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Certify that the document is submitted
to registration. The signature sheet
and the endorsement sheets attached
with this document are the part of
this document.

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

18 APR 2013

DEVELOPMENT
AGREEMENT

1. Date : 18th April 2013
2. Place : Kolkata
3. Parties :
 - 3.1 BABLU MONDAL, son of Late
Raman Krishna Mondal, by faith -
Hindu, by occupation - Business,

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by nationality - Indian, residing at AE-D/17, Arjunpur (East), P.O. Arjunpur, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "LANDOWNER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns and nominee or nominees) of the ONE PART.

AND

3.2 S.P.J. DEVELOPERS [PAN NO. ABNFS7424A], a Partnership firm, having its Office at Rama Apartment, T-17, Teghoria Main Road, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, represented by its Partners namely SUSANTA BISWAS, son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TM-5/105, Teghoria, Nishikanan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, PRASANTA BISWAS, son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TG-3/38, Teghoria, Lichubagan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal & JAYANTA BISWAS, son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TG-3/38, Teghoria, Lichubagan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their executors, administrators, representative, and assigns) of the OTHER PART.

Landowner and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Development :

4.1 Development Project & Appurtenances :

4.1.1 Project Property : ALL THAT piece and parcel of land measuring :

4 (Four) Cottahs 1 (One) Chittack 8 (Eight) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3880, R.S./L.R. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian Nos. 1454, 5564/1 & 5566/1,

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And also

2 (Two) Cottahs 9 (Nine) Chittacks 35 (Thirty Five) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3894, R.S./L.R. Dag No. 2911, under C.S. Khatian No. 361, R.S. Khatian No. 491, L.R. Khatian No. 3109,

in total a demarcated plot of Sali land measuring 6 (Six) Cottahs 10 (Ten) Chittacks 43 (Forty Three) sq.ft. be the same a little more or less in R.S./L.R. Dag Nos. 2897 & 2911, lying and situate at **Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, having Holding Nos. RGM-3/278, Block-A, RGM-3/279, Block-A & RGM-3/300, Block-A, in Ward No. 3 at present Ward No. 5 [Jagardanga (Gopalpur), Kolkata - 700 136], in the District North 24 Parganas, West Bengal, morefully described in the First Schedule hereinafter written.**

5. Background, Representations, Warranties and Covenants :

5.1 Representations and Warranties Regarding Title : The Landowner has made the following representations and given the following warranties to the Developer regarding title.

5.1.1 Absolute Joint Recorded Ownership of Nagendra Nath Ghosh and Salil Kumar Ghosh & Rupkumar Ghosh : One Nagendra Nath Ghosh and his co-owners namely Salil Kumar Ghosh & Rupkumar Ghosh were the absolute joint owners of land measuring 11 decimals more or less comprised in C.S. Dag No. 3880, R.S. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian No. 1454, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, alongwith other lands in different dags.

5.1.2 Demise of Nagendra Nath Ghosh : The said Nagendra Nath Ghosh died intestate, leaving behind his two sons namely Alope Kumar Ghosh & Swapn Kumar Ghosh as his legal heirs and successors in interest in respect of his undivided fifty percent share in the aforesaid land, left by the said Nagendra Nath Ghosh, since deceased.

5.1.3 Registered Deed of Partition : Due to inconvenience of joint holdings, the said Alope Kumar Ghosh & Swapn Kumar Ghosh, son of Late Nagendra Nath Ghosh and their other co-owners namely Salil Kumar Ghosh & Rupkumar Ghosh partition the aforesaid land alongwith other lands, by executing a Registered Deed of Partition, registered on 04.01.1993, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. 1, Volume No. 1, Pages 231 to 250, being Deed No. 27 for the year 1993.

