9259/15

9395/2015

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

V 096423

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

Additional Registrar of Assurances-II, Kolkata

28/8/15

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and executed on this day of 28th August, 2015 (Two Thousand and Fifteen)

BETWEEN

9695

RRM Nirman

NAME.....
ADD.....
Rs.....
10 AUG 2015
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Ray Road, Kol-1

10 AUG 2015

10 AUG 2015

ADDL. REGISTRAR OF ASSURANCES II
CALCUTTA

Basudeb Chakraborty.
S/o Amalendu Chakraborty.
39/1B. Tiban Krishnamitra Road
Kol 700037.
P.O. Belgachia
P.S. Tala
Professional Business.

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA
28 AUG 2015

1) **MR. PRASANTA KUMAR BHATTACHARYA (PAN No. BCSPB7074C)** son of Late Gagan Chandra Bhattacharyya, by religion Hindu by nationality- Indian, residing at 180, Sri. Aurobinda Sarani, P.S.- Burtolla, P.O.- Shyambazar, Kolkata – 700004, **(2) SMT. PURABI (BHATTACHARYA) CHAKRABORTY, (PAN No. AFOPC6326C)** wife of late Dr. Prasanta Kumar Chakraborty, daughter of Late Gagan Chandra Bhattacharyya, by religion Hindu, by nationality- Indian, and residing at 13, Bipra Das Street, P.S.- Narkeldanga, P.O.- Parsibagan, Kolkata – 700009, **(3) SMT. NIVEDITA (BHATTACHARYA) CHAKRAVARTI, (PAN No. AMBPC5273A)** wife of Mr. Bhaskar Chakravarti, and daughter of Late Gagan Chandra Bhattacharyya, by religion Hindu by nationality- Indian, and residing at CB 149, Sector – I, Salt Lake, P.S.- Bidhannagar (North), P.O.- Bidhannagar C.C. Block, Kolkata - 700064 and hereinafter collectively referred to as **"THE OWNERS"** (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/s. RRM NIRMAN (P) Ltd., (PAN No. AAHCR3941D) a Private Limited firm having its registered office at P40/1, C.I.T. Road, Scheme – VIIM, Block – I, Kolkata - 700054 ; represented by its Directors namely **1) SRI. RATAN KUMAR PATRA, (PAN No. AEYPP7380J)** son of Late Gajendra Nath Patra, by religion Hindu, by nationality- Indian and residing at P40/1, C.I.T. Road, Scheme – VIIM, Block – I, P.S.- Manicktala, P.O.- Kankurgachi, Kolkata - 700054, within the ambit of Maniktala Police Station **2) MR. ROHIT KUMAR PATRA, (PAN No. BPJPP8634L)** son of Sri. Ratan Kumar Patra by religion Hindu, by nationality- Indian, residing at P40/1, C.I.T. Road, Scheme – VIIM, Block – I, P.S.- Manicktala, P.O.- Kankurgachi, Kolkata - 700054, **3) KRISNENDU ROY CHOWDHURY, (PAN No.ADITR4830L)** son of Mihir Kumar Chowdhury by religion Hindu, by nationality- Indian, residing at Flat No. 8, First Floor of Premises No. 242/1B, A.P.C. Road, P.S.- Burtala, P.O.- Shyambazar, Kolkata - 700004 within the ambit of Burtolla Police Station hereinafter referred to as **"THE DEVELOPER"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART.**

SUB REGISTRAR ASSURANCES II
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WHEREAS:

1. By virtue of inheritance right and/or succession, the Owners are seized and possessed of as sole and absolute owners of ALL THAT piece and parcel of landed property measuring an area of 7 (seven) Cottahs, 7 (seven) Chittacks and 3 (three) sq. ft. having a two storied building structure standing there at Plot No. 7 of the surplus lands in Calcutta Improvement SchemeNo. VM formed out of old premises No. 242/1/1 & 242/2, Upper Circular Road, presently known as K.M.C. Premises No. 180, Shri Arabinda Sarani, within the purview of Kolkata Municipal Corporation having Ward No. 15 being Assessee No. 11-015-20-0023-6, within the ambit of Police Station – Burtolla, Kolkata – 700004 hereinafter referred to as **"the said land"** free from all encumbrances.

2. The Owners are desirous of developing of the said land having an area of 7 (seven) Cottahs, 7 (seven) Chittacks and 3 (three) sq. ft more or less (hereinafter referred to as **"the said property"** and more fully and particularly described in the **Schedule A** hereunder written by causing one or more buildings to be constructed on the said property consisting of various self-contained apartments / units/ flats/ showrooms/ offices/ shops and other saleable spaces.

3. For the purpose of development of the said property by construction of the new building(s) in accordance with the plans and specifications as may be approved by the Kolkata Municipal Corporation or any other Competent Authority, the Owners had agreed to appoint the Developer as the exclusive developer for the

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purpose of undertaking the development of the property for the terms and conditions contained in this Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS:

ARTICLE - I

DEFINITIONS

1.1. **ARCHITECT** – shall mean such person or persons or firm or company who or which may be so appointed by the Developer for development of the property and/or the construction of the proposed building(s) or may be appointed by the Owners for vetting the final plan prepared and provide inputs as required.

1.2. **THE BUILDING(S)** – shall mean and include the proposed new building and buildings consisting of G+6/7 upper floors and other areas and spaces to be erected in or upon the land comprised in the property as per the plan / plans to be sanctioned by the competent authorities. It has been duly decided and agreed upon by both the parties hereto that the ground floor and the first floor shall be provided for commercial purpose. Further there would be no under construction of the building premises.

