1-4/25/19





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

Addi. Dist. Sub-Requetra Alipore, South 24 Parganas

15 JUL 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 15th day of, July Two Thousand Nineteen (2019) BETWEEN (1) SMT. VIMALA ACHARYA (PAN: ADMPA8000B), wife of Late Om Prakash Acharya, by religion - Hindu, by occupation - Housewife, residing at Premises No. 136, Lake Gardens, Post Office- Lake Gardens, Police Station- Lake, Kolkata- 700 045, (2) SRI RAJIV ACHARYA (PAN: APYPA5287Q), son of Late Om Prakash Acharya, by religion - Hindu, by occupation - Service, residing at Premises No. 136, Lake Gardens, Post Office - Lake Gardens, Police Station- Lake, Kolkata 700 045, (3) SMT. SHAILJA AGARWAL (O.C.I. NO. A488088), daughter of Late Om Prakash Acharya and wife of Sri Sanjay Agarwal

by religion Hindu, by occupation business residing at 92 Gordon Avenue, Stanmore, HA7 3QS and (4) SMT. SHALINI IYER (O.C.I. NO. A1068626), daughter of Late Om Prakash Acharya and wife of Sri Ram Rajan Iyer, by religion Hindu, by occupation business, residing at 4260 S. Iowa Street, Chandler Arizona 85248, hereinafter jointly called the "OWNERS", (which term or expression shall, unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, executors, legal representatives, administrators and assigns) Owner Nos. 3 and 4 both represented by their Constituted Attorney SMT. VIMALA ACHARYA (PAN: ADMPA8000B), wife of Late Om Prakash Acharya, by religion Hindu, by occupation housewife residing at Premises No. 136, Lake Gardens, Post office - Lake Gardens, P.S Lake Kolkata 700045, vide Power of Attorney dated 27.09.2018 duly notarized on 27.09.2018 and authenticated by the Embassy of India, London, on 27.09.2018 and adjudicated by the Stamp Superintendent, Calcutta Collectorate on 14/12/2018 and vide Power of Attorney dated 10.08.2018 duly notarized on 15.10.2019 and authenticated by the Embassy of India, San Francisco, USA on 23.10.2018 and adjudicated by the Stamp Superintendent, Calcutta Collectorate on 28/12/2018 of the ONE PART

AND

MODULE PROPERTIES PVT. LTD. (PAN: AAFCM9173Q), a company incorporated under the Companies Act, 1956, having its registered office at 422, Lake Gardens, P.O. Lake, P.S. – Lake, Kolkata – 700 045, represented by one of its Directors, Sri PRANAB CHATTERJEE, son of Dr. Paresh Nath Chatterjee, by religion Hindu, by occupation - Business, residing at P-240, Lake Road, P.O. Sarat Bose Road, Kolkata–700 029, P.S. Lake, hereinafter called the "DEVELOPER", which term or expression shall, unless excluded by or repugnant to the subject or context mean and include its successors-in-interest and permitted assigns of the OTHER PART.

WHEREAS:

F.

A. By a Conveyance dated 31st July, 1956 registered with the Sub-Registrar of Alipore Sadar in Book No. 1, Volume No.114, Pages 17 to 25, Being No.6336 for the year 1956, Smt. Lila Sengupta alias Smt. Lila Sen, purchased from Bangur

distribution of the

1 a

Land Development Corporation Limited the plot of land measuring about 4 Katthas, 1Chittack and 35 Square Feet being Plot No.63, Bangur Park, North Block 'A' known as Lake Colony Scheme No.1 within the Corporation of Kolkata, now known as Kolkata Municipal Corporation, P.S. then Tollygunge and now Lake, Kolkata-700 045, more fully described in Part-I of the FIRST SCHEDULE hereunder written and hereafter referred to as the "Premises".

- B. The said Smt. Lila Sengupta constructed at the Premises a three storied brick built building (G+II)described in Part-II of the FIRST SCHEDULE hereunder written and hereafter referred to as the "Existing Building", which was numbered as 136. Lake Gardens, Calcutta—700 045 and allotted Assessee No. 210930801823 within Ward No.93 of the Kolkata Municipal Corporation, hereafter called the "KMC". The Premises and the Existing Building hereafter collectively referred to as the "Said Property".
- C. The said Smt. Lila Sengupta, died intestate on 18th October, 1986 leaving behind her surviving her only daughter Smt. Shampa Raychaudhuri as her only heiress and successor.
- D. Thus becoming the sole and absolute owner of the Said Property Smt. Shampa Raychaudhuri by a Conveyance dated 28th June, 1988 registered with the Registrar of Assurances, Calcutta in Book No. I, Being No.7567 for the year 1988 sold the Said Property to one Om Prakash Acharya free from all encumbrances save the two tenancies of its Ground and First floor flats, hereafter the "Tenancies".
- E. The said Om Prakash Acharya thereafter had his name mutated in the assessment records of the KMC and had also instituted an eviction suit against the tenant of the first floor of the Said Property being Ejectment Suit No.11344 of 2013 before the Court of the Learned 3rd Civil Judge (Junior Division) at Alipore, hereafter referred to as the "Eviction Suit".
- F. The said Om Prakash Acharya died intestate on 29th October, 2015 leaving behind

him surviving the Owners, being his wife Smt. Vimala Acharya, son Sri Rajiv Acharya and two daughters namely Smt. Shailja Agarwal and Smt. Shalinilyer as his only legal heirs and successors who inherited the Said Property in equal shares and became the joint owners thereof each having one-fourth share and/or interest therein, subject to the Tenancies and the Said Suit.

- G. With a view to develop the Said Property, hereafter referred to as the "Project", by demolishing the Existing Building and constructing a new G+IV storied residential building comprising of flats, car parking spaces on the ground floor, hereafter referred to as the "Proposed Building", the Owners had approached the Developer to execute the Project in accordance with the plan to be sanctioned by the LMC on the basis of sharing of allocation of the Proposed Building in the manner as stated hereunder.
- H. The Developer having agreed to execute the Project on the terms and conditions herein contained, the Parties are entering into this Agreement to record the agreed terms and conditions for execution of the Project.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN as follows:

ARTICLE - I DEFINITIONS

- OWNERS shall mean and include their respective heirs and successors as per Hindu Succession Act, 1956.
- II. DEVELOPER shall mean and include its transferees/nominees or its assigns but the Developer shall not assign its right, title and/or interest under this agreement to a third party without prior consent of the owners.
- III. KMC shall mean the Kolkata Municipal Corporation.