5.1.4 Absolute Joint Ownership of Alope Kumar Ghosh & Swapn Kumar Ghosh : In accordance with the aforesaid Deed of Partition, bearing Deed No. 27 for the year 1993, the said Alope Kumar Ghosh & Swapn Kumar Ghosh got and became the absolute joint owners

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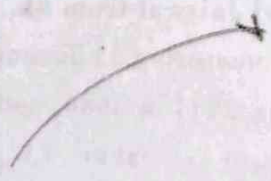


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of the aforesaid land measuring 11 decimals more or less comprised in C.S. Dag No. 3880, R.S. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian No. 1454, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, morefully described in the 'Gha-Schedule' of the said Deed of Partition.

- 5.1.5 **L.R. Records :** In L.R. Settlement, the name of the said Alope Kumar Ghosh recorded his name in L.R. Khatian No. 5564/1, and the name of the said Swapan Kumar Ghosh recorded his name in L.R. Khatian No. 5566/1 in R.S./L.R. Dag No. 2897, in Mouza - Gopalpur.
- 5.1.6 **Joint Sale by Alope Kumar Ghosh & Swapan Kumar Ghosh to the present Owner, Bablu Mondal :** The said Alope Kumar Ghosh & Swapan Kumar Ghosh jointly sold, transferred and conveyed a land measuring 2 (Two) Cottahs 1 (One) Chittack 8 (Eight) sq.ft. more or less out of their joint possession, comprised in C.S. Dag No. 3880, R.S./L.R. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian Nos. 1454, 5564/1 & 5566/1 in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to the present owner, Bablu Mondal, by the strength of a Registered Deed of Conveyance, registered on 30.07.1999, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 73, Pages 203 to 212, being Deed No. 2932 for the year 1999.
- 5.1.7 **Purchase by one Sudama Devi Jaiswal from Sahadat Hossain :** One Sudama Devi Jaiswal, wife of Durga Prasad Shaw, purchased a land measuring 180 decimals-more or less comprised in C.S. Dag Nos. 3894 & 5178, R.S. Dag Nos. 2911 & 3686, under C.S. Khatian No. 361 & 1525, R.S. Khatian Nos. 491 & 1636, L.R. Khatian No. 3109, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, from one Sahadat Hossain, by the strength of a Registered Deed of Conveyance, registered on 22.04.1959, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 43, Pages 266 to 269, being Deed No. 3227 for the year 1959.
- 5.1.8 **Again Purchase by one Sudama Devi Jaiswal from Sk. Abdul Rahim :** The said Sudama Devi Jaiswal, again purchased a land measuring 33 decimals more or less comprised in C.S. Dag Nos. 3894 & 5178, R.S. Dag Nos. 2911 & 3686, under C.S. Khatian No. 361 & 1525, R.S. Khatian Nos. 491 & 1636, in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, from one Sk. Abdul Rahim, by the strength of a Registered Deed of Conveyance, registered on 11.08.1959, in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 61, Pages 28 to 32, being Deed No. 2675 for the year 1959.
- 5.1.9 **Sale by Sudama Devi Jaiswal to the said Bablu Mondal :** The said Sudama Devi Jaiswal sold, transferred and conveyed a land measuring 2 (Two) Cottahs 9 (Nine) Chittacks 35 (Thirty Five) sq.ft. more or less out of her possession, comprised in C.S. Dag No. 3894, R.S. Dag No. 2911, under C.S. Khatian No. 361, R.S. Khatian No. 491, L.R. Khatian No. 3109, in Mouza -

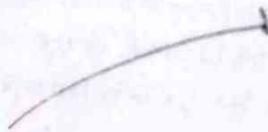


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Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to the said Bablu Mondal, present owner herein, by the strength of a Registered Deed of Conveyance, registered on 29.03.2005, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 253, Pages 186 to 203, being Deed No. 4195 for the year 2006.

