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भारतीय नैर न्यायिक पत्रियम बंगाल WEST BENGAL

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REGISTERED THE SIGNATURE INSTRUCT/AGENT
 OF THE SUBSCRIBER, EXECUTIVE'S OFFICER
 WITH THE DOCUMENT'S AND THE COPY OF THE

Handwritten signature in green ink.

Additional District Sub-Registrar
 Additional District Registrar, North 24 Parganas

26 MAY 2014

THIS DEVELOPMENT AGREEMENT made this the 23rd day of May, 2014. Two Thousand And Fourteen B E T W E E N (1) **MR. BABLU HALDER** alias **BABLU JITENDRA HALDER** (having PAN: AARPH8300H) son of Late Jitendra Nath Halder, by Occupation: Business, (2) **MRS. JAYANTI HALDER** alias **JAYANTI BABLU HALDER** (having PAN: ABWPH7283D) wife of Mr. Bablu Halder, by Occupation: Housewife, both by Nationality Indians, by faith Hindu, both having permanent address at D/L-4-2, Sukanta Pally, P.O: Jyangra, P.S: Baguihati, Kolkata- 700 059, District: North 24 Parganas, presently residing at Pride Park, Anjalka Building, "A" Wing, G. B. Road, Opposite Lawkim Company, Thana(west) 400607, Maharashtra, hereinafter jointly referred to and called as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their successors, executors, administrators, representatives and assigns and nominee or nominees) of the **FIRST PART**.

AND

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Atalunga construction R/T, 2TD
AD-169 Salt lake city, Kat-64

ক্রমের নাম _____
সং _____
ইচ্ছা ভেতর বাকস্ব _____
বিশদ নাম (সর্বশেষক নিচি) এ ডি. এস. আর. ও
শাট স্টাম্প করা তা _____
নাম নং _____ কোট কক টিকা খরিদ _____

25 APR 2014
950000

সিঙ্গারী বাবাকপূর ভেতর মিতা দস্ত

জনাব Mr _____



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জনাব Mr _____



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Bablu Halder

Saganti Holder.



Additional District Sub-Registrar
Kat-64, New Town, North 2A, Kat-64

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Pramananda Baral.

s/o Sub- Kinga. Ghose Baral.

Sant- Palley -

P.S. Bagairaj, Hall - Wanta 59

Bagairaj -

M/S. ASTDURGA CONSTRUCTION PVT. LTD. (having PAN : AALCA5946M) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD – 169, Salt Lake City, Sector – 1, Kolkata – 700 064 represented by its Director **MR. SANJAY GUPTA** son of Mr. Gopal Prasad Gupta hereinafter referred to as the '**DEVELOPER**' (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor or successors at office, administrators, executors, legal representatives, and assigns) of the **SECOND PART**:

WHEREAS:-

A. Kalipada Naskar, Ganesh Chandra Naskar, Gopal Chandra Naskar, Nepal Chandra Naskar and Lakkhi Kanta Naskar were the joint owners of a Sali Land measuring 1.84 acre comprised in C.S. Dag No. 217/423 under C.S. Khatian No. 63 corresponding to R.S. Dag No. 258 under R.S. Khatian No.40 alongwith some other properties comprised in Mouza Chandiberia, J.L. No. 15, R.S. No. 176, Touzi No. 1072, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas and while seized and possessed thereof, some portion of Land measuring 0.83 acre had been acquired by the Land Acquisition Collector 24 Parganas and after such acquisition the said Kalipada Naskar and others continued to enjoy the remaining 1.1 acre of the aforesaid Sali Land free from all encumbrances whatsoever.

B. By a Deed of Conveyance dated 23.05.1960 duly registered at Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 69, Pages: 160 to 163, Being No. 4633 for the year 1960, the said Kalipada Naskar and four others being the joint owners thereof therein referred to as the Vendors thereby sold, transferred and conveyed a part or portion measuring 0.80 acre a little more or less out of aforesaid Sali Land measuring more or less 1.1 acre comprised in Part of C.S. Dag No. 217/423 under C.S. Khatian No. 63 corresponding to R.S. Dag No. 258 under R.S. Khatian No. 40, at Mouza Chandiberia, J.L. No. 15, R.S. No. 176, Touzi No. 1072, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas to one Sudhangshu Ranjan Indu at the valuable consideration mentioned therein free from all encumbrances whatsoever.

C. Subsequently by another Deed of Conveyance dated 26.07.1961 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 96, Pages: 08 to 11, Being (Deed) No. 163 for the year 1961, the said Kalipada Naskar and four others being the joint owners thereof therein referred to as the Vendors thereby sold, transferred and conveyed the remaining part or portion of aforesaid Sali Land measuring more or less 0.21 acre comprised in Part of C.S. Dag No. 217/423 under C.S. Khatian No. 63 corresponding to R.S. Dag No. 258 under R.S. Khatian No. 40, at Mouza Chandiberia, J.L. No. 15, R.S. No. 176, Touzi No. 1072, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas to one Sudhangshu Ranjan Indu at the valuable consideration mentioned therein free from all encumbrances whatsoever.

D. After the aforesaid purchase by dint of said two Sale Deeds, the said Sudhangshu Ranjan Indu thus became seized and possessed of and or well and sufficiently entitle to the entire said piece or parcel of Sali Land total admeasuring 1.1 acre in comprised in C.S. Dag No. 217/423 under C.S. Khatian No. 63 corresponding to R.S. Dag No. 258 under R.S. Khatian No. 40, at Mauza Chandiberia, District: 24



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Parganas now North 24 Parganas and while in uninterrupted enjoyment thereof, the said Sudhangshu Ranjan Indu sold, transferred and conveyed the entire said Sali Land measuring 1.1 acre by a Deed of Conveyance dated 30.12.1963 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 133, Pages: 202 to 206, Being (Deed) No. 9614 for the year 1963, unto and in favour of one Smt. Angur Bala Ghosh wife of Bhola Nath Ghosh therein called as the Purchaser free from all encumbrances whatsoever.

E. After the aforesaid purchase by dint of the said Sale Deed Being No. 9614/1963 the said Smt. Angur Bala Ghosh thus became seized and possessed of the entire said Sali Land measuring 1.1 acre and or well and sufficiently entitled thereto as the absolute owner thereof and; while in enjoyment thereof the said Angur Bala Ghosh died intestate survived by her three sons namely Panchu Gopal Ghosh, Rabindra Nath Ghosh, Asit Kumar Ghosh and one married daughter namely Smt. Manju Rani Sil and those who after expiry of their said mother jointly became seized and possessed of the said Sali Land measuring 1.1 acre inherited by them from their mother said Angur Bala Ghosh since deceased.

F. Subsequently for proper enjoyment thereof the said Panchu Gopal Ghosh, Rabindra Nath Ghosh, Asit Kumar Ghosh and Manju Rani Sil settled their portions in respect of each of their share by a mutual arrangement made between themselves in front of the neighbors of the locality and in effect thereof subsequently each of them recorded each of their names regarding each of their portions in the said Sali Land comprised in R.S. as well L.R. Dag No.258, at Mouza Chadi Beria, P.S: Rajarhat at present New Town, District: North 24 Parganas in the Land Settlement Record at the Office of B.L. & L.R.O. Rajarhat and as such the names of said Panchu Gopal Ghosh, Rabindra Nath Ghosh and Manju Sil had been severally recorded under L.R. Khatian Nos. 1092, 1094 & 1093 respectively as the respective rayoti owners under the State Government.

G. By a Bengali Sale Deed dated 03.09.2010 duly registered at the office of the District Sub- Registrar II, North 24 Parganas and recorded in Book No. 1, CD Volume No. 36, Pages: 3040 to 3059, Being No. 10448 for the year 2010, the said Panchu Gopal Ghosh, Rabindra Nath Ghosh and Manju Sil being the joint owners thereof therein referred to as the Vendors at the valuable consideration mentioned therein sold, transferred and conveyed a demarcated piece or parcel of Sali Land therein marked as Plot- 'A' measuring 05 Cottahs be the same a little more or less comprised in Part of C.S. Dag No. 217/423 under C.S. Khatian No. 63 corresponding to R.S. Dag No. 258 under R.S. Khatian No. 40, subsequently recorded in their respective names under L.R. Khatian Nos. 1092, 1094 & 1093 at Mouza Chandiberia, J.L. No. 15, R.S. No. 176, Touzi No. 1072, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule therein unto and in favour of Smt. Jayanti Halder the Owner in Sl. No. (2) herein therein referred to as the purchaser free from all encumbrances whatsoever.