1.3. **DEVELOPER** - shall mean and include **M/s. RRM NIRMAN (P) LTd**, a Private Limited firm having its registered office at P40/1, C.I.T. Road, Scheme – VIIM, Block – I, Kolkata - 700054 ; represented by its Directors namely **1) SRI. RATAN KUMAR PATRA**, son of Late Gajendra Nath Patraresiding at P40/1, C.I.T. Road, Scheme – VIIM, Block – I, Kolkata - 700054, within the ambit of Maniktala Police Station **2) MR. ROHIT KUMAR PATRA**, son of Sri. Ratan Kumar Patraresiding at P40/1, C.I.T.

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Road, Scheme – VIIM, Block – I, Kolkata - 700054, within the ambit of Maniktala Police Station **3) KRISNENDU ROY CHOWDHURY,** son ofMihir Kumar Chowdhury residing at Flat No. 8, First Floor of Premises No. 242/1B, A.P.C. Road, Kolkata - 700004 within the ambit of Burtolla Police Station, and its partner and/or partners and/or their respective heirs, executors, administrators, representatives and/or assigns.

1.4. **OWNERS** – shall mean and include **(1) MR. PRASANTA KUMAR BHATTACHARYA,** son of Late Gagan Chandra Bhattacharyya, by religion – Hindu, and residing at 180, Sri Aurobinda Sarani, Kolkata – 700004 **(2) SMT. PURABI (BHATTACHARYA) CHAKRABORTY,** wife of Late Dr. Prasanta Kumar Chakorborty, daughter of Late Gagan Chandra Bhattacharyya, by religion – Hindu and residing at 13, Bipra Das Street, Kolkata – 70009, Police Station – Narkeldanga **(3) SMT. NIVEDITA (BHATTACHARYA) CHAKRAVARTI,** wife of Mr. Bhaskar Chakravarti and daughter of Late Gagan Chandra Bhattacharyya, by religion – Hindu, and residing at CB 149, Sector-I, Salt Lake, Kolkata – 700064 and their respective heirs, successors, executors, administrators, legal representatives and/or permitted assigns.

1.5. **SALEABLE SPACE** – shall mean the space in the new building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owner's allocation.

1.6. **THE PROEPRTY** – shall mean and include ALL THAT piece and parcel of landed property measuring an area of 7 (seven) Cottahs, 7 (seven) Chittacks and 3 (three) sq. ft. having a two storied building structure standing there at Plot No. 7 of the surplus lands in Calcutta Improvement Scheme No. VM formed

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out of old premises No. 242/1/1 & 242/2, Upper Circular Road, presently known as Kolkata Municipal Corporation Premises No. 180, Sri Aurobinda Sarani, within the purview of Kolkata Municipal Corporation having Ward No. 15 being Assessee No. 11-015-20-0023-6, within the ambit of Police Station – Burtolla, Kolkata – 700004, more fully and particularly described in the Schedule "A" hereunder written.

1.7. **OWNERS' ALLOCATION**: It has been mutually agreed between the parties hereto that the Owner shall be entitled to a Residential Flats on the South – East and South- West portions of the proposed multi-storied building. The area of the flat, number of flats and the floors to be occupied by the Owners shall be decided upon mutually by both the parties on receiving the proposed plan.

The proposed allocations arrived at between the parties hereto are as follows:

a. The Car parking space shall be shared by the three Owners and the said Developers in the ratio of 46% (part by the Owners, Excluding Tenants & Others) and 54% (part by the Developers,Including Tenants & Others) of the total car parking space. And the commercial space shall also be shared by the three owners and the said Developers in the above mentioned ratio which is 46% (part by the Owners, Excluding Tenants & Others) and 54% (part by the Developers, Including Tenants & Others).

b. The said Residential Flats shall be calculated @ 7000/- per sq.ft. of the proposed new building to be constructed on the said land.

c. The said commercial space shall be calculated as per the existing market rate per square feet as prevalent at the time of the said

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transfer of the proposed new building to be constructed on the said land.

d. It is to be noted that the allocation of the commercial space on the first floor shall be provided in the following percentage :

(i) 46% of the frontage and

(ii) 46% of the Back side on the entire East side of the floor shall be allotted to the Owners. Further individual allocation shall be determined after considering the plan.

e. A further sum of Rs. 36,00,000/- (Rupees Thirty Six Lakhs only) will be paid to the Owner in Three installments, as follows:

(I) **The First Installment** shall amount to Rs.6,00,000/- to be paid jointly to the said Owners which is to be paid at the time of execution of this agreement.

(II) **The Second Installment** shall amount to Rs.15,00,000/- to be paid jointly to the said Owners which is to be paid within 60 days from the date of execution of this agreement.

(III) **The Third Installment** shall amount to Rs.15,00,000/- to be paid jointly to the said Owners which is to be paid within 90 days from the date of execution of this agreement.

1.8 **DEVELOPER'S ALLOCATION:** (On completion of proposed new building as per plan to be sanctioned) shall mean the remaining 54% portion of the new building togetherwith undivided proportionate share in the land including the common facilities absolutely belonged to the Developer herein, after providing for the Owners allocation as aforesaid.

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1.9 BUILDING PLAN: Will mean such plan prepared by the Developer and the same shall be duly approved by the Owners or Competent Authority in the name of the Owners and shall be sanctioned from the Kolkata Municipal Corporation or any other Competent Authority.

1.10 TRANSFER: With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in building/s to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owner's.

1.11 TRANSFEREE: Shall mean a person, firm, limited company, and association of persons to whom any space in the proposed new building/s will be transferred.