- 5.1.10 **Again Joint Sale by Alope Kumar Ghosh & Swapan Kumar Ghosh to Manotosh Mukherjee :** The said Alope Kumar Ghosh & Swapan Kumar Ghosh again jointly sold, transferred and conveyed a land measuring 2 (Two) Cottahs more or less out of their joint possession, comprised in C.S. Dag No. 3880, R.S./L.R. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian Nos. 1454, 5564/1 & 5566/1 in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to one Manotosh Mukherjee, by the strength of a Registered Deed of Conveyance, registered on 23.06.1999, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, Volume No. 48, Pages 229 to 236, being Deed No. 1933 for the year 1999.
- 5.1.11 **Demise of Manotosh Mukherjee :** The said Manotosh Mukherjee died intestate on 11.04.2007, leaving behind his wife namely Mala Mukherjee and only son namely Surojit Mukherjee as his legal heirs and successors in interest in respect of his aforesaid purchased land left by the said Manotosh Mukherjee, since deceased.
- 5.1.12 **Joint Sale by Mala Mukherjee & Surojit Mukherjee to the said Bablu Mondal :** The said Mala Mukherjee & Surojit Mukherjee jointly sold, transferred and conveyed their inherited land received from their deceased husband and father, Manotosh Mukherjee, land measuring 2 (Two) Cottahs more or less comprised in C.S. Dag No. 3880, R.S./L.R. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian Nos. 1454, 5564/1 & 5566/1 in Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, in the District North 24 Parganas, to the said Bablu Mondal, present owner herein, by the strength of a Registered Deed of Conveyance, registered on 04.12.2008, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 13, Pages 10219 to 10232, being Deed No. 14061 for the year 2008.
- 5.1.13 **Record by Bablu Mondal :** After purchasing the aforesaid land by way of aforesaid three deeds, the said Bablu Mondal, present owner herein, recorded his name in the record of the concerned Rajarhat Gopalpur Municipality, having Holding Nos. RGM-3/278, Block-A, RGM-3/279, Block-A & RGM-3/300, Block-A all in Ward No. 3, in respect of aforesaid plot of lands.
- 5.1.14 **Absolute Sole Ownership of Bablu Mondal :** Thus on the basis of the aforementioned three registered deeds, bearing Deed No. 2932 for the year 1999, Deed No. 4195 for the year 2006 & Deed No. 14061 for the year 2008, the said Bablu Mondal, present owner herein, became the absolute owner of :



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ALL THAT piece and parcel of land measuring :

4 (Four) Cottahs 1 (One) Chittack 8 (Eight) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3880, R.S./L.R. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian Nos. 1454, 5564/1 & 5566/1,

And also

2 (Two) Cottahs 9 (Nine) Chittacks 35 (Thirty Five) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3894, R.S./L.R. Dag No. 2911, under C.S. Khatian No. 361, R.S. Khatian No. 491, L.R. Khatian No. 3109,

in total a demarcated plot of Sali land measuring 6 (Six) Cottahs 10 (Ten) Chittacks 43 (Forty Three) sq.ft. be the same a little more or less in R.S./L.R. Dag Nos. 2897 & 2911, lying and situate at **Mouza - Gopalpur**, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, having Holding Nos. RGM-3/278, Block-A, RGM-3/279, Block-A & RGM-3/300, Block-A, in Ward No. 3, at present Ward No. 5 [Jagardanga (Gopalpur), Kolkata - 700 136], in the District North 24 Parganas, West Bengal, hereinafter called and referred to as the SAID PROPERTY, and morefully described in the First Schedule hereunder written.

6. **Desire of Development of the Land & Acceptance :** The said Bablu Mondal, Landowner herein express her desire to develop the SAID PROPERTY by constructing a multi storied building thereon in accordance with the building sanctioned plan so to be sanctioned by the concerned Rajarhat Gopalpur Municipality, and the present Developer have accepted the said proposal and the present Landowner and has decided to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

7. **Registered Power of Attorney :** For the smooth running of the said project, the Landowner herein agreed to execute a registered Power of Attorney, by which the Landowner herein has appointed and nominated the present Developer herein, as his Constituted Attorney, to act on behalf of the Landowner.