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- IV. ARCHITECT shall mean any qualified person or persons or firm or firms to be appointed and nominated by the Developer as Architect or Architects duly enlisted with the KMC who may be Mr. Pranab Chatterjee, one of the Directors of the Developer, who is a qualified Architect and enlisted with the KMC.
- V. PREMISES morefully described in Part-I of the FIRST SCHEDULE hereunder written shall mean the Municipal Premises No. 136, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata 700 045 within Ward No.93 of the KMC having Assessee No. 210930801823.
- VI. EXISTING BUILDING more fully described in Part-II of the FIRST SCHEDULE hereunder written shall mean the three storied brick built (G+II) building erected and presently standing at the Premises.
- VII. PROPOSED BUILDING shall mean the G+IV storied building to be constructed at the Premises, after demolishing the Existing Building, which is to consist of two flats in each of its 1st to 4th floors, one flat in the ground floor, one commercial space on the ground floor allotted to the developer exclusively and covered car parking spaces in the remaining portion of the ground floor with necessary additional spaces for the common toilet, lift etc. as may be decided by the Developer for construction thereof and shall include such other spaces that can be independently used, occupied and enjoyed.
- VIII. COMMON PORTIONS shall mean all areas and facilities of the Proposed Building for the common use and enjoyment of all its occupants and will include, inter alia, the following:-
 - (a) Corridors, (b) stairways, (c) main gate, (d) landings, (e) side spaces, (f) park ways, (g) underground reservoirs, (h) overhead tanks, (i) passages, (j) electric meter room or space, (k) pump room or space, (m) common toilet, (n) outer walls of the main building, (o) boundary walls of the premises, (p) tap water lines, rain water pipe lines, waste water pipe lines, (q) sewerage lines, (r) lift, (s) lift shaft, (t) ultimate roof of the building, (u) other spaces and facilities whatsoever

required for establishment, location, enjoyment, provision, maintenance and/or management of the building and/or the common facilities or any of them thereon as the case may be.

- IX. PLAN shall mean the plans, drawings and specifications for constructing the Proposed Building to be prepared by the Architect and sanctioned by the KMC and shall include all alterations, modifications and/or regularizations made thereto from time to time with the approval of the KMC.
- X. TENANCIES shall mean the two tenants, one in the Ground floor flat and the other in the 1st floor flat of the Existing Building.
- XI. TENANTS shall mean the two tenants under the Tenancies.
- XII. EVICTION SUIT shall mean the pending Ejectment Suit No.11344 of 2013 before the Court of the Learned 3rd Civil Judge (Junior Division) at Alipore filed against the Tenant of the 1st floor.
- XIII. PROJECT shall mean all works relating to or connected with, as mentioned in this Agreement, for demolishing the Existing Building and constructing the Proposed Building, including without limitation preparation of the Plan, obtaining all 'no objection' or any other certificates required for having the Plan sanctioned, submitting it with the KMC for sanctioning or for regularization, to file other document or documents, application or applications, declaration or declarations in different Govt. offices or departments for obtaining any clearance, approval, permission, N.O.C. etc. in respect of the Premises obtaining Completion or Occupation Certificate for the Proposed Building with permanent water connection thereat and Tenant Settlement mentioned in Clause I. of Article-XII.
- XIV. SPECIFICATIONS shall mean the building materials to be used for constructing the Proposed Building mentioned in the FOURTH SCHEDULE hereunder written.

- XV. SALEABLE SPACE shall mean built up area in the building available for independent use and occupation together with the provision for Common Portion and the space required thereof.
- XVI. OWNERS' ALLOCATION, morefully described in the SECOND SCHEDULE, hereunder written, shall mean 5 (five) flats in the Proposed Building to be constructed, for and on behalf of and to the account of the Owners which will consist of the single flat on the Ground floor, and both the flats on the 1st and the 3rd Floors and two covered car parking spaces, all subject to be sanctioned by Kolkata Municipal Corporation together with the undivided proportionate share in the common areas and facilities of the Proposed Building and the land comprised in the Premises appurtenant thereto.
- XVII. TENANATS' FLATS shall mean the Ground Floor flat and one of the 1st Floor flats out of the Owners' Allocation to be allotted to the Tenants for their reoccupation in lieu of their existing occupations in the Existing Building under the Tenancies.
- SCHEDULE hereunder written shall mean 4 (four) flats and one commercial space on the ground floor as to be sanctioned by the K.M.C. in the Proposed Building to be constructed, for, on behalf of and to the account of the Developer which will consist of both the flats on the 2nd and 4th Floors, and the remainder of the both open and covered car parking spaces on the ground floor after allotting the two covered car parking spaces within the Owners' Allocation together with the undivided proportionate share in the common areas and facilities of the Proposed Building and comprised in the Premises appurtenant thereto.



accommodation that the Developer shall provide at its own costs and expenses to the Tenants and the Owners during the period the Proposed Building will be constructed.

- XXI. TRANSFER with its grammatical variations shall mean and include a transfer by possession or by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building within the meaning of the Transfer of Property Act, 1882.
- **TRANSFEREE** shall mean a person to whom any space in the building has been transferred with possession.
- XXIII. SINGULAR NUMBER shall include plural numbers and vice versa.
- XXIV. GENDER of all has been used in neuter gender.

ARTICLE - II

(TITLE AND INDEMNITY)

- I. The Owners do hereby declare that they have a good and marketable title to the Premises, none other than they have any right, title, interest, claim or demand whatsoever therein or any portion thereof save the Tenancies and save the portions of the Existing Building occupied by them, the Owners are seized and possessed of the remainder of the Existing Building and they are otherwise well and sufficiently entitled to enter into this Development Agreement with the Developer.
- II. The Owners do hereby declare that the Premises and the Existing Building are free from all encumbrances, liens, mortgages, leases, claims, demands, lispendens whatsoever save the Eviction Suit and the Tenancies.
- III. The name of the Owners are not mutated in respect of the Premises in the Assessment Records of the KMC. The Owners signing all necessary papers and documents therefor, the Developer at its costs and expenses shall take necessary

steps to have the Premises mutated in the names of the Owners. The Owners shall however pay and bear all arrears of property taxes, if any.