H. Subsequently on the same day by another Bengali Sale Deed duly registered at the office of the District Sub- Registrar II, North 24 Parganas and recorded in Book No. 1, CD Volume No. 36, Pages: 3060 to 3079, Being No. 10449 for the year 2010, the said Panchu Gopal Ghosh, Rabindra Nath Ghosh and Manju Sil being the joint owners thereof therein referred to as the Vendors at the valuable consideration mentioned therein sold, transferred and conveyed a demarcated piece or parcel of Sali Land therein



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marked as Plot- 'B' measuring 05 Cottahs be the same a little more or less comprised in Part of C.S. Dag No. 217/423 under C.S. Khatian No. 63 corresponding to R.S. Dag No. 258 under R.S. Khatian No. 40, subsequently recorded in their respective names under L.R. Khatin Nos. 1092, 1094 & 1093 at Mouza Chandiberia, J.L. No. 15, R.S. No. 176, Touzi No. 1072, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule therein unto and in favour of Bablu Halder the Owner in Sl. No. (1) herein therein referred to as the purchaser free from all encumbrances whatsoever.

I. Subsequently by another Bengali Sale Deed dated 10.11.2010 duly registered at the office of the Additional District Sub- Registrar Bidhannagar, Salt Lake City and recorded in Book No. 1, CD Volume No. 17, Pages: 13615 to 13634, Being No. 11085 for the year 2010, the said Panchu Gopal Ghosh, Rabindra Nath Ghosh and Manju Sil being the joint owners thereof therein referred to as the Vendors at the valuable consideration mentioned therein sold, transferred and conveyed a demarcated piece or parcel of Sali Land measuring 06 Cottahs be the same a little more or less comprised in Part of C.S. Dag No. 217/423 under C.S. Khatian No. 63 corresponding to R.S. Dag No. 258 under R.S. Khatian No. 40, subsequently recorded in their respective names under L.R. Khatin Nos. 1092, 1094 & 1093 at Mouza Chandiberia, J.L. No. 15, R.S. No. 176, Touzi No. 1072, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule therein unto and in favour of said Bablu Halder the Owner in Sl. No. (1) herein therein referred to as the purchaser free from all encumbrances whatsoever.

J. Subsequently by another Bengali Sale Deed dated 12.11.2010 duly registered at the office of the Additional District Sub- Registrar Bidhannagar, Salt Lake City and recorded in Book No. 1, CD Volume No. 17, Being No. 11146 for the year 2010, the said Panchu Gopal Ghosh, Rabindra Nath Ghosh and Manju Sil being the joint owners thereof therein referred to as the Vendors at the valuable consideration mentioned therein sold, transferred and conveyed a demarcated piece or parcel of Sali Land measuring 05 Cottahs be the same a little more or less comprised in Part of C.S. Dag No. 217/423 under C.S. Khatian No. 63 corresponding to R.S. Dag No. 258 under R.S. Khatian No. 40, subsequently recorded in their respective names under L.R. Khatin Nos. 1092, 1094 & 1053 at Mouza Chandiberia, J.L. No. 15, R.S. No. 176, Touzi No. 1072, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule therein unto and in favour of said Bablu Halder the Owner in Sl. No. (1) herein therein referred to as the purchaser free from all encumbrances whatsoever.

K. Subsequently and simultaneously on the same day on 12.11.2010 by three (3) other Bengali Sale Deeds all duly registered at the office of the Additional District Sub- Registrar Bidhannagar, Salt Lake City and recorded in Book No. 1, CD Volume No. 17, Being Nos. 11148, 11149 & 11159 all for the year 2010, the said Panchu Gopal Ghosh, Rabindra Nath Ghosh and Manju Sil being the joint owners thereof therein referred to as the Vendors at the valuable consideration mentioned therein sold, transferred and conveyed **three (3) demarcated Plots of Sali Land adjacent to each other and each measuring 06 Cottahs be the same a little more or less** comprised in Part of C.S. Dag No. 217/423 under C.S. Khatian No. 63 corresponding to R.S. Dag No. 258 under R.S. Khatian No. 40, subsequently recorded in their respective names under L.R. Khatin Nos. 1092, 1094 & 1093 at Mouza Chandiberia, J.L. No. 15, R.S. No. 176, Touzi No. 1072, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas



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morefully described respectively in the respective Schedules therein unto and in favour of said Bablu Haider the Owner in Sl. No. (1) herein therein referred to as the purchaser free from all encumbrances whatsoever.

L. In the manners of aforesaid respective purchase by dint of the aforesaid six registered Deed of Conveyances Being Nos. 10449, 11085, 11146, 11148, 11149 & 11159 all for the year 2010, the said Bablu Haider the Owner in Sl. No. (1) herein thus has become the owner of the Sali Land total measuring 34 Cottahs a little more or less and; by dint of the aforesaid registered Deed of Conveyance Being No. 10448 for the year 2010, the said Jayanti Haider the Owner in Sl. No. (2) herein thus has become the owner of the Sali Land measuring 05 Cottahs a little more or less and thus the Owners herein being the husband and wife are jointly seized and possessed of the total Sali Land admeasuring 39 Cottahs be the same a little more or less comprised in R.S. as well L.R. Dag No. 258, lying and situated at Mouza Chandiberia, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas as the absolute owners thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and subsequently each of their names have been duly recorded with B.L. & L.R.O. Rajarhat in the manners such as name of the Owner in Sl. No. (1) is recorded under L.R. Khatian No. 1697 and the name of the Owner in Sl. No. (2) is recorded under L.R. Khatian No. 1698 and the Owners are paying rent or Khajana to the State Government in each of their name under each of their respective Khatian; and subsequently each of their portion in the said Sali Land have been severally assessed by the Rajarhat Gopalpur Municipality and the name of said Bablu Haider has been mutated as the owner of Sali Land measuring 34 Cottahs a little more or less under Municipal Holding No. AS/ 277/ BL-C/ 13-14, and the name of said Jayanti Haider has been mutated as the owner of Sali Land measuring 05 Cottahs a little more or less under Municipal Holding No. AS/ 276/ BL-C/ 13-14, and the Owners herein are paying rates and taxes to the Municipality in respect of each of their Holding.

M. The Owners' Representations:

i) The First party herein are the absolute Owners of the said two Plots of Sali Land both adjacent to each other total admeasuring or containing an area about 39 Cottahs be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 258, lying and situated at Mauza Chandiberia, J.L. No. 15, Touzi No. 1072, R.S. No. 176, under R.S. Khatian No. 40, presently recorded under L.R. Khatian Nos. 1697 & 1698, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection theretic, Police Station: New Town formerly Rajarhat, Municipal Holding Nos. AS/ 277/ BL-C/ 13-14 & AS/ 276/ BL-C/ 13-14, Ward No. 30 of the Rajarhat Gopalpur Municipality, District: North 24 Parganas, morefully described in the First Schedule written hereunder hereinafter for the sake of brevity shall be referred to as the **"SAID LAND"/"SAID PROPERTY"** and the Owners herein are seized and possessed of and or well and sufficiently entitle to their 'Said Land' as the rayoti Owners under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever;

ii) The owners have clear and marketable rights, title and interest in respect of their 'Said Land' under First Schedule hereto free from all charges, liens, ispendences, suits, injunctions, viz. free from any or all encumbrances whatsoever AND the owner/s herein has/have not dealt with the Said Property and or



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any portion thereof in any such manner so that the Owners are or may be restrained to deal with the Said Land or the Said Property under the First Schedule hereto in any lawful manner at their own choice and absolute discretion, AND in other way the Owners herein are free and absolutely entitled to deal with their 'Said Land' and also to enter into this agreement with the Developer hereto;

iii) The entire 'Said Land' under the First Schedule hereto and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and the Owners herein did not receive any notice either severally or jointly from any authority or authorities effecting the Owners' property described in the First Schedule written hereunder;

iv) That to the best of the Owners' knowledge, the 'Said Property' under the First Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any court order or under SARFAESI;

v) There is no Tenant in the said Property.

vi) There is no Temple, Mosque, Debattur or Burial Ground within the 'Said Property'.

vii) There is no excess vacant land at the said premises under the First Schedule with the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, and subsequent Amendment made thereto.