8. **DEFINITION :**

- 8.1 **Building :** Shall mean multi storied building so to be constructed on the project property.

- 8.2 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift (if any) and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

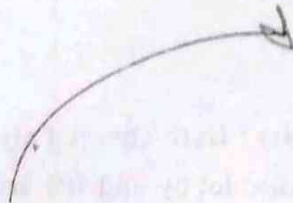


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- 8.3 **Saleable Space** : Shall mean the space within the building, which is to be available as an unit / flat for independent use and occupation in respect of Landowner's Allocation & Developer's Allocation as mentioned in this Agreement.
- 8.4 **Landowner's Allocation** : Shall mean the consideration against the project by the Landowner morefully described in Second Schedule hereunder written.
- 8.5 **Developer's Allocation** : Shall mean all the remaining area of the proposed multi storied building excluding Landowner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 8.6 **Architect / Engineer** : Shall mean such person or persons being appointed by the Developer.
- 8.7 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchasers thereof.
- 8.8 **Building Plan** : Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Rajarhat Gopalpur Municipality in the name of the Landowner for construction of the building including its modification and amenities and alterations.
- 8.9 **Built Up Area (For any Individual Unit)** : Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.
- 8.10 **Covered Area (For any Individual Unit)** : Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas (if any) and other common areas.
- 8.11 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area plus service area.

9. **LANDOWNER'S RIGHT & REPRESENTATION :**

- 9.1 **Indemnification regarding Possession & Delivery** : The Landowner is now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.



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9.2 **Free From Encumbrance :** The Landowner also indemnifies that the project property is free from all encumbrances and the Landowner has marketable title in respect of the said premises.

10. **DEVELOPER / PROMOTER'S RIGHTS :**

10.1 **Authority of Developer :** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

10.2 **Right of Construction :** The Landowner hereby grant permission an exclusive rights to the Developer to build new building upon the project property.

10.3 **Construction Cost :** The Developer shall carry total construction work of the present building at their own costs and expenses. No liability on account of construction cost will be charged from Landowner's Allocation.

10.4 **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.

10.5 **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowner as a Registered Power of Attorney Holders. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowner.

10.6 **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowner.

10.7 **Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

10.8 **Possession to the Landowner :** On completion of the project, the Developer will handover undisputed possession of the Landowner's Allocation Together With all rights of the common facilities and amenities to the Landowner with Possession Letter and will take release from the Landowner by executing a Deed of Release,

10.9 **Possession to the intending purchaser :** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowner.

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- 10.10 **Deed of Conveyance :** The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holders of the Landowner.

11. **CONSIDERATION :**

- 11.1. **Permission against Consideration :** The Landowner grant permission for exclusive right to construct the proposed building in consideration of Landowner's Allocation to the Developer.

12. **DEALING OF SPACE IN THE BUILDING :**

- 12.1 **Exclusive Power of Dealings of Landowner :** The Landowner shall be entitled to transfer or otherwise deal with Landowner's Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowner's Allocation.

- 12.2 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

13. **POWER AND PROCEDURE :**

- 13.1 I, Bablu Mondal, Landowner/Executant/Principal herein, am executing this present Registered Power of Attorney irrevocable upto the period of completion of the project in writing in favour of the Developer herein including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation, and for this purpose, I am hereby appointing, nominating and constituting the said Susanta Biswas, Prasanta Biswas & Jayanta Biswas, Partners of S.P.J. Developers, Developer herein, as my constituted attorney, to do, act and represent meself in my name and on my behalf, as follows :

- (a) To appear and represent before the authorities of Rajarhat Gopalpur Municipality, CESC Ltd./ W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building and do all the needful as per the terms and conditions mentioned in this present Agreement for Development, for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
- (b) To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also



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other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Developer/Attorneys may think fit and proper.