- appointing the Developer to execute the Project at its own costs and expenses and in lieu thereof the Developer shall solely and absolutely be entitled to the Developer's Allocation with the liberty to deal with the same in any manner it deems fit including without limitation Transferring the same without any interruption or interference from any of the Owners or any person or persons
- V. The Owners hereby indemnifies and undertake to keep the Developer saved, harmless and indemnified against all losses, damages, costs, charges and/or expenses incurred as a result of any breach of this undertaking.

ARTICLE - III

(Obligations of the Developer)

- I. The Developer hereby undertakes that it shall at its own costs and expenses execute the Project which will besides demolishing the Existing Building and constructing the Proposed Building, inter alia, include the following works:-
 - Negotiating with the Tenants to enter into agreements for reoccupation by them in the Tenants' Flats.
 - b) Arrange for the Alternative Accommodation.

claiming through or under any of them.

- c) Have the soil of the Premises tested and the theodolite survey thereof conducted.
- d) Choose and appoint the Architect for preparing the Plan and the structural engineer for constructing the Proposed Building.
- e) Have the Plan to be prepared by the Architect and obtain all necessary consents to have it sanctioned by the KMC.

- f) Pay all rates, taxes and outgoings in respect of the Premises from the date it obtains vacant possession of the Premises till the date of completion of the Project.
- g) Obtain temporary as also permanent water connection from KMC for the Proposed Building.
- II. The Developer shall have the Plan prepared and sanctioned within 12 (twelve) months from the date it receives possession of the entirety of Existing Building after it has successfully negotiated with the Tenants and have shifted them and the Owners to the Alternative Accommodations.
- III. Within 24 (twenty-four) months from the date of the Plan being sanctioned by the KMC or vacant possession of plot by the owners and the tenants whichever is later, the Developer shall complete execution of the Project. Be it clarified that an automatic penalty free grace period of 6 months shall be added to the completion time of 24 (twenty -four) months post which all penalty clauses shall be applicable
- IV. The Developer may however complete construction of only the Owners' Allocation within the aforementioned period of 30 (thirty) months but in that case it will obtain partial occupation certificate for the Owners' Allocation and obtain permanent water connection thereof.
- V. The Developer shall construct the Proposed Building strictly in accordance and compliance with the Plan to be sanctioned by the KMC.
- VI. The Developer shall bear and pay all rates, taxes and outgoings related to the demolishing of the Existing Building and construction of the Proposed Building or any part or portion thereof, including the Owners' Allocation, however if the liability or onus of payment of any such rates, taxes and/or outgoings is of the owners for the period before execution of this development agreement then the same shall be borne by the all owners jointly and respectively as the case may be. Be it be further clarified that all old taxes in the form of government revaluations shall be borne or reimbursed by the owners within a notice of two weeks by the Developer.
- VII. Demolition of the Existing Building and removal of debris and other materials

shall be the responsibility of the Developer who shall be entitled to sell all materials, debris and other articles retrieved from such demolition and its sale proceeds.

ARTICLE - IV

(CONSIDERATION)

The consideration of the Developer for constructing the Owners' Allocation at its own costs and expenses will be the absolute right to the Developer's construction.

ARTICLE - V

(QUALITY/SPECIFICATION)

The Developer shall construct the Proposed Building as a land mark building using building materials of the Specifications herein specified at least in respect of the Owners' Allocation.

ARTICLE - VI

(OBLIGATIONS OF THE OWNERS)

- I. The Owners shall sign the Plan and other relevant papers and documents to be filed with the KMC or any other department for having the Plan sanctioned for executing the Project.
- II. On the date of execution of this agreement or soon thereafter, the Owners shall appoint, nominate and constitute one of the directors of the Developer as their true and lawful attorney in their names and on their behalf to do all deeds, works, matters and/or things regarding mutating their names in the records of the KMC and all matters related to execution of the Project for executing and registering the conveyances or lease deeds for selling or leasing, as the case may be, of the Developer's Land Share.
- III. The Owners shall submit to the Developer all original title deeds and other

original papers relating to the Premises for verification at any banking or statutory authority simultaneously at the time of execution of this presents for which the Developer shall produce written receipt to the Owners or their representative, as the case may be. Be it be clarified that the original title deeds shall be with the Developers office till this agreement is in existence.

- IV. The Owners shall extend their best possible co-operation to the Developer for smoothly executing the Project.
- V. During execution of the Project, the Owners shall not normally interfere with the constructional works save that they shall have the liberty to inspect whether, in constructing the Owners' Allocation, the Plan as sanctioned is being adhered to or not and whether only materials as mentioned in in the Specifications are being used.
- VI. The Owners hereby authorise the Developer to from time to time have the Plan as sanctioned be revised, modified and/or altered if the same becomes unavoidable and necessary for regularising of the constructions and to obtain all such clearance, approvals, permission and/or authorities as shall be necessary for the purpose of the Project.
- VII. The Developer shall submit all necessary applications, plans and other papers and documents necessary for the Project in the names of the Owners but bear all costs and expenses therefor like fees, charges and/or expenses required to be made or deposited. In the event of refund of any of these or any parts or portions of any of these, the Developer shall solely be entitled to the entirety of the refunded amount.
- VIII. After getting delivery of possession of their Allocation, the Owners shall pay and bear proportionate share of the taxes levied by the KMC till such time these areas are not separately mutated and assessed in the names of the Owners besides maintenance charge in respect of the Owners' Allocation.
- IX. The Owners shall not only grant, right, and, interest to the Developer in respect of



Developer's Allocation but shall also effectively execute and register conveyances in favour of the Developer's nominated intending purchasers in respect of Developer's Allocation. Such conveyances shall be jointly executed and registered by the Owners and the Developer, the Owners being represented by their constituted attorney appointed by dint of the registered power of attorney hereinabove stated, and by such conveyance the Owners shall sell, convey and transfer the Developer's Land Share and the Developer shall sell, convey and transfer the constructed areas of the flats and car parking spaces and common areas and facilities. The stamp duties, registration fees and incidental expenses shall be borne by the Developer or its nominated purchasers. The draft of such conveyances shall be prepared by the Advocate of the Developer which will however be vetted by the Advocate of the Owners.

