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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

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DEVELOPMENT AGREEMENT

1. Date: 28th September, 2015
2. Place: Kolkata
3. Parties:
 - 3.1 Asanur Rahaman, son of Late Sawkat Mondal *allies* Sawgat Ali Mondal, by faith Muslim, by occupation - Business, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700 135, District North 24 Parganas. [PAN BWVPR9884F].

(Owner, include successors in-interest and/or assigns)

Asanur Rahaman

Realtech Nirman Private Limited
S. K. N. S. K. N. S.

Director

নম্বর : 3196

সন ও তারিখ : 13.02.15

স্বত্বাধারীর নাম : Realtech Nirman pvt. l.

ঠিকানা : Kol-157.

মূল্য : Rs 100

ডেভেলপার : 

বাসিন্দার নাম : উত্তর ২৪ পরগণা

অধিদপ্তর : 27 JAN 2015

মোট টাকার পরিমাণ : Rs 150000

প্রিভিলেজ বাদাসাত

ডেভেলপার : শ্রী সফটওয়্যার



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And

- 3.2 Realtech Nirman Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AADCR6464K] represented by its director, namely (1) Shishir Gupta, son of Late Shree Bhagwan Gupta, by faith Hindu, by occupation - Business, of 16, Amherst Row, Police Station Amherst Street, Kolkata-700009 [PAN AIHPG6508N] and (2) Sk Nasir, son of Late Sk. Rashid, by faith Muslim, by occupation - Business, of Hatiara Paschimpara, Post Office Hatiara, Police Station New Town, Kolkata-700157 [PAN ADSPN1335N].

(Developer, includes successor-in-interest and assigns).

Owner and Developer individually Party and collectively Parties.

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

4. Subject Matter of Agreement

- 4.1 **Development of Said Property:** Understanding between the Owner and the Developer with regard to development (in the manner specified in this Agreement) of undivided land measuring 1.3125 (one point three one two five) decimal, more or less, out of 79 (seventy nine) decimal, comprised in R.S./L.R. *Dag* No. 93, recorded in L. R. *Khatian* No. 250, *Mouza* Chakpachuria, J.L. No. 33, Police Station New Town, within the limits of Patharghata *Gram Panchayat*, Additional District Sub-Registration District Rajarhat, District North 24 Parganas, (Said Property), all more fully and collectively described in the 1st Schedule below (Said Property), by construction of cluster of new residential cum commercial buildings (New Buildings) on the Said Property [Project].

- 4.2 **Allocation and Demarcation of Respective Entitlements:** Allocation and demarcation of the respective entitlements of the Owner and the Developer in the project to be constructed on the Said Property.

5. Representations, Warranties and Background

- 5.1.1 **Ownership of Monajat Ali Mondal:** Monajat Ali Mondal, was the recorded owner of land measuring 79 (seventy nine) decimals, comprised in R.S./L.R. *Dag* No. 93 in recorded in R. S. *Khatian* No. 639 corresponding to *Khatian* No. 1378, in *Mouza* Chakpachuria, J. L. No. 33, Police Station New Town (formerly Rajarhat), within the limits of

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Patharghata *Gram Panchayat*, Sub-Registrar Bidhannagar (Salt Lake City), District North 24 Parganas, along with various other properties. (Mother Property).

- 5.1.2 **Sale to Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal:** By a Bengali *Kobala* (Deed of Sale) dated 27th February, 1990 and registered in the Office of Additional District Sub-Registrar, Bidhannagar (Salt Lake City), in Book No. I, Volume No. 29, at Pages 153 to 160, being Deed No. 1351 for the year 1990, Monajat Ali Mondal transferred the entire Mother Property to Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal.
- 5.1.3 **Mutation by Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal:** Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal duly mutated their names as owner of the Mother Property, against their respective shares in the records of the Land Revenue Settlement vide L.R. *Khatian* Nos. 250 and 1656 (Yunus- Sawkat's Joint Property).
- 5.1.4 **Sale to Azizul Hossain Mondal and others:** By a Bengali *Kobala* (Deed of Sale) dated 10th January, 2011, registered in the Office of Additional District Sub-Registrar Bidhannagar (Salt Lake City), in Book No. I, CD Volume No. 1, at Pages 4465 to 4477, being Deed No. 0190 for the year 2011, Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal jointly sold conveyed and transferred land measuring 16 (sixteen) decimals out of Yunus-Sawkat's Joint Property to Azizul Hossain Mondal, Anowar Hossain Mondal, Nazir Hossain Mondal, Sabir Hossain Mondal and Nasir Hossain Mondal (*since deceased*) for the consideration mentioned therein. (Azizul & other's Property).
- 5.1.5 **Mutation by Azizul Hossain Mondal and others:** Azizul Hossain Mondal, Anowar Hossain Mondal, Nazir Hossain Mondal, Sabir Hossain Mondal and Nasir Hossain Mondal, duly mutated their names as owner of the Azizul & other's Property, against their respective shares in the records of the Land Revenue Settlement vide L. R. *Khatian* Nos. 3014, 3012, 3016, 3013, 3015 respectively.
- 5.1.6 **Ownership of Yunus Mondal *alias* Yunus Ali Mondal:** Yunus Mondal *alias* Yunus Ali Mondal was the recorded owner of undivided $\frac{1}{2}$ share, being land measuring 31.50 (thirty one point five zero) decimal more or less, out of balance portion of Yunus-Sawkat's Joint Property, comprised in R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 250, *Mouza* Chakpachuria, J. L. No. 33, Police Station Newtown (formerly Rajarhat), District North 24 Parganas (Yunus's Property).
- 5.1.7 **Demise of Yunus Mondal *alias* Yunus Ali Mondal:** Yunus Mondal *alias* Yunus Ali Mondal, died on 10th December 2012, leaving behind him