- (c) To manage and maintain the said premises including the building to be constructed thereon.
- (d) To sign, verify and file applications, forms, building plans and revised building plans for multi storied building, deeds, documents and papers in respect of said premises before Rajarhat Gopalpur Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
- (e) To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
- (f) To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbour's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their name (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, shop/s, units and / or car parking spaces in the proposed building/s in favour of the intending purchaser/s relating to Developer's Allocation.
- (g) To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s.
- (h) To do all the needful according to the condition mentioned in this present Agreement for Development regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
- (i) To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in this present Agreement for Development, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building relating to Developer's Allocation in the said premises.



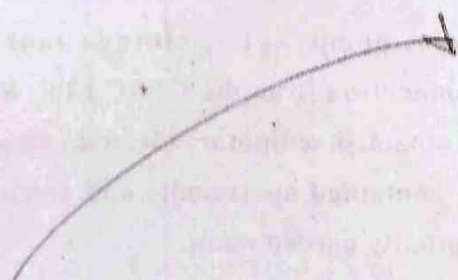
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- (j) To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
- (k) To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
- (l) That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.
- (m) For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the this present Agreement.
- (n) The Attorneys/Developer will do the aforesaid acts, deeds and things regarding development of the land mentioned in the schedule of this present Agreement for Development.

14. **NEW BUILDING :**

- 14.1 **Completion of Project :** The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
- 14.2 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.
- 14.3 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context.
- 14.4 **Municipal Taxes & Other Taxes of the Property :** The Landowner shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.



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From the date of completion and allocation of the floor area between the Landowner and the Developer the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and / or their nominees and the Landowner and / or his nominee / nominees respectively.

- 14.5 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

15. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER :**

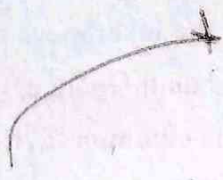
- 15.1 **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Landowner requiring the Landowner to take possession of the Landowner's Allocation in the building and certificate of the Architect/L.B.S or the Municipality being provided to that effect.

- 15.2 **Payment of Municipal Taxes :** Within 30 days from the date of receive possession of Landowner's Allocation and at all times thereafter the Landowner shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowner's Allocation only.

- 15.3 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer / Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowner's Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

16. **COMMON RESTRICTION :**

- 16.1 **Restriction of Landowner and Developer in common :** The Landowner's Allocation in the building shall be subject at to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-



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- 16.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 16.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 16.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and / or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 16.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, byelaws and regulation.
- 16.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and / or the occupation of the building indemnified from and against the consequence of any breach.
- 16.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 16.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 16.1.8 The Landowner shall permit the Developer and his servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and / or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.



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17. **LANDOWNER'S OBLIGATION :**

17.1 **No Interference :**

The Landowner hereby agrees and covenants with the Developer :

not to cause any interference or hindrance in the construction of the building by the Developer.

not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and / or disposing of any of the Developer's allocated portion in the building.

not to let out, grant, lease, mortgage and / or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

18. **DEVELOPER'S OBLIGATIONS :**

18.1 **Time Schedule of Handing Over Landowner's Allocation :** The Developer hereby agree and covenant with the Landowner to handover Landowner's Allocation (morefully described in the Second Schedule hereunder written) within 24 (Twenty Four) months from the date of signing and executing this present Agreement. The Developer also empower by the Landowner a grace period of 6 (Six) months more to deliver the Landowner's Allocation.

18.2 **Penalty :** If the Landowner's Allocation will not be delivered within the stated period, the Developer shall be liable to pay Rs. 20,000/- (Rupees Twenty Thousand) only per month as demurrage.

18.3 **No Violation :** The Developer hereby agree and covenant with the Landowner not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

not to do any act, deed or thing, whereby the Landowner is prevented from enjoying, selling, assigning and / or disposing of any Landowner's Allocation in the building at the said premises vice versa.

19. **LANDOWNER'S INDEMNITY**

Indemnity : The Landowner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and / or its part to be observed and performed.