N) The Owners herein are desirous of development of their demised land under the First Schedule hereto by constructing multi-storied buildings comprised of self-contained modern flats on ownership basis with car parking spaces, shops and others on their 'Said Land' under the First Schedule but due to paucity of fund and lack of experience are in seek of a reputed Developer/ Promoter who may undertake the work of Development and Construction of series of multi-storied buildings in the manner or nature of Housing Enclave on the Owners' 'Said Land' at the sole costs, expenses and at the sole responsibility of the developer.

O) Since the Second Party herein is a reputed Developer Company dealing with development and construction of multi-storied buildings and Housing Enclave for selling of residential self-contained flats with car parking facilities and commercial units to the public intending to purchase so and; on hearing such intention of the Land Owners and also relying on the representations made hereto by the Owners to be true, the Developer hereto have agreed to undertake the work of development of Housing Enclave by way of construction of Multi storied R.C.C. framed super structural buildings consists with various numbers of self-contained residential flats, car parking spaces, shops and others on the 'Said Land' under the First Schedule hereto as per drawings plans and specifications to be prepared by the Developer and signed by the owners and sanctioned by the competent authorities and in conformity with the said details of construction under and subject to the terms and conditions hereinafter stated.



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Now the parties herein to avoid any litigation in future have agreed to enter into this Agreement which contains the lawful terms and condition herein below :-

AND WHEREAS in this Agreement expression or terms used herein shall unless it be contrary and/or repugnant to the context have the following meanings;

HEADINGS: In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any Clause and shall consequently not affect the construction of this Development Agreement.

"THE OWNERS" shall mean the persons namely **(1) MR. BABLU HALDER** alias BABLU JITENDRA HALDER **(2) MRS. JAYANTI HALDER** alias JAYANTI BABLU HALDER jointly referred above as the parties of the FIRST PART hereto holding 100% rights, title and interest of the "SAID LAND" described in "First Schedule" hereunder written.

"SAID LAND" OR "DEMISED LAND" shall mean All That said Sali Land total admeasuring or containing an area about 39 Cottahs be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 258, lying and situated at Mauza Chandiberia, J.L. No. 15, Touzi No. 1072, R.S. No. 176, under R.S. Khatian No. 40, presently recorded under L.R. Khatian Nos. 1697 & 1698, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, Municipal Holding Nos. AS/ 277/ BL-C/ 13-14 & AS/ 276/ BL-C/ 13-14, Ward No. 30 of the Rajarhat Gopalpur Municipality, District: North 24 Parganas morefully described in the First Schedule written hereunder.

"PROPOSED AMALGAMATED LAND"/ "AMALGAMATED PROPERTY" shall mean the 'Said Land' and/or the said property described in the First Schedule hereunder and other surrounding or adjacent land or plots and/or properties so may be acquired by the Developer and so to be amalgamated and/or adjoined with the Said Land and or Said Property by the Developer at any point of time either before or after fulfilling this contract and for the said purpose The Developer shall be entitled to execute any or all lawful documents including of Deed of Amalgamation at its sole costs and expenses.

"SAID HOUSING ENCLAVE" shall mean an Enclave consisting of several buildings comprised of residential self-contained flats, garages, shops and commercial spaces etc. in several blocks with internal roads or passages with car-ways and of other common facilities described in the Third Schedule and so shall be provided and enmarked by the Second Party herein and to be constructed and erected on the said demised land of the Landowners herein described in the First Schedule hereunder written and/or on the proposed amalgamated landed property as defined hereinabove.

"BUILDINGS" shall mean under two or more Blocks namely "BLOCK-A, BLOCK-B, BLOCK-C and so on" subject to the nature of sanction to be obtained from the sanctioning authority i.e. to say from the Rajarhat Gopalpur Municipality or any other Authority so legally empowered under the statutory provisions comprising of several building or buildings and other structures to be constructed by the Developers/Builders/Party of the Second Part from time to time at the Project Site on and upon the land



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described in the FIRST SCHEDULE hereunder and or upon other adjacent land so may be acquired adjoined with the land under the First Schedule hereto by the Developers/Builders.

"BUILDING PLANS" shall mean the one or more Building Plans from time to time to be prepared and submitted by the Developer at its sole discretions and own costs and the Sanction and Permits thereof issued by the Rajarhat Gopalpur Municipality or any other Authority so legally empowered under the statutory provisions for construction of New Building or Buildings at the proposed 'Housing Enclave' or any parts or portions thereof and shall include all modifications and/or alterations thereto and as also all extensions and/or renewals thereof made by the Developer herein at its sole discretion And; shall also mean any/or all revise plans subsequently prepared by the Developer at its sole discretion without requiring any further consent from the Landowner/s and sanctioned by the Authorities concerned.

"SAID PREMISES" shall mean the official identity of the "Said Land" with "Said Building/Buildings" collectively.

"AMALGAMATED PREMISES" shall mean the official identity of the collective from of the said "Amalgamated Land" with one or more Buildings collectively thereon.

"LANDOWNERS' ALLOCATION" shall mean that the owners herein shall be entitle to get 50000 (Fifty Thousand) sq. ft. super built up areas in the proposed Basement,Ground + 6-Storeyed buildings in the manner of several numbers of residential flats & garages distributed proportionately in all floors both on the front and back portions in all the proposed buildings proposed to be sanctioned and constructed by the Developer on the Owners Said Demised Land under the First Schedule and the said 50000 (Fifty Thousand) sq. ft. super built up areas in respect of proposed Basement,Ground + 6-Storeyed buildings allocable to the owners shall be attributable to the net land area physically available under the First Schedule out of the total Land area within the proposed amalgamated land whereon or whereupon the entire proposed Housing Enclave shall be constructed by the Developer with proportionate and undivided common shares in all common areas common amenities and common facilities in a complete finished and in habitable conditions together with proportionate and undivided impartable right title and interest as co-owners on the 'Said Land' and/or the 'Said Demised Land' described in the First Schedule and the said Owners' Allocation morefully and collectively described in Part-I of the Second Schedule hereunder written and shall mean the consideration for the residue all constructed areas (save and except common areas) in all the proposed buildings according to the proposed sanctioned building plan togetherwith residue undivided impartable proportionate share of the entire demised land under the First Schedule collectively allocable to the Developer (hereinafter referred to as the "Developer's Allocations").

"DEVELOPER'S ALLOCATION" Shall mean and include save and except the portions allocable to the Owners and also the common areas, the entire remaining area in the new buildings consists of the residential flats, shops, other commercial spaces and garage /car parking space so to be constructed on and upon the Owner's Land mentioned hereunder the First Schedule alongwith undivided and proportionate share of the ultimate roof and common facilities togetherwith undivided, impartable and proportionate share of ownership in the entire 'Said Land' under the First Schedule collectively allocable to the Developer and described under Part-II of the Second Schedule hereto which shall absolutely belongs



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to the Developer and or its nominee/s or assignees under the terms and conditions of this Development Agreement.

"SUPER BUILT UP AREA" shall mean the covered area of any Unit/Flat including the proportionate shares of the staircase, landing, lobby & lift of the floor whereon or whereupon the 'Said Unit' is situated together with 25% being the undivided proportionate shares of all common areas and / or common portions in the said premises (such as Septic tank, Overhead tank, Reservoir, Caretaker Room & Toilet, Lift room, duct and Community Room, internal Passage for ingress and egress and all other common areas in the premises) total aggregating super built up areas of an unit/ flat.

"PHASES" with their grammatical variations shall mean the different "Phases" or "Blocks" presently : Block – "A", Block – "B", Block – "C" and so on in which the Development of the Project Site shall be carried out in terms hereof, providing provisions for extension of Project Site by way of inclusion of adjacent land of the present Owners, or others for the convenient of expanding the volume or area of the complex, however without affecting the terms herein contained.

"TRANSFEREES" shall mean and include all persons to whom any Transferable Areas are transferred or agreed to be so done.

"Units" shall mean and include:-

a) **"Residential Units"** meaning the flats for residential use in any building and in any Phase or Block at the Project Site in the First Schedule property;

b) **"Non-Residential Units"** meaning office spaces, shops, constructed/covered spaces demarcated parking spaces or the like for use as commercial, assembly, educational, mercantile or any other use other than residential;

"FORCE MAJURE" Shall mean any natural calamities such as floods, earth quake, riots, severe labour disputes, and restraint by the Order of any Court of Law, Statutory Authorities and any or all irresistible circumstances beyond the control of the Developer.