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surviving his wife, Jhirnnechha Bibi, 4 (four) daughters, namely, Layli Bibi *alias* Layla Bibi, Supiya Bibi, Nasima Bibi and Reshma Bibi, 1(one) brother, Sawkat Mondal *alias* Sawgat Ali Mondal, 3 (three) sisters, namely, Sufia Bibi *alias* Sakina Bibi, Ruduna Bibi and Mahina Bibi Molla [collectively Legal Heirs of Yunus Ali Mondal] as his surviving legal heirs and heiresses, all of whom jointly inherited the right, title and interest of the entirety of Yunus's Property, as per the Muslim law of inheritance.

- 5.1.8 **Ownership of Legal Heirs of Yunus Mondal *alias* Yunus Ali Mondal:** Jhirnnechha Bibi, Layli Bibi, Supiya Bibi, Nasima Bibi, Reshma Bibi, Sawkat Mondal *allies* Sawgat Ali Mondal, Sufia Bibi *alias* Sakina Bibi, Ruduna Bibi and Mahina Bibi Molla, all being the Legal Heirs of Yunus Ali Mondal, inherited the right, title and interest of Yunus Ali Mondal in Yunus's Property, as per the Certificate of *Farayez* dated 17th March 2015 issued by Md Azizul Haque, *Naib Kazi*, each of them having their respective shares therein. The details of each share of Legal Heirs of Yunus Mondal *alias* Yunus Ali Mondal are given hereby.

Names of Legal Heirs of Yunus Mondal <i>alias</i> Yunus Ali Mondal	Share in Yunus's Property	Quantum of Land (in decimal)
Jhirnnechha Bibi	498.418	3.9375
Layli Bibi	664.557	5.2500
Supriya Bibi	664.557	5.2500
Nasima Bibi	664.557	5.2500
Reshma Bibi	664.557	5.2500
Sawkat Mondal <i>allies</i> Sawgat Ali Mondal	332.278	2.6250
Sufia Bibi <i>alias</i> Sakina Bibi	166.139	1.3125
Ruduna Bibi	166.139	1.3125
Mahina Bibi	166.139	1.3125

- 5.1.9 **Ownership of Raduna Bibi:** Raduna Bibi has become the owner of undivided share, being land measuring 1.3125 (one point three one two five) decimal more or less, out of the Yunus's Property, comprised in R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 250, *Mouza* Chakpachuria, J. L. No. 33, Police Station Newtown (formerly Rajarhat), District North 24 Parganas (Raduna Share in Yunus's Property).

- 5.1.10 **Demise of Raduna Bibi:** Raduna Bibi, died on 12th January, 2015, leaving behind her surviving her Husband, Md. Ismail (Since deceased), 3(three) sons, Maidul Islam *alias* Mohidul Islam, Aidula Isalama *alias* Ohidul Islam, Monirul Islam *alias* Manirul Islam and 1

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(one) daughter, namely, Rangina Bibi [collectively **Legal Heirs of Raduna Bibi**] as her surviving legal heirs and heiresses, all of whom jointly inherited the right, title and interest of the Raduna Bibi share in the Yunus's Property, particularly mentioned in the table above, as per the Muslim law of inheritance.