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20. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertake to keep the Landowner

indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said building.

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 premises and / or for any defect therein.

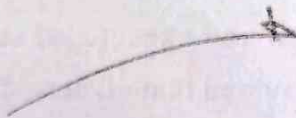
21. **MISCELLANEOUS :**

21.1 **Contract Not Partnership :** The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constituted as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

21.2 **Not specified Premises :** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowner and various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and / or authorisation as may be required by the Developer for any such purposes and the Landowner also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowner and / or against the spirit of these presents.

21.3 **Not Responsible :** The Landowner shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

21.4 **Process of Issuing Notice :** Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.



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21.5

Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all the rules and regulations to be framed by any society / association / holding organisation and / or any other organisation, who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations.

21.6

Name of the Building : The name of the building shall be given by the developer in due course.

21.7

Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowner or effecting his estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of his estate shall be responsible and / or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

21.8

Documentation : The Landowner delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowner will bound to produce documents in original before any competent authority for inspection.

22.

DISPUTES :

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one Arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowner.



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Place : The place of arbitration shall be Kolkata only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

23. JURISDICTION :

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO

[Description of Land]

ALL THAT piece and parcel of land measuring :

4 (Four) Cottahs 1 (One) Chittack 8 (Eight) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3880, R.S./L.R. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian Nos. 1454, 5564/1 & 5566/1,

And also

2 (Two) Cottahs 9 (Nine) Chittacks 35 (Thirty Five) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3894, R.S./L.R. Dag No. 2911, under C.S. Khatian No. 361, R.S. Khatian No. 491, L.R. Khatian No. 3109,

in total a demarcated plot of Sali land measuring 6 (Six) Cottahs 10 (Ten) Chittacks 43 (Forty Three) sq.ft. be the same a little more or less in R.S./L.R. Dag Nos. 2897 & 2911, lying and situate at **Mouza - Gopalpur**, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, having Holding Nos. RGM-3/278, Block-A, RGM-3/279, Block-A & RGM-3/300, Block-A, in Ward No. 3, at present Ward No. 5 [Jagardanga (Gopalpur), Kolkata - 700 136], in the District North 24 Parganas, West Bengal. The total plot of land is butted & bounded as follows :-

ON THE NORTH	:	18 ft. Wide Municipal Road.
ON THE SOUTH	:	R.S. Dag Nos. 2911 (P) & 2897 (P).
ON THE EAST	:	R.S. Dag No. 2911 (P).
ON THE WEST	:	20 ft. Wide Municipal Road [Jagardanga (Gopalpur)].

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THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNER'S ALLOCATION : The Landowner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building/s over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowner's Allocation will be allotted as follows :-

1. The Landowner will get 50% constructed area in form of self contained flats & garages of the proposed building. The aforesaid area of Landowner's Allocation will be depend after final measurement of the total land as described in the First Schedule hereinabove written in presence of both the parties herein.

Later on, after preparation of the Floor Plan, the flats & garages will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowner along with a Supplementary Development Agreement denoting the flats & garages within the purview of the Landowner's Allocation.

2. The Landowner will also get Rs. 20,00,000/- (Rupees Twenty Lakh) only as interest free refundable security deposit. The aforesaid refundable amount of Rs. 20,00,000/- (Rupees Twenty Lakh) only will be given by the Developer to the Landowner in installment, as follows :-

First installment of Rs. 10,00,000/- (Rupees Ten Lakh) only will be given at the time of signing and executing this present Agreement simultaneously at the time of executing Registered Power of Attorney in favour of the Developer.

Second and final installment of Rs. 10,00,000/- (Rupees Ten Lakh) only will be given within 31st May, 2013.

The aforesaid interest free refundable security deposit will be refunded by the Landowner before receiving his Landowner's Allocation.