1.12 TIME: Shall mean the construction shall be completed within 24 (Twenty - four) months from the date of sanction of the building Plan by the Kolkata Municipal Corporation or any other Competent Authority.

1.13 WORDS : Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neutral render shall include masculine and feminine genders.

ARTICLE - II

INTERPRETATIONS

2.1 Any reference to a statute shall include any statutory extension or modifications, re-enactment of such statute and any rules, regulations, bye-laws or orders made hereunder.

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2.2 Any covenant by the Developer and/or the Owners to act or to do anything shall be deemed to include their respective obligations to perform the said act or thing to be done.

2.3 Singular number shall include plural and vice-versa.

2.4 The headings shall not form part of this Agreement and have been given only for the sake of convenience and shall not be taken into account for the purpose of construction or interpretation of this Agreement.

ARTICLE -III

DATE OF COMMENCEMENT

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

ARTICLE - IV

DEVELOPER'S REPRESENTATIONS AND UNDERTAKINGS

4.1 The Developer shall carry out the work of development of the property and/or construction of the entire building(s) .

i) at its own costs and expenses except those specifically otherwise provided herein;

ii) in accordance with the provisions of applicable laws in force for the time being and the Rules, Regulations and Bye-laws framed thereunder and/or in force for the time being and in accordance with the plan duly sanctioned by the Kolkata Municipal Corporation or any other Competent Authority; and

iii) as per the provisions contained in this Agreement.

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4.2 The Developer shall ensure that the standards of construction, finish and general appearance of the building(s) and the materials and fittings to be used in the construction of the said building(s) shall be of good quality except for any extra fittings or fixtures as desired and requested by any intended purchaser, which shall be borne by the purchaser himself.

ARTICLE - V

OWNER'S REPRESENTATIONS

5.1 The Owners are the absolute bonafide undisputed owners of the property.

5.2 The Owners shall render its best co-operation and assistance to the Developer in the matter of development of the property and/or the construction of one or more buildings.

ARTICLE - VI

MUTUAL COVENANTS

6.1 The Owners herein decided to develop the said land mentioned in Schedule "A" hereunder by demolishing the existing structure and the demolition costs to be borne by the developer. The developer shall also bear the cost of temporary shifting of the owners and the developer thereon will construct the residential cum commercial building with car parking spaces to be sanctioned by the Kolkata Municipal Corporation in complete and finished condition in all respect and the property is more fully described in the Schedule "A".

6.2 The Developer shall be entitled to prepare and submit fresh and/or revised plans to the Kolkata Municipal Corporation or any other competent authority in the name of the owners for approval

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and all costs, charges and expenses incurred for preparation of the plans and sanctioning thereof shall be paid borne and discharged by the Developer.

6.3 The owners shall subject to performance by the Developer of its obligations sign and execute at the costs of the Developer and deliver to the Developer all plans, sketches, designs, lay-outs, maps, specifications, applications, declarations, affidavits and other documents, papers and writings as may from time to time be necessary or required by the Developer for obtaining any necessary modifications and/or revisions and/or necessary charges to or renewal of the said sanctioned plan for construction of the said building(s) and the Owners allocation shall be clearly marked and demarcated in the said sanctioned plan in respect of the owners area and floors allocated to them.

6.4 The Owners hereby agrees that it shall execute such proper Power of Attorney or Attorneys in favour of the Developer and/or its nominee or nominees or its Director or its authorized representatives from time to time restricted to preparation of plans, sketches, designs, layouts, maps, specifications, applications, declarations, affidavits and other papers and documents and signing thereof for, on behalf of and in the name of the owners, submission of such plans to the concerned authorities, making representations, obtaining of such sanction or permissions and approvals and making deposits and payments to the concerned authorities or proceeding with the construction of the building or buildings in and upon the property.

6.5 All the expenses including legal and other expenses incurred by the Developer including the Architect's fee and other allied expenses relating to the constructions to be made by the

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Developer will be borne by the Developer alone and the Owners shall not be liable in respect thereof.

6.6 All costs, charges and expenses for obtaining sanction of the plans and also for obtaining of all permissions and approvals from the concerned authorities relating thereto shall be paid, borne and discharged by the Developer and as and when such plans are sanctioned and approved.

6.7 The owners agree to transfer to the Developer and/or its nominee or nominees undivided share or interest of the Developer's Allocation for the consideration receivable and/or received by the Developer from its nominee / nominees and on the terms and conditions that may be entered into by and between the Developer and its nominee / nominees. Provided that the terms and conditions that may be agreed upon by and between the Developer and its nominee / nominees shall not be contradictory to or inconsistent with the terms provided herein. The Owners agrees to execute and register proper Deed of Transfers / Conveyance in respect of the Developer's Allocation to the Developer and/or its nominee / nominees from time to time as may be required by the Developer. The Owners shall execute a proper Power of Attorney in favour of the Developer for the purpose of execution and registration of such Deeds for and on behalf of the Owners.

6.8 All responsibilities and liabilities of any third party arising before the commencement of the construction of the proposed new building shall be defended and borne by the developer for and on its own behalf and on behalf of the Owners at the costs of the Developer alone.

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6.9 The Developer further agrees and undertakes to deal with all sorts of legal cases pending with the property on behalf of the Owners before all relevant courts, at his own liable and costs. Owners have no liabilities to fight or settle such pending legal disputes but shall cooperate with the Developer in such matters.

6.10 Taking into account the total area of the land comprised in the property, the Developer shall be entitled to construct, erect and complete one or more buildings on the property consisting of several self-contained flats / apartments / shops / offices / constructed spaces / car parking spaces capable of being held and/or enjoyed independently.