- 5.1.11 **Demise of Md. Ismail:** Md. Ismail, died on 14th February, 2015, leaving behind her surviving her 3(three) sons, Maidul Islam *alias* Mohidul Islam, Aidula Isalama *alias* Ohidul Islam, Monirul Islam *alias* Manirul Islam and 1 (one) daughter, namely, Rangina Bibi [collectively **Legal Heirs of Md. Ismail**] as his surviving legal heirs and heiresses, all of whom jointly inherited the right, title and interest of the Md. Ismail share in the Raduna Bibi's portion out of Yunus's Property, as per the Muslim law of inheritance.
- 5.1.12 **Sale by the Legal Heirs of Raduna Bibi:** By a Deed of Sale, dated 30th June, 2015, registered in the Office of Additional District Sub-Registrar Rajarhat, in Book No. I, CD Volume No. 1523-2015, at Pages 39470 to 39492, being Deed No. 152307344 for the year 2015, Maidul Islam *alias* Mohidul Islam, Aidula Isalama *alias* Ohidul Islam, Monirul Islam *alias* Manirul Islam, Rangina Bibi jointly sold conveyed and transferred land measuring 1.3125 (one point three one two five) decimal, more or less, out of 79 (seventy nine) decimal, comprised in R.S./L.R. Dag No. 93, recorded in L. R. Khatian No. 250, Mouza Chakpachuria, J.L. No. 33, Police Station New Town, within the limits of Patharghata Gram Panchayat, Additional District Sub-Registration District Rajarhat, District North 24 Parganas to Asanur Rahaman (Owner No. 3.1 herein) for the consideration mentioned therein. (**Asanur's Property**).
- 5.1.13 **Absolute Ownership:** In the above mentioned circumstances, the Owner has become the sole, absolute and undisputed owner of the Said Property. The Said Property herein is the subject matter of this Development Agreement.
- 5.1.14 **Owner has Marketable Title:** The right, title and interest of the Owner in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens*.
- 5.1.15 **Owner to Ensure Continuing Marketability:** The Owner shall ensure that title of the Owner to the Said Property continues to remain marketable and free from all encumbrances till the completion of the development of the Said Property.
- 5.1.16 **Owner has Authority:** The Owner has full right, power and authority to enter into this Agreement.

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 Director



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- 5.1.17 **No Prejudicial Act:** The Owner has neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- 5.1.18 **No Acquisition/Requisition:** The Owner declare that the Said Property has not been acquired, required or included in any scheme of acquisition or requisition and the Owner has neither received nor is aware of any notice or order from any Authority or Statutory Body or Government Department for any such acquisition, requisition or scheme.
- 5.1.19 **No Encumbrance:** The Owner has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title. The Said Property is free from all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, *lis pendens*, uses, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Owner and the title of the Owner to the Said Property is good, free, clear, bankable and marketable.
- 5.1.20 **Right, Power and Authority to Develop:** The Owner has good right, full power, absolute authority and indefeasible title to develop, grant, sell, convey, transfer, assign and assure the Said Property.
- 5.1.21 **No Dues:** No revenue, cess, *Panchayat* taxes, other taxes, surcharges, impositions, outgoings or levies of any nature whatsoever in respect of the Said Property is due to the Government or any other authority or authorities and no demands, recovery proceedings or Certificate Cases are pending for realization of any dues from the Owner.
- 5.1.22 **No Right of Pre-emption:** No person, entity or authority whosoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.1.23 **No Mortgage:** No mortgage or charge has been created by the Owner in respect of the Said Property or any part thereof, whether by deposit of title deeds or otherwise.
- 5.1.24 **No Previous Agreement:** The Owner has ascertained that the Said Property is not the subject matter of any previous agreement, whether oral or in writing, save and except the Said Agreements and the POAs.

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Shishu K. S. N. S. N.
 Director



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- 5.1.25 **No Guarantee:** The Said Property is not affected by or subject to any corporate guarantee or personal guarantee for securing any financial accommodation.
- 5.1.26 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Owner from developing, selling, transferring and/or alienating the Said Property or any part thereof.
- 5.1.27 **No Transfer:** The Owner has not created any third party interest of any nature whatsoever and/or has not delegated any of the Owner right either flowing from the Said Agreements or otherwise to any third party in any manner whatsoever.
- 5.2 **Developer's Representations:** The Developer has represented and warranted to the Owner as follows:
- 5.2.1 **Infrastructure and Expertise of Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
- 5.2.2 **Financial Arrangement:** The Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property, *inter alia* by way of construction of the New Buildings on the Said Property.
- 5.2.3 **No Abandonment:** The Developer shall not abandon, delay or neglect the project of development of the Said Property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Property.
- 5.2.4 **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- 5.3 **Decision to Develop:** The Owner decided to develop the Said Property. Pursuant thereto, preliminary discussions was held with the Developer for taking up the development of the Said Property by constructing the Project
- 5.4 **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [superseding all previous correspondence and agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.

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6. Basic Understanding

- 6.1 **Development of Said Property by Construction of Project:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the new buildings thereon on co-venture basis, with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs.
- 6.2 **Nature and Use of Project:** The Project shall be in accordance with architectural plan (Building Plans) to be prepared by the Architect/s appointed by the Developer from time to time (Architect), preferably after discussion with the Owner and taking into consideration their views and suggestions, if any, duly sanctioned by the Patharghata Panchayat, Rajarhat Panchayat Samity, Zilla Parishad, NKDA and other statutory authorities concerned with sanction (collectively Planning Authorities), as a ready-to-use residential-cum-commercial buildings with specified areas, amenities and facilities to be enjoyed in common.