"TAX LIABILITIES" The Landowners shall liable to pay the arrear dues if so shall be payable to Gram Panchayet, Municipality and other statutory tax and outgoings liability till the period of execution of these presents and also the liability of payment of apportioned shares of tax in respect of their Allocable portions from the date of delivery of the physical possession thereof by the Developer to the Landowners.

"COMMON PORTIONS / COMMON AREAS" shall mean all the undivided and impartable finished and unfinished areas, pathways, erections and constructions and installation comprised in the buildings and in the said Housing Enclave for practical use and enjoyment of the Owner/s with the Developer or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and or further so to be provided and enmarked by the Developer for common use and enjoyment of the Owners herein with future co-owners of the building individually or collectively.



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“COMMON EXPENSES” shall mean and include all expenses to be incurred by the Owner/s herein with other future co-owners for the maintenance, management and upkeepment of the building or buildings and the expenses for the common purposes of the co-owners.

“COMMON PURPOSES” shall mean the purpose of managing and maintaining the Building or Buildings in particular the common portions, payments of Rates & Taxes etc. collections and disbursements, Mutation, Formation of Association, common interest relating to their mutual rights and obligations for the purpose of unit/units .

“PROPORTIONATE OR PROPORTIONATELY OR PROPORTIONATE SHARE” shall mean the proportion in which the super built-up area of any single flat would bear to the entire undivided built-up areas of all the flats collectively for the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or taxes relating to the common purposes and the common expense then such share shall mean the proportions in which the total amount of such taxes rates or expenses as shall be paid equally by the co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied and the Proportionate Share of the “Said Land”/“Said Property” and/or “Said Amalgamated Land”/ “Amalgamated Property” in a proportion to the measuring area of a single flat or unit out of the total measuring area of the entire undivided covered areas of all the flats and the units collectively in the building or buildings constructed comprised in the said property in the “Said Premises” or comprised in the said proposed “Amalgamated Land”/“Amalgamated Property” in the said proposed “Amalgamated Premises” .

“SINGULAR” shall include the “PLURAL” and vice-versa.

AND

“MASCULINE” shall include the “FEMININE” and vice-versa.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Owner/s has/have hereby grant an exclusive License to the Developer to enter upon the said land under First Schedule and also hereby permit the Developer herein to construct one or more building or buildings comprised on the “Said Land” OR on the said proposed “Amalgamated Land” according to building plan or plans to be prepared by the Developer at its sole choice, discretion and at the cost of the Developer and according to sanction of the Building plan and/or any revised plan or plans so may be prepared, submitted and obtained only by the developer and sanctioned by the Municipal Authority and other authorities concerned. It is expressly mentioned hereby that the Developer shall be fully entitled to prepare building plan in connection to the Said Land OR composite buildings plans by joining any other adjacent land or properties with the said demised land hereunder the First Schedule and as mentioned hereinabove as “Proposed Amalgamated Land” at the sole choice discretion and at the cost of the Developer for which the Owner/s herein declare hereby their free consent and hereby give unfettered exclusive rights to the Developer to the extent of their rights, title and interest in the said proposed Amalgamated Land and the Owner/s also hereby declare that during whole time of preparations of Said



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Plan or Plans, and obtaining sanction thereto, constructions and completions of the multi-storied building OR buildings and obtaining Completion and or Occupancy Certificate thereof as well as selling of the "Developer's Allocation" the owner shall not interfere in anyhow by any means and shall not be entitled to raise any objection and also shall not be entitled to create any obstructions thereof. It has been clearly agreed by and between the parties hereto that during the time of construction and or after completion of the building if any additions or alterations in constructions deviating from the sanction plan are found then it shall be the responsibility of the Developer to obtain the "Occupancy Certificate" by regularizing such deviations through revise plan at the Developer's own cost and expenses and by paying necessary Fees and or Fine as shall be requisite by the concerned Municipal Authority. The owners herein however NEITHER shall be liable to pay any amount on account of such deviations NOR shall be entitled to claim any amount OR any additional constructed areas other than the said "Owners' Allocations" agreed and stated hereinabove and described in the Second Schedule hereunder.

2. It is agreed by and between the parties that subject to a perfect marketable title is found and/or made out by the owner/s and subject to the necessary Conversions Certificates are obtained by the Owners from the authorities concerned in respect of change of nature and character of the property hereunder the First Schedule as a 'Bastu Land' in place of Sali Land as now recorded in B.L & L.R.O. Records, the owner/s shall be entitled to get 50000 (Fifty Thousand) sq. ft. super built up areas in the proposed Basement, Ground + 6 Storied building/s in a manner of several numbers of residential flats & garages distributed proportionately in all floors both on the front and back portions in all the proposed buildings so to be constructed by the Developer on the Owners' Said Demised Land under the First Schedule and the said 50000 (Fifty Thousand) sq. ft. super built up areas in the proposed Basement, Ground + 6 Storied building/s allocable to the owner/s are morefully and collectively described in Part-I of the Second Schedule hereunder written and as described hereinabove as "Owners' Allocations" in fully complete and in habitable nature togetherwith the facilities of water and electricity connection togetherwith the proportionate undivided interest or share in the Said Land hereunder the First Schedule along with common easement rights of all common areas, common facilities in the proposed building or buildings so shall be provided and enmarked by the Developer. The said "Owners' Allocable Area" described in Part-I of the Second Schedule hereto togetherwith undivided proportionate shares in all common areas described in the Fourth Schedule and togetherwith proportionate share of the said land described hereunder the First Schedule and all the rights, benefits and appurtances in connection to the said owners' allocable portions are collectively for the sake of brevity hereinabove and hereunder referred to as the "Owners' Allocation". It is clearly understood by and between the parties hereto that the said Owners' Allocations agreed to be made on the basis of the measuring area of the said land to the extent of 39 Cottahs and also considering the availability of sanction of the proposed Building Plan/s comprising of Basement, Ground + 6 Storied Buildings from the Municipality and other Competent Authorities if any; And in the event of any reduceement in the said land area if so found subsequently in future as well in proposed sanction, the said Owners' Allocation shall be reduced proportionately. It has been also agreed by and between the parties herein that in addition to the said Owners' Allocations the Owner/s shall not be entitled to any cash consideration PROVIDED a marketable title of the entire said land and or each and every part thereof hereunder the First Schedule is found or made out by the First Party,



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3. Simultaneously with the execution of these presents the Owner/s herein shall sign, execute and register an irrevocable General Power of Attorney for the purpose of implementation of this agreement and execution of the entire work of development of multi-storied building and also for selling of Developer's Allocation in favour of the Second Party and also of Sanjay Gupta the nominated director of the Developer and all the costs and expenses on account of such registration shall be incurred by the Developer. It is expressly mentioned hereto that the Developer shall be uninterruptedly entitled to exercise the aforesaid General Power of Attorney for selling of the entire constructed portions together with the undivided and impartable share of the said land under the First Schedule and or any portions thereof save and except the portions allocable to the Owner/s viz. a. viz. the said "Owners' Allocations" to any intending Purchaser or Purchasers at any price and against such lawful terms and conditions as the Developer shall deem fit and proper and the Owner/s however, in that event shall not be entitled to raise any objections and or to create any obstructions thereof at any point of time whatsoever either before or after delivery of the Owners' Allocations are made by the Developer. It is understood that to facilitate the construction of Development at the Project Site by the Second Party and for obtaining necessary connections and utilities therein or therefor, various acts deeds matters and things not herein specified may be required to be done by the Second Party and for which the Second Party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Second Party to be done in the matter and the First Party shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Second Party for the purpose and the First Party also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Second Party. The said power or powers of attorney to be so granted by the First Party/Land Owners to the Second Party/Developers/Builders and/or its nominee/s shall be exercised jointly or severally by the said Attorney **Sri Sanjay Gupta** and also any of the authorized director of the Second Party hearing for the time being in force and shall form a part of this agreement and the First Party shall not be entitled to revoke, modify or alter the same without the prior written consent of the Second Party.