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3. It is also settled that except the Landowner's Allocation as described above, the Landowner will not get any area for the construction of the multi storied building, so to be constructed by the present Developer on the land in question. The other areas will be the exclusive consideration of the developer.
4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building.
5. The Landowner will also give permission to amalgamate his plot with other neighbour plots.
6. It is settled in between the Landowner and the Developer that the Developer will provide only one Service Meter free of cost of any one flat of the Landowner's Allocation including Transformer and Generator facilities. It is also settled that the Landowner will bear at his own cost and expenses for obtaining service meter of his other flats/units out of his Landowner's Allocation and also pay to the Developer a proportionate charges for installing Transformer and Generator facilities of the proposed building of his other units except only one flat as described above.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean 50% constructed area of the building (excluding Landowner's Allocation as described above) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer with absolute right of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute owner thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO
[Specifications]

1. **STRUCTURE**: Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8" thick brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 5"/3" thick brick wall and plastered with cement mortar.
4. **FLOORING** : Flooring is of flat will be of Floor Tiles/Marble.
5. **BATH ROOM** : Bath room fitted upto 5'-6" height with glazed tiles of standard brand.
6. **KITCHEN** : Cooking platform and sink will be of Black stone 2'-6" height standard tiles above the platform to protect the oil spot.
7. **TOILET** : Toilet of Indian type pan / European type commode with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin is in dining space.

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8. DOORS : Sal Wood Frame. All doors including Main Door & Other door palla of the flat of flash door.
9. WINDOWS : Alluminium Chaneel window/Wooden Window.
10. WATER SUPPLY : Water supply around the clock is assured for which necessary submartible pump/deep tube well will be installed.
11. PLUMBING : Toilet concealed wiring with PVC Pipe with two bibcock, one shower each in toilet, all fittings are standard quality.
12. VERANDAH : Verandah grill will provide up to 2'-6" height from 1'-0" top of floor.
13. LIFT : Four persons capacity lift will be provided.

ELECTRICAL WORKS :

1. Full concealed wiring with copper conduit.
2. In Bed Room : Two light points, only one 5 amp. plug point, one fan point.
3. Living/Dining Room : Two light points, One Fan point, one 5 amp. plug, one 15 amp. plug (as per required area).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet : One light point, one 15 amp. plug point, one exhaust fan point.
6. Verandah : One light point.
7. One light point at main entrance.
8. Calling bell : One calling bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat will be finished with plaster of paris and external wall with super snowcem or equivalent.
- b) All door and windows frame painted with two coats white primer.

EXTRA WORK : Any work other then specified above would be regarded as extra work for which separate payment is required.



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

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of:

1. Kamal Saha

S/O - Kamal Saha

N.K. 98 Nisid Kanah

Teghoria Kol - 157

2. Kristina Das
Advocate
Baras + Judgement -

Bablu Mondal

Bablu Mondal

Landowner

Susanta Biswas

Susanta Biswas

Prasanta Biswas

Prasanta Biswas

Drafted By:

Pinaki Chattopadhyay
Adv.
P/1305/2011

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By:

Gopa Dasgupta
Gopa Dasgupta,

Teghoria Main Road

Kolkata - 700 157.

Jayanta Biswas

Jayanta Biswas

Partners of

S.P.I. Developers

Developer

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MONEY RECEIPT

Received on or before the date of execution of this present Development Agreement, Rs. 10,00,000/- (Rupees Ten Lakh) only from the present Developer, in accordance with this present Agreement for Development and also confirm the present agreement.

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
605061	18.04.13	Corporation Bank, Baguiati	Rs. 10,00,000.00

Witnesses :-

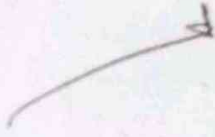
1. *Karnal Saha*

2. *Krishna Das*

Bablu Mondal

Bablu Mondal

Landowner



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SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

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



418075057

LH.

RH.