7. Appointment and Commencement

- 7.1 **Appointment:** The Parties hereby accept the Basic Understanding between them as recorded in Clause 6 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owner hereby appoint the Developer as the developer of the Said Property with right to execute the Project and the Developer hereby accepts the said appointment by the Owner.
- 7.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

8. Sanction and Construction

- 8.1 **Sanction of Building Plans:** The Developer (as the agent of the Owner but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction of the Building Plans. In this regard it is clarified that (1) full potential of FAR of the Said Property shall be utilized for construction of the Project (2) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Building Plans and Occupancy Certificate) and (3) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer.

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- 8.2 **Architect and Consultants:** The Owner confirm that the Owner have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owner shall have no liability or responsibility.
- 8.3 **Construction of Project:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owner construct, erect and complete the Project [G+11 storied building, subject to sanctioned building plan by the Authorities] on the Said Property comprising of new residential buildings and Common Portions (defined in Clause 8.5 below), in accordance with the sanctioned Building Plans.
- 8.4 **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that subject to Circumstances Of Force Majeure (defined in Clause 24.1 below), the Developer shall complete the entire process of development of the Said Property and construct, erect and complete the Project within a period of 42 (forty two) months from the date of execution of this Agreement (**Completion Time**) and the Completion Date may be extended by a period of 6 (six) months (**Extended Period**), at the option of the Developer.
- 8.5 **Common Portions:** The Developer shall at its own costs install and erect in the New Building common areas, amenities and facilities such as stairways, lifts, passages, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection as per the sanctioned Building Plans and other facilities required for establishment, enjoyment and management of the Project (collectively **Common Portions**). For permanent electric connection to the flats and other spaces in the new buildings in the Project (**Flats/Units**), the intending purchasers (collectively **Transferees**) shall pay the deposits demanded by WBSEDCL and other agencies and the Owner shall also pay the same for the Flats in the Owner' Allocation (defined in Clause 11.1 below). It is clarified that the expression Transferees include the Owner and the Developer, to the extent of unsold or retained Flats in the Project.
- 8.6 **Building Materials:** The Developer shall be authorized in the name of the Owner to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owner and required for the construction of the New Buildings but under no circumstances the

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Owner shall be responsible for the price/value, storage and quality of the building materials.

- 8.7 **Temporary Connections:** The Developer shall be authorized in the name of the Owner or Developer to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.
- 8.8 **Modification:** The Developer shall be entitled to amend or modify the Building Plans, as when required, within the permissible limits and norms of the Planning Authorities.
- 8.9 **Co-operation by Owner:** The Owner shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owner shall provide all co-operations that may be necessary for successful completion of the Project.

9. **Possession**

- 9.1 **Vacating by Owner:** Simultaneously herewith, the Owner have handed over *khas*, vacant, peaceful and physical possession of the entirety of the Said Property to the Developer, for the purpose of execution of the Project.

10. **Powers and Authorities**

- 10.1 **Power of Attorney:** The Owner shall grant to the Developer, at its own risk, liability of Developer and/or its assigns, nominees, legal representatives a Power of Attorney empowering them to (1) mortgage the part or portion of Said Property for the purpose of obtaining housing loan for intending buyer, (2) sanction/revalidate/modify/alter the Building Plans by the Planning Authorities, (3) obtain all necessary permissions from different authorities in connection with construction of the Project and for doing all things needful for development of the Said Property by construction of new building/s (4) construction of the Project and Building/s (5) booking, Agreement and sale of the Developer's Allocation (defined in Clause 12.1 below).
- 10.2 **Amalgamation and Extension of Project:** Notwithstanding grant of the aforesaid Power of Attorney, the Owner hereby undertake that the Owner shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to amalgamate the Said Property with the adjoining plots for extension of the Project and use of Common Portions.

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- 10.3 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertake that the Owner shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

11. Owner' Allocation

- 11.1 **Owners' Allocation:** The Owners shall be entitled to (1) 49% (forty nine percent) of the construction FAR (as per the Building Plans) of New Buildings in the proposed Project on the Said Property. The Parties have agreed that the Developer shall allot respective allocations to the Owners of the New Buildings (the details of such demarcation shall be recorded in a separate instrument) and in the event full allotment is not made out then the balance area of allotment shall be adjusted against monitory consideration (2) undivided 49% (forty nine percent) share, against the sanctioned FAR of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions (collectively **Owners' Allocation**). It is clarified that the Owners' Allocation shall include undivided, impartible and indivisible 49% (forty nine percent) against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property. The Owners' Allocation shall be heritable and freely transferable.

12. Developer's Allocation

- 12.1 **Developer's Allocation:** The Developer shall be fully and completely entitled to (1) remaining 51% (fifty one percent) of the sanctioned FAR (as per the Building Plans) against the Said Property in the New Buildings and (2) undivided 51% (fifty one percent) share, against the sanctioned FAR of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions (collectively **Developer's Allocation**). It is clarified that the Developer's Allocation shall include undivided, impartible and indivisible undivided 51% (fifty one percent) of the sanctioned FAR (as per the Building Plans) against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property.