4. The Developer shall pay and deposit with the Landowners a sum of Rs.1,00,00,000/- (Rupees One Crore) only as an by way of security deposit. The said sum shall be adjusted by the Developer from the Owners Allocable super built-up areas at the time of delivery of the Owners Allocations and the rate of adjustment shall be mutually settled by the Parties herein after sanction of the Building Plan. The said sum of Rs. 1,00,00,000/- (Rupees One Crore) only is payable in the following manners:-

a) Rs. 50,00,000/- (Rupees Fifty Lac) only has been paid by the Developer to the Owner on or before execution of these presents which the Owners do hereby acknowledge the same through a Memo of Receipt annexed hereto and forming part of this Agreement;

b) Further sum of Rs. 50,00,000/-(Rupees Fifty Lac) only being the balance shall be paid by the Developer to the Owners within 30 days after the sanction of the building plan and also subject to conversion of the nature of land and also all statutory clearances and obligations on the part of the land Owners are obtained, fulfilled and complied with by the Owners herein.



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5. After execution of these presents the Developer shall be absolutely entitled to enter into the said land for measurement of the land area for the purpose of preparation of Building Plans and also shall be entitled to fix sign board etc. for display of the proposed Housing Project. Subject to availability of the marketable title of the said land under the First Schedule hereto is found and or made out by the owner/s herein and immediate after the necessary Conversion Certificate is obtained as aforesaid by the Owner/s, the developer shall proceed for obtaining sanction of the Building Plan or Plans at its sole costs and expenses and immediate after sanction of the building plan or plans by the concerned authorities and after obtaining work order the Developer shall commence the work of construction of the proposed building/s. The Developer on completion of the Owner's Allocable portions in good and habitable condition in the New Buildings proposed to be constructed together with essential service such as supply of water and electricity (power) therein shall put the Landowners in possession thereof together with all rights in the common portions and common amenities and facilities along with all easement and quasi-easements rights within 42 (forty two) months immediate after the sanction of the necessary Building Plans and or within 54 (fifty-four) months from the date hereof whichever is later and subject to delivery of the copy of the Conversion Certificate obtained from the Competent Authority as aforesaid by the Landowners to the Developer immediate after obtaining same by the Landowners from the Authorities Concerned within six(6) months from the date hereof and also a peaceful vacant possession is delivered to the Developer in the manner aforesaid. A further grace period of 12 (twelve) months may be allowed within which time the Developer are liable to complete all the common portions, common facilities in good and well habitable conditions. Even after then in case, the Developer fails to deliver the Landowners allocation within the time stipulated and mentioned hereinabove, then in such an event the Developer have to pay a sum of Rs. 500/- (Rupees Five Hundred) only per diem (day) as pre-settled liquidated damages and which amounts shall be paid by the Developer at the time of delivery of Owners' Allocations. Such delay in delivery of the Owners' Allocation may be allowed maximum upto a period of further 12(twelve) months from the date thereof and even then if the Developer fail to deliver the Owners Allocable portions in good and habitable conditions, the Landowners in that event shall be fully entitle to rescind this Agreement and to recover the physical possession of the said property in a constructed condition as it shall be then; PROVIDED AND subject to save and except the Developer is not restrained to progress the construction works due to 'Force-Majeure' as defined hereinabove; RECIPROCALLY if the Developer is restrained and or interrupted to continue with the work of development and construction due to any defect in title on the part of the Landowners and or due to any delay made by the Landowners in performing and fulfilling its obligations and/or by any Court's Order arising out of any claim, demand, suits whatsoever by any co-owners and or any other person or persons claiming right title and interest through them in such event the Owners herein shall cause to make good of such defects and or disputes at their own costs and expenses and also shall liable to compensate the Developer for the whole period of such delay at the same rate and in the manners so as available to them as stated above together with simple interest @12% p.a. on the sum till then paid by the Developer to the Land Owners on account of said adjustable security deposit as agreed hereinabove. Any written communication made through Registered with A/D shall be treated as the sufficient evidence of 'Service of Notice' in this regard.

6. The said owners allocation in the new proposed building/s shall be delivered by the Developer in a finished and habitable condition free from all encumbrances provided the owner/s has/have made out a perfect and indefeasible marketable title of the entire said land hereunder the First Schedule hereby



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conferred upon the developer and subject to all the terms, conditions, stipulations, covenants and obligations covered under this agreement and also under the law of land is properly and carefully fulfilled and observed by the owner/s. It is agreed that the costs of obtaining the sanctioned plans, its amendments and modifications as well as entire construction of the building or buildings, architects fees and all other costs which may be incurred towards development are to be borne solely by the developer who shall be liable to pay the Land Taxes payable to B.L. & L.R.O. and also municipal taxes w.e.f. the date of obtaining aforesaid Conversion Certificate/s. Any dues on such accounts if found subsequently shall be payable by the owner/s.

7. Other than the said owners' allocable portions together with the undivided proportionate share of the said land under the First Schedule hereto viz. a viz. the "Owners' Allocation" allocable to the Owner/s, the Developer other than the common areas shall be exclusively entitle to all residue flats, floor parking spaces shops, other commercial spaces and other portions etc. with sole and exclusive rights of the said proposed building or all buildings together with undivided and proportionate shares of common areas, common amenities and common facilities alongwith undivided proportionate share of the Said Land. The said residue portions (other than the Owner Allocation) of all the flats, floors, shops, other commercials spaces, parking spaces etc. togetherwith the common rights and undivided share of the Said Land hereunder the First Schedule in the manners stated hereinabove and described in Part-II of the Second Schedule hereunder written and hereinafter for the sake of brevity collectively referred to as the Developer's Allocations. The Developer at its own choice and discretion shall be fully entitle to withhold the said Developer's Allocations and further shall be exclusively entitle to dispose of it's said allocation or any portion thereof to any person/persons, firm/firms, company/ companies by way of sale/mortgage/lease against any price and/or Selami at its sole discretion. And out of such sale proceeds, the owner/s however shall not be entitled to any part out of it's said Developer's Allocation as well as in the self-proceeds of the Developer's Allocation and shall have no further claims or demands of whatsoever nature. Reciprocally the Owner/s shall not be liable for any amounts and or loss or damages if any arises or coming out of any dispute between the Developer and the intending purchaser for any flat/floor/ shop/ car parking space in the new proposed building or buildings on the Owner/s 'Said Land' as the Developer shall be solely responsible and or liable for any loss, damages, penalty and or suits, actions, claims or demands arising out of Developer's activities in the Said Premises save and except the Owner/s shall be solely responsible and liable for making out perfect and marketable title of the said Land hereunder the First Schedule and also for obtaining said necessary Conversion Certificate from the authority concerned.

8. The Developer from the date hereof shall be entitle to enter into any or all agreement with any person/persons relating the said land without hampering the owners' interest to obtain their allocable portions under the Owners Allocations as agreed hereto in the proposed building or buildings on the Said Land/Said Property. The Developer shall be fully entitle to obtain any earnest money and/or any finance against the Developer's Allocation from any intending buyer/buyers, lessee/lessees and/ or mortgagee /mortgagees without hampering the owner/s interest covered under this Agreement.

9. The Owners herein from the date hereof shall always extend and offer all possible necessary facilities to Developer for preparing submitting and obtaining sanction plan and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar



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other installations needed for completion or the proposed multi-storied buildings hazards free and in well habitable conditions for all the residents at the cost and expenses of the Developer, and shall sign and execute all such necessary Applications, Declarations, Affidavits and all such documents relating the said premises as and when shall be required and asked by the Developer.

10. For the purpose of the construction of the said new proposed building or buildings the Architect, Engineers, other Technical experts and all work men, shall be appointed by the Developer and it (developer) shall be responsible for marking payment to each and all of them. The land-owner/s shall has/have no liability for making any such payment to any one of them either during the construction or after completion of the construction or at any point of time whatsoever.

11. It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the developer shall keep the land-owner/s, his/her/their estate and effects safe and harmless and indemnify against all suits, cause, rights and action in respect of the such eventualities.

12. It is agreed that whenever it becomes necessary and asked by the Developer, the owner/s shall sign all the papers and execute documents in connection with obtaining of sanctioned plan or any modification thereof during the course of construction period of the proposed multi-storied building till completion thereof and also in connection to the disposal and sale of any and or all units/portions of the said multi-storied building or buildings if so required and asked by the Developer save and except the owners' allocable portions, by the developer without raising any objection, thereto. It is to place on record that immediate after execution of this Agreement the Owners shall deliver and handover all the Original Deeds of Title as well the relevant documents thereof to the Developer for practical purposes of implementation of this agreement and for investigation of Titles by the intending purchasers of the flats, portions in the proposed buildings or by their Advocates time to time. The Developer shall keep and preserve all such relevant Deeds of Title and the documents related thereto unobliterated and upon completion of the development work and after transfer of all the portions under the Developer's Allocations shall handover all such Deeds and Documents to the "Owners' Association or Committee or Syndicate" so to be formed in the proposed Housing Enclave at the said premises or at the proposed amalgamated premises.

