Anati Saha*
Alipore Judges Court.
Kol-27





District Sub-Register-II
Alipore, South 24 Parganas

05 MAR 2014



Government Of West Bengal
Office Of the D.S.R. -II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02551 of 2014
(Serial No. 02676 of 2014 and Query No. 1602L000004256 of 2014)

INTRODUCTION

Certificate of Admissibility (Under WB Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 5, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 97.00/-, on 05/03/2014

(Under Article : B = 44/- , E = 21/- , H = 28/- , M(b) = 4/- on 05/03/2014)

Certification of Market Value (Under WB Registration Rules, 1962)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-73,02,500/-

Certified that the required stamp duty of this document is Rs.- 10021 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit Stamp Duty

Deficit stamp duty Rs. 5030/- is paid , by the draft number 158542, Draft Date 04/03/2014, Bank : State Bank of India, ALIPORE, received on 05/03/2014

Presentation (Under Section 22A (1) & 22A (3) & 16 (b) WB Registration Rules, 1962)

Presented for registration at 14.29 hrs on :05/03/2014, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Sudipta Pathak(sanyal) , one of the Claimants.

Admission of Execution (Under Section 5B WB Registration Rules, 1962)

Execution is admitted on 05/03/2014 by

1. Anup Ratan Saha, son of LI Birendra Nath Saha , 12a Bhupen Roy Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Retired Person
2. Bipra Bhanu Pathak
Partners, Sanyal Construction Pvt Ltd, 31/n/1 Siddhinath Chatterjee Rd, , Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034.
, By Profession : Business
3. Sudipta Pathak(sanyal)
Partners, Sanyal Construction Pvt Ltd, 31/n/1 Siddhinath Chatterjee Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034.
, By Profession : Business



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II



Government Of West Bengal
Office Of the D.S.R. - I | SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02551 of 2014
(Serial No. 02675 of 2014 and Query No. 1602L000004255 of 2014)

4. Shilab Sanyal
Partners, Sanyal Construction Pvt Ltd, 31/n/1 Siddhinath Chatterjee Rd, Thana:-Behala, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700034,
. By Profession : Business

Identified By Arati Saha, wife of R N Saha, Alipore Judges Court, Thana:-Alipore, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Others.



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II











(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02675 / 2014

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sudipta Pathak(sanyal) 31/n/1 Siddhinath Chatterjee Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	 05/03/2014	 LTI 05/03/2014	Sudipta Pathak 05-03-14

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

No. Admission of Execution By	Status	Photo	Finger Print	Signature
1 Arup Ratan Saha Address -12a Bhupen Roy Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 05/03/2014	 LTI 05/03/2014	Arup Ratan Saha
2 Bipra Bhanu Pathak Address -31/n/1 Siddhinath Chatterjee Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 05/03/2014	 LTI 05/03/2014	Bipra Bhanu Pathak
3 Sudipta Pathak(sanyal) Address -31/n/1 Siddhinath Chatterjee Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 05/03/2014	 LTI 05/03/2014	Sudipta Pathak
4 Shilab Sanyal Address -31/n/1 Siddhinath Chatterjee Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 05/03/2014	 LTI 05/03/2014	Shilab Sanyal

Name of Identifier of above Person(s)

Arati Saha
Alipore Judges Court, Thana:-Allpore, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date

Arati Saha
05-03-14



(Malay Chakraborty)

DISTRICT SUB-REGISTRAR-II

Office of the D.S.R. -I I SOUTH 24-PARGANAS