ARTICLE - VII

(CONSTRUCTION OF THE PROPOSED BUILDING)

- The Developer at its own costs, expenses and risk shall construct the Proposed Building in accordance with the Specifications or as approved by the Architect.
- II. The Developer shall at its own costs and expenses construct, provide and/or make provisions, as the case may be, in the Proposed Building all the facilities and amenities as mentioned in the Plan as sanctioned by the KMC and/or in terms of any statutory bye-laws and/or regulations including without limitation underground water storage tank, overhead reservoir and lift.
- III. The Owners shall authorise the Developer to obtain in their names and as be necessary, to apply for and obtain quotas and/or permits for all building materials and facilities for the Project including without limitation for cement, steel, bricks and other materials and obtain temporary and/or permanent connections of water, electricity, power and/or gas to the Proposed Building and other inputs and facilities for the construction or enjoyment of the Proposed Building.

IV. The Developer hereby undertakes to execute the Project diligently and expeditiously so as to make over the Owners' Allocation to the Owners within the time stipulated herein unless prevented by force majeure circumstances.

ARTICLE - VIII

(THE RIGHT OF THE PARTIES TO ENTER INTO SALE AGREEMENTS)

- I. During the subsistence of this Agreement, the Developer will be at liberty to enter into any agreements for selling to the intending purchasers the flats and/or the car parking spaces and other areas within his respective Allocations and to receive advances and/or earnest money and/or entire consideration whatsoever from such intending purchasers, provided that the owners shall not have any pecuniary obligations to refund any advances, earnest money or consideration received by the Developer.
- II. The Developer shall give the Owners 30 (thirty) days' notice to take possession of the flats within their Allocation. Irrespective of whether they take possession or not of the flats within their Allocation within the notice period, after expiry of the notice period, the Owners will be deemed to have taken possession thereof and thereafter, the Developer will be free to handover the flats and/or car parks within its Allocation to their respective purchasers thereby executing deed of conveyances in favour of the intending purchasers and the Owners shall become liable to pay proportionate share of the municipal rates and taxes as well as the maintenance charges as herein above mentioned. The Owners should however be physically present to receive possession jointly or should give valid authorisation for the same if they cannot take possession personally.
- III. The Parties will be at liberty to give insertions in news papers, social media etc. inviting purchasers for the sale of flats, car parking spaces and other areas within their respective Allocations and shall also be entitled to fix up or hang any hoardings at the Premises therefor.

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ARTICLE - IX

(RATES & TAXES)

- I. The Owners shall pay all rates, taxes and outgoings in respect of the Premises till such time the Developer comes into possession of the entirety thereof. In case they fail to do so, the Developer shall pay the same at the first instance and then become entitled to recover the amount paid by it from the Owners.
- II. Upon the Developer coming into possession of the Premises, it shall pay of all rates, taxes and outgoings in respect thereof until completion of the Proposed Building in all respects including obtaining completion/occupancy certificate therefor and permanent water connection thereto.
- III. On and from the date the Owners' take possession of their Allocation or from the date of receipt by any one of them of the aforementioned notice to take possession, whichever is earlier, the Owners shall become liable to pay for the Owners' Allocation:
 - a) Proportionate share of all rates, taxes and outgoings in respect of their Allocation till such time these portions of the Proposed Building are not separately mutated in their names.
 - b) Proportionate share of service charges for the common facilities of the Proposed Building, which charges include electricity charges for lighting the common areas and running the water pump; maintenance, repair and replacement of the common portions; renewal of annual maintenance charges; management of the common facilities, to the Developer till such time an association of the owners of the various flats of the Proposed Building is formed.

ARTICLE - X

(NAME OF THE BUILDING)

The name of the Proposed Building shall be decided by the Developer in consultation with the Owners. Once the name is decided upon, it will not be changed.

ARTICLE - XI

(COMMON RESTRICTIONS)

- I. The Owners and the Developer and their respective transferees, assignees or lessees and/or tenants, hereafter referred to as the "Occupiers", shall be subject to the selfsame restrictions of transfer and use for the common benefit of all of them and the Occupiers shall:
 - a) Not use or permit to be uses their respective flats or parking spaces for carrying on any obnoxious, illegal or immoral trade or activity as the same will create nuisance and/or hazard to the other Occupiers.
 - b) Not demolish or permit demolition of any wall or other structure in their respective flats or any portion thereof or make any structural alteration therein without the previous permission in writing of the KMC and Management/ Society/Association or Holding Organisation.
 - c) Abide by all the laws, bye-laws, rules and/or regulations of the Government, local bodies, as the case may be and shall attend to answer and be responsible for any violation and/or breach of any of the said bye-laws, rules and regulations.
 - d) Keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in their respective flats in good working condition and repair in particular so as not to cause any damage to the Proposed Building or any other space or accommodation

therein and shall keep the other Occupiers, indemnified from and against the consequences of any breach.

- e) Not do or cause or permitted to be done any act or thing which may render void/voidable any insurance of the Proposed Building or any part thereof and keep the other Occupiers saved, harmless and indemnified against the consequences of any breach.
- f) Not keep any goods or articles in the corridors, landings or any other portion of the common areas, meant for common use of all the Occupiers and no hindrance shall be caused in any manner in the free movement in the common areas and in case any such hindrance is caused, the Developer the Management Society, Association, Holding Organisation, as the case may be, shall be certified to remove the same at the risk and cost of the Occupier who keeps such goods or article or creates such hindrance.
- g) Not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the Proposed Building or in the compounds, landings, stairs or any other portion or portions thereof.
- h) Permit the Developer, Management, Society, Association, Holding Organisation or its servants and agents, as the case may be, with or without workmen at all reasonable hours, to enter into their respective flats or any part thereof to view and examine the state and condition thereof and in case any defect be found, shall notify the concerned Occupier who shall have the same rectified as soon as possible all the defects that will be so notified.
- Organisation or its servants and agents, as the case may be, and its servants and agents with or without workmen and others at all reasonable hours to enter into their respective flats and every part thereof for the purpose of maintaining or repairing any part of the Proposed Building and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good

condition, any common facilities and/or for the purpose of maintaining, repairing and testing drains, gas and water pipes and electric wires, lift and for any similar purpose.

II. The Owners and the Developer shall ensure that their respective transferees are also bound by all the common restrictions herein agreed and to do so shall especially mention these restrictions in the transfer deeds to be entered into by them.