13. It is agreed by the land owner/s that in future or during the course of construction, if any defect on the title is found or any suit is lodged against the land owners in respect of the said landed property mentioned in the first schedule, the developer shall have the liberty to proceed against the same on behalf on the land owner/s and all costs and expenses if so incurred by the Developer on and behalf of the Owner/s herein defending or proceeding such suit/disputes and or to make good of such defects, shall be adjusted by the Developer from the "Owners' Allocations" at the time of delivery of the same to the Owner herein . However the owner/s herein hereby indemnify and further shall cause to make indemnified the developer to keep save and harmless from any or all suits, actions, claims and or demands of whatsoever nature created either by any outsiders OR any person claiming right, title and interest under or through them. However, it is clear that due to any defects in title and or defects in Land Settlement Records in



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respect of the nature and character of the property and or due to non-fulfillment of all the necessary obligations on the part of the Land-owner/s required under these presents and also required under Law of Land and other prevailing laws, if this Agreement is not implemented or however not practicable to carried over and as such if this agreement is determined or terminated by either the party herein or by in effect of any Court's Order/s then the Land-owner/s shall be bound to refund all the amounts paid till then by the Developer to the Land Owners on account of said adjustable security deposit together with simple interest @12% p.a.as agreed hereinabove and also of all the costs and expenses till then incurred by the Developer forthwith the Developer claim to have refund of the same by a written notice and in such event the physical possession of the said property hereunder the First Schedule along with the Original Title Deeds and other documents in connection thereto shall remained with the Developer till all such amounts are recovered by the Developer from the Owner/s.

14. Both the parties hereby agreed that the time specified in clause 5 (five), hereinabove for completion and the delivery of the portions allocable to the owners is/are subject to Force-Majeure i.e. if the construction is prevented or interrupted due to any natural calamities such as floods, earth quake, war, riots and/or labour dispute, crisis of materials in the market and for any order made by any Court of Law and or by any Government/Semi-Government/StatutoryAuthorities/Local Authorities and or out of any irresistible circumstance beyond the control of the Developer, the time specified for such delivery of owners' allocations shall be extended upto a period considerable by such circumstances whereby the Developer is prevented to handover the owners' allocable said portions within the period specified in clause 5 (five) hereinabove. It is expressly mentioned hereby that the Developer unless prevented by the circumstances in the manners stated hereinabove shall within the specified period complete the Owners' allocable flats and shall intimate the Owner/s through Registered Post offering the Owner for taking delivery of Owners' allocable said flat within 15 days from the date of such intimation, AND in failure or negligence on the part of the Owner/s to take delivery their allocation within said noticed period of 15 days, the Developer after fulfilling its obligation in the manner as stated herein shall not be liable for breach of this contract, nevertheless shall be responsible and or liable to pay any amount on account of damages, penalty and or means-profit whatsoever and further shall be entitle to continue with exercising of its absolute rights and authority to dispose of the developers allocations by handing over the possession of the unit/units out of the developer's allocations to the intending purchaser and or the purchasers or lessee, lessees with fully entitle to prepare execute and register any conveyance or conveyances and or any kind of lawful Deed of Transfer in favour of any purchaser or purchasers in respect of and to the extent of the Developer's allocation in the Said Premises and in the said proposed amalgamated premises and the owner/s herein shall not be entitled to raise any objections or create any obstructions by any means in any manners whatsoever, nor shall be entitle to revoke the power of attorney executed and registered in favour of the developer by virtue of these contract. Be it mentioned hereto that since the said General Power of attorney so to be executed by the Landowners is in relation to this Development agreement, the same shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

15. Both the parties agree that the terms and conditions contained in this Agreement and in the Schedules annexed therewith have been agreed amongst the parties herein in the most cordial and friendly manners. If any complications arises beyond the agreed terms and conditions incorporated in the

Agreement and/or in proper implementation thereof both the parties shall endeavor to sort it out at bi-parties level. The owners hereby declare and assure the Developer not to restrain the later in continuing its entire activities of construction and selling of Developer's allocation at any point of time either during the whole period of constructions, its completion and selling of its allocable AND/OR after the obligations of the Developer towards the owner/s agreed hereby are fulfilled by the Developer in the manners as stated in Clause 5 (five) and Clause 14 (fourteen) hereinabove.

16. The Landowner/s hereby agrees and covenants with the Developer to pay proportionate Panchayet/Municipal rates, taxes, the Rent or Khajna payable to the Collectorate North 24 Parganas and all other outgoings including service-tax, vat and others as applicable and payable time to time under statu and laws for the time being in force and also the monthly common maintenance charges in respect of the Land Owners' Allocable Portions on and from the date of delivery of the possession of the Land Owners' Allocation to the Landowner/s by the Developer so as the Developer and or its nominee/s and or assignee/s also shall cause to pay the same to the extent of the Developer's Allocations.

17. The Landowner/s shall cause to be joined such person or persons as Vendor/s and or Confirming Parties as may be required in law and also by the Developer in the Agreements and/or sale deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.

18. Upon the Developer constructing and delivering possession to the Landowner/s of his/her/their allocation, the Landowner/s shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.

19. The Landowners' Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new buildings intended for the common benefits of all occupiers of the new building or buildings .

20. THE LANDOWNERS FIRST PARTY DOTH HEREBY COVENANTS WITH THE DEVELOPER
SECOND PARTY THAT:

i) That each and every representation made by the First Party/Land Owners hereinabove are all true and correct and agrees and covenants to perform each and every representation and the failure in such performance or detection of any representation as false (partially or wholly) or incorrect or misleading shall amount to breach and default of the terms and conditions of this agreement by the First Party/Land Owners.

ii) That with effect from the date of execution hereof, the First Party/Land Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.

iii) The First Party/Land Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Second Party/Developers/Builders.



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- iv) That the First Party shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this agreement in any manner.
- v) That the First Party/Land Owners shall not cause any interference or hindrance in the sanction/modification/alteration of Sanction Plans in terms hereof, construction and development at the Project Site by the Second Party and/or Transfer of the Second Party's Allocation and not to do any act deed or thing whereby any right of the Second Party hereunder may be affected nor make any claim whatsoever in any other part or portion of the Project Site except the First Party's Allocation.
- vi) For all or any of the purposes contained in this agreement, the First Party shall render all assistance and co-operation to the Second Party and sign execute, submit and deliver at the costs and expenses of the Second Party all plans, specifications, undertakings, declarations, no objections, disclaimers, releases, papers, documents, powers and authorities as may be lawfully or reasonably required by the Second Party from time to time.
- vii) It is bi-laterally agreed in between the parties hereto that the First Party, Land Owners shall bear proportionate costs or charges for installation of electrical transformer within the project for the reasons of consumption of electricity within the allocated areas of the First Party/Land Owners.
- viii) The Second Party doth hereby agree and covenant with the First Party not to do any act deed or thing whereby any right or obligation of the First Party hereunder may be affected or the First Party is prevented from making or proceeding with the compliance of the obligations of the First Party hereunder.
- ix) The Landowner/s shall not use or permit to use the Landowners' Allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazards to the other occupiers of the new building or buildings.
- x) Landowner/s shall not demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or made any structural alteration therein without the previous consent and/or permission from appropriate authorities.
- xi) Landowner/s shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies statutory authorities 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, Bye Laws, Rules and Regulations if made by them.



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xii) Landowner/s and their nominees / assignees shall keep the interior and external walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

xiii) Landowner/s and their nominees / assignees shall not do or cause or permit to be done any act or thing which may render void and violate any in insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of the said building/s harmless and indemnified from and against the consequence of any breach

xiv) No combustible goods or other items/materials shall be kept by the Landowner/s or by their nominees / assignees for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused by the Landowner/s and/or their respective nominees/assignees, as the case may be shall entitled to remove the same at the risk and cost of each of them.

xv) Landowner/s and or their nominees / assignees shall not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new Building or Buildings or in the compounds corridors or any other portion or portions of the new Building or buildings.

xvi) The Landowner/s and or their nominees / assignees shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for new similar purposes.

xvii) The Landowner/s and or their nominees / assignees shall observe and comply with other then the above stipulations, all the Rules & Regulations so shall be framed by the Developer in regard to manners of uses of common portions, common facilities and common amenities in the said Housing Enclave.