6.11 The Developer shall be entitled to appoint at its own costs and expenses Contractor / Contractors / Sub-Contractors and labourers for the construction and completion of the building(s) or any portion thereof either wholly or department-wise or job-wise or on piecemeal basis. It is expressly agreed that there shall be no privity of contract between the Owners and any such contractor / sub-contractor or laborers and the Owners shall under no circumstances be liable to bear or pay any liability for payment of any dues of such contractors / sub-contractors or laborers and that the Developer shall be solely responsible for the same.

6.12 The Developer shall have to start paper works / other proceeds of related to this construction work immediately, after this agreement is executed along with the registered Power of Attorney.

6.13 It is also agreed between the parties that after completion of the entire construction of the building and before handing over the 46% share to the owners,(Excluding Tenants& Others) both the parties shall appoint personal surveyor's and only after

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satisfaction to such technical experts such handing over possession shall be completed.

6.14 It is also agreed between the parties that during construction of the building owners shall have right to inspect the constructional works by themselves or by their appointed surveyors / technical experts / men / agents. The Developer can not prevent the same.

6.15 That Developer shall handover the possession of owner allocation jointly to the owners and thereafter the 46% (Excluding Tenants & others) of their allocation shall be divided amongst themselves as per their mutual agreement, made by them.

6.16 That in case of any disputes arising out of aforesaid construction / delivery of possession, every party is entitled to move before Court of Law. This agreement is subjected to Kolkata Jurisdiction only.

ARTICLE - VII

COST OF CONSTRUCTIONS

It is also agreed between the parties that the entire costs of construction of the building(s) to be constructed on the property including the area falling to the share of the owners shall be borne by the Developer. Such costs shall include the costs of all services, amenities, fittings and fixtures and all overheads regarding construction, price rise in the cost of materials used for construction, fees payable to the Architect and Engineers in respect of the construction and costs for the purpose of obtaining various sanctions / licenses. It is expressly agreed that the Owners shall not be required to contribute any amount in that behalf unless expressly provided for otherwise elsewhere in this Agreement.

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ARTICLE - VIII

SPACE ALLOCATION

8.1 In consideration of the Owners having agreed to grant the exclusive right of development in respect of the said property and in further consideration of the Developer having agreed to incur all costs, charges and expenses as herein contained for the purpose of construction of the building(s) it is agreed that out of the total saleable area, 46 per cent(Excluding Tenants & Others) thereof together with proportionate undivided share in the land comprised in the property and the proportionate share in the common portions / areas and facilities and the roof(s) of the said building(s) and the proportionate car parking spaces, whether covered or open, including lift(s), transformers and other plant and machinery and conveniences installed in the said building(s) (hereinafter called **"the Owner's Allocation"**) more fully and particularly described in Schedule "B" hereunder written, shall belong absolutely to the Owners and similarly the remaining 54 per cent (Including Tenants & Others) of the total saleable area together with the proportionate undivided share in the land comprised in the premises and the proportionate undivided share in the land comprised in the premises and the proportionate share in the common portions / areas and the roof(s) of the said building(s) and the proportionate car parking spaces, whether covered or open, including lift(s), transformers and other plant and machinery and conveniences installed in the said building(s) (hereinafter called **"the Developer's Allocation"**) more fully and particularly described in Schedule "D" hereunder written, shall belong absolutely to the Developer.

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8.2 It is hereby agreed that the Owner's Allocation shall become the absolute property of the Owners and the Owners shall be entitled to enter into Agreements for Sale or otherwise deal with the same in any manner without any concurrence or consent of the Developer and the Developer shall sign and execute such deeds, instruments and documents as Confirming Party or otherwise and all moneys received in respect thereof shall belong absolutely to the Owner and the Developer shall have no right, title, interest, claim or demand of whatsoever nature over and in respect thereof and the Developer shall not interfere with the Owner's rights and powers in respect of such sale, transfer or disposal of the Owner's Allocation.

8.3 Subject to the provisions herein, the Developer's Allocation shall belong and shall become the absolute property of the Developer and the Developer shall be entitled to enter into Agreements for Sale or otherwise deal with the same in any manner without any concurrence or consent of the owners provided however, if any time it shall be necessary or required by the Developer to make the owner as the Confirming Party or otherwise the Owner shall sign and execute such deeds, instruments and documents and all moneys received in respect thereof shall belong absolutely to the Developer and the Owners shall have no right, title, interest, claim or demand over and in respect thereof and the Owners shall not interfere with the Developer's rights and powers in respect of such sale, transfer or disposal of the Developer's Allocation.

8.4 The security deposits and/or other deposits receivable from the intending purchasers of any portion of the said building(s) shall be receivable by the Developer, which would keep a separate account thereof and the same shall be handed over to the Association or

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holding organization formed by all the intending purchasers and/or Owners after deducting therefrom the amount paid to CESC on account of deposits and other expenses and the short fall in maintenance expenses.

8.5 It is agreed that the Owners and the Developer shall, within 30 days before obtaining the sanction plan from the appropriate authority, demarcate and indentify between themselves their respective allocations of the said Project to be constructed on the said premises as per such sanction plan of the said Project on the said Premises.

ARTICLE - IX

DEVELOPER'S OBLIGATIONS

9.1 The Developer undertakes to construct and complete one or more buildings on the property :

i) Entirely at its own costs;

ii) Strictly in accordance with the sanctioned plan;

iii) In accordance with the provisions of the Kolkata Municipal Corporation laws and the rules and regulations and bye-laws framed thereunder with regard to the construction of buildings;

iv) By using the standard quality of construction materials;;

v) Obtain the necessary partial and/or full completion certificate in respect thereof from the authorities concerned from time to time at relevant stages.