ARTICLE - XII

(Arrangement with the Tenants)

- It is understood by the Parties that execution of the Project cannot be taken up until and unless, and till such time, the terms are settled with the Tenants for first to shift to their Alternative Accommodations during construction of the Proposed Building and then, after completion of construction of the Proposed Building, to reoccupy their respective Tenants' Flats, hereafter referred to as the "Tenant Settlement".
- II. The onus of negotiating and settling the terms of the Tenants Settlement are of the Developer who shall commence such negotiations immediately after execution and registration of this Agreement and post receiving all the power of attorneys from the owners herein.
- III. The Owners shall execute separate agreements with each of the two Tenants, with the Developer as a confirming party, recording the understandings reached by the Developer with each of them.
- IV. If at any stage, even after commencement of construction of the Proposed Building, any of the Tenants agree to relinquish their Tenancies in lieu of monetary compensation, then the Developer at the first instance shall pay such compensation which will be paid back by the Owners to the Developer in the following manner:

- a) If the monetary settlement is with the Tenant of the Ground floor, then the Ground flat out of the Owners' Allocation will be sold at the behest of the Developer, who, after retaining the amount paid to that Tenant, shall refund the balance of the sale proceeds to the Owners.
- Similarly, if the monetary settlement is with the Tenant of the 1st floor, then one of the 1st floor flats out of the Owners' Allocation, to be decided by the Owners, will be sold at the behest of the Developer, who, after retaining the amount paid to that Tenant without any interest, shall refund the balance of the sale proceeds to the Owners.
- V. In such an event, supplementary agreement or agreements, as the case may be, will be entered with the Tenant relinquishing the Tenancy between the Owners, the Developer and the relinquishing Tenant, recording the terms of the compensatory settlement.
- VI. In the event the sale proceeds received from the sale of any of these flats is less than the monetary compensation paid to the concerned Tenant, then the amount by which the sale proceeds will be less than the monetary compensation paid will be to the account of the Developer who shall bear the same.

ARTICLE - XIII

(FIFTH FLOOR)

In the event construction of an another floor in the Proposed Building, in addition to the G+IV floors as envisaged in this Agreement, is possible within the ambit of the Building Rules of the KMC, comprising of one or two flats, hereinafter called the "Additional Flats", then:

- The Developer shall make its best efforts at its sole costs and expenses to obtain permission for constructing these Additional Flats;
- In the event such permission is granted, the Developer at its own costs and expenses shall construct these Additional Flats;
- c) The Developer shall cause to have these Additional Flats sold at the best possible and available rates;
- d) Each of the Developer and the Owners will be entitled to one-half of the sale proceeds of these Additional Flats;

ARTICLE - XIX (MISCELLANEOUS)

- I. The Owners and the Developer have entered into this Development Agreement purely on a principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Developer and the Owners or as a joint venture or joint adventure between the Owners and the Developer nor shall the Developer and the Owners in any manner constitute an association of persons. Each party shall keep the other party indemnified from and against the same.
- II. The Developer shall not be considered to be in breach of any of its obligation to the extent that the performance in the relative obligation is prevented by the existence of a force majeure with a view that obligation of the Developer affected by the force majeure shall be suspended for the duration of the force majeure.
- III. Force majeure shall mean irresistible compulsion or observation recognised as irresistible and shall include any interference or intervention from the Government in any form or through any new Act or statute in respect of the real estate or from

any local authority, flood, earthquake, war, severe abnormal storm, tempest, civil commotion, state-wise strike and any other act beyond the control of the Developer affected thereby but shall not include normal bad weather or processions which are normal to the city of Kolkata.

- IV. The Owners hereby authorise the developer on behalf of them all deeds, instruments, writings and/or other documents that may be required for the execution of the Project for which no specific authority has been mentioned herein and if so required, the Owners shall grant such further or other authorities that may be required by the Developer in this regard by executing such additional power or powers of attorney and/or other authorisation or authorisations as may be legally required by the Developer. All costs in this connection including stamp duties, registration fees and the legal expenses shall be paid and borne by the Developer.
- V. In the event it becomes necessary and expedient to enter into any supplementary agreement in the event of any legislation coming into effect in relation to the Project, the Parties shall do so.
- VI. The Developer shall not assign its right, title and/or interest under this Agreement without the prior consent of the Owners but shall be entitled to assign the right, title and/or interest of any flat or car parking spaces within the Developer's Allocation to the intending purchasers.
- VII. The existing shareholders of the Developer may not transfer their holdings till such time the execution of the Project is completed inasmuch as the Owners are entrusting the Project to the Developer solely on the basis of the credentials and reputation of Mr. Pranab Chatterjee, one of the Directors of the Developer.
- VIII. The certificate of the Architect in the matter of determining and/or calculating the carpet areas of each of the flats in the Owners Allocation and car parking spaces or their total area or completion certificate regarding completion of the Owners' Allocation in terms of the sanctioned Plan, shall be final and binding on both the

- Parties and none of the parties shall dispute such calculation.
- IX. After obtaining the Completion Certificate (C.C.) to be granted by the KMC the Developer shall hand over a copy of the same to the Owners.
- X. The Developer shall frame a scheme for the management and administration of the Proposed Building and its Common Portions. The Parties shall abide by all such rules and regulations so framed and ensure abidance of these by their respective transferees by embodying necessary clauses in the transfer deeds to be executed with their respective transferees.
- XI. Notice required to be given by the Parties shall without prejudice to any other mode of service available be deemed to have been served on the other if delivered by hand or sent by prepaid registered post or speed post or email to the addresses or mail ids herein mentioned unless any change thereof has previously notified and accepted by the other.
- XII. The Parties shall ensure that they and/or their respective transferees pay proportionate share of the rates and taxes in respect of the Proposed Building and as soon as possible have their respective names mutated in the records of KMC and have their respective flats separately assessed.
- XIII. The Developer may complete the rest of the Proposed Building, save the Owners' Allocation, after delivery of the Owners' Allocation to the Owners with provision of water supply, completion of the staircase, installing the lift, obtaining water supply and a partial completion certificate in respect thereof from the KMC.
- XIV. Handing over possession of the Premises for execution of Project will be construed as a symbolic possession and not in part performance of any contract in the nature envisaged under section 53A of the Transfer of Property Act. 1882.