ATTESTED

418075057



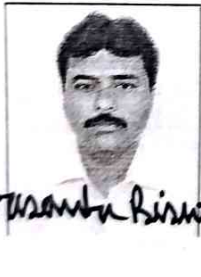
Jasanta Biswas

LH.

RH.

ATTESTED

Jasanta Biswas



Jasanta Biswas

LH.

RH.

ATTESTED

Jasanta Biswas



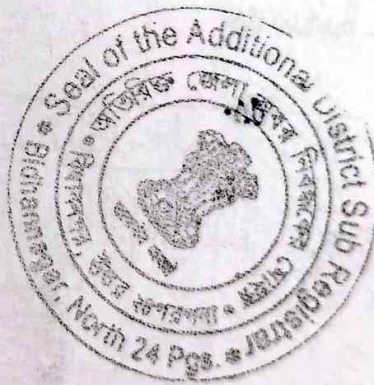
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Jasanta Biswas

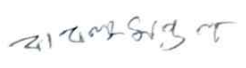
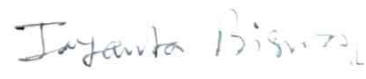


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Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 01302 / 2013, Deed No. (Book - I , 01231/2013)

Name of the Presentant	Photo	Finger Print	Signature with date
Susanta Biswas T 17 Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	 18/04/2013	 LTI 18/04/2013	 18.04.13

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bablu Mondal Address -A E D/17 Arjunpur East, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 18/04/2013	 LTI 18/04/2013	
2	Susanta Biswas Address -T 17 Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Confirming Party	 18/04/2013	 LTI 18/04/2013	
3	Prasanta Biswas Address -T 17 Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Confirming Party	 18/04/2013	 LTI 18/04/2013	
4	Jayanta Biswas Address -T 17 Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Confirming Party	 18/04/2013	 LTI 18/04/2013	

Name of Identifier of above Person(s)

Krishna Das
Barasat Judges Court, District:-North 24-Parganas,
WEST BENGAL, India,

Signature of Identifier with Date


18/4/13

Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)
(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR



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

Endorsement For Deed Number : I - 01231 of 2013
(Serial No. 01302 of 2013 and Query No. L000002514 of 2013)

On 18/04/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A
Article number : 4, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 11010/- is paid , by the draft number 085556, Draft Date 17/04/2013, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 18/04/2013

(Under Article : ,E = 21/- on 18/04/2013)

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.-35,09,480/-

Certified that the required stamp duty of this document is Rs.- 7021 /- and the Stamp duty paid as Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 6921/- is paid , by the draft number 085557, Draft Date 17/04/2013, Bank State Bank of India, TEGHORIA RAGHUNATHPUR, received on 18/04/2013

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

Presented for registration at 13.55 hrs on :18/04/2013, at the Office of the A.D.S.R. BIDHAN NAGAR by Susanta Biswas , one of the Executants.

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

Execution is admitted on 18/04/2013 by

1. Bablu Mondal, son of Lt Raman Krishna Mondal , A E D/17 Arjunpur East, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Business
2. Susanta Biswas
Partner, S P J Developers, Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL India, Pin :-700157.
, By Profession : Business
3. Prasanta Biswas
Partner, S P J Developers, Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL India, Pin :-700157.
, By Profession : Business



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Bidhan Nagar, (Salt Lake City)

(Saikat Patra
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 2



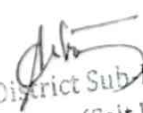
Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01231 of 2013
(Serial No. 01302 of 2013 and Query No. L000002514 of 2013)

4. Jayanta Biswas
Partner, S P J Developers, Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL,
India, Pin :-700157.
, By Profession : Business
Identified By Krishna Das, son of . ., Barasat Judges Court, District:-North 24-Parganas, WEST
BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR




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

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR

18 APR 2013

DATED THE DAY OF 2013

DEVELOPMENT AGREEMENT

BETWEEN

Bablu Mondal

Landowner

S.P.J. Developers

Developer

Drafted By

Pinaki Chattopadhyay & Associates

Solicitor & Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

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