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9.2 The Developer further undertakes to complete the building(s) under the supervision and control of the Architect to be appointed by the Developer.

9.3 Unless prevented by circumstances beyond its control, the Developer shall complete the building(s) in all respects together with the fixtures, fittings and all other facilities to be provided therein and hand over the Owner's Allocation thereof to the Owners and/or its nominee/nominees proportionately and progressively within **24months** from the date of obtaining of sanction of the plans or such other extended period as may be mutually agreed upon by the parties.

9.4 The Developer shall at its own costs and expenses obtain all necessary permissions and/or sanctions and/or No Objections and/or connections from the Corporation, WBSEB/CESC Ltd., Fire Brigade Authorities, Police Authorities and other appropriate Government Authorities and/or Departments, either in its own name or in the name of the Owners as the case may be.

9.5 The Developer undertakes that if the Developer fails to complete the construction within the aforesaid period of 24 months from the date of sanction of plan and if the construction of the proposed project is found in progress properly in that event the time limit may be extended to a further time period of Six Months. If the developer fails to complete the project within such extension then the developer will pay Rs 10,000/- (Rupees Ten Thousand only) per month to the each of the Owners as penalty till the end of the project and the developer shall obtain the sanction plan for the proposed upcoming project within a period of 3 months.

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9.6 It is hereby agreed by both the parties that Developer shall talk and also take all responsibilities and liabilities of the tenants to deal, rehabilitate &/or allocate them, as per their demand &/or requirement(s) from the developers allocation without any interference &/or contribution from the Owners, and it shall be done before erection of the proposed building subject to terms and conditions agreed by the both the parties hereto.

9.7 The Developer undertakes to rehabilitate **all the three Owners individually** during the development of the property, the Developer agrees to pay a sum of Rs.7000/- (Seven Thousand only) within the 5th day of every month to each of the Owners and it would commence from the demolition of the said property, till the time of handing over possession of their respective flats to the Owners. Further, handing over possession of one owner does not cease the rehabilitation for other owners. Failure to pay the amount towards rehabilitation shall entail prevailing banking interest on the rehabilitation amount taken out from the deposited caution money.

ARTICLE - X

DEVELOPER'S RIGHTS

10.1 The Developer shall be entitled to appoint and employ such licensed contractors, engineers, masons, mistries, caretakers, managers, supervisors, durwans, guards and other staff and employees at such remuneration, salaries, fees and charges as the Developer shall at its discretion think proper. The Developer alone shall be responsible for payment of salaries, wages, remuneration, compensation and other charges to all such persons who may be engaged or appointed by the Developer.

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10.2 The Owners shall render its best co-operation and assistance to the Developer in carrying out development of the property and/or construction of the building(s) as aforesaid in the manner as herein agreed.

10.3 The Owners shall sign, execute and deliver all necessary applications, letters, declarations, affidavits, bonds and other papers and documents as may from time to time be necessary or required to enable the Developer to apply for and obtain electricity, lifts, telephones, gas, water, sewerage, drainage connections and other public utility services at the said building(s) or portions thereof either in the name of the Owners and/or in the name of the Developer and/or its nominee(s).

ARTICLE - XI

CONVEYANCE & TRANSFER

The Owners agrees and undertakes to execute and register the Deeds of Conveyance in respect of undivided shares and/or interests in the land comprised in the property attributable to different constructed units/spaces and/or the car parking spaces in favour of the Developer and/or its nominee/nominees in respect of the areas comprised in the Developer's Allocation. Provided however that all costs, charges and expenses including stamp duty and registration fee and legal fees and expenses in this regard shall be borne and paid by the Developer and/or its such nominee/nominees.. Similarly, the Developer, if demanded by the Owners, shall also execute and register Conveyance or Conveyances of the Owner's Allocation in favour of the Owners and/or its nominee, assignee and/or purchasers at the costs and expenses of the Owners and/or its such nominee, purchaser and/or assignee and shall also obtain all certificates and permissions as may be required and deliver it to the Owners.

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ARTICLE - XII

POSSESSION & UNDERSTANDING

12.1 The entire understanding of the parties hereto under this Agreement is specifically based on the terms and conditions recited under this Article/Head.

12.2 The Owners shall hand over peaceful and vacant possession of the property to the Developer on the execution of this Agreement.

ARTICLE - XIII

SECURITY DEPOSIT & MISCELLANEOUS

13.1 The Developer is liable to pay a sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs) only to the Owners which to be treated as interest free refundable Security Deposit to be refunded by the Owners to the Developer only after receiving 46% (Excluding Tenants & Others) of their allocated share after obtaining Completion Certificate of the building.

13.2 That each of the parties shall refund their security deposit to the developer at their own risk.

13.3 If any Owner(s) fail to refund the earnest money as mentioned aforesaid, it shall be adjusted from his/her individual allocation calculated at the prevailing market rate.

13.4 This Agreement constitutes the entire understanding of the parties and prevails and supersedes over all other representations whether oral or in writing made prior to the date of the agreement.

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ARTICLE - XIV

DOCUMENTATION AND LAWYERS' FEES

The Agreement to be entered by the Developer with the prospective Purchasers of various units/areas forming part of the respective Allocations of the Developer and the consequent Deeds of Conveyance shall be prepared in a uniform basis and shall contain such terms, conditions, covenants and stipulations as are or would be mutually agreed upon between the prospective purchasers and the Developer. All such Agreements and the Deeds of Conveyance shall be prepared by Mr. Samrat Chowdhury, Advocate of the Developer.