- XV. The costs and expenses for registering this Agreement, including without limitation payment of Stamp Duty and Registration Fee shall be borne and paid by the Developer.
- XVI. Nothing in these presence shall be construed as a demise or assignment or conveyance in law by the owners of the said premises or any part thereof to the Developer save and except to commercial exploit the same in terms hereof by constructing the building on the said premises and to deal with the Developer's allocation in the building in the manner herein stated without creating any liability, financial or otherwise whatsoever upon the owners.

ARTICLE - XX

(DEFAULTS)

- If the Developer fails to arrive at any Tenant Settlement with both the Tenants within 8 (eight) months from the Date hereof, this Agreement shall automatically stand cancelled and nullified without any costs, damages and/or obligations on either of the Parties. The Owners at their sole discretion however shall have the exclusive right to extend this time limit upon a request by the Developer in writing. Be it noted that settlement of tenant shall mean amicable negotiation and execution of necessary document with tenant.
- II. If the developer fails to have the Plan sanctioned by the KMC within 12 (twelve) months from the date of receiving possession of the entirety of the Premises, then it shall pay damages to each of the 4 (four) Owners at the rate of Rs.5000/- per month for the delay of each month or part.
- III. If the Developer fails to put the Owners in possession of their Allocation within 30 (thirty) months (including a grace period of 6 months) from the date of sanctioning of the Plan by the KMC or delivering vacant possession of plot by the Owners herein and the two tenants it shall pay damages to each of the 4 (four) Owners at the rate of Rs.6000/- per month for the delay of each month or part.

ARTICLE - XXI

(ADJUDICATION OF DISPUTES)

- In the event of any disputes arising between the Parties relating to matters under this Agreement, the same shall be referred to arbitration. The Owners and the Developer shall each appoint one arbitrator and the two arbitrators so appointed shall appoint one umpire.
- II. The proceedings will be in English, held in Kolkata and follow the Arbitration

and Conciliation Act, 1996 as amended on the date of commencement of the Arbitration proceedings or under the new enactment, if any replacing the 1996 Act.

III. In connection with the aforesaid arbitration proceedings or for any application or proceedings under the Arbitration and Conciliation Act, 1996. the Ld. District Judge, 24-Parganas (South) at Alipore shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Premises)

ALL THAT plot of land measuring about 4 Cottahs 1 Chittack and 35 sq. ft. more or less with old fifty years dilapidated partly two storied and partly three storied building measuring 1800 Sq. Ft. Built up area in Ground and First Floor and one Room with toilet and one Puja room measuring 350 Sq. Ft. Built up area more or less in the Second Floor/Terrace of the building comprised in being Municipal Premises No.136, Lake Gardens, Kolkata–700 045 having Assessee No. 210930801823 within Ward No. 93 of the Kolkata Municipal Corporation, P.S. Lake, P.O. Lake Gardens, District 24-Parganas (South) butted and bounded as follows:-

ON THE NORTH

By 30 feet wide road

ON THE EAST

By Premises No. A/137 Lake Gardens, Kolkata

700045

ON THE SOUTH

By Premises No. A/135 Lake Gardens, Kolkata

700045

ON THE WEST

By a 20 feet wide road

THE SECOND SCHEDULE ABOVE REFERRED TO (Owners' Allocation)

The 5 (five) flats, north and south facing, to be allotted to the Owners being the Ground floor flat, both the flats in the 1st and the 3rd floors of the proposed G+IV storied building to be constructed at the Premises described in the First Schedule and two covered car

parking spaces in the Ground floor of that proposed building all subject to sanction by the K.M.C. *together with* the Common Portions of the proposed building appurtenant to the Owners' Allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

The 4 (four) flats, north and south facing, to be allotted to the Developer being both the flats in the 2nd and the 4th floors along with commercial space in the Ground floor as to be sanction by the Kolkata Municipal Corporation in the proposed G+IV storied building to be constructed at the Premises described in the First Schedule and balance of the car parking spaces after the two covered car parking spaces in the Owners' Allocation in the Ground floor of that proposed building together with Common Portions of the proposed building appurtenant to the Developer's Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Schedule of Specification)

Technical specification of the flats as will be delivered in the owners' allocation by the developer are given hereunder:

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be of best quality and according to the plans and advice of the Architect and including the following:

1. FOUNDATION:

The foundations shall be reinforced cement concrete as per computerized structural design.

2. SUPER STRUCTURE:

The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete columns, beams and slabs as per soil test report and structural design.

WALLS:

Walls of the building shall be 200 mm thick brick walls / flyash bricks OR Blocks on the external face and 75/125 mm thick brick partition walls with cement sand mortar (1:6) using first class bricks / fly ash bricks / blocks

4. FINISHES:

All internal surfaces to be plastered with cement and mortar and finished with plaster of paris punning. All external walls to be plastered with water proof cement and sand mortar and painted with 2 coats of cement paint (snowcem brand), (and one coat of plastic emulsion paint, ICI brand).

5. FLOORING:

Flooring inside all flats shall be of Vitrified tiles sizes (600mm X 600mm), common areas such as Staircase shall be of marble, Parking and Passage shall be of Kota or Crazy Tiled Floor.

6. **DOORS**:

All door frames shall be of seasoned and treated sal wood, shutters will be made of hot pressed factory made solid core phenol bounded flush doors. Doors shall be 32 mm thick with oxidized steel hinges and tower bolts, doors, stoppers, godrej mortise lock. Bathroom doors shall be quality wood/ blockboard.

One Collapsible/grilled iron door at the entrance of the lobby at ground floor and terrace shall be provided for security.

7. WINDOWS:

Shall be of sliding / powder coated aluminium windows with integrated external M.S. Grill, with 4mm glass.

8. TOILET FITTINGS:

All toilet to have concealed plumbing for hot & cold water to include one European W.C. and one wash basin both in white and reputed make CP fittings will include (3 concealed stop cock, 1 bibcock, 1 shower with arm) all of Jaquar make, Ceramic tile dado on walls upto 7 ft. height to be provided.

9. KITCHEN FITTINGS/FIXTURES:

Modular Kitchen designed by the Developer with Granite (black) Counter top as per drawing with Steel Sink (24"X18"). One bibcock at the bottom of Sink for washing. Ceramic tiles for walls up to 3' height. Floor to be vitrified.