13. Dealing with Respective Allocations

- 13.1 **Demarcation of Respective Allocations:** The Parties have mutually agreed that on sanction of the Building Plans, the Parties shall formally demarcate their respective allocations based on the Building Plans and the details of such demarcation shall be recorded in a separate instrument.

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Shishir S. Nalin

Director



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- 13.2 **Owner' Allocation:** The Owner shall be entitled to the Owner' Allocation with right to transfer or otherwise deal with the same in any manner the Owner deem appropriate and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Owner' Allocation. It is clearly understood that the dealing of the Owner with regard to the Owner' Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owner' Allocation shall be subject to the other provisions of this Agreement.
- 13.3 **Developer's Allocation:** The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same in any manner the Developer deems appropriate, without any right, claim or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Developer's Allocation. It is clearly understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's Allocation shall be subject to the other provisions of this Agreement.
- 13.4 **Transfer of Developer's Allocation:** In consideration of the Developer constructing and handing over the Owner' Allocation to the Owner and meeting other obligations towards the Owner, the Owner shall execute deeds of conveyances of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution of conveyances shall be through the Developer exercising the powers and authorities mentioned in Clause 10.1 above.
- 13.5 **No Objection to Allocation:** The Parties confirm that neither Party has any objection with regard to their respective allocations.
- 13.6 **Cost of Transfer:** The costs of the aforesaid conveyances of the Developer's Allocation including stamp duty and registration fees and all other legal expenses shall be borne and paid by the Developer or the Transferees.
14. **Panchayat Taxes and Outgoings**
- 14.1 **Relating to Period Prior to Date of Agreement:** All Panchayat rates, taxes, penalty, interest and outgoings (collectively Rates) on the Said Property relating to the period prior to the date of Agreement shall be

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Realtech Nirman Private Limited
Shishir S. Kulkarni
 Director



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the liability of the Owner and the same shall be borne, paid and discharged by the Owner as and when called upon by the Developer, without raising any objection thereto.

- 14.2 **Relating to Period after Agreement:** As from the date of Agreement, the Developer shall be liable for the Rates in respect of the Said Property and from the Possession Date (defined in Clause 15.2 below), the Parties shall become liable and responsible for the Rates in the ratio of their sharing in the New Buildings.
15. **Possession and Post Completion Maintenance**
- 15.1 **Possession of Owner' Allocation:** After the Developer obtaining Occupancy Certificate of the Project, within 15 (fifteen) days from the date of the possession notice, the Owner shall be bound to take over physical possession of the Owner' Allocation and simultaneously refund/adjust the Deposit to/with the Developer and subject to the other terms of this agreement.
- 15.2 **Possession Date and Rates:** Within completion time or the nearest ritually suitable date (whichever be later) after the Developer obtaining Occupancy Certificate of the Project, from the date of sanction of Building Plans, the Owner shall take possession of the Owner' Allocation and if the Owner do not take such possession, it shall be deemed that the Developer has delivered possession to the Owner.
- 15.3 **Punctual Payment and Mutual Indemnity:** The Parties shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities and the Parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them, as the case may be, consequent upon a default by the other.
- 15.4 **Maintenance:** The Developer shall frame a scheme for the management and administration of the New Buildings. The Owner hereby agree to abide by all the rules and regulations to be so framed for the management and administration of the New Buildings.
- 15.5 **Maintenance Charge:** The Transferees and the Owner shall manage and maintain the Common Portions and services of the New Buildings [if necessary, by forming a body (Association)] and shall collect the costs and service charge therefor (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the New Buildings, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common

Asaur Rehman

Realtech Nirman Private Limited
/ L's L - L - S K N A

Director



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs

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wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments. Advance/deposit towards Maintenance Charge shall also be collected, to ensure that funds are readily available for proper maintenance and upkeep of the New Buildings.

16. Common Restrictions

- 16.1 Applicable to Both:** The Owner's Allocation and the Developer's Allocation in the New Buildings shall be subject to the same restrictions as are applicable to multi-storied Ownership buildings, intended for common benefit of all occupiers of the New Buildings.

17. Obligations of Developer

- 17.1 Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time.
- 17.2 Meaning of Completion:** The word 'completion' shall mean habitable state with water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Flats ready-for-use and with Occupancy Certificate from Sanctioning Authorities.
- 17.3 Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance.
- 17.4 Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the New Buildings with the help of the Architect, professional bodies, contractors, etc.
- 17.5 Specifications:** The Developer shall construct the New Buildings as per the specifications given in the 2nd Schedule below (Specifications).
- 17.6 Commencement of Project:** The development of the Said Property shall commence as per the Specifications, Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever.
- 17.7 Construction at Developer's Cost and Responsibility and Warranty:** The Developer shall construct the New Buildings at its own cost and

Asaur Beharwal

Realtech Nirman Private Limited
/ L. S. K. - **S. N. A. G.**
 Director



Additional District Sub-Registrar
Rajarat, New Town, North 24-Pgs

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- Asaer Rahman

Realtech Nirman Private Limited
Sd/- Sh. Na. Sin

Director



Additional District Sub-Registrar
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- 18.3 **Documentation and Information:** The Owner undertake to provide the Developer with any and all documentation and information relating to the Said Property as may be required by the Developer from time to time.
- 18.4 **No Obstruction in Dealing with Developer's Functions:** The Owner covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 18.5 **No Obstruction in Construction:** The Owner covenant not to cause any interference or hindrance in the construction of the New Buildings.
- 18.6 **No Dealing with Said Property:** The Owner covenant not to let out, grant lease, mortgage and/or charge the Said Property or any portions thereof save in the manner envisaged by this Agreement.
- 18.7 **No Obstruction in Extension of Project:** The Owners covenant not to cause any interference or hindrance if the Developer purchases and/or enter into any Joint Venture Agreement with the owner/s of any adjacent plot/s to extend the Project. Further the Owners confirm, assure, undertake and guarantee that the Owners shall have no objection of any nature whatsoever and shall also not ask for any additional consideration in the event of such extension of Project and the Owners shall only be entitled to the Owners' Allocation, as mentioned in Clause 11.1 above.
19. **Indemnity**
- 19.1 **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the construction of the New Buildings and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.
- 19.2 **By the Owner:** The Owner hereby indemnify and agree to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owner being incorrect.

Ankur Pathan

Realtech Nirman Private Limited
Sh. Nalin
 Director



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Rajahmundry, New Town, North 24-Pgs.

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20. Corporate Warranties

20.1 By Developer: The Developer warrants to the Owner that:

20.1.1 Proper Incorporation: it is properly incorporated under the laws of India.

20.1.2 Necessary Licenses etc.: it has all necessary rights, licenses, permissions, powers and capacity to enter into this Agreement and to perform the obligations hereunder and in so doing, is and shall not be in breach of any obligations or duties owed to any third parties and will not be so as a result of performing its obligations under this Agreement.

20.1.3 Permitted by Memorandum and Articles of Association: the Memorandum and Articles of Association permit the Developer to undertake the activities covered by this Agreement.

21. Limitation of Liability

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

22. Miscellaneous

22.1 Parties Acting under Legal Advice: Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.

22.2 Essence of Contract: In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

22.3 Documentation: The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement. Mr. Imran Karim, Advocate, High Court, Calcutta, who has drawn this Agreement, shall draw all further documents in respect to this Project.

22.4 Valid Receipt: The Owner shall pass valid receipts for all amounts paid under this Agreement.

Asim Roshan

Realtech Nirman Private Limited
S. K. Nalin

Director



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

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- 22.5 **No Partnership:** The Owner and the Developer have entered into this Agreement on principal to principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 22.6 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 22.7 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents may be required to be made or signed by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertake to do all such acts, deeds, matters and things and execute any additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner in terms of this Agreement.
- 22.8 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 22.9 **Taxation:** The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnify against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 22.10 **Name of New Buildings/Project:** The name of the New Buildings/Project shall be decided by the Developer.
- 22.11 **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the Said Property or any part thereof to the Developer by the Owner or as

Asans Pichana

Realtech Nirman Private Limited
Shishu S. Nalin
 Director



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creating any right, title or interest therein in favour of the Developer except to develop the Said Property in terms of this Agreement.

23. Defaults

- 23.1 **No Cancellation:** In the event of any default on the part of one Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement and also for damages. However, if there is any delay in completion of the Project, except due to Force Majeure (explained in Clause 24 below), the same shall be justified by the delaying Party to the suffering Party to their total satisfaction or otherwise a penalty shall be imposed, which shall be decided by arbitration.

24. Force Majeure

- 24.1 **Circumstances Of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) any acts behind the control of the Developer (2) acts of God or Nature, (3) acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations (collectively **Circumstances Of Force Majeure**).
- 24.2 **No Default:** The Parties shall not be deemed to have defaulted in the performance of their contractual obligations whilst the performance thereof is prevented by Circumstances of Force Majeure and the time limits laid down in this Agreement for the performance of obligations shall be extended accordingly upon occurrence and cessation of any event constituting Circumstances of Force Majeure.

25. Entire Agreement

- 25.1 **Supersession:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions /correspondence and agreements between the Parties, oral or implied or written.

Asaver Perhman

Realtech Nirman Private Limited
Shishu L. SK Nalin

Director



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26. Counterparts

- 26.1 **All Originals:** This Agreement is being executed simultaneously in duplicate and each copy shall be deemed to be an original and both copies shall together constitute one instrument and agreement between the Parties. One copy shall be retained by the Developer and another by the Owner.

27. Severance

- 27.1 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. When any provision is so held to be invalid, illegal or unenforceable, the Parties hereto undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable. In the event any of the terms and conditions of this Agreement are set-aside or declared unreasonable by any Court of Law or if the Parties take the plea of frustration of contract, the entire Agreement shall not be void and shall continue to subsist to the extent of the remaining terms and conditions and bind the Parties.

28. Amendment/Modification

- 28.1 **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

29. Notice

- 29.1 **Mode of Service:** Notices under this Agreement shall be served by registered post/speed post with acknowledgment due at the above mentioned addresses of the Parties, unless the address is changed by prior intimation in writing. Such service shall be deemed to have been effected on the 4th day of handing over of the cover to the postal authorities, if sent by registered post/speed post, irrespective of refusal to accept service by the Parties. The Owner shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to each of the Owner.

30. **Disputes:** Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively

Asrar Dehman

Realtech Nirman Private Limited
Sh. K. L. S. N. N.
 Director



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Rajarhat, New Town, North 24-Pgs

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- 32.8 **Headings:** The headings in this Agreement are inserted for convenience only and shall be ignored in construing the provisions of this Agreement.

1st Schedule
(Said Property)

Undivided land measuring 1.3125 (one point three one two five) decimal more or less, out of 79 (seventy nine) decimal, comprised in R.S/L.R *Dag* No. 93, recorded in L.R. *Khatian* No. 250, *Mouza* Chakpachuria, J.L. No. 33, Police Station New Town, within the limits of Patharghata *Gram Panchayat*, Additional District Sub-Registration District Rajarhat, District North 24 Parganas, and butted and bounded the entire *Dag* No. 93, as follows:

On the North : By *Mouza* Mohammadpur, J.L. No. 32.
On the East : By *Mouza* Mohammadpur, J.L. No. 32.
On the South : By 30'-0" wide *Panchayat* Road
On the West : By RS/LR *Dag* Nos. 90, 92.

2nd Schedule
(Specifications)

Brick Work	External Walls: 8 inch thick brickwork with cement mortar in proportion (1:6) by using 1 st class bricks. Partition Walls: 4 inch thick with cement mortar in proportion (1:4) by using 1 st class bricks, providing wire mesh as required for 3 inch wall.
Plaster	Wali Plaster outside surface 18mm thick (1:6 cement mortar), inside surface 12mm thick (1:6 cement mortar) Ceiling Plaster - 6 mm thick (1:4 cement mortar) Proper chipping will be made before wall and ceiling plastering.
Floor Of Rooms And Toilets	As per specification of the Developer flooring in all the rooms, kitchen, toilets, verandah etc. will be provided.
Toilet Walls	Upto 6'-0" finished (may vary as per

Asans Bahana

Realtech Nirman Private Limited

S. K. N. S. K. N. S.

Director



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

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	specification of Developer) with white/light coloured ceramic tiles.
Doors	Door frames will be made of good quality wood. Hot pressed flush door will be provided. Hatch bolt/Aldrop/Mortise lock in the door for each room and night latch for the main door of the flat will be provided.
Windows	Fully Aluminium windows with glass fittings and standard handle.
Sanitary Fittings In Toilet/s	The following will be provided: a) Tap arrangements. b) White/light coloured wash basin made of porcelain (in one Toilet). c) White/light coloured European type water closet made of porcelain. d) Water pipe line. e) Hot and cold water line (in one Toilet). f) Provision for installation of geysers (in one Toilet).
Kitchen	Kitchen will be provided with top cooking platform with one stainless steel sink and drain board and ceramic tiles upto a height of 2'-6" feet above the cooking platform.
Electrical Points And Fittings	Concealed P.V.C. conduits, with good quality copper wire will be provided. Number of points will be decided later. Calling bell point at the main door of the flat will be provided. The Developer shall install of transformer/s in the Project, by its own cost before handover of the Owner' Allocation.
Painting And Finishing	Outside face of external walls will be finished with good quality cement paint. Internal face of the walls will be finished with good quality Putty/ Plaster of Paris.

Asaur Dehman

Realtech Nirman Private Limited.
Shishu *SK Nalin*
 Director



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

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31. Execution and Delivery

31.1 In Witness Whereof the Parties have executed and delivered this Agreement on the date mentioned above.

Asanur Rahman

(Asanur Rahaman)
[Owner]

Realtech Nirman Private Limited

Sh. Nalin
5/52-1-
Director

(Realtech Nirman Private Limited)
[Developer]

Witnesses:

Name *M. A. - Minlin Paul*

Name *Dej. Ayusman Dej*

Father's Name *S. C. Paul*

Father's Name *Ashis Kr. Dej*

Address *Teghoria Main Road*

Address *T-68, Teghoria Main Road*

Kolkata - 700157

Kal. 700157

Sulagna De
SULAGNA DE
Advocate
High Court, Calcutta

Enrol. No. F/1406/2008



Additional District Sub-Region
Rajarhat, New Town, North 24 Parganas

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SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<i>S. Kishore Kumar</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Thumb	Fore	Middle (Right Hand)	Ring	Little		
	<i>Sh. N. G. S.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Thumb	Fore	Middle (Right Hand)	Ring	Little		
	<i>Asamir Palraman</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Thumb	Fore	Middle (Right Hand)	Ring	Little		









Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

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Seller, Buyer and Property Details






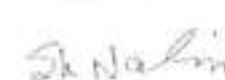
A. Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	SK NASIR HATIARA PASCHIM PARA, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157	 02/11/2015 1:23:56 PM	 LTI 02/11/2015 1:24:11 PM
		 02/11/2015 1:24:37 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	ASANUR RAHAMAN Son of Late SAWKAT MONDAL ALIAS SAWGAT ALI MONDAL MAHAMMADPUR, P.O:- KADAMPUKUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. BWVPR9884F,; Status : Individual; Date of Execution : 28/09/2015; Date of Admission : 02/11/2015; Place of Admission of Execution : Office	 02/11/2015 1:24:52 PM	 LTI 02/11/2015 1:24:58 PM
		 02/11/2015 1:25:13 PM	




Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	REALTECH NIRMAN PVT LTD T-64 TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 PAN No. AADCR6464K.; Status : Organization; Represented by representative as given below:-		
1(1)	Mr SHISHIR GUPTA 16 AMHERST ROW, P.O:- AMHERST STREET, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALHPG6508N.; Status : Representative; Date of Execution : 28/09/2015; Date of Admission : 04/11/2015; Place of Admission of Execution : Office	 04/11/2015 1:14:13 PM	 LTI 04/11/2015 1:14:20 PM
		 04/11/2015 1:14:29 PM	
(2)	SK NASIR HATIARA PASCHIM PARA, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ADSPN1335N.; Status : Representative; Date of Execution : 28/09/2015; Date of Admission : 02/11/2015; Place of Admission of Execution : Office	 02/11/2015 1:23:56 PM	 LTI 02/11/2015 1:24:11 PM
		 02/11/2015 1:24:37 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature



Identifier Details			
S.L No.	Identifier Name & Address	Identifier of	Signature
1	Mr MINTU PAUL Son of Mr SUBHASH CHANDRA PAUL T-68 TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	ASANUR RAHAMAN, Mr SHISHIR GUPTA, SK NASIR	 02/11/2015 1:36:14 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria	LR Plot No:- 93 LR Khatian No:- 250	1.3125 Dec	1/-	19,09,091/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 30 Ft., Adjacent to Metal Road,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	MINTU PAUL
Address	T 68 TEGHORIA MAIN ROAD,Thana : Baguiati, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Solicitor firm



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152312058 / 2015

Query No/Year	15231000318792/2015	Serial no/Year	1523012450 / 2015
Deed No/Year	I - 152312058 / 2015		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	SK NASIR	Presented At	Office
Date of Execution	28-09-2015	Date of Presentation	02-11-2015

Remarks

On 02/11/2015

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

Presented for registration at 13:21 hrs on : 02/11/2015, at the Office of the A.D.S.R. RAJARHAT by SK NASIR

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 19,09,091/-

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

Execution is admitted on 02/11/2015 by

ASANUR RAHAMAN, Son of Late SAWKAT MONDAL ALIAS SAWGAT ALI MONDAL, MAHAMMADPUR, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Indetified by Mr MINTU PAUL, Son of Mr SUBHASH CHANDRA PAUL, T-68 TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Service

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

Execution is admitted on 02/11/2015 by

SK NASIR DIRECTOR, REALTECH NIRMAN PVT LTD, T-64 TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Mr MINTU PAUL, Son of Mr SUBHASH CHANDRA PAUL, T-68 TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Draft Rs 5,000/-, by Stamp Rs 100/-



Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 3196, Purchased on 13/02/2015, Vendor named S BOSE.

Description of Draft

1. Rs 5,000/- is paid, by the Draft(8554) No: 683845000405, Date: 11/09/2015, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 04/11/2015

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

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

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

Execution is admitted on 04/11/2015 by

Mr SHISHIR GUPTA DIRECTOR, REALTECH NIRMAN PVT LTD, T-64 TEGHORIA MAIN ROAD, P.O:-
HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Indetified by Mr MINTU PAUL, Son of Mr SUBHASH CHANDRA PAUL, T-68 TEGHORIA MAIN ROAD, P.O:
HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By
Profession Service



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2015, Page from 178410 to 178442

being No 152312058 for the year 2015.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2015.11.17 12:32:55 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 17-11-2015 12:32:55

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

(This document is digitally signed.)