ARTICLE - XV

JURISDICTION

The Court of Laws at Calcutta shall have the exclusive jurisdiction to entertain, try and determine all actions and proceedings arising out of and/or in relation to this Agreement.

SCHEDULE 'A' ABOVE REFERRED TO

Description of the entire property

ALL THAT piece and parcel of landed property measuring an area of 7 (seven) Cottahs, 7 (seven) Chittacks and 3 (three) square feet having a two storied building Ground Floor 5000 sq.ft. 1st floor, 5000 sq.ft. all floor cemented structure standing there at Plot No. 7 of the surplus lands in Calcutta Improvement Scheme No. VM formed out of old premises No. 242/1/1 & 242/2, Upper Circular Road, presently known as K.M.C. Premises No. 180, Shri Arabinda Sarani, within K.M.C. Ward No. 15, Assessee No. 11-015-20-0023-6, under Police Station – Burtolla, Kolkata – 700004, AND THAT Mr. Prasanta Kumar Bhattacharya, Mrs.

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Purabi (Bhattacharya) Chakraborty AND Mrs. Nivedita (Bhattacharya) Chakravarti are the absolute joint OWNERS of the entire plot of land and the existing two storied building, and thereby their names are recorded in the record of The Kolkata Municipal Corporation, AND the entire property is butted and bounded by:

ON THE NORTH	:	Arabinda Sarani Road;
ON THE SOUTH	:	Basti Bati;
ON THE EAST	:	House of Late Hiralal Dawn;
ON THE WEST	:	House of Late S. K. Mitra.

SCHEDULE 'B' ABOVE REFERRED TO

Owners Allocation to be obtained from the developer

ALL THAT piece and parcel of the total 46% (FORTY SIX PERCENT) AREA (Excluding Tenants & Others) of the total sanctioned area of the proposed building, constructed by the Developer at its own cost and labour, constructed as per the sanctioned building plan by the K.M.C. and as per the annexed specifications stated in the **Schedule E**, together with undivided proportionate share of land out of the total land as mentioned in the **Schedule A** herein AND all the common rights & facilities as mentioned in the **Schedule C**, shall be obtained from the DEVELOPER as the OWNERS' ALLOCATION in various forms of residential, car parking and commercial spaces as mentioned herein the agreement.

It has been mutually agreed between the parties hereto that the Owner shall be entitled to a Residential Flats on the South – East and South-West portions of the proposed multi-storied building. The area of the

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flat, number of flats and the floors to be occupied by the Owners shall be decided upon mutually by both the parties on receiving the proposed plan.

The proposed allocations arrived at between the parties hereto are as follows:

a. The Car parking space shall be shared by the three Owners and the said Developers in the ratio of 46% (part by the Owners, Excluding Tenants & Others) and 54% (part by the Developers, Including Tenants & Others) of the total car parking space. And the commercial space shall also be shared by the three owners and the said Developers in the above mentioned ratio which is 46% (part by the Owners, Excluding Tenants & Others) and 54% (part by the Developers, Including Tenants & Others)

b. The said Residential Flats shall be calculated @ 7000/- per sq.ft. of the proposed new building to be constructed on the said land.

c. The said commercial space shall be calculated as per market Rs. 21,000 per square feet as prevalent at the time of the said transfer of the proposed new building to be constructed on the said land.

d. It is to be noted that the allocation of the commercial space on the first floor shall be provided in the following percentage :

a. 46% of the frontage and

ii. 46% of the Back side on the entire East side of the floor shall be allotted to the Owners. Further individual allocation shall be determined after considering the plan.

f. A further sum of Rs. 36,00,000/- (Rupees Thirty Six Lakhs only) will be paid to the Owner in Three installments.

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(IV) **The First Installment** shall amount to Rs.6,00,000/- to be paid jointly to the said Owners which is to be paid at the time of execution of this agreement.

(V) **The Second Installment** shall amount to Rs.15,00,000/- to be paid jointly to the said Owners which is to be paid within 60 days from the date of execution of this agreement.

(III) **The Third Installment** shall amount to Rs.15,00,000/- to be paid jointly to the said Owners which is to be paid within 90 days from the date of execution of this agreement.

SCHEDULE 'C' ABOVE REFERRED TO

Common Rights and Facilities

Staircase, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings, vacant spaces, whole roof and mumpty roof, stair, main gate and entrance, proportionate land, pump and motor, septic tank, water reservoir in sufficient number and water tank.

SCHEDULE 'D' ABOVE REFERRED TO

Developers Allocation

ALL THAT piece and parcel of the total 54% (FIFTY FOUR PERCENT, Including Tenants & Others) AREA of the total sanctioned area of the proposed building, constructed by the Developer at its own cost and labour, constructed as per the sanctioned building plan by the K.M.C, together with undivided proportionate share of land out of the total land as mentioned in the **Schedule A** herein AND all the common rights & facilities as mentioned in the **Schedule C**, shall be the DEVELOPERS Allocation. Beside this, 54% area (including Tenants &

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Others) each of the First and Ground floor (in the form of commercial & car parking) will be developers allocation.

SCHEDULE 'E'ABOVE REFERRED TO

Specifications of the Owners residential areas to be Constructed.

All civil work will be done as per I.S.I. standard.