10. ELECTRICAL INSTALLATIONS:

Concealed copper wiring using ISI marked wires upto points, switch boards, switches, distribution boards and Havell's MCB but excluding fans and light fittings. Three light points, two fan points, one TV Point in living room, one 15 Amp point in dining and toilet each two light point and one exhaust fan point in kitchen and toilet, A.C. Point in two bed rooms. Modular Switches &fixtures.

11. WATER ARRANGEMENTS:

Underground Reservoir for K.M.C. Water, one centrifugal pump overhead water tank along with submersible pump, all inter connecting plumbing, valves and delivery pipelines to be installed.

12 **LIFT**:

Five passengers lift of either OTIS or L.T make.

13. AMENITIES & FACILITIES:

- a) Cable connection in each flat.
 - c) Intercom facility from lobby to each flat/unit.
 - d) Minimum of 01 telephone point in each flat/unit.
 - e) One common toilet for general use at the ground floor.
- 14. Boundary wall having 5-0" height.
- Anti termite and other pest control measures shall be provided.

IN WITNESS WHEREOF the Owners and the Developer have set and subscribed their respective hands and seals at Kolkata on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNERS in the presence of WITNESSES:

Aupon Police Court. Kal-27.

2. Ranjan Das. Alipone Police Court Col. 27

Vimala Achaeya. FOR SELF AND AS CONSTITUTED ATTORNEY OF 1) SMT. SHAILJA AGARWAL. 2) SMT. SHALINI TYER.

SIGNATURE OF THE OWNERS

SIGNED, SEALED AND DELIVERED by the **DEVELOPER** in the presence of

WITNESSES:

1. Stadeep Kot Slipon Police Court. Not:27

2. Ranjan Das. Dipose Police Court

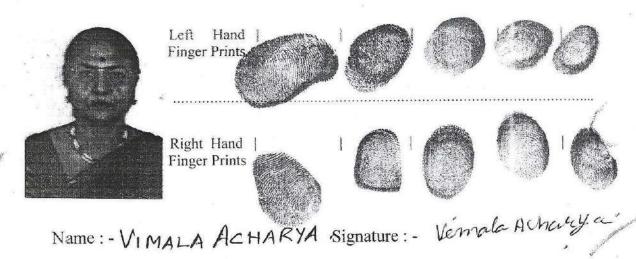
SIGNATURE OF THE DEVELOPER

Prepared in my office

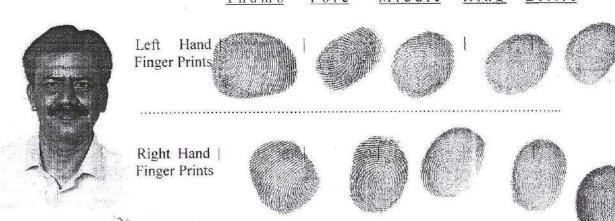
Advocate.

Alipore Civil and Criminal Court, Kolkata - 700027 WB-2165/99.

Middle Ring Little Thumb Fore

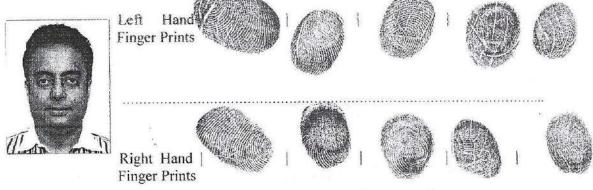


Middle Ring Thumb Fore



Name: - RAJIV ACHARYA · Signature: -

Middle Ring Little Thumb Fore



Name: - PRANAB LHATTER JEE Signature: -

MODULE PROPERTIES PVT. LTD.

SII CONTRACTOR INCOME TAKENERIY



मारत सरकार GOVT OPINDIA

MODULE PROPERTIES PRIVATE LIMITED

भारत सरकार

19/10/2007

ASSESS OF THE SECOND

4082013

आयकर विभाग व INCOMETAX DEPARTMENT

भारत सरकार

HAJIV AGHARYA

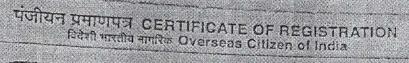
OM PRAKASH ACHARYA

16/12/1965 Perhapat Account Number APYPA5287Q

Theren

17.0%

Signe





उपनाच / Surname

/No. A 1068626

IYER

दिया गया नाम / Given Name(s)

SHALINI RAM

बार्ब्डीयता / Nationality

লিব / Sex

जनतियि / Date of Birth

USA

जन्म स्थान / Place of Birth

11/07/1970

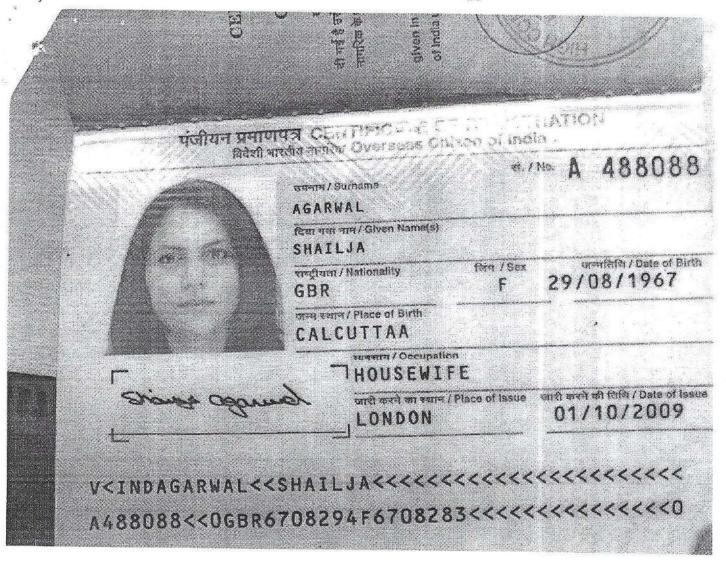
INDIA

व्यवसाय / Occupation

ADJUNCT FACULTY , जारी करने का श्यान / Place of Issue जारी करने की विश्वि / Date of Issue

Exalini. R her SAN FRANCISCO 22/03/2012

V<INDIYER<<SHALINI<RAM<<<<<<<< A1068626<7USA7007112F7007101<<<<<<<<<<<<



स्थार्थ तीवा संख्या /PERMANENT ACCOUNT NUMBER





ACQPC3756K THI MANE PRANAB CHATTERJEE

PARESH CHANDRA CHATTERJEE

चन्म सिक्ष /DATE OF BIRTH : 23-10-1964

STATEST ISIGNATURE

Billas

आयकर आवृत्त, र १

hand chat

COMMISSIONER OF MODIFIES WG V

इस कार्य के सी / फिल जाने वर कृष्य जारी करने बाते प्रतिकारी की कृषित / कार्य कार दे रापुता आपकर आयुक्त(प्रद्वात एर्ट सक्तग्रीकी), गी-7; धीरंगी स्थ्यांसर, क्रिक्कमा - 705 063.

