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Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document.

*[Signature]*  
A.D.S.R. Howrah

14 JAN 2015

**REGISTERED DEVELOPMENT**  
**AGREEMENT**

This Registered Development Agreement made on this 14<sup>th</sup> day of January, 2015

ASHOKA INFRA REALTORS PRIVATE LTD.

*[Signature]*  
DIRECTOR

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~~2000~~  
A Mukherjee  
Howrah Court  
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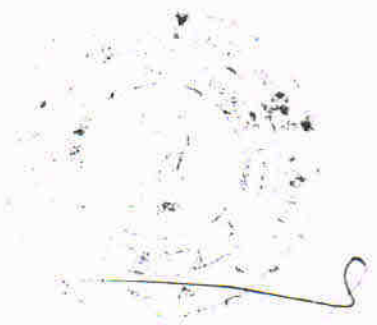
10/5/15

Aniruddha Bhattacharya.



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Aniruddha Bhattacharya.



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Additional District  
Sub-Registrar, Howrah

174 JAN 2015

Anamika Bhattacharya



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Anamika Bhattacharya



BETWEEN

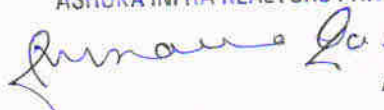
1) SMT. ANAMIKA BHATTACHARYA (PAN BDBPB 6747E), wife of Sri Bipul Bhattacharya, by faith – Hindu, Citizen of India, by occupation Service, residing at Neelachal Apartment, Uttara, 'A'-1, 98, Rajdanga Gold Park (N), Kolkata – 700 107,  
2) SRI ANIRUDDHA BHATTACHARYA (PAN ADXPB 9223E ), son of Late Ganendra Nath Bhattacharyya, by faith – Hindu, Citizen of India, by occupation Service, residing at 30, Onkarmal Jetia Road, Police Station Shibpur, District Howrah do herein after called “OWNERS” (which expression unless excluded by or repugnant to the subject or context be deemed to mean and includes their legal heirs, executors, administrators, legal representatives, nominees and assigns).

-AND-

ASHOKA INFRA REALTORS PRIVATE LIMITED (PAN AALCA0986F), having its registered office at 32/4, Halder Para Lane, Police Station Shibpur, District Howrah 711 101, represented by the directors 1) Sri. Asok Kar (PAN **AFCPK5607C**), son of Late Sachindra Nath Kar, 2) Sri Arunava Kar (PAN **AIEPK7526M**), son of Sri Asok Kar, No. 1 & 2 both by faith Hindu, Citizen of India, by occupation Business, residing at 32/4, Halder Para Lane, Police Station Shibpur, District Howrah do hereinafter called “DEVELOPER” (which expression unless excluded by or repugnant to the subject or context be deemed to mean and include the successor – in – interest of the firm and the heirs, executors, successors in – interest and assigns of the partners)

All that piece and parcel of the property situated within District and District Sub Registry Office and Additional District Sub-Registry Office at Howrah, Mouja & P.S. Shibpur, Howrah Municipal Corporation Ward No. 40, Holding No. 30, Onkarmal Jetia Road measuring about 02 Cottahs 11 Chittacks 25 Sq.ft. of bastu land with structure measuring 500 sq.ft. standing thereon and within Holding No. 30/2, Onkarmal Jetia Road measuring 01 Cottah 09 Chittacks 20 sq.ft. bastu land with structure measuring 500 sq.ft. standing thereon that is in all under Holding No. 30 & 30/2, Onkarmal Jetia Road total property measuring about 04 Cottahs 05 Chittacks Bastu land with structure measuring 1000 sq.ft. standing thereon corresponding to J.L No. 1, Sheet No. 116 R.S Khatian 199, R.S Dag 168, is the

ASHOKA INFRA REALTORS PRIVATE LTD.



DIRECTOR

ASHOKA

Sunand Lal.

Additional District  
Sub-Registrar, Howrah

Prabir K. Dey.

S/o Late Haran Ch. Dey.

Khullisampally, Barasat

Kolkata - 700124

P.S. - Barasat.

occasional service.

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property under this Development Agreement and which is more fully described in the Schedule 'A' herein below.

Whereas, previously within 30, Onkarmal Jetia Road, P.S. Shibpur, District Howrah some property measuring about 04 Cottahs 05 Chittacks of Mokorari Mourashi bastu land was possessed by Nagendra Nath Bandopadhyay who obtained the same by virtue of a Registered Deed of Sale duly executed on 20.07.1927 and registered before District Sub-Registry office, Howrah and recorded as Book No. I, Volume No. 20, pages from 209 to 214, Deed No. 1518 for the year 1927 and on payment of due taxes and revenues continue to enjoy the same in an absolute peaceful manner without any interruption from anybody else whatsoever.

Whereas, during the course of such peaceful enjoyment of the property said Nagendra Nath Bandopadhyay for his legal need of money sold out the property to Kamala Debi, wife of Probodh Lal Mukhopadhyay by virtue of a Registered Deed of Sale dated 23.08.1931 and registered before District Sub-Registry office, Howrah and recorded as Book No. I, Volume No. 24, pages from 12 to 33, Deed No. 1406 for the year 1931. Accordingly Kamala Debi became the absolute owner of her purchased property.

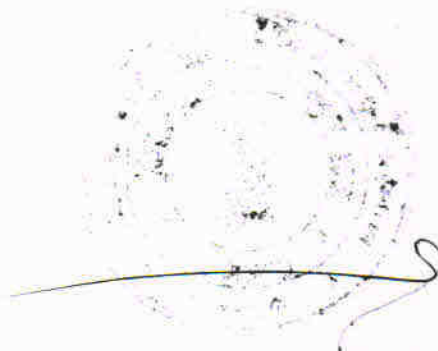
Whereas, said Kamala Debi during the course of her absolute enjoyment of purchased property executed a Deed of Settlement on 19.09.1932 and said Deed of Settlement was duly registered before District Sub-Registry office, Howrah and recorded as Book No. I, Volume No. 23 pages from 130 to 132, Deed No. 1500 for the year 1932. That by virtue of said Deed of Settlement Kamala Debi provided life interest to Kishore Nalini Debi and also provided right of residence to Mina Debi and her sons and daughters and absolute right to Sreekumar Pakrashi in respect to her property.

Whereas during the course of such peaceful enjoyment of the property in terms of Deed of Settlement executed by Kamala Debi the mother of Sreekumar Pakrashi that is Kishore Nalini Debi died on 09.07.1961 and the sister of Sreekumar Pakrashi that is Mina Debi died on 16.09.1977 as bachelor so the total property under Deed of Settlement vested upon Sreekumar Pakrashi and he continue to enjoy the same in an absolute peaceful manner.

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Whereas, the said Sreekumar Pakrashi decided to sell the total property and accordingly on 22.06.1978 executed a Registered Agreement for Sale and subsequently on receipt of total value of consideration a Deed of Sale was duly executed on 21.07.1979 in favour of Ganendranath Bhattacharya which was duly registered before District Sub-Registry office, Howrah and recorded as Deed No. 2098 for the year 1979 and accordingly Ganendranath Bhattacharya became the absolute owner of 02 Cottahs 11 Chittacks 25 sq.ft. of Mokorari Mourashi bastu land from Holding No. 30, Onkarmal Jetia Road, P.S. Shibpur, District – Howrah and thus being the owner Ganendranath Bhattacharya continue to enjoy the same in an absolute peaceful manner by recording his name before Howrah Municipal Corporation as Holding No. 30, Onkarmal Jetia Road, P.S. Shibpur, District – Howrah measuring an area of land 02 Cottahs 11 Chittacks 25 sq.ft. along with structure standing thereon.

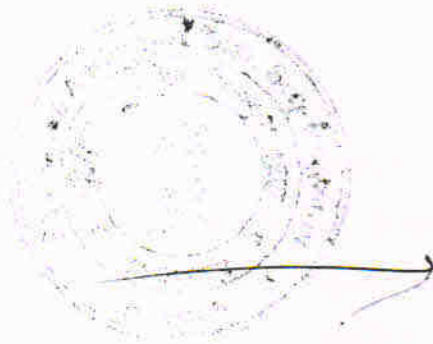
Whereas, said Shreekumar Pakrashi after selling out 02 Cottahs 11 Chattacks of Bastu land from Holding No. 30, Onkarmal Jetia Road, by virtue of a Registered Deed of Sale in favour of Ganendranath Bhattacharya and continue to enjoy the same the remaining part of his property. While in such peaceful enjoyment of remaining part of his purchased property said Sreekumar Pakrashi executed a Registered Deed of Sale on 03.08.1979 in favour of Smt. Tonmoyee Bhattacharya wife of Ganendranath Bhattacharya and transferred 1 Cottahs 09 Chittacks 20 Sq.ft. of mokorari mourashi bastu land of Holding No. 30, Onkarmal Jetia Road and the said Deed of Sale was duly registered District Sub-Registry Office, Howrah and recorded as Book No. I, Volume No.53 pages from 115 to 121 being No. 2284 for the year 1979 and thus being the owner said Tonmoyee Bhattacharya continue to enjoy the same in an absolute peaceful manner and also mutated her name before Howrah Municipal Corporation under Holding No. 30/2, Onkarmal Jetia Road.

Whereas, during the course of such peaceful enjoyment of the property said Ganendranath Bhattacharya died on 25.01.2005 leaving behind his wife Tonmoyee Bhattacharya, one son Aniruddha Bhattacharya and one daughter Anamika Bhattacharya and accordingly the aforesaid legal heirs of Late Ganendranath Bhattacharya individually inherited undivided 1/3<sup>rd</sup> share each in respect to the property within Holding No. 30, Onkarmal Jetia Road, P.S. Shibpur, District – Howrah measuring an area of land 02 Cottahs 11 Chittacks 25 sq.ft. along with

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DIRECTOR



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structure standing thereon and continue to enjoy the same in a joint peaceful manner having undivided 1/3rd share each.


Whereas, during the course of such peaceful enjoyment of the property as purchased by Tonmoyee Bhattacharya and the property inherited by her by way of inheritance from her husband Late Ganendranath Bhattacharya said Tonmoyee Bhattacharya executed a Registered Deed of Gift on 24.11.2011 in favour of her daughter Anamika Bhattacharya and transferred her purchased property only from 30/2, Onkarmal Jetia Road measuring 01 Cottah 09 Chittacks 20 sq.ft. of bastu land in favour of her daughter Anamika Bhattacharya. The said Deed of Gift was duly executed on 24.11.2011 and registered Additional District Sub-Registry Office, Howrah and recorded as Book No. I, CD Volume No. 22, Pages from 1205 to 1216, Being No. 07503 for the year 2011.

Whereas, one of the Owners Tonmoyee Bhattacharya during the course of enjoyment of undivided 1/3rd share of property as left by her husband Late Ganendra Nath Bhattacharya in respect to Holding No. 30, Onkarmal Jetia Road further executed a Registered Deed of Gift in respect to her undivided 1/3rd share in favour of her son Aniruddha Bhattacharya and daughter Anamika Bhattacharya. Accordingly out of total property within 30, Onkarmal Jetia Road measuring 02 Cottahs 11 Chittacks. Thus Aniruddha Bhattacharya and Anamika Bhattacharya became the joint owners having 50% share each and in respect to the property within 30/2 Onkarmal Jetia Road Anamika Bhattacharya became the absolute Owner The said Deed of Gift was duly registered before Additional District Sub Registry Office Howrah and recorded as Deed No. 154 for the year 2015

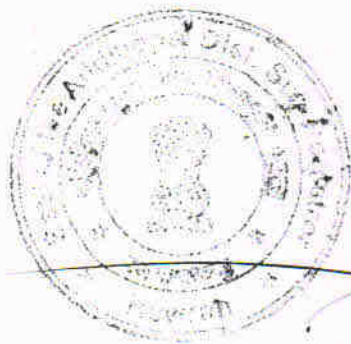
Whereas, in the aforesaid manner Anamika Bhattacharya became the owner of 01 Cottah 09 Chittacks 20 sq.ft. of bastu land in respect to Holding No. 30/2, Onkarmal Jetia Road exclusively and also became the joint owners in respect to 50% undivided share in respect to the property 02 Cottahs 11 Chittacks 25 sq.ft. along with structure standing thereon within Holding No. 30, Onkarmal Jetia Road, P.S. Shibpur, District – Howrah and thus Anamika Bhattacharya became the owner of major share of the property within Holding No. 30 & 30/2, Onkarmal Jetia Road and continue to enjoy the same with the other owner Aniruddha Bhattacharya.

Whereas, presently the Owners as referred herein above want to develop their property by way of new construction thereon on demolition of the present old

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Aniruddha Bhattacharya



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structure therein and due to lack of experience regarding development work she was in the search for a suitable developer who would take the responsibility of the development work out of expense and efforts of its own.

Whereas, the developer as referred herein requested the Owners for the negotiation of development work and the Owners being satisfied with the discussion with the developer agreed over the matter of development of their property mentioned in Schedule - A.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

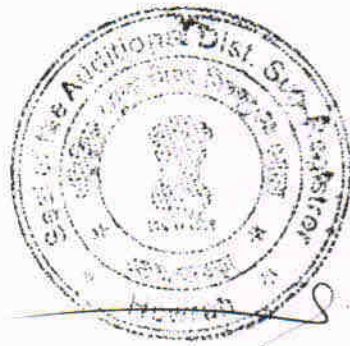
- 1) That, the Owners agreed to allow the Developer to develop the total property within 30 & 30/2, Onkarmal Jetia Road measuring 04 Cottahs 05 Chittacks of mokarari mourashi bastu land with structure thereon.
- 2) That, for the purpose of development work the Owners will supply of all original documents to the developer for the purpose of verification of title and other related works like tax payment and tax clearance certificate, sanction of building plan from Howrah Municipal Corporation and recording of name before Settlement Department and to realize L.R parcha in respect to 'A' Schedule property, and the developer will issue appropriate receipt for acceptance of those documents and after the completion of Development work and sell out of the developers allocation the developer will return the original documents after having proper receipt from the Owners.
- 3) That, the Owners declare that the property under development is free from all encumbrances and having a good marketable title. Similarly the Developer entered into this Development Agreement after verifying the title of the 'A' Schedule property and being satisfied about the title of the 'A' Schedule property.
- 4) That, the Developer will clear out all due taxes and obtain tax clearance certificate out of its own effort and expenses. The Developer will prepare proposed plan for the new construction through its appointed engineer and obtain the sanction of the same from Howrah Municipal Corporation through its effort and expenses. The Developer will bear all expenses for measurement of the property, soil testing operation, preparation of building

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plan, and obtaining sanction thereof shall be borne exclusively by the Developer and the Owners shall not have any liability or obligation, in this regard but the Owners shall deliver vacant possession of the 'A' Schedule property to the Developer for running the development project after the sanction of building plan. That after obtaining the sanctioned plan from Howrah Municipal Corporation the developer will handover a Photocopy of sanction plan to the Owners.

- 5) That, after the sanction of building plan from Howrah Municipal Corporation for construction of a new building in respect to 'A' Schedule property the Developer will start construction work on the A schedule property. That, after the sanction of building plan the Developer will shift the Owners into a suitable temporary accommodation during the period of construction and all expenses for such temporary accommodation of the Owners shall be paid by the Developer until and unless the Owners being shifted to the Owners allocated share in terms of this Development Agreement.
- 6) That, the Developer will construct a new building on the 'A' Schedule property out of its own efforts and expenses and the developer will appoint architect, engineers, masons, labours, plumbers, electricians and all other person or persons which are required and essential for the purpose of development work. It is also to be specified that the Developer will purchase building materials and other essential items for the purpose of construction out of its own expenses and the Owners should not be held responsible in respect to above matters in any manner whatsoever, and the Developer shall alone remain responsible for the new construction work.
- 7) That, the Developer will construct the new building on the 'A' Schedule property within 24 (twenty four) months from the date of sanction of building plan and within that time the Developer will restore the Owners into the possession in respect of their share in terms of this Development Agreement and the Owners will allowed and Additional time of 4 months and thereafter with due compensation of Rs. 20,000/- per month and additional time of six months shall be provided to the Developer by the Owners. In case of failure by the Developer to complete the building and deliver possession of the Owner Share even after that this Development Agreement will automatically

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DIRECTOR



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stand cancel and the Owners have the liberty to appoint any other Developer to complete the building accordingly. In that circumstances and engineer will be appointed to assess the value of construction made by the Developer till that date and newly appointed Developer will compensated the valuation of the structure to be present Owner. In any circumstances the Owners should not be held responsible for any compensation.

- 8) That, the total property described herein as Schedule 'A' and the share of Owners described herein as Schedule 'B' and the share of developer described herein as Schedule 'C' and the common items for common enjoyment described herein as Schedule 'D' and the specification of construction described herein as Schedule 'E'.
- 9) Owners' Allocation : The ratio between the Owners and developer will be 50:50 out of the total F.A.R. area within the "A" schedule property and they will be free to deal with it in any manner which they deem fit any time in the future (to be used for lawful purpose).

It is also agreed by and between the parties herein that each floor of the proposed building including Ground Floor will be allocated in the ratio of 50:50 i.e. in each floor the Owners will get 50% and the Developer will get 50% of the F.A.R. area.

That the Developer will construct the new building on the 'A' Schedule property within 24 months from the date of sanction plan and within that time the Developer will hand over the Owners allocation to the Owners in terms of this Development Agreement as well as subsequent Supplementary Agreement which to be entered after getting the plan sanction from Howrah Municipal Corporation and if the Developer fails and/or neglects to complete the construction within a period of 24 months +/- 4 months from the date of sanction of the building plan and make over the Owners' allocation to the Owners, the Developer shall be liable to pay and shall pay to the Owners a consolidated sum of Rs. 20,000/- per month for another six months and in default thereof, this Development Agreement shall stand terminated and all structures left incomplete until then, shall stand vested in the Owners and the Owners shall be free to enter into such arrangement with third party as they deem best and in that event one specialized engineer will be deputed to

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assess the cost incurred by the Developer and the newly appointed Developer will compensate the same and the Owners shall not be liable in any manner whatsoever for such compensation.

If at any time of allotment minor variations area to be made, the same will be settled by the parties by mutual consent. After completion of the Building, if anything extra is allowed it will be shared between the Owner and the Developer on the same terms and conditions in this agreement.

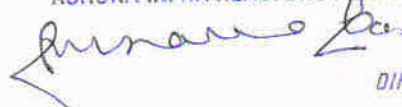
As built area cannot be fragmented to enable the Owner to retain exactly the super built up area allotted in the building to be built in the 'A' Schedule property, the Owner shall be entitled to such number of apartments the total area of which will be nearer to the super built up area allotted to the Owner. If the total area contained in the apartments allotted to the Owner fall short of entitlement of super built up area and in the event of these being any deficits to the Owner, the Developer shall pay for such deficits, area amount to the Owner, at Rs. 4000/- (Rupees Four thousand) only per sq.ft. super built up area and the same principle will be applicable to the Developer's allocation also.

That for the purpose of Development work the Owners will cooperate with the Developer and for the purpose of verification of title and other related works like tax payment and tax clearness certificate, sanction of building plan from Howrah Municipal Corporation and to record the names of the Owners before Settlement Department and to realize L.R. Parcha in respect of the 'A' Schedule property the Owner will produce all the original document to the concerned department personally at the request of the Developer and will hand over the photocopy of the original documents to the developer.

The original copy of Registered Development Agreement and Registered General Power of Attorney will remain in the custody of the Developer and the Developer will supply the certified copy of Registered Development Agreement and Registered General Power of Attorney to the Owners accordingly.

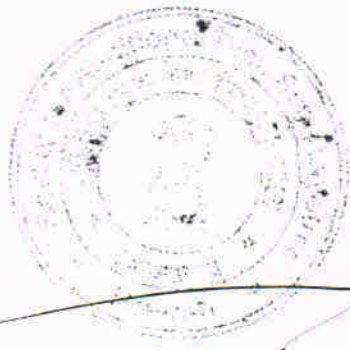
It is pertinent to mention here that after getting the plan sanctioned one Supplementary Development Agreement will be executed between the parties clearly demarcating their respective allocation and the said Supplementary

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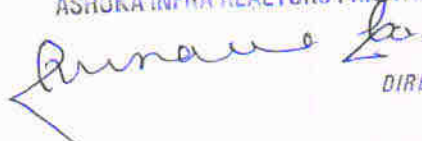
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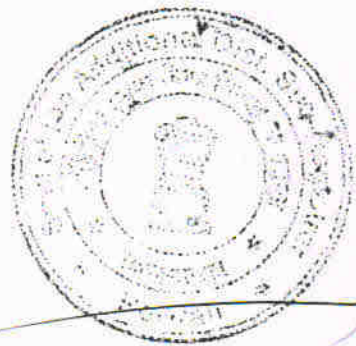
Development Agreement will be treated as part of this Development Agreement.

That out of the total constructed share of the Owners 200 sq.ft. of constructed area to be provided to the mother of the present Owners i.e. Tanmoyee Bhattacharya. That the share of 200 sq.ft. constructed area to be converted into money @ Rs. 4000/- per sq.ft. and accordingly the consoled amount of valuation settle that Rs. 8,00,000/- out of the said amount Rs. 2,00,000/- to be paid by the developer to the Owners at the time of execution of this Development Agreement and rest Rs. 6,00,000/- will be provided during the period of construction on the "A" Schedule property. That at the time of delivery of constructed share of the Owners 200 sq.ft. to be deducted by the Developer from the Owners allocation.

- 10) That, the Developer and the Owners have exclusive right to transfer their share of property in any manner whatsoever to any person or persons according to the choice of the Developer, and the Owners and also have the right to execute any agreement for sale and deed of sale in respect to the share of the Developer within Schedule 'A' property and neither of the parties have any right to raise any objection to that effect even if the parties does so then that will stand null and void before every court of law.
- 11) That after the sanction plan the Developer will notice the Owner i.e. Aniruddha Bhattacharya and Tanmoyee Bhattacharya for temporary shifting and due confirmation from the Owner the Developer will arrange for proper suitable shifting of the Owner in a newly rented house. That all cost of shifting and rent for temporary accommodation to be paid by the Developer. That the Agreement with the land lord for such temporary accommodation to be executed according to the choice of the land lord it may be with the Developer or it may be with the Owner as it will be the then. That after shifting of the Owner Aniruddha Bhattacharya the Developer will demolish the existing building and appropriate the building material. That during the course of demolition of old building if there be any unfortunate incident then the Developer will be responsible for that and the Owners shall have no liability for that.

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- 12) The Owners by execution of this Development Agreement gave right to the Developer to enter into the 'A' Schedule property and erect new building as per sanction building plan to be issued by Howrah Municipal Corporation. The Developer have the right to demolish the present old structure on the A Schedule property out of the efforts and expenses of the Developer. The Owners gave right to the Developer to act freely in connection to "A" Schedule mention property after the execution of this Development Agreement and the act of Developer should not be obstructed by the Owners during the pendency of the development work on the "A" Schedule property.
- 13) That, the Owners will execute Registered Power of Attorney in favour of the Developer nominating the Developer as their Constituted Attorney to execute all legal documents, letters, affidavit for the completion of the process of sanction of building plan together with execution of Unregistered Agreement for Sale or Registered Agreement for Sale and to appear before the registration authority for that purpose and also to execute Deed of Sale and registration of the same to appear before the Registration authority. It is specified that the Developer will execute Un-Registered or Registered agreement for Sale and Deed of Sale only in respect to developer share as specifically mentioned in the Schedule C herein this Development Agreement and the Developer should not alienate any constructional share of the owner as specifically mentioned in Schedule B herein below. That after delivery of possession of the Owners constructed portion in terms of this Development Agreement as specifically mentioned in Schedule B herein below the Developer will execute Registered Deed of Sale in respect to developer share as specifically mentioned in Schedule C herein below in favour of the intending purchaser or purchasers.
- 14) That, the Developer will help to form an association of the Owners of the flats within the 'A' Schedule property and the association will maintain the 'A' Schedule property by collecting monthly maintenance charge from the Owners of the flats, but prior to the formation of such association the Developer shall be liable to effect such maintenance.
- 15) This Development Agreement is binding upon the legal heirs of both the parties.

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DIRECTOR



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- 16) That, for violation of terms and conditions of this Development Agreement by any of the parties, the aggrieved party may agitate the same before any court of law for appropriate relief.
- 17) The Owners of the property give developer liberty and right to act freely for the successful completion of the development project.

SCHEDULE - 'A'

All that piece and parcel of the property situated within District and District Sub Registry Office and Additional District Sub-Registry Office at Howrah, Mouja & P.S. Shibpur, Howrah Municipal Corporation Ward No. 40, Holding No. 30, Onkarmal Jetia Road measuring about 02 Cottahs 11 Chittacks 25 Sq.ft. of bastu land with structure measuring 500 sq.ft. standing thereon and within Holding No. 30/2, Onkarmal Jetia Road measuring 01 Cottah 09 Chittacks 20 sq.ft. bastu land with structure measuring 500 sq.ft. standing thereon that is in all under Holding No. 30 & 30/2, Onkarmal Jetia Road total property measuring about 04 Cottahs 05 Chittacks Bastu land with structure measuring 1000 sq.ft. standing thereon corresponding to J.L No. 1, Sheet No. 116 R.S Khatian 199, R.S Dag 168, is the property under this Development Agreement which is butted and bounded as follows :-

- On the East :- Beyond 5 feet wide common passage property of Amiya Banerjee.
- On the West :- Onkarmal Jetia Road.
- On the North :- Onkarmal Jetia Road.
- On the South :- Property of Durga Kunthe.

SCHEDULE - 'B'

(Share of Owners)

Owners' Allocation : The ratio between the Owners and developer will be 50:50 out of the total F.A.R. area within the "A" schedule property and they will be free to deal with it in any manner which they deem fit any time in the future (to be used for lawful purpose).

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DIRECTOR





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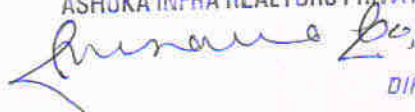
It is also agreed by and between the parties herein that each floor of the proposed building including Ground Floor will be allocated in the ratio of 50:50 i.e. in each floor the Owners will get 50% and the Developer will get 50% of the F.A.R. area.

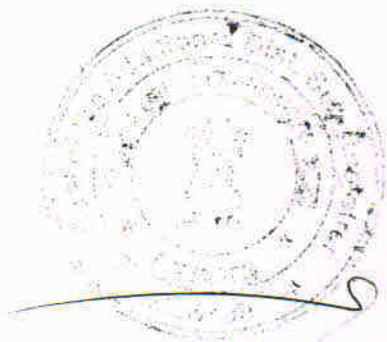
That the Developer will construct the new building on the 'A' Schedule property within 24 months from the date of sanction plan and within that time the Developer will hand over the Owners allocation to the Owners in terms of this Development Agreement as well as subsequent Supplementary Agreement which to be entered after getting the plan sanction from Howrah Municipal Corporation and if the Developer fails and/or neglects to complete the construction within a period of 24 months +/- 4 months from the date of sanction of the building plan and make over the Owners' allocation to the Owners, the Developer shall be liable to pay and shall pay to the Owners a consolidated sum of Rs. 20,000/- per month for another six months and in default thereof, this Development Agreement shall stand terminated and all structures left incomplete until then, shall stand vested in the Owners and the Owners shall be free to enter into such arrangement with third party as they deem best and in that event one specialized engineer will be deputed to assess the cost incurred by the Developer and the newly appointed Developer will compensate the same and the Owners shall not be liable in any manner whatsoever for such compensation.

If at any time of allotment minor variations area to be made, the same will be settled by the parties by mutual consent. After completion of the Building, if anything extra is allowed it will be shared between the Owner and the Developer on the same terms and conditions in this agreement.

As built area cannot be fragmented to enable the Owner to retain exactly the super built up area allotted in the building to be built in the 'A' Schedule property, the Owner shall be entitled to such number of apartments the total area of which will be nearer to the super built up area allotted to the Owner. If the total area contained in the apartments allotted to the Owner fall short of entitlement of super built up area and in the event of these being any deficits to the Owner, the Developer shall pay for such deficits, area amount to the Owner, at Rs. 4000/- (Rupees Four thousand) only per sq.ft. super built up area and the same principle will be applicable to the Developer's allocation also.

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Additional District  
Sub-Registrar, Howrah

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That for the purpose of Development work the Owners will cooperate with the Developer and for the purpose of verification of title and other related works like tax payment and tax clearness certificate, sanction of building plan from Howrah Municipal Corporation and to record the names of the Owners before Settlement Department and to realize L.R. Parcha in respect of the 'A' Schedule property the Owner will produce all the original document to the concerned department personally at the request of the Developer and will hand over the photocopy of the original documents to the developer.

The original copy of Registered Development Agreement and Registered General Power of Attorney will remain in the custody of the Developer and the Developer will supply the certified copy of Registered Development Agreement and Registered General Power of Attorney to the Owners accordingly.

It is pertinent to mention here that after getting the plan sanctioned one Supplementary Development Agreement will be executed between the parties clearly demarcating their respective allocation and the said Supplementary Development Agreement will be treated as part of this Development Agreement.

That out of the total constructed share of the Owners 200 sq.ft. of constructed area to be provided to the mother of the present Owners i.e. Tanmoyee Bhattacharya. That the share of 200 sq.ft. constructed area to be converted into money @ Rs. 4000/- per sq.ft. and accordingly the consold amount of valuation settle that Rs. 8,00,000/- out of the said amount Rs. 2,00,000/- to be paid by the developer to the Owners at the time of execution of this Development Agreement and rest Rs. 6,00,000/- will be provided during the period of construction on the "A" Schedule property. That at the time of delivery of constructed share of the Owners 200 sq.ft. to be deducted by the Developer from the Owners allocation.

#### SCHEDULE - 'C'

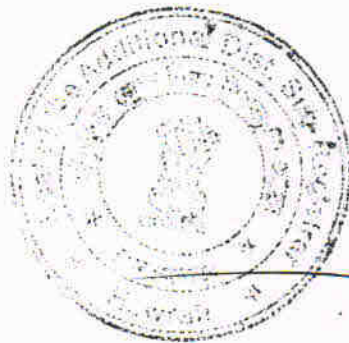
(Developer's Share)

Within the entire 'A Schedule property after allotting the share of the Owners as specified in Schedule 'B' herein above the entire constructional share within the 'A' Schedule property will be the share of the Developer. The Developer will also get the proportionate undivided share of land together with common right of using common things in a common manner as specified in Schedule 'D'. The Developer

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4 JAN 2015



have the right to transfer his share of property in terms of Development Agreement by way of Agreement for Sale or Deed of Sale and receive the consideration value against that

#### SCHEDULE – 'D'

(Common things)

Within the A Schedule property the following things will remain common for common enjoyments of the all the flat owners within the A Schedule property and the common things will be commonly maintained by the common expenses of all the flat owners within the A Schedule property. The common things are the common space, open space, stair case, staircase room, 24 hours Lift facility, roof, parapet wall on the roof, septic tank, underground water reservoir, overhead water tank, sewerage line, electric line, water line, meter space, pump space, main entrance door for ingress and egress to the A Schedule property, boundary wall, outer face of the A Schedule property, common things on common space or open space or staircase, staircase room, roof will be the common things for common enjoyment of all the flat owners within the A schedule property. That, all the flat owners within the A Schedule property with the help of the Developer form an Association of the flat owners and the said Association according to the formation of its rules and regulation and collecting monthly subscriptions from the flat owners within the A Schedule property will maintain the common items and or common things as fully described herein above.

#### SCHEDULE – 'E'

(Specification of construction)

Particulars of materials and construction for residential/ commercial flats in the proposed building at 30 & 30/2, Onkarmal Jetia Road, P.S. Shibpur, District Howrah.

#### Specification :

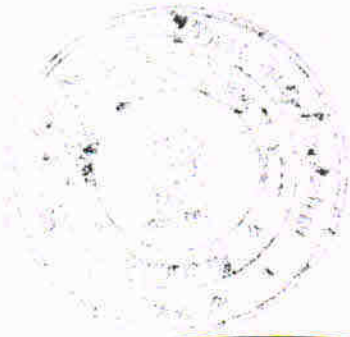
1. Main Structure : R.C.C. Foundation and Structure, Steel – SRMB/Elegant/Tata Tiscon – ISI Brand.
2. Brick Work : First Class Brick – Outside wall 10", Inside wall between flat 5" and

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DIRECTOR





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partition wall 5" excluding plaster.

3. Cement : Lafarge Concreto/ACC/Ultratech/Ambuja.
4. Wall : Plaster with wall putty with one coat of primer finishing on the inside wall only and outside wall with plaster and colour finishing with weather coat paints.
5. Floor : Marble 2'-2' / Floor Tiles. Marble will be Dungri and black border.
6. Kitchen : Granite, Gas table with sink (one) of Stainless Steel , Plumbing – one, Water tap (Jaguar fittings), White glazed tiles 2'-0" high on the Granite.
7. Bath room : One Western style pan (Hindware), two water tap (Jaguar fittings) and one shower point, one geyser, White glazed tiles 7'-0" on the wall, floor or White marble.
8. Basin : One Wash basin (Hindware) with twin-one water tap (Jaguar) at Dining room/space and one corner basin in bath room.
9. Concealed electrical wiring : Bed room- 5 points, Dining- 4 points including one plug point (15AMP).  
Kitchen- one light point, one exhaust fan point and two plug point (15 AMP).

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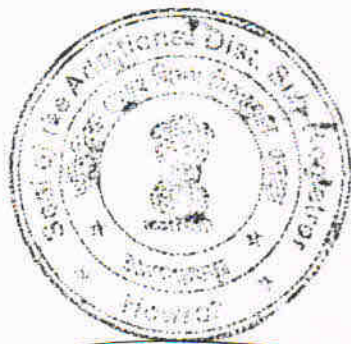


Bath room- one light point and one exhaust and one geyser point. Ware will be Phinox or Havels.

10. Window : Aluminium sliding window with powder coated with glass fittings and iron bar grill.
11. Door : Doors will be of Sal frame and wooden flush doors and main entrance door will be made of CP Sagun wood collapsible gate will be Provided in the front main door.  
Frame- Sal wood (3"x 3") with PVC Glass design door (for toilet).
12. Meter : The Owners possess Electric meter. the developer will shift that out of his expenses and the Owners should not pay for that. The developer will pay charge for Electric meter shifting and installation.
13. Lift : Lift facility will be provided to the flat Owners in respect to 'A' Schedule property.
14. Balcony : Balcony will be covered with stain less steel frame.
15. Extra work : Other than the specification given herein the Owners for any extra work will pay extra charges in advance to the Developer with prior intimation to the Developer for extra work.

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DIRECTOR



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MEMO OF CONSIDERATION

Anamika Bhattacharya  
The Developer paid Rs. 2,00,000/- (Rupees two lakhs) only to the Owners out of total settled value of Rs. 8,00,000/- (Rupees Eight lakhs) only (for a constructed area 200 sq.ft.) by way of one Account Payee Cheque drawn on Axis Bank, Panchanantala Branch being No. 086905 dated 14.01.2015 in terms of the Development Agreement and the Owners on due acceptance of the aforesaid amount of money through cheque execute this Development Agreement with the Developer.

Witness :-

1. *Arundhanee Bose*  
*Howrah Circle*
2. *Aleena Rana*  
*Howrah Circle*

Anamika Bhattacharya  
Anamika Bhattacharya

.....  
Signature of the Owners.

ASHOKA INFRA REALTORS PRIVATE LTD.

*[Signature]*

DIRECTOR





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IN THE WITNESS WHEREOF, the parties to this Development Agreement signed the same after going through the contents very carefully and admitting the same to be written correct as per their own advice and direction, on the day, month and year first written above.

Witness :-

1. *Arundhanee Chatterjee*  
*Howrah*

Anamika Bhattacharya  
Aniruddha Bhattacharya

.....  
Signature of the Owners.

2. *Abhinav Kumar*  
*Howrah*

ASHOKA INFRA REALTORS PRIVATE LTD.  
*Asokan Finance Co.*  
DIRECTOR

.....  
Signature of the Developer.

Typed by me

*Sunita Chakraborty.*  
(Sunita Chakraborty)

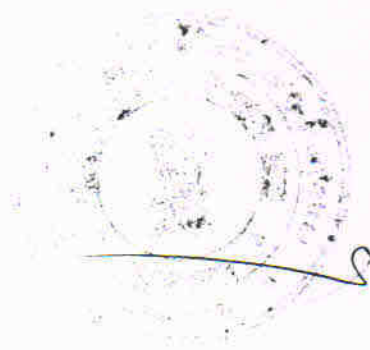
Shibpur, Howrah

Drafted by me

*Asitkha Mukherjee*  
Advocate















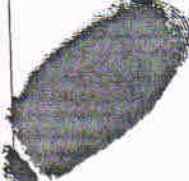





















Judges' Court, Howrah

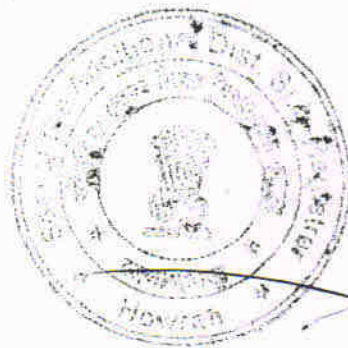
ASHOKA INFRA REALTORS PRIVATE LTD.  
*Asokan Finance Co.*  
DIRECTOR



Additional District  
Sub-Registrar, Howrah
















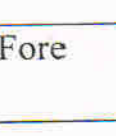
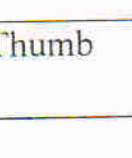
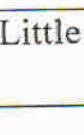

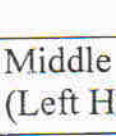

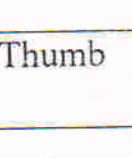


Sl. No.	Picture & Signature of Executants						
Anamika Bhattacharya							
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
	Signature of						
			Little	Ring	Middle (Right Hand)	Fore	Thumb
Aniruddh Bhattacharya							
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
	Signature of						
			Little	Ring	Middle (Right Hand)	Fore	Thumb
Geetha							
		Little	Ring	Middle (Left Hand)	Fore	Thumb	
	Signature of						
			Little	Ring	Middle (Right Hand)	Fore	Thumb

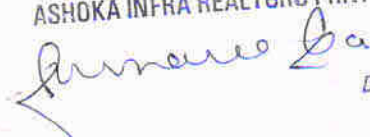


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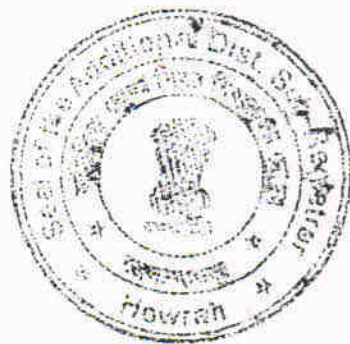
94 JAN 2016

Sl. No.	Picture & Signature of Executants					
	 					
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		Signature of	Little	Ring	Middle (Right Hand)	Fore
						
		Signature of	Little	Ring	Middle (Right Hand)	Fore
						
		Signature of	Little	Ring	Middle (Right Hand)	Fore

ASHOKA INFRA REALTORS PRIVATE LTD.

  
DIRECTOR





Additional District  
Sub-Registrar, Howrah

11.4 JAN 2015



Government Of West Bengal  
Office Of the A.D.S.R. HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 00156 of 2015  
(Serial No. 00170 of 2015 and Query No. 0502L000014826 of 2014)

On 14/01/2015

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

Presented for registration at 17.40 hrs on :14/01/2015, at the Private residence by Aniruddha Bhattacharya , one of the Executants.

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

Execution is admitted on 14/01/2015 by

1. Anamika Bhattacharya, wife of Bipul Bhattacharya , A-1, 98, Rajdanga Gold Park, District:-Kolkata, WEST BENGAL, India, By Caste Hindu, By Profession : Service
2. Aniruddha Bhattacharya, son of Late Ganendra Nath Bhattacharya , 30,, Onkarmal Jetia Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, By Caste Hindu, By Profession : Service
3. Asok Kar  
Director, Ashoka Infra Realtors Private Limited, 32/4, Halder Para Lane, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India.  
, By Profession : Business
4. Arunava Kar  
Director, Ashoka Infra Realtors Private Limited, 32/4, Halder Para Lane, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India.  
, By Profession : Business

Identified By Prabir Kr Dey, son of Late Haran Ch Dey, Khudirampolly, Thana:-Barasat, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/01/2015

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

**Payment of Fees:**

Amount By Cash

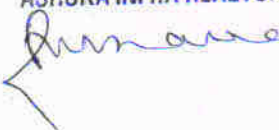
Rs. 8803.00/-, on 15/01/2015

( Under Article : B = 8789/- ,E = 14/- on 15/01/2015 ).

**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.-80,81,250/-

ASHOKA INFRA REALTORS PRIVATE LTD.

  
DIRECTOR



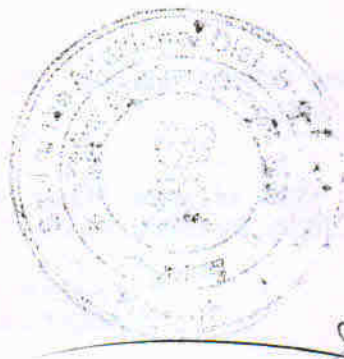
( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

15/01/2015 13:18:00

EndorsementPage 1 of 2

Government of Karnataka  
Office of the Additional District Registrar,  
New 7th

(Sd/-) Additional District Registrar,  
New 7th



Additional District Registrar,  
New 7th

15 JAN 2015

RECEIVED  
REGISTRAR'S OFFICE  
NEW 7TH





Government Of West Bengal  
Office Of the A.D.S.R. HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 00156 of 2015  
(Serial No. 00170 of 2015 and Query No. 0502L000014826 of 2014)

Certified that the required stamp duty of this document is Rs.- 10011 /- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 5050/- is paid , by the draft number 192597, Draft Date 13/01/2015, Bank : State  
Bank of India, Besu, received on 15/01/2015

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

ASHOKA INFRA REALTORS PRIVATE LTD.

*Amal Kumar Naskar*

DIRECTOR

*Amal Kumar Naskar*

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Government of Karnataka  
Office of the Additional District Registrar  
Hosur

Endorsement of the Government of Karnataka  
for the purpose of the Government of Karnataka

Additional District Registrar  
Hosur

Additional District Registrar  
Hosur

Additional District Registrar  
Hosur



Additional District Registrar,  
Hosur

17 5 JAN 2015

Additional District Registrar, Hosur

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 2745 to 2770  
being No 00156 for the year 2015.



*Amal*

(Amal Kumar Naskar) 16-January-2015  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. HOWRAH  
West Bengal

ASHOKA INFRA REALTORS PRIVATE LTD.

*Amal*

DIRECTOR