1. Entire floor area Marble/tiles excluding parking.
2. Sal Wood (Malaysian) frame in all doors except wet space (Toilets).
3. Collapsible gate on the main entrance of the flats of the owners.
4. Teak wood Main door with Godrej Lock or Equivalent standard on the main entrance of each flat.
5. Bed room lock: standard brand (Godrej or equivalent).
6. Aluminum Sliding Window, fitted with fiber-glass pane.
7. Wall Putty on inside Wall & Staircase.
8. Weather Coat Paint on outside wall.
9. Staircase railing complete in all respect will be provided by the Developer.
10. Synthetic enamel paint (ICI Dulux ,Asian Paints or equivalent standard) in doors & windows and grills as applicable.
11. Glazed tiles in Toilets up to 6 feet height.(Color ,design & size etc as per owners choice) upto price slab estimated by Developer.
12. White (Vitreous/Parriware/Hindware or equivalent standards)1 W.C Indian,1W.C Western ,1urinal in any one of the toilet all fitted with cistern and basin.
13. 1 Basin in dining hall.
14. Glazed tiles in kitchen up to 4 feet height.(Color ,design & size etc as per owners choice) upto price slab estimated by Developer.
15. Granite Slab (the make/ brand/ quality to be specified) on the kitchen platform.

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16. Double bowl, single drain stainless steel sink of standard quality with (Essco or equivalent) hot and cold basin mixer.
17. Full grill covered Verandah.
18. Concealed Water Supply Lines with geyser point fitted with taps (ISI Standard quality).
19. Original Essco or equivalent Mark plumbing fittings.
20. Passenger Lift.
21. Concealed electrical lines.
22. Electrical points in details:

    a. Each Bed Room: 1 A.C point ,2 Light points, 1 Fan Point, 2 Plug Points (Both 5 amp)

    b. Drawing/Dining: 1A.C point,2 Light points, 2 Fan Points, 3 Plug Points (two 15 amp + one amp), 1 Telephone point,1 Calling Bell Point.

    c. Kitchen : 1 Light point, 2 Plug Points (15 amp each), 1 Exhaust Fan Point.

    d. Toilet : 1 Light Point, 1 Geyser Point, 1 Exhaust Fan Point.

    e. Verandah : 1 Light Point, 1 Fan Point,1 Plug Point (5 amp)

    f. Flat wise separate Main Switch with MCB fitted in the OWNERS flats.

    g. Electrical wires & switches should be fitted either Havells OR Finolex or equivalent brand copper wire.

N.B. It is noted that if any extra work is to be done out of the said specification by the OWNERS, for such extra work the OWNERS shall pay the necessary costs to the DEVELOPER as per market rate.

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

28 AUG 2015

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

Pranavanta Kumar Bhattacharya

SIGNED AND DELIVERED
by the Owners at Kolkata
in the presence of:

Purnali Chakravarti

1. Indrajit Chakravarti.
S/o Bhaskar Chakravarti.
CB-149, SALT LAKE, SECTOR-I.
KOLKATA-700064.

Hiralila Chakravarti

2. Debasish Chakraborty.
S/O, Late Dr. Pranavanta Kumar Chakraborty.
13, BIPRA DAS STREET.
KOLKATA-700009.

SIGNED AND DELIVERED
by the Developer at Kolkata
in the presence of:

1. Indrajit Chakravarti.

2. Debasish Chakraborty.

R. R. M. NIRMAN (P) LTD.
Rohit Kumar Patra
Director

Drafted by

Advocate
High Court Calcutta
Enrollment No - 1590/2007

R. R. M. NIRMAN (P) LTD.
Director

R. R. M. NIRMAN (P) LTD.
Director

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II
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RECEIVED from the within named Developer the within mentioned sum of Rs.6,00,000/- (Rupees Six Lacs only) payable at or before the execution of these presents as per memo below.

RECIEPT AND MEMO OF CONSIDERATION

D.D No.027906 Dated 27.08.2015 Drawn on Axis Bank Ltd, Kankurgachi Branch.	Rs.	2,00,000/-
D.D No.027907 Dated 27.08.2015 Drawn on Axis Bank Ltd, Kankurgachi Branch.	Rs.	2,00,000/-
D.D No.027908 Dated 27.08.2015 Drawn on Axis Bank Ltd, Kankurgachi Branch.	Rs.	2,00,000/-
TOTAL :	**Rs.**	**6,00,000/-**

(RUPEES SIX LACS ONLY)

Pranavananda Kumar Bhattacharya
Purabi Chakraborti
Niredita Chakraborti

WITNESSESS :

1. Indrajit Chakravarti.

2. Debanjan Chakraborty.

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

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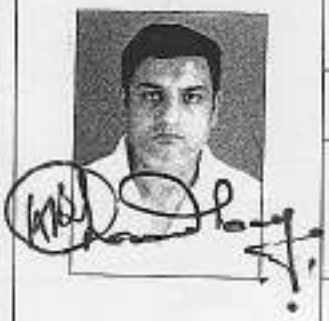
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
1.		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
2.		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
3.		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
4.		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

28 AUG 2015

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
1.		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
2.		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
3.		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little
4.		Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle	Ring (Right Hand)	Little

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

28 AUG 2015

Seller, Buyer and Property Details

A. Land Lord & Developer Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Krisnendu Roy Chowdhury, Director Director , M / S R R M Nirman Pvt Ltd P40/1 , C I T Road , Scheme V I I M, Block/Sector: Block - I, P.O:- Kankurgachi, P.S:- Maniktala, District:- South 24-Parganas, West Bengal, India, PIN - 700054	 28/08/2015 01:07:57 PM	 LTI 28/08/2015 01:08:11 PM
		28/08/2015 01:08:28 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Prasanta Kumar Bhattacharya Son of Late Gagan Chandra Bhattacharyya 160 , Sri Aurobinda Sarani, P.O:- Shyambazar, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BCSPB7074C, Status : Individual Date of Execution : 28/08/2015 Date of Admission : 28/08/2015 Place of Admission of Execution : Office	 28/08/2015 01:09:18 PM	 LTI 28/08/2015 01:09:41 PM
		28/08/2015 01:10:58 PM	

Land Lord Details			
SL No.	Name, Address, Photo, Finger print and Signature		
2	Smt Purabi Bhattacharya Chakraborty Wife of Late Dr Prasanta Kumar Chakraborty 13 , Bipra Das Street, P.O:- Parsibagan, P.S:- Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN - 700009 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFOPC6326C, Status : Individual Date of Execution : 28/08/2015 Date of Admission : 28/08/2015 Place of Admission of Execution : Office	 28/08/2015 01:13:05 PM	 LTI 28/08/2015 01:13:21 PM
		Purabi chakraborty 28/08/2015 01:13:42 PM	
3	Smt Nivedita Bhattacharya Chakravarti Wife of Mr Bhaskar Chakravarti C B 149 , Salt Lake, Block/Sector: SEC- I, P.O:- Bidhannagar C C Block, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AMBPC5273A, Status : Individual Date of Execution : 28/08/2015 Date of Admission : 28/08/2015 Place of Admission of Execution : Office	 28/08/2015 01:11:26 PM	 LTI 28/08/2015 01:11:40 PM
		Nivedita chakravarti 28/08/2015 01:12:36 PM	

Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M / S R R M Nirman Pvt Ltd P40/1 , C I T Road , Scheme V I I M, Block/Sector: Block - I, P.O:- Kankurgachi, P.S:- Maniktala, District:- South 24-Parganas, West Bengal, India, PIN - 700054 PAN No. AAHCR3941D, Status : Organization Represented by representative as given below:-		
1(1)	Shri Ratan Kumar Patra, Director Director, M / S R R M Nirman Pvt Ltd P40/1 , C I T Road , Scheme V I I M, Block/Sector: Block - I, P.O:- Kankurgachi, P.S:- Maniktala, District:- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEYPP7380J, Status : Representative Date of Execution : 28/08/2015 Date of Admission : 28/08/2015 Place of Admission of Execution : Office	 28/08/2015 01:04:59 PM	 LTI 28/08/2015 01:05:14 PM
		Ratan Patra 28/08/2015 01:05:43 PM	
(2)	Mr Rohit Kumar Patra, Director Director , M / S R R M Nirman Pvt Ltd P40/1 , C I T Road , Scheme V I I M, Block/Sector: Block - I, P.O:- Kankurgachi, P.S:- Maniktala, District:- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BPJPP8634L, Status : Representative Date of Execution : 28/08/2015 Date of Admission : 28/08/2015 Place of Admission of Execution : Office	 28/08/2015 01:06:14 PM	 LTI 28/08/2015 01:06:26 PM
		Rohit Kumar Patra 28/08/2015 01:07:23 PM	

Developer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
(3)	Mr Krisnendu Roy Chowdhury, Director Director , M / S R R M Nirman Pvt Ltd P40/1 , C I T Road , Scheme V I I M, Block/Sector: Block - I, P.O:- Kankurgachi, P.S:- Maniktala, District:- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADIPR4830L, Status : Representative Date of Execution : 28/08/2015 Date of Admission : 28/08/2015 Place of Admission of Execution : Office	 28/08/2015 01:07:57 PM	 LTI 28/08/2015 01:08:11 PM
		28/08/2015 01:08:28 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Basudeb Chakraborty Son of Mr Amalendu Chakraborty 67 A , Belgachia Road, P.O:- Belgachia, P.S:- Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr Prasanta Kumar Bhattacharya, Smt Purabi Bhattacharya Chakraborty, Smt Nivedita Bhattacharya Chakravarti, Shri Ratan Kumar Patra, Mr Rohit Kumar Patra, Mr Krisnendu Roy Chowdhury	8/28/2015 1:14:14 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sri Arobindo Sarani, Road Zone : (Rabindra Sarani Crossing -- J. M. Avenue Crossing) , , Premises No. 180	(Rabindra Sarani Crossing -- J. M. Avenue Crossing)	7 Katha 7 Chatak 3 Sq Ft	1/-	4,78,51,981/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	5000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	5000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	10000 Sq Ft.	1/-	75,00,000/-	Structure Type: Structure

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr Prasanta Kumar Bhattacharya	M / S R R M Nirman Pvt Ltd	4.09292	33.3333
	Smt Nivedita Bhattacharya Chakravarti	M / S R R M Nirman Pvt Ltd	4.09292	33.3333
	Smt Purabi Bhattacharya Chakraborty	M / S R R M Nirman Pvt Ltd	4.09292	33.3333

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
S1	Mr Prasanta Kumar Bhattacharya	M / S R R M Nirman Pvt Ltd	3333.33 Sq Ft	33.3333
	Smt Nivedita Bhattacharya Chakravarti	M / S R R M Nirman Pvt Ltd	3333.33 Sq Ft	33.3333
	Smt Purabi Bhattacharya Chakraborty	M / S R R M Nirman Pvt Ltd	3333.33 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Krishnendu Roy Chowdhury
Address	242/ 1 B , A P C Road,Thana : Burtola, District : Kolkata, WEST BENGAL, PIN - 700004
Applicant's Status	Attorney of Claimant

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 120834 to 120875

being No 190209395 for the year 2015.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by ASHOKE KUMAR BISWAS
Date: 2015.09.16 15:14:50 +05:30
Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 16-09-2015 15:14:49

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 120834 to 120875

being No 190209395 for the year 2015.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by ASHOKE KUMAR BISWAS
Date: 2015.09.16 15:14:50 +05:30
Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 16-09-2015 15:14:49
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)