In ease this eard is loss/found, kindly inform/return to the Issuing authority; Joint Commissioner of Income-ias(Systems & Technical), p-7, Chowringhee Square, Calcutta: 700 069.



ELECTION COMMISSION OF INDIA ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 108 / 666789

পরিচয় পর্ত্ত



Bactor's Name विनाइदकत नाम्

Father/Righter/ Husband's Name निरुधुभारतम्बर्गादः नाप

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Age as on 1.1.1995 PRE P. 3656.C.C.

New Tollygunge Month Ward 114. Regent Park South 24Pargànas

के स्वर्ध्य केंग्रह कार्स की দক্ষিদ ২৪পরগুলা

Facsimile Signature Electoral Registration Officer -निकेकित्स खड़िस्डित

FOR 108 JADAVPUR

- Assembly Constituency

विशानगंधा निर्वाहन एडड

Place Aliporo

Date 18.00,95

Govt. of West Bengal Directorate of Registration & Stamp Revenue

e-Challan

19-201920-004129526-1

Payment Mode

Online Payment

GRN Date: 15/07/2019 11:08:40

Bank:

State Bank of India

BRN:

IKOADCWEP4

BRN Date: 15/07/2019 11:09:56

DEPOSITOR'S DETAILS

Id No.: 16050001127328/2/2019

[Query No./Query Year]

Name:

Subir Kumar Dutta

E-mail:

Address:

Mobile No.:

+91 9830034264

Applicant Name:

18 Moore Avenue Kolkata 700040 Mr SUBIR KUMAR DUTTA

Office Name:

Contact No.:

Office Address: Status of Depositor:

Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

SI. No	· worthinodilo				Head of A/C	Amount[₹]
1		16050001127328/2/2019	Property Registration-Stamp duty		0030-02-103-003-02	
2			Property Registration-Registration	1777		40020
			Fees		0030-03-104-001-16	21
			7	otal.	· · · · · · · · · · · · · · · · · · ·	

In Words:

Rupees Forty Thousand Forty One only

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40041

Major Information of the Deed

1-1605-04125/2010			
	Date of Registration 15/07/2019		
	Office where deed is registered		
14/07/2019 1:05:01 PM	ADCD street		
SUBIR KUMAR DUTTA	A.D.S.R. ALIPORE, District: South 24-Pargana		
Thana: Alipore, District: South 2: 9830034264, Status: Advantage	4-Parganas, WEST BENGAL, PIN - 700027, Mobile No		
. Advocate	Mobile No		
Orooman A	Additional Transaction		
greement or Construction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2] Market Value Rs. 2,42,23,609/-		
1 7			
1 ph. 2 dd	Registration Fee Paid		
Positive I D. Co.	Pe 31/ (0.1:1. =		
area) (FIFTY only)	ly) from the applicant for issuing the assement slip.(Urbar		
	greement or Construction		

Land Details:

District: South 24-Parganas, P.S.- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, ,

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth	Morket	ad: Lake Gardens, Other Details
			Bastu		4 Katha 1 Chatak 35 Sq	<u>value (in Rs.)</u> 1/-	Value (In Rs.) 2,26,11,109/-	Width of Approach Road: 30 Ft.,
1	Grand ture Detail	·	(1.00		6.7833Dec	1 /-	226,11,109 /-	

Sch No	Structure Details	Area of Structure	Setforth Value (In B	Market value	Other Details
S1	On Land L1	2150 Sq Ft.	Value (In Rs.)	(In Rs.)	Other Details
	100-00-00-00-00-00-00-00-00-00-00-00-00-	2130 Sq Ft.	1/-	16,12,500/-	Structure Type: Structure

Gr. Floor, Area of floor: 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type:

Floor No: 1, Area of floor: 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type:

Floor No: 2, Area of floor: 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

150 1				
130 Sq ft	1 /-	16 12 500 /		
•	150 sq ft	150 sq ft 1/-	150 sq ft 1/- 16,12,500 /-	150 sq ft 1/- 16,12,500 /-

d Lord Details:

Name, Address, Photo, Finger print and Signature KNO Name Photo Finger Print Mrs VIMALA ACHARYA Signature Wife of Late Om Prakash Acharya Executed by: Self, Date of Vimala Achayu -Execution: 15/07/2019 , Admitted by: Self, Date of Admission: 15/07/2019 ,Place : Office 15/07/2019 136 , Lake Gardens, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN -15/07/2019 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADMPA8000B, Status : Individual, Executed by: Self, Date of Execution: 15/07/2019 , Admitted by: Self, Date of Admission: 15/07/2019 ,Place: Office 2 Name Photo Finger Print Signature RAJIV ACHARYA Son of Late Om Prakash Acharva Executed by: Self, Date of Execution: 15/07/2019 , Admitted by: Self, Date of Admission: 15/07/2019 ,Place : Office 15/07/2019 136 , Lake Gardens, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN -15/07/2019 15/07/2019 700045 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: APYPA5287Q, Status : Individual, Executed by: Self, Date of Execution: 15/07/2019 , Admitted by: Self, Date of Admission: 15/07/2019 ,Place: Office SHAILJA AGARWAL Daugther of Late Om Prakash Acharya 136, Lake Gardens, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, NRI/OCI/PIO, Status :Individual, Executed by: Attorney, Executed by: Attorney

Smt SHALINI IYER

Wife of Mr RAM RANJAN IYER 4260 S. LOWA STREET, CHANDLER ARIZONA 85248, P.S:- United States, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, NRI/OCI/PIO, Status: Individual, Executed

Developer Details:

SI No	Name,Address,Photo,Finger print and Signature
- 0	MODULE PROPERTIES PRIVATE LIMITED 422, Lake Gardens, P.O:- LAKE, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045, PAN No.:