21. On or before taking delivery of the "Owners' Allocations" the Land Owner/s shall cause to pay and deposits to the Developer the necessary mandatory charges as hereunder:-

- A. (i) Proportionate cost of Installation of main meter or transformer/electrical equipments costs, deposits and others;
- (ii) Power Backup Charges;



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- (iii) Club membership charge for each of the unit considering as a single member.
- B. (i) Pay and Deposit in advance 6 months of monthly common maintenance charges for each of the unit under his/her/their Owners' Allocation;
- (ii) Pay and Deposit a sum of Rs. 10,000/- as a Security Deposit towards temporary consumption of electricity for each of the unit under his/her/their Owners' Allocation from the Main Service connection;
- (iii) The actual amount of Security Deposit charged by the WBSEDCL Authority is payable by the Land Owner in respect of individual meter for the Owner's Allocable Portions.

22. However, if any disputes or differences arises between the parties implementing this agreement or facing true interpretation to the terms herein, the same shall be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate one or two Advocates or Arbitrators selected by each of the party with the right to appoint umpire, whose decision and award as envisaged in Indian Arbitration And Conciliation 1996 and its modifications for the time being inforce shall be final and binding on both the parties.

IT IS FURTHER agreed and understood between the parties hereto as follows:-

- i) The Landowners and the Developer have entered into this agreement purely for construction and delivery of Owner's Allocable portions by the Developer to the Landowners as well as selling of residuary areas as Developer's Allocable portion by the Developer and nothing contained herein shall be deemed to construe as partnership between the Developer and the Landowners in any manner nor it shall be construed that the parties hereto constitute as an association of persons in any manner whatsoever since it is a contract made by and between the parties herein for the subject and objects contained hereto and hereunto.
- ii) The "Landowners' Allocation" shall be handed over with peaceful possession after compliance with all the obligations on the part of the Developer i.e. immediately on completion of the internal finishing works of all the Landowners' allocable portions in each of all the respective buildings subject to due compliance of all the obligations on the part of the Landowners under the terms and conditions of this Agreement and under the Law Of Land and also under all prevailing laws for the time being in force; and it is clearly understood by and between the parties hereto that during taking delivery of their allocable portions in each of the Buildings the Landowner shall not raise any objection and or create any obstruction if some common portions and common facilities are not completed during such materials time of delivery of possession in each of the respective Buildings and even in such event the Developer shall be in obligation to subsequently finish and complete all such unfinished common portions and common facilities intended and require to be made by the Developer and as specified in third schedule hereunder written.
- iii) In the event the Landowners are entitled to any liquidated damages in terms of the said Clause – 5 (five) stated hereinabove the said liquidated damages shall be paid by the Developer at the time of delivery of Owner's Allocations.



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iv) The Landowners shall not be held responsible for any omission and/or commission of any act by the Developer or any of their misrepresentation and/or dispute with the intending purchaser of the Developer's Allocation and/or any part thereof.

v) It is well agreed and understood between the parties hereto that in the event of failure on the part of the Developer to complete the entire project within the stipulated time as agreed upon by virtue of these presents subject to relaxations and provisions made in Clause 5 above (the time is the essence of the contract), the Landowners shall be entitled to terminate this Agreement and re-possess the said premises.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The "Said Land"/"Demised Land" Owned by the First Party herein)

ALL THAT piece or parcel of Sali Land total admeasuring or containing an area about 39 Cottahs be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 258, lying and situated at Mauza Chandiberia, J.L. No. 15, Touzi No. 1072, R.S. No. 176, under R.S. Khatian No. 40, presently recorded under L.R. Khatian Nos. 1697 & 1698, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, Municipal Holding Nos. AS/ 277/ BL-C/ 13-14 & AS/ 276/ BL-C/ 13-14, Ward No. 30 of the Rajarhat Gopalpur Municipality, Sub- Registration Office: Additional District Sub-Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

ON THE NORTH : By R.S. Dag No. 254;
ON THE SOUTH : By Bagjola North Cannel Side Road;
ON THE EAST : By Part of R.S. Dag No. 258;
ON THE WEST : By R.S. Dag No. 459.

THE SECOND SCHEDULE REFERRED TO ABOVE :

(The Said Owners' Allocable portions)

(Part - I)

ALL THAT 50000 (Fifty Thousand) sq. ft. super built up areas in the proposed Basement, Ground + 6-Storeyed buildings (save and except the common areas) in a manner of several numbers of residential flats & garages distributed proportionately in all the floors both on the front and back portion in all the buildings so to be constructed by the Developer on and upon the Owners' Said Land described in the First Schedule above together with proportionate undivided common shares in all common areas common amenities and common facilities in a complete finished and in habitable conditions Together with proportionate and undivided impartable right, title and interest as co-owners on the 'Said Land' described in the First Schedule hereinabove.



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Rajahat, New Town, North 24 Parganas~~
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Part – II Referred To Above:

(Developer's Allocation)

ALL THAT Constructed Areas save and except the portions allocable to the owners and also the common areas, the entire remaining areas in the new buildings consists of the residential flats, commercial spaces and garage/car parking space so to be constructed on and upon the Owners Land written in the First Schedule hereinabove along with undivided and proportionate share of the common facilities which shall absolutely belongs to the Developer and/or its nominee/s or assignees with rights to sale, transfer, mortgage, lease out partly or fully under the terms and conditions of this Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO

S P E C I F I C A T I O N

1. DOOR & WINDOW

All doorframes (size 4" x 2 ½") would be made of Malaysian Sal wood , doors shutter would be flush doors made of commercial ply (Brahmaputra ply or any other co. of the same rate) main door thickness 32 mm and all other doors thickness 30 mm fitted with mortise locks (Glider 4 Levers). Main door would be fitted with Godrej night latch lock and there would not have any lock in kitchen and bathrooms. All windows would be made of steel with glass panel. All doors and windows would be painted with white enamel paint (Berger Co.).

2. FLOORING

All Bed Rooms, Dinning-cum-Living, and would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/Bathrooms would finish with white glazed tiles in 60" height. Roof would be finished with roof tiles.

3. SANITARY & PLUMBING

Standard Toilet would be provided with C. P. Shower, one commodes/Indian /English type pan (Perryware) with P.V.C. cistern (Reliance Co.). And in W. C. there would be only one tap. (All taps & c.p. fittings of Vertex & Victoria Co.) There would be no concealed line and geyser line. There would be only one basin (Perryware) in each flat.

4. KITCHEN

One Green marble platform, one sink, floors would be finished with marble and 2'-0"skirting white glaze tiles on the back of the cooking platform to protect the oil spots.

5. ELECTRICAL WIRING

a. Concealed wiring in all flats (Copper electrical wire, Rajdhani or J.J.)

b. Each flat will be provided with the following electrical points:

(All switches Preetam Sleek & all board cover Bakelite)

i) Bed room (each)

3 Light points

1 Fan point



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ii) Dining/Drawing

- 1 Plug point (5 Amp.)
- 3 Light points
- 1 Fan point
- 1 Plug point (15 Amp.)
- 1 Light point
- 1 Exhaust Fan Point
- 1 Plug point (15 Amp.)
- 1 Light point
- 1 Exhaust Fan Point
- 1 Light point
- 1 Exhaust Fan Point
- 1 Light point
- 1 Light point
- 1 Door-bell point

iii) Kitchen

- 1 Plug point (15 Amp.)
- 1 Light point
- 1 Exhaust Fan Point

iv) Toilet

- 1 Light point
- 1 Exhaust Fan Point

v) Verandah

- 1 Light point

vi) W. C. (Toilet)

- 1 Door-bell point

vii) Entrance

6. WATER

Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).

7. PAINTING : Plaster of Paris inside walls.

8. OUTSIDE PAINTING : Snowcem 2 coats painting.

9. RAILING OF STAIR CASE : Railing of iron.

10. STAIR CASE PAINTING : Plaster of Paris

11. LIFT : One MCD (Manual Collapsible Door) lift in each Block

THE FOURTH SCHEDULE REFERRED TO :

1. Staircase of all the floors of the said multi-storied building.
2. Common landings with lift, Common passage including main entrance leading to the ground floor.
3. Water tank, overhead tank and water supply line from Deep Tube-well with 440 volts Motor and Water pump.
4. Common toilet on the ground floor.
5. Common Caretaker's room.
6. Meter space.
7. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
8. Drainages, sewerage, septic tank and all pipes and other installations for the same.
9. Boundary walls and Main gate.
10. Such other common parts areas equipments installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in



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future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and/or use of the unit in common by the co-owners with the Developer and/or its respective nominees appertaining to proportionate cost in terms of sq.ft. It is expressly mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each others in future by the developer for the free ingress and egress of the prospective buyers/residents of proposed buildings in this premises and or in the said amalgamated premises.

11. Other areas and installations and/or equipments if so provided by the Developer in the Building and/or the Premises, at extra cost, for common use and enjoyment such as CC TV, EPABX, Intercom, Cable TV connection, Internet Connection, Telephone lines, Gas lines etc. and other common amenities and facilities for common uses.

COMMON EXPENSES:

1. All expenses for the maintenance, operating replacing renovating and repainting of the common portions and areas in the building including the outer walls and boundary walls of the building.
2. All the expenses for running and operating all machinery equipments and installations comprised in the common portion including the cost of repairing, replacing and renovating the same.
3. Costs and charges of establishment for maintenance of the said building.
4. Costs and insurance premium for insuring the building and/or the common portion.
5. All charges and deposits for supply of common utilities to all the co-owners in common.
6. Municipal tax, water tax and other rates in respect of the premises and building (save and except those separately assessed in respect of any unit of the purchaser).
7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.
9. All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portion and for all common affairs.
10. All other expenses as shall be required in future for running of proper and smooth administration of the Building or Buildings and the upkeepment of the same.



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Rajahmundry, North 24 Panchayat

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

SIGNED, SEALED AND DELIVERED

By the OWNERS at Kolkata

In the presence of:-

1. Premananda Borah - 1. Babine Holder

S/o Lt- Kinga (Shore-Borah)

Santash-pally-

PO- Asmininagar

PS. Baywate-

Halabaku- 59

2. Palita Mitra

S/O Late J. C. Mitra

46/S R. A. K. Road-

Kal-70055-

OWNERS

SIGNED, SEALED AND DELIVERED

By the DEVELOPER at Kolkata

In the presence of:-

1. Premananda Borah

2. Palita Mitra

ASTDURGA CONSTRUCTION PVT. LTD.

Director

DEVELOPER

Drafted by me

Bhola Nath Saha

Advocate, WB 305/1977

Kol. Highcourt,



**Additional District Sub-Registrar
Rajahmundry, North 20th Division**

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Received from the Developers/Builders a sum of Rs. 50,00,000.00 (Rupees Fifty Lac) only out of the total adjustable amount of Rs. 100,00,000.00 (Rupees One Crore) only as per Memo written hereunder.

MEMO OF ADJUSTABLE SECURITY DEPOSITE:

a)	By D. D. No. 000326 dated 23-05-2014 drawn on HDFC Bank Ltd. in its Salt Lake Branch favouring the Land Owner No. 1.	→ Rs.	8,00,000/-
b)	By D. D. No. 000323 dated 23-05-2014 drawn on HDFC Bank Ltd. in its Salt Lake Branch favouring the Land Owner No. 1.	→ Rs.	7,00,000/-
c)	By D. D. No. 000324 dated 23-05-2014 drawn on HDFC Bank Ltd. in its Salt Lake Branch favouring the Land Owner No. 1.	→ Rs.	7,00,000/-
d)	By D. D. No. 000325 dated 23-05-2014 drawn on HDFC Bank Ltd. in its Salt Lake Branch favouring the Land Owner No. 1.	→ Rs.	7,00,000/-
e)	By D. D. No. 000327 dated 23-05-2014 drawn on HDFC Bank Ltd. in its Salt Lake Branch favouring the Land Owner No. 1.	→ Rs.	7,00,000/-
f)	By D. D. No. 000328 dated 23-05-2014 drawn on HDFC Bank Ltd. in its Salt Lake Branch favouring the Land Owner No. 1.	→ Rs.	7,00,000/-
g)	By D. D. No. 000329 dated 23-05-2014 drawn on HDFC Bank Ltd. in its Salt Lake Branch favouring the Land Owner No. 2.	→ Rs.	7,00,000/-
GRAND TOTAL → Rs.			50,00,000/-

Rupees Fifty Lac only.

SIGNED, SEALED AND DELIVERED

By the FIRST PARTY at Kolkata













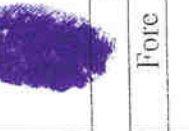

























In the presence of:-

1. *Preramananda Borah* 1. *Bablu Halder*

2. *Palmita Mishra* 2. *Jeyanti Halder.*

SIGNATURE OF THE LAND OWNERS
(FIRST PART)

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No	Signature of the Executants/Presentants.	LEFT HAND					RIGHT HAND																								
		Little	Ring	Middle	Fore	Thumb	Little	Ring	Middle	Fore	Thumb																				
Balu Haldar		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb											
		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb	
Soyanti Haldar.		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb	
		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb	
		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb	
		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb		Little		Ring		Middle		Fore		Thumb	



Additional District Sub-Registrar

~~Rajarhat New Town, North 24 Parganas~~

23 MAY 2014



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 05872 of 2014

(Serial No. 06415 of 2014 and Query No. 1523L000011064 of 2014)

On 23/05/2014

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

Presented for registration at 19.40 hrs on :23/05/2014, at the Private residence by Sanjay Gupta , one of the Executants.

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

Execution is admitted on 23/05/2014 by

1. Bablu Halder Alias Bablu Jitendra Halder, son of Lt. Jitendra Nath Halder , Pride Park, Anjalika Building, A Wing, G. B. Road, Opposite Lawkim Company, Thana (W), MAHARASHTRA, India, Pin :-400607, By Caste Hindu, By Profession : Business
2. Jayanti Halder Alias Jayanti Bablu Halder, wife of Bablu Halder , Pride Park, Anjalika Building, A Wing, G. B. Road, Opposite Lawkim Company, Thana (W), MAHARASHTRA, India, Pin :-400607, By Caste Hindu, By Profession : House wife
3. Sanjay Gupta
Director, M/s. Astdurga Construction Pvt. Ltd., Dwarka Vedmani, A D - 169, Salt Lake City, Sector - 1, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064.
, By Profession : Business
Identified By P Baral, son of Lt. K. B. Baral, Santa Pally, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)

Additional District Sub-Registrar

On 26/05/2014

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 : 4, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

1. Rs. 6010/- is paid , by the draft number 623933, Draft Date 23/05/2014, Bank Name State Bank of India, Rajarhat Township, received on 26/05/2014
2. Rs. 49000/- is paid , by the draft number 623935, Draft Date 23/05/2014, Bank Name State Bank of India, Rajarhat Township, received on 26/05/2014
(Under Article : B = 54989/- ,E = 21/- on 26/05/2014)

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.-5,07,44,078/-

Additional District Sub-Registrar

Additional New Town, North 24 Parganas

26 MAY 2014

(Debasish Dhar)

Additional District Sub-Registrar

26/05/2014 12:05:00



Additional District Sub-Registrar
Rajahat, New Town, North 24 Parganas

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Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 05872 of 2014
(Serial No. 06415 of 2014 and Query No. 1523L000011064 of 2014)

Certified that the required stamp duty of this document is Rs.- 75021 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 623934, Draft Date 23/05/2014, Bank : State Bank of India, Rajarhat Township, received on 26/05/2014
2. Rs. 26000/- is paid , by the draft number 623936, Draft Date 23/05/2014, Bank : State Bank of India, Rajarhat Township, received on 26/05/2014

(Debasish Dhar)
Additional District Sub-Registrar



Additional District Sub-Registrar
Debasish Dhar
Additional District Sub-Registrar
Enforcement Dept. of N

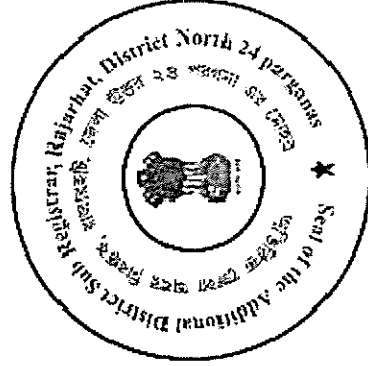
26 MAY 2014

26/05/2014 12:05:00



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 9786 to 9816
being No 05872 for the year 2014.



(Debasis Dhar) 26-May-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal