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Certify that the document is admitted to registration. The signature sheets and indorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

20 JUN 2016

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 20th day of June Two Thousand and Sixteen (2016).

BETWEEN

M/S. S. A. TRANSPORT INFRASTRUCTURE PVT. LTD., having PAN AAJCS4839B, a Company, incorporated under the Indian Companies Act, 1956, having its Registered Office at BD-456, Salt Lake City, Sector - I, P. O. Salt Lake, P. S. Bidhannagar (North), Kolkata - 700 064, Dist. North 24-Parganas, represented by its Director - SRI SHYAMAL DEY, son of Late Jadunath Dey, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at BD-456, Salt Lake City, Sector - I, P. O. Salt Lake, P. S. Bidhannagar (North), Kolkata - 700 064, Dist. North 24-Parganas, hereinafter referred to and called as the "OWNER" (which term or expression shall unless excluded by or repugnant to the context be deemed to include its Directors for the time being and the heirs and successors in its office and assigns) of the ONE PART.

A N D

M/S. SUN CONSTRUCTION, a Proprietorship Concern, having its Principal Place of business at Merlin Matrix, DN-10, Sector - V, 2nd Floor, P. O. Bidhannagar East, P. S. Electronic Complex, Kolkata - 700 091, Dist. North 24-Parganas, represented by its sole Proprietor - SRI DEBASHIS ROY, (having Pan AOPPR3859H), son of Sri Sunil Kumar Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Vill. Panapukur, P. O. Bhangar, P. S. Kashipur, Dist. South 24-Parganas, Pin - 743 502, hereinafter referred to and called as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS :-

A] One Sri Samir Naskar, Sri Ashok Naskar, Sri Mihir Naskar and Sri Anil Kumar Naskar were the absolute owners of a plot of land measuring an area of 14 (fourteen) Cottahs together with other properties lying and situated under Mouza - Mahisbathan, J. L. No. 18, R. S. No. 203, Touzi No. 145, comprised in C. S. Dag No. 253, R. S. & L. R. Dag No. 154, under R. S. Khatian No. 770, 774, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas.

B] While seized and possessed of the said property said Sri Samir Naskar, Sri Ashok Naskar, Sri Mihir Naskar and Sri Anil Kumar Naskar sold, conveyed and transferred a portion of the same measuring an area of 7 (seven) Cottahs more or less in favour of Sri Avijit Majumder by virtue of one Deed of Conveyance duly registered before the District Registrar at Barasat and recorded in Book No. 1, Volume No. 31, pages 184 to 192, Being No. 1584, for the year 1997.



C] While seized and possessed of the said property said Sri Avijit Majumder recorded his name in the Records of Rights and obtained L. R. Khatian No. 770 and also converted the said property into BASTU by virtue of an Order of conversion passed by ADM, L.R.O., Barasat and the said Sri Avijit Majumder sold, conveyed and transferred the same measuring an area of 7 (seven) Cottahs in favour of M/S. S. A. TRANSPORT INFRASTRUCTURE PVT. LTD., the Owner herein by virtue of a Deed of Conveyance duly registered before the A.R.A. - II at Kolkata and recorded in Book No. 1, CD Volume No. 2, pages 286 to 307, Being No. 00298, for the year 2011 against valuable consideration mentioned thereon.

D] While seized and possessed of the said property said Sri Samir Naskar, Sri Ashok Naskar, Sri Mihir Naskar and Sri Anil Kumar Naskar collectively sold, conveyed and transferred another adjoining portion of the same measuring an area of 7 (seven) Cottahs in favour of Sri Hemanta Goswami by virtue of one Deed of Conveyance duly registered before the District Registrar at Barasat and recorded in Book No. 1, Volume No. 34, pages 336 to 345, Being No. 1777, for the year 1997 against valuable consideration mentioned thereon.

E] While seized and possessed of the said property said Sri Hemanta Goswami recorded his name in the Records of Rights and obtained L. R. Khatian No. 774 and also converted his aforesaid property in BASTU by virtue of an Order of conversion passed by ADM, L.R.O., Barasat and the said Sri Hemanta Goswami sold, conveyed and transferred the same measuring an area of 7 (seven) Cottahs in favour of M/S. S. A. TRANSPORT INFRASTRUCTURE PVT. LTD., the Owner herein by virtue of one Deed of Conveyance duly registered before the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 1504-2015, pages 16045 to 16089, Being No. 150401720, for the year 2015 against valuable consideration mentioned thereon.

F] Since then the Owner herein is seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corners and also recorded its name on a portion of the same measuring an area of 7 (seven) Cottahs and obtained L. R. Khatian No. 1902 and also applied before the Appropriate Authority for mutate its name on another portion of the same measuring an area of 7 (seven) Cottahs which is now under consideration of the competent Authority.

G] Now the Owner intends to develop the said property, mentioned in the First Schedule hereunder written i.e. the aforesaid 14 cottahs land by raising construction of a multi-storied building and on hearing its such intention, the Developer herein approached

the Owner that he, the Developer is agreeable to undertake the aforesaid job, whereupon the Owner hereby accepts the Developer's aforesaid proposal under the terms and conditions mentioned hereinafter.

H] The Owner hereby declares that the said plot of land is free from all encumbrances and the Owner has marketable title thereto.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

ARTICLES - I - DEFINITIONS :-

- i) **ARCHITECT** shall mean any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the said Multi-storied brick built building, who is duly capable, competent and authorized for doing so.
- ii) **BUILDING** shall mean a Multi-storied R.C.C. framed structure with brick built building to be constructed on the said land according to the drawing plan and specifications approved and duly signed by the Owner and sanctioned by the Competent Authority and constructed in conformity with the details of construction given to the annexure 'A' hereunder written.
- iii) **BUILDING PLAN** shall mean drawings, plans and specifications for the construction of the said building which is to be sanctioned by the Competent Authority or any other Government Authority and shall include any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of and duly signed by the Owner.
- iv) **COMMON AREAS AND FACILITIES** shall mean unless the context otherwise requires the items specified in Section 3 (d) of the West Bengal Apartment Ownership Act, 1972 and morefully mentioned in the Schedule 'C' hereunder.
- v) **OWNER'S ALLOCATION :**

It is agreed by the parties that the Owner shall be entitled to get 50% of constructed areas ^{as per building scheme plan} of the proposed building in a manner of several numbers of units on two Blocks together with the proportionate undivided interest or share including drive way and all types of passages, exit and entry and other common amenities in the land along with all proportionate rights and all common areas and facilities of the building subject however the Owner's said 50% allotment should be of same and equal facilities that of the Developer. It is particularized that this sharing of 50% of the constructed area should be on all floors and should consist of front, rear, middle and airy portion of the constructed building.

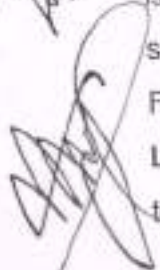
Further more the Owner shall be entitled to get a sum of Rs. 50,00,000/- (Rupees Fifty Lac) only as ^{Refundable Security deposit} ~~advance money~~ (interest free) which is to be paid by the Developer to the Owner herein in the manner as follows :-

M/S. SUN CONSTRUCTION

 Proprietor

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 Director



- (i) At the time of execution of this Development Agreement Rs. 25,00,000.00
- (ii) At the time of obtaining the Building Sanctioned Plan Rs. 25,00,000.00
- v) (a) The Owner hereby covenant with the Developer that they will enter into another Development Agreement with the Developer herein in respect of the adjoining portion of the aforesaid property i.e. Plot No. 3 measuring an area of 7 (seven) Cottahs in respect whereof the Owner has already entered into a agreement to purchase from the present owner of the said land within 30 (thirty) days from the date hereof positively and subsequently the Owner shall also be entitled to get 50% (Fifty percent) of constructed areas on the said portion of the property in a manner of several numbers of units together with the proportionate undivided interest or share including drive way and all types of passages, exit and entry and other common amenities in the land along with all proportionate rights and all common areas and facilities of the building subject however the Owner's said 50% allotment should be of same and equal facilities that of the Developer. It is particularized that this sharing of 50% of the constructed area should be on all floors and should consist of front, rear, middle and airy portion of the constructed building.

Further more the Owner shall be entitled to get a sum of Rs. 50,00,000/- (Rupees Fifty Lac) only as ~~adjustable advance money~~ ^{Refundable Security deposit} (interest free) which is to be paid by the Developer to the Owner herein in the manner as follows : -

- (i) At the time of execution of the said subsequent Development Agreement as stipulated in this Para being Para v) (a) Rs. 25,00,000.00
- (ii) At the time of obtaining the Building Sanctioned Plan as stipulated in this Para being Para v) (a) Rs. 25,00,000.00

v) (b) It is specifically noted herein that the Owner hereby authorize and empowers the Developer to amalgamate the said three plots of land into one single plot so that the Developer shall be able to prepare one single composite Building Plan and to be submitted before the concerned Authority for necessary approval and if permitted the Developer shall be entitled to construct on the entire property two separate Blocks. Apart from the aforesaid shares in respect of the two separate Blocks, the Developer shall allot 30% (thirty percent) vacant portion of the final roof of the building on Front Block in favour of the Owner provided the adjoining floor shall be allotted in favour of the Owner against its allocated portion, where the Owner shall be entitled to construct only garden and nothing else.

It is further noted that after completion of super structure of two Blocks, the Developer shall serve a written notice to the Owner for taking of their allocated portions and accordingly the Owner shall be liable to pay back a portion of the aforesaid Security Deposit i.e. a sum of

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Signature

Director

Signature

Rs. 50,00,000/- (Rupees Fifty Lac) only to the Developer within 30 (thirty) days from the date of receipt of the notice.

Accordingly after completion of constructional work of two Blocks in all respects and after obtaining N.O.C. in regards to the constructional work of the building from the competent Authority, the Owner shall be liable to pay back the balance sum of Rs. 50,00,000/- (Rupees Fifty Lac) only to the Developer within 30 (thirty) days from the date of issue of letter from Developer for taking over their allocated portions.

Furthermore, it is recorded that the Owner shall take all liabilities for vacating the existing Office of a Political Party which is situated in front of the said plot (but not within the said plot) at its own costs and expenses and at its own risk and responsibilities whereas the Developer shall take all responsibilities for shifting the overhead electrical extension line passing over the said property at his own costs and expenses. However, both the parties shall be liable to vacate illegal occupiers (jhupris) now lying just in front of the said land and the costs and expenses for that purpose shall bear by the parties hereto in equal ratio and the property shall vacate by the existing occupiers at the time of piling works by the Owner and the Developer.

Save and except the aforesaid allocation of the Owner, the remaining portion of the proposed building will belong to the Developer exclusively together with rights to sell, convey and transfer the same to others alongwith the rights to collect the entire consideration for the same from the intending buyers and in that case the Owner shall not be entitled to interfere into such affairs.

- vi) TRANSFER with the grammatical variations shall mean transfer by way of sale of the super built up space excepting the Owner's allocation to be transferred by the Developer for consideration to the intending transferee or transferees.
- vii) TRANSFEREES shall mean the purchaser to whom any floor space in the said building will be transferred for consideration and shall not include the Owner.
- viii) THE SAID PLOT OF LAND shall mean all the piece or parcel of land particularly mentioned and described in the Schedule 'A' hereunder.

ARTICLE - II : DEVELOPER'S RIGHTS AND LIABILITIES :-

1. That the Owner shall grant an exclusive right to the Developer to build upon the said plot of land the said building in accordance with the drawings plans and specifications approved by the Owner and to be sanctioned by the Competent Authority but in all cases in conformity with the said details of construction and to sell the said built up space excluding the Owner's allocation to transferee or transferees selected by the Developer and to obtain necessary advance from such transferee at its sole discretion on such terms and conditions as the Developer thinks fit and proper.



PROVIDED ALWAYS that any advance or payment to be obtained by the Developer shall be at its own risk and responsibility and the Owner shall not at all be liable or responsible for the same or any portion thereof.

PROVIDED ALSO that the Developer shall not be entitled to transfer in any manner whatsoever or encumber the Owner's allocation which will be handed over to them in consideration of these presents as provided herein.

1. The Owner has already recorded his name in the **Records of Rights** in respect of the portion of the same measuring **7 (seven) Cottahs** and also applied before the Competent Authority to record its name in respect of the remaining **7 (seven) Cottahs** more or less. It is however recorded that the entire plot has since been converted into Bastu so that the Developer shall be able to obtain the Building Sanctioned Plan from the Bidhannagar Municipal Corporation without any troubles. Provided the Owner shall mutate its name in the Records of Rights of remaining portion of **14 (fourteen) Cottahs**.
2. All applications and other necessary papers and documents and drawings plans and specifications in connection with the construction of the said building shall be signed by the Owner and submitted by the Developer in all respect. However, the Developer shall pay, bear all fees charges and expenses required to be paid or deposited to perform any such job or to cause any such job to be performed.
3. The Owner has also agreed that the Developer shall have the right to enter into agreement for selling of built up space and collect money as consideration from the intending purchaser of all the floors or flats only from the allocated portion of the Developer at its own risk and responsibility and the Owner shall not be responsible or liable for booking fees or installments of purchase price of flats received by the Developer from its transferee or transferees.

ARTICLE - IV - BUILDING :-

DEVELOPER at its own cost or may with advances received from the intending transferees shall construct the said building on the said plot of land **PROVIDED ALWAYS** that the Owner shall not at all be responsible or liable for any such advance taken by the Developer, nor shall it be presumed that the Owner had consented to such advance. The Developer is hereby authorized by the Owner to apply for and obtain quoted entitlements allocations of cement and steel solely for the purpose of the construction of the said building for which the Owner shall, if necessary signifies its consent for such allocation in favour of the Developer. **PROVIDED ALWAYS** that the Developer shall be the custodian of such allocated goods and shall be liable and answerable to the proper authority for all such allocations and similarly it may apply for and obtain temporary and/or permanent connection and other imputes and facilities required for the construction for which purpose the Owner shall

execute in favour as may be required by the Developer and shall also sign all such applications and other documents which shall be required for the purpose of and in connection with the construction of the said building PROVIDED ALWAYS that all costs and expenses shall be borne and payable by the Developer and the Owner shall not be liable for the same.

ARTICLE -V- BUILDING ALLOCATION :-

(i) Immediately upon the completion of the construction of the said building on the said plot of land in all respects in accordance with the sanctioned building plan and also in conformity with details of constructions and certified by the Architect of the Developer that the building has been so constructed and completed, the Developer shall deliver to the Owner the Owner's allocation as stated heretofore which will absolutely belong to him and the Owner shall not have any right, title, interest, claims or demand whatsoever in respect of the Developer's allocation thereon.

ii) ~~The Owner shall not be entitled to sell, convey and transfer on a portion against its allocation measuring 2500 (Two Thousand Five Hundred) sq. ft. and the same shall keep reserve, so long the Security Deposit of Rs. 1,00,00,000/- (Rupees One Crore) only shall not clear up by the Owner to the Developer. Subsequently after handover the vacant and peaceful possession of the allocated portion to the Owner, the Developer shall be entitled to sell, convey and transfer of his allocated portion to any intending buyer or buyers.~~

The common areas facilities including stair-case, landings and corridors, pathways, drive way, parking space, lift with all other amenities to be constructed in the said building shall be for the common use of the Owner or its assigns and transferees and other transferees from the Developer from their respective floors to the main road.

ARTICLE - VI - COMMON EXPENSES

i) The Owner and Developer or their nominees shall pay and bear proportionate share of all ground rent property maintenance charges, Corporation taxes and dues and outgoings and all other common expenses within the meaning of the West Bengal Apartment Ownership Act 1972 in respect of their occupied space as may be determined jointly by the Owner and developer until an association of flat Owner be formed by the Owner and transferees of all other floors in the said building is formed. The Owner is liable to pay its proportionate share of the common expenses after getting the possession of its respective allocations.

ii) The Owner shall, until formation of a Co-operative Society or any Association of the floor or the flat Owner, pay regularly and punctually, his proportionate share of the said common expenses and in case of the Owner's failure of doing so, he shall be liable for the same and for all claims, actions, demands, costs, charges, expenses and / or proceedings

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Director



whatsoever may arise out of such default and the Owner hereby agrees to keep the Developer indemnified and harmless consequent upon such default made by the Owner.

ARTICLES – VII – COMMON RESTRICTIONS

The Owner's allocation in the said building shall be subject to the same restrictions on transfer and use as are applicable to the developer's allocation in the said building intended for the common benefits of all occupiers of the said building which shall include the following :-

- i) Both the Owner and the Developer shall not use or permit to use any portion of the said building or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor for any purpose which may cause any nuisance to the other occupiers of the said building.
- ii) Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration thereon without the previous consent of the other party in this behalf and such consent shall not be withheld unreasonably.
- iii) Neither party shall violate any terms and conditions on their respective part to be observed and/or performed.
- iv) The proposed transferee of both the parties shall give written undertaking to be bound by the terms and conditions hereof and thereof and shall duly and promptly pay all and whatsoever shall be payable in relation to the area in his possession as well as for the common expenses.
- v) Both the parties shall abide by all laws, bye laws rules and regulations of the Government, local bodies as the case may be for the time being in force and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said law and regulations.
- vi) The respective allottees shall keep the interiors walls, sewers, drains, pipes and other fittings, fixtures, appurtenances, floor, ceiling etc. in each of their respective allocation in the said building in good working conditions and repair and in particular shall not cause any damage to the said building or any part of their space or accommodation therein and shall keep all the other occupiers of the building indemnified from and against the consequences of any such damage.
- vii) No goods or other articles shall be kept by the Owner or the Developer or the transferees for display or otherwise in the corridors or other places of common use in the new building and in case any hindrance is caused in any manner in the free movement, either party shall be liable to remove the same at the risk and cost of the other party causing the same.

viii) The Owner shall permit the Developer and its employees and agents with or without workmen and other with some reasonable limitations to enter into and upon the Owner's allocation and every part thereof for the purpose of maintenance or repairing of any part of the building and/or for the purpose of repairing maintaining, re-building, cleaning, lighting and keeping in order and in good condition any common facilities and/or for the purpose of pulling down, maintaining repairing and testing drains, gas lines, water pipes and electric wires and for any other similar purposes subject however always by serving written notice 48 hours ahead of the intended inspection / work to the Owner.

ARTICLE – VIII

i) The Developer hereby agrees to clear up Govt. rent Corporation Tax and other outgoings payable in respect of the said plot of land upto the date of handingover / transfer the Owner's share / allocation.

ii) During the continuance of the agreement the Owner shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said building by the Developer but the Owner shall with or without the Architect have full right to enter the said building and to inspect the construction work carried on by the Developer.

iii) The Owner shall convey at the cost of the Developer and/or transferee or transferees the proportionate share of the said plot of land to the transferees and / or floors or flats i.e. excluding the Owner's allocation of the said building.

iv) The Owner shall be a member of any association or Co-operative Society that may be formed consisting of all flat Owner and shall abide by all the laws rules and regulations adopted by such association or Co-Operative Society.

v) The Owner hereby declares that it has good right and full power to enter into the agreement with the Developer and the Owner hereby undertakes to indemnify and keep indemnified the Developer from and against any and all third party claims, actions and demands whatsoever in respect of the said plot of land and not for the construction thereof whereas the construction will be made by the Developer under this agreement.

vii) The Owner undertakes not to create encumbrances or charges on the said plot of land or deal with the same otherwise than in the manner stated in clause (iii) above.

viii) To enable the Developer to develop the said property, the Owner shall grant in favour of the developer a **Registered Development Power of Attorney** at the time of execution of this Agreement and further the Owner shall register one General Power of Attorney unto the favour of the Developer, empowering to sell, convey and transfer Developer's allocated portions only to others after obtaining the requisite permission from the Competent Authority.

DEVELOPER'S OBLIGATIONS

1. To pay all outgoings from the date of these presents :-
2. (a) To arrange appoint or nominate at its sole risk responsibility and cost architect, engineer, contractors, sub-contractors or labourers for carrying out and proceed with the construction of the said building and other common spaces according to the approved drawing plans and specifications and in conformity with and arrange building materials articles, tools and other implements and to hire and engage suppliers, labour and to pay and meet their remuneration, fees and salaries. The Owner shall never be liable for any such dealings and / or transaction by the Developer. It is however, specifically recorded that Mr. Chinmoy Sahoo of M/s. Delta Consultants has been selected and appointed by both the parties herein as the Engineer-in-Chief for the entire project and his remuneration, cost and charges would be exclusively borne by the Developer.
b) To construct and complete the said building as per Indian standard specification annexed herewith and with best available materials and in accordance with the drawings, plans and specifications to be approved by the Owner and sanctioned by the Competent Authority and in conformity with the said details of construction as also complying the provision of law of land.
c) To complete the work of construction to the satisfaction of the Owner and to do all other acts, deeds and things as maybe found necessary for smooth and expeditious to the constructions of the said building.
d) It should be the Developer's endeavor to serve / obtain the sanction plan and permission for construction from Competent Authority within 3 months from the date of execution of these presents.
3. The construction work shall be at the sole risk and responsibility of the Developer and it is mutually agreed and clearly understood that the Owner shall not be responsible for any Technical and/or Engineering defect in construction for which the Developer shall be solely responsible and directly answerable to the concerned Authority and to the Owner.
4. The Developer shall construct the said building in the manner as aforesaid incurring and meeting all the expenditure e.g. payments for building materials, fees and remuneration of Architects, Engineers, labour payment etc. in such manner as the Developer shall think fit and proper at its absolute discretion. The Owner shall not be liable or responsible for such payment or any part thereof.
5. If for any reason any losses are incurred and damages caused or suffered on account of negligence of the Developer or his sub-contractors, agent, architects, labour etc. in connection with the construction of the said building the Developer shall be solely liable therefore and shall keep the Owner indemnified from any such losses or damages.



- 6) The Developer shall complete the construction of the said building according to the drawings plans and specifications sanctioned by the Competent Authority and in conformity with the details of construction to the full satisfaction of the Owner and law of land within **30 (thirty) months** from the date of obtaining the Building Sanctioned Plan positively and a period of 3 (three) months shall be extended if the entire constructional work shall not be completed within that stipulated period.
7. The Developer undertakes to keep the Owner indemnified from and against all Third party claim and actions arising out of any act or occasion on the part of the Developer in or relating to the construction of the said building.
8. As soon as the said building is completed in all respect as stated in the clauses above the Developer shall give notice in writing to the Owner under registered post to take possession of the Owner's allocation agreed to be provided as consideration as aforesaid and as and from the date of service of such notice and at all times thereafter the Owner shall be responsible for payment of proportionate share of common expenses as per article - VI above payable in respect of the Owner's allocation and the said proportionate rate to be determined prorata with reference to the salable flats in the said building.
9. In case any deviation in building plan, or any dispute / defect in quality of materials or in case the building collapse at any point of time during or after completion, the Developer shall be entirely responsible for that.
10. If Developer would face any problem or legal hazards with the buyer(s) regarding selling of flats from the portion of the Developer's share / allocation during or after construction, it will be solely responsibility of the Developer only and he must have to complete the Land Owner's part or portion under this **AGREEMENT** in all respect.
11. The Developer should obtain all necessary licenses like labour license, trade license, work insurance, labour insurance, PF, ESI etc. etc. as required by Law and for the smooth completion of the said **PROJECT**. The Developer should maintain all safety and security measure for executing the works of the said **PROJECT (building)** and should be responsible for the works of all staffs, engineers, skilled and unskilled labourers etc. at site. If any labour hazards, disputes including strike, death or injury would take place, the Developer should be fully responsible for all those things and will reimburse the Owner, if occasion arises.
12. The Owner shall secure an Insurance Policy for the said building till the completion of the **PROJECT (building)** and the costs and expenses shall be exclusively bear by the Developer.



13. During construction period, if any local hazards and any other incidental or ancillary or unforeseen incidences comes up or crops up, the same would be attended and addressed by the Developer at his own expenses and efforts.

14. It is also recorded that this Agreement is not transferable by either of the Parties herein. Even, either of the Parties herein will not be competent to secure any loan or advance on the basis of these presents.

15. It is also kept on record that the said **PROJECT (building)** will not be affected by any personal, company or business loan, civil or criminal case(s) or any personal, company, business or legal liability of either of the Parties with any of the Govt., Private or Public body or any company or personal, family problems respecting anypart of the Parties herein.

16. In case any deviation in the building is done / affected by the Developer herein or any dispute / defects etc. respecting quality of materials or if any defect(s) or deviation in construction is noticed or if the building collapse, except by Act of God, the Developer herein shall entirely be responsible for all loss / sufferings arising therefrom and reimburse the Owner to the extent of its loss / sufferings.

ARTICLE - X - OWNER'S INDEMNITY

The Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and or disturbances provided, the Developer performs and fulfils all the terms and conditions herein contained and / or its part to be observed and performed. The Owner shall deliver all original documents of the Schedule mentioned property to the Developer at the time of completion of piling work and during the course of construction, the same shall keep under the custody of the Developer and the Developer has every right to approve the project by any Financial Institution without hampering interest of the Owner's Allocation and in that event, the Owner shall issue one N.O.C. for the same if required.

ARTICLES - XI - DEVELOPER'S INDEMNITY

1. The Developer hereby undertakes to keep the Owner indemnified against all third party claim and action arising out of any sorts of act or omission in the building.
2. The Developer hereby undertake to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said property and/or in the manner of construction of the said building and/or for any defect therein.

ARTICLES - XII - MISCELIANEOUS

1. It is understood that from time to time to enable the construction of the said building by the Developer various acts, deeds, matters and things not herein specifically referred to

may be legally required to be done by the Developer for which may be required the Authority of the Owner and various applications and other documents may be necessary to be signed or made by him for and in connection with the construction of the said building for which no specific provision has been made herein. The Owner hereby undertakes to sign and execute all such additional applications and other documents as may be legally required for those purpose.

2. The Owner and Developer have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed to be construed as partnership between the Developer and the Owner or as Joint Venture between them.

3. All notices required to be given either to the Owner or to the Developer should be sent under registered post or by hand delivery against proper receipt at respective address given above or at any other address communicated in writing by the either party to the other party.

4. Approval of the building plan and specification by the Owner for sanction for the constructions of the said building shall be final and binding upon the parties hereto and no objection will be raised regarding construction work done in accordance with such sanctioned building plan and in conformity with the details of construction Plan.

5. If inspite of the Developer complying with and performing the terms of this agreement the Owner causes any disturbance to the progress of the work or causes breach of any of the terms to be completed with by them the Owner shall be liable to fully compensate the Developer the loss which it may suffer thereby.

6. Said as above rights of the Parties would govern by the law of the land and this Agreement is not in derogation of the law of the land.

ARTICLE - XIII : FORCE MEAJURE

Due to act of God or natural calamities or any other unavoidable circumstances, if the Developer shall not be able to construct in any manner whatsoever, the Owner herein hereby agreed to extend all sorts of co-operation in favour of the Developer.

ARTICLES - IX - LEGAL ACTION

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant hereinbefore mentioned whereas alternatively at anytime for any dispute that may arise between the parties heretofore regarding the construction or interruption of any of the terms and conditions hereinafter contained or touching these presents or for determination of any liability of any of the parties under this Agreement the same shall be referred to the Arbitration of a single Arbitrator and in case the parties fail to agree a single Arbitrator then such a dispute shall be referred to and decided by two Arbitrators each one to be appointed by each of the parties who v

appoint the third Arbitrator within 30 days from the date of their appointments into the reference. The venue of the Arbitration will be of Kolkata and proceedings are to be in English language. The said reference shall be decided in accordance with Arbitration Act, 1996 with its all amendments and statutory modification thereunder in force or effect.

ARTICLES - XIV - JURISDICTION

Civil Court at Barasat, North 24-Parganas shall be the Competent Court in civil matters.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT one piece and parcel of land measuring an area of 14 (fourteen) Cottahs more or less, lying and situated under Mouza - Mahisbathan, J. L. No. 18, R. S. No. 203, Touzi No. 145, comprised in C. S. Dag No. 253, R. S. & L. R. Dag No. 154, under Modified Khatian No. 770, 774 (Old), L. R. Khatian No. 1902, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas and the said property is butted and bounded as follows-

<u>ON THE NORTH</u>	:	By, R. S. Dag No. 155.
<u>ON THE SOUTH</u>	:	By, Metal Road.
<u>ON THE EAST</u>	:	By, R. S. Dag No. 154
<u>ON THE WEST</u>	:	By, 16' ft. wide Private Passage.

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNER'S ALLOCATION :

It is agreed by the parties that the Owner shall be entitled to get 50% of constructed areas of the proposed building ^{as per building sanctioned plan} in a manner of several numbers of units on two Blocks together with the proportionate undivided interest or share including drive way and all types of passages, exit and entry and other common amenities in the land along with all proportionate rights and all common areas and facilities of the building subject however the Owner's said 50% allotment should be of same and equal facilities that of the Developer. It is particularized that this sharing of 50% of the constructed area should be on all floors and should consist of front, rear, middle and airy portion of the constructed building.

Further more the Owner shall be entitled to get a sum of Rs. 50,00,000/- (Rupees Fifty Lac) only as ^{Refundable Security deposit} ~~adjustable advance money~~ (interest free) which is to be paid by the Developer to the Owner herein in the manner as follows :-

- | | | |
|------|--|------------------|
| (i) | At the time of execution of this Development Agreement | Rs. 25,00,000.00 |
| (ii) | At the time of obtaining the Building Sanctioned Plan | Rs. 25,00,000.00 |

v) (a) The Owner hereby covenant with the Developer that they will enter into another Development Agreement with the Developer herein in respect of the adjoining portion of the

M/S. SUN CONSTRUCTION

[Signature]

Proprietor

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.

[Signature]

Director

[Signature]

aforesaid property i.e. Plot No. 3 measuring an area of 7 (seven) Cottahs in respect whereof the Owner has already entered into a agreement to purchase from the present owner of the said land within 30 (thirty) days from the date hereof positively and subsequently the Owner shall also be entitled to get 50% (Fifty percent) of constructed areas on the said portion of the property in a manner of several numbers of units together with the proportionate undivided interest or share including drive way and all types of passages, exit and entry and other common amenities in the land along with all proportionate rights and all common areas and facilities of the building subject however the Owner's said 50% allotment should be of same and equal facilities that of the Developer. It is particularized that this sharing of 50% of the constructed area should be on all floors and should consist of front, rear, middle and airy portion of the constructed building.

Further more the Owner shall be entitled to get a sum of Rs. 50,00,000/- (Rupees Fifty Lac) only as ^{Refundable Security deposit.} ~~adjustable advance~~ money (interest free) which is to be paid by the Developer to the Owner herein in the manner as follows :-

- | | | |
|-------|--|------------------|
| (iii) | At the time of execution of the said subsequent Development Agreement as stipulated in this Para being Para v) (a) | Rs. 25,00,000.00 |
| (iv) | At the time of obtaining the Building Sanctioned Plan as stipulated in this Para being Para v) (a) | Rs. 25,00,000.00 |

v) (b) It is specifically noted herein that the Owner hereby authorize and empowered the Developer to amalgamate the said three plots of land into one single plot so that the Developer shall be able to prepare one single composite Building Plan and to be submitted before the concerned Authority for necessary approval and if permitted the Developer shall be entitled to construct on the entire property two separate Blocks. Apart from the aforesaid shares in respect of the two separate Blocks, the Developer shall allot 30% (thirty percent) vacant portion of the final roof of the building on Front Block in favour of the Owner provided the adjoining floor shall be allotted in favour of the Owner against its allocated portion, where the Owner shall be entitled to construct only garden and nothing else.

It is further noted that after completion of super structure of two Blocks, the Developer shall serve a written notice to the Owner for taking of their allocated portions and accordingly the Owner shall be liable to pay back a portion of the aforesaid Security Deposit i.e. a sum of Rs. 50,00,000/- (Rupees Fifty Lac) only to the Developer within 30 (thirty) days from the date of receipt of the notice.

Accordingly after completion of constructional work of two Blocks in all respects and after obtaining N.O.C. in regards to the constructional work of the building from the competent Authority, the Owner shall be liable to pay back the balance sum of Rs. 50,00,000/-

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.

Director

(Rupees Fifty Lac) only to the Developer within 30 (thirty) days from the date of issue of letter from Developer for taking over their allocated portions.

Furthermore, it is recorded that the Owner shall take all liabilities for vacating the existing Office of a Political Party which is situated in front of the said plot (but not within the said plot) at its own costs and expenses and at its own risk and responsibilities whereas the Developer shall take all responsibilities for shifting the overhead electrical extension line passing over the said property at his own costs and expenses. However, both the parties shall be liable to vacate illegal occupiers (jhupris) now lying just in front of the said land and the costs and expenses for that purpose shall bear by the parties hereto in equal ratio and the property shall vacate by the existing occupiers at the time of piling works by the Owner and the Developer.

Save and except the aforesaid allocation of the Owner, the remaining portion of the proposed building will belong to the Developer exclusively together with rights to sell, convey and transfer the same to others alongwith the rights to collect the entire consideration for the same from the intending buyers and in that case the Owner shall not be entitled to interfere into such affairs.

COMMON AREAS COMMON FACILITIES AND COMMON EXPENSES

The Owner of the land shall allow each other the following easement and quasi easement rights privileges etc.

1. Land under the said building described in the Schedule - 'A'.
2. All side spaces, back spaces, paths, passages, drain ways, drive ways, parking spaces (covered and uncovered) with all amenities in the land of the said building.
3. General lighting of the common portions and space for installations of electric meter in general and separate.
4. Drains and sewers from the building running up to Corporation's outlet, drains and/or another drains, sewerage, outlets etc.
5. Stair case and staircase landings.
6. Lobbies in each floor.
7. Common septic tank.
8. Common water pump.
9. Common water reservoir.
10. Water and sewerage respecting the pipes of the every units to drain out water and sewerage from the said building.
11. Common electric line.

12. Top roof of the said building provided however 30% of the roof top (front side) shall be exclusively of the Owner's allocation.
13. Lift and its accessories.
14. All rooms / accommodations for watch and ward staff and common office.

SCHEDULE 'D' ABOVE REFERRED TO
(SPECIFICATION)

UNIQUE FEATURES: For the proposed Project

- 24 X 7 POWER BACKUP
- IRON REMOVAL PLANT
- COMMUNITY HALL
- GYM
- CHILDREN PARK
- C.C.T.V
- INTERCOM
- FIRE EXTINGUISHER

For construction, the Developer will use the following Materials:-

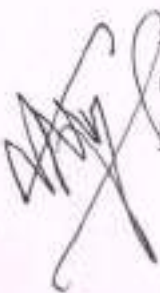
Cement	-Ultratech, Lafarge, Ambuja, ACC F2R (from Dealer with test certificates for every challan)
Steel	-ISI Marked TATA, SAIL, JINDAL, SRMB, ELEGENT (from Dealer with test certificates for every challan)
Brick	-AAC Block & Adhesive mortar by Ultratech
Electrical	-Fionolex/Havells
Door & Window	-As per Specification
Flooring	-Vitrified Tiles (JHONSHON/NITCO) 2' X 2' in all Rooms, Passages, Balcony etc.
Sanitary Fittings	-Hindware/Paryware
Water Fittings	-Essco/Paryware
Paint	-Berger/Asian Paints

- The Developer will complete the said building as per the following

SPECIFICATION:

STRUCTURE: -ISI marked TMT bar as specified above in all R.C.C. Foundation as mentioned above.

PAINT: -Internal - Smooth finished with wall putty & Primer.
-External-Apex brand or weather proof coat on outside wall.



FLOOR: -Vitrified Tiles in Bedrooms and in Living, Dining rooms as stated above. -Staircase & Passages-Marble finish

KITCHEN

- Floor -Anti Skid Tiles on Floor
- Counter -Black Granite Top with Black-Stone structure
- Sink -Stainless Steel
- Dado -Tiles on top of counter up to 2ft. in Kitchen
- **TOILETS :**
- Floor -Anti Skid Tiles on Floor
- Dado -Glazed Tiles upto 7' height make – Jhonson, Notco.
- W.C -European/ Indian type of Parry ware/ Hind war or equivalent reputed branded.
- Wash Basin -Parry ware/ Hind war or equivalent reputed branded.
- Fittings -C.P
- Door -Water proof Flush door with lamination
- **DOOR:**

Main Door- Sal wood frame with Solid core flush doorat the entrance, polished on both sides with lock (Godrej only).

Others Door - for bed room and kitchen- Solid core flush door with paint.

- **WINDOW:** -Sliding colour anodized Aluminum window with 4mm. thickglass.
- **M.S. WINDOW & Grill:**
 - 10mm x 10mm M.S. square bar
 - Stair railing: 12 x 12 mm M.S. Square bar and 20 mm x 20 mm post with wooden hand rail.
 - Veranda, balcony, and railing: 3' ht M.S. Grill square bar.
 - M.S. Collapsible gate:Gr fl. – one, roof- one, entrance door of each flat- one.
- **LIFT:** -Branded quality Lift (OTIS, KONE, JHONSON).
- U.G. reservoir: -R.C.C. reservoir (As per drawing);
- Overhead water tank -R.C.C. reservoir (As per drawing)
- Parapet wall: -As per drawing.
- Plumbing: -Essco / JAQUAR
- External sewer: -As per drawing
- Pump: -2.0 H.P.Pump (one no.) with motor (K.S.B/Kirloster make) + one additional connection for standby pump.



- External passage: -Kota finish.
- Boundary wall: -As per drawing.
- Ground floor car parking: Cast in situ crazy mosaics finish over 100 mm thk. Plain cement concrete (1:3:6).
- Electrical : Finolex/ Havels make copper wire, concealed wiring in PVC conduct with ISI approved modular switches (CRABTREE / HAVELS).
- Pump room: As per drawing.
- Generator room: As per drawing.
- Caretaker room: As per drawing.

Electrical points, cables & switches : Earthling (2 way) : 0.75 mm; Other point- 1.0 mm, Sub main lain, T.V., 6 amp Socket, computer- 1.5 mm; Geyser, Micro oven- 2.5 mm; A/C line- 4 mm; MCB. Under the following manner-

Item	Bed RM	Liv Rm	Din. Rm	Kitchen	Toilet	Ent Gate	Stair case & roof	Bal./Ver	Garag
Light Point	3	3	2	2	1 each	2	2/Fl+3 roof	1	6
Fan Point	1 each	1	1	1	1			1	
15A Plug Point		1	1	2			1	1	
5A Plug Point	2	3	2	2	1		1	1	
A.C. Point	1	1	1						
Fridge (15A)			1	1					
Exhaust Point				1	1 each				
T.V. Antenna Point	1	1	1						
Tea Point	1	1							
Calling Bell/buzzer		1							
Geyser Point- Havel's/Siemens					1 each				



IN WITNESS WHEREOF the Owners and developer set and subscribed their respective hands and signature on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED

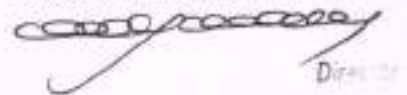
By the parties in the

Presence of :-

1. Bappa Chakrabarty
Kaliheroi, Duttapukur,
Barasat.

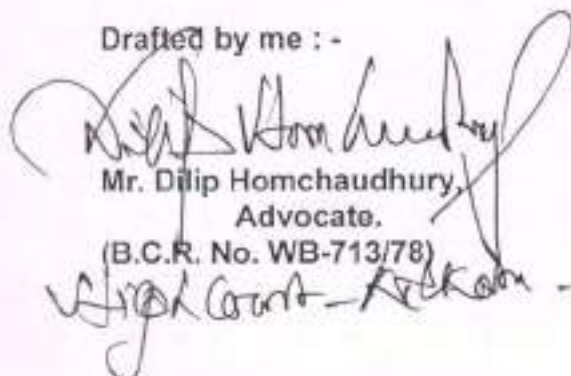
2. Biplob Saha
788, Janspur Road
Kolkata - 700074.

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD

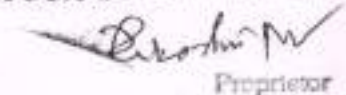

Director

SIGNATURE OF THE OWNER

Drafted by me :-


Mr. Dilip Homchaudhury,
Advocate.
(B.C.R. No. WB-713/78)
High Court - Kolkata.

M/S. SUN CONSTRUCTION


Proprietor

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 25,00,000/- (Rupees Twenty Five Lac) only from the withinamed Developer in terms of this Development Agreement as per Memo given below :-

<u>Ch. No. & Date</u>	<u>Bank's Name</u>	<u>Amount</u>
002360 dt. 20.06.16	KFDK Mohan Bank	Rs. 15,00,000/-
002361 dt. 24.06.16	- DO -	Rs. 10,00,000/-
<u>Total:</u>		<u>Rs. 25,00,000/-</u>

(Rupees Twenty Five Lac) only

WITNESSES :

1. Bappa Enkrabanti

2. Neelab Saha

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.

[Signature]

Director

SIGNATURE OF THE OWNER

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

SRN: 19-201617-000962143-1
SRN Date: 20/06/2016 11:36:48
BRN: CK95608201
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 20/06/2016 11:50:48 I-1093/16

DEPOSITOR'S DETAILS

Name: BAPPA CHAKRABORTY
Contact No.: 09830409401 Mobile No.: +91 9830409401
E-mail: chakrabortybappa80@gmail.com
Address: kalibari duttapukur barasat
Applicant Name: Mr Bappa Chakraborty
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 2

Id No.: 15041000235052/2/2016

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15041000235052/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	27510
2	15041000235052/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	35021

Total

62531

In Words: Rupees Sixty Two Thousand Five Hundred Thirty One only

Chakraborty



AGENT OF THE
AGENT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>[Signature]</i>	LH					
	RH.					

ATTESTED :- *[Signature]*

 <i>[Signature]</i>	LH					
	RH.					

ATTESTED :- *[Signature]*

PHOTO	LH					
	RH.					

ATTESTED :-

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHYAMAL DEY

JADU NATH DEY

04/03/1956

Permanent Account Number

ADRPD3090K

Signature



आयकर विभाग, आयकर प्रमुख, 101/102, 103/104
अन्वेषण विभाग, एनएसटी भवन,
एनएसटी भवन, एनएसटी भवन, 34, एनएसटी भवन, 34
सिडल कॉलोनी, सीपी बंगला रोड, कोलकाता
पिन-700 016

If this card is lost, please inform the Income Tax Officer
at the place mentioned below. It is not valid for
Income Tax PAN Services from 10/11/2015.
5th Floor, Trade Centre,
Plot No. 34, Street No. 34, 35,
Model Colony, Near Durgam Chatterjee Park,
Kolkata - 700 016

Tel: 9826174100, 9826174101, 9826174102
E-mail: nsvs@itd.gov.in



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

DEBASHIS ROY
 SUNIL KUMAR ROY
 10/01/1971

Permanent Account Number
 AOPPR0859H


 Signature




Debashis Roy

To close this card is law / To read Article before / entry to /
 Income Tax PAN Services Unit, 1111SE
 204 No. 5, Sector 11, CBD Indraprastha,
 New Mumbai - 400 014.

इस कार्ड के बंद/पढ़ने का कृपया मुद्रित बंद/सेक्टर 11
 अखण्डा सिटी, इंदर प्रस्था, 5, सेक्टर 11, एम् प्रस्था,
 नया मुंबई - 400 014, भारत में करें।

कर्ता पत्र सं. 200-011



INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

No. **WB-2520140195580** Issue Dt. **09-09-2014**

Name **BAPPA CHAKRABORTY**

S/D/W of **SIBU CHAKRABORTY**

Blood Gr. **B+** D.O.B. **03-08-1981**

Address **KALBARI PO, PATTA JUKUR,
PS BARASAT,
NORTH 24 PARGANAS,
W.B.**

Age **33**

Appointed to drive the following vehicles class throughout India

Vehicle Class	Issue Dt.
MT	09-09-2014
MC/WG	09-09-2014

Holder's Signature

Licensing Authority

Barasat

Bappa Chakraborty

GOVERNMENT OF WEST BENGAL
TRANSPORT DEPARTMENT


2015

INDIAN UNION DRIVING LICENCE
LICENSING AUTHORITY
NORTH 24 PARGANAS

Seal of the District Registrar
Bishnupur, North 24 Parganas

**Seller, Buyer and Property Details
and Lord & Developer Details**



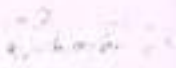
Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Shri Debashis Roy Panapukur, P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502	 20/06/2016 2:24:10 PM	 LTI 20/06/2016 2:24:10 PM
		 20/06/2016 2:24:33 PM	


Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s, S. A. Transport Infrastructure Pvt. Ltd. B D-456, Salt Lake City, Sec-1, P.O:- Salt Lake P.S - North-Bidhannagar District:-North 24 Parganas West Bengal, India, PIN - 700064 PAN No. AAJCS4839B.; Status : Organization, Represented by representative as given below:-		
1(1)	Shri Shyamal Dey B D-456, Salt Lake City, P.O:- Salt Lake, P.S.- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative, Date of Execution : 20/06/2016; Date of Admission : 20/06/2016; Place of Admission of Execution : Office	 20/06/2016 2:25:01 PM	 LTI 20/06/2016 2:25:08 PM
		 20/06/2016 2:25:19 PM	

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s. Sun Construction D N-10, Sec- V, 2nd Floor, P.O:- Bidhannagar East, P.S - East Bidhannagar District -North 24 Parganas West Bengal, India, PIN - 700091 PAN No AOPPR3859H Status Organizational Representative as given below:-		
1(1)	Shri Debashis Roy Panapukur, P.O:- Bhangar, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 20/06/2016; Date of Admission : 20/06/2016; Place of Admission of Execution : Office	 20/06/2016 2:24:10 PM	 LTI 20/06/2016 2:24:19 PM
		 20/06/2016 2:24:33 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Bappa Chakraborty Son of Mr Sibn Chakraborty Kalibari Duttapukur, P.O:- Duttapukur, P.S:- Barasat, District -North 24-Parganas, West Bengal, India, PIN - 743248 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India,	Shri Shyamal Dey, Shri Debashis Roy	 20/06/2016 2:25:39 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 Detail

Land Details						
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.- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road Mondalpara(Mahishbathan), Mouza: Mahisbathan	LR Plot No.- 154 , LR Khatian No.- 770	14 Katha	0/-	2,20,49,990/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 16 Ft., Adjacent to Metal Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bappa Chakraborty
Address	Kalibari Duttapukur, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 743248
Applicant's Status	Others

Office of the A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas
Endorsement For Deed Number : I - 150401093 / 2016

Query No/Year	15041000235052/2016	Serial no/Year	1504001074 / 2016
Deed No/Year	I - 150401093 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Shri Debashis Roy	Presented At	Office
Date of Execution	20-06-2016	Date of Presentation	20-06-2016

Remarks

On 17/06/2016

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,20,49,990/-

Roy

(Goutam Sinha Roy)

ADDITIONAL DISTRICT CLERK
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 20/06/2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,510/- (B = Rs 27,489/- E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,510/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB

1. Rs. 27,510/- is paid, by online on 20/06/2016 11:50AM with Govt. Ref. No. 192016170009621431 on 20-06-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK95608201 on 20/06/2016, Head of Account 0030 03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB

1. Rs. 35,021/- is paid, by online on 20/06/2016 11:50AM with Govt. Ref. No. 192016170009621431 on 20-06-2016, Bank: State Bank of India (SBIN0000001), Ref. No. CK95608201 on 20/06/2016, Head of Account 0030 02-103-003-02

23/06/2016 Query No:- 15041000235052 / 2016 Deed No I - 150401093 / 2016. Document is digitally signed

Page 70 of 74

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

Presented for registration at 13:52 hrs on : 20/06/2016, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Debashis Roy .

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

Execution is admitted on 20/06/2016 by

Shri Shyamal Dey Director, M/s. S. A. Transport Infrastructure Pvt. Ltd., B D-456, Salt Lake City, Sec- I, P.O.- Salt Lake, P.S.- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064 Shri Shyamal Dey, Son of , B D-456, Salt Lake City, P.O. Salt Lake, Thana: North Bidhannagar: North 24-Parganas, WEST BENGAL, India, PIN - 700064, By caste Hindu, By profession business
Identified by Mr Bappa Chakraborty, Son of Mr Sibu Chakraborty, Kalibari Duttapukur, P.O. Duttapukur Thana Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, By caste Hindu, By Profession Professionals

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

Execution is admitted on 20/06/2016 by

Shri Debashis Roy Proprietor, M/s. Sun Construction, D N-10, Sec- V, 2nd Floor, P.O.- Bidhannagar East, P.S.- East Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091 Shri Debashis Roy, Son of Panapukur, P.O: Bhangar, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, By caste Hindu, By profession Business
Identified by Mr Bappa Chakraborty, Son of Mr Sibu Chakraborty, Kalibari Duttapukur, P.O. Duttapukur Thana Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, By caste Hindu, By Profession Professionals

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 3819, Purchased on 17/06/2016, Vendor named M Dutta.

(Goutam Sinha Roy)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2016, Page from 39637 to 39670

being No 150401093 for the year 2016.



Digitally signed by GAUTAM SINHA RAY
Date: 2016.06.23 12:01:22 +05.30
Reason: Digital Signing of Deed.

G Roy

(Goutam Sinha Roy) 23-06-2016 12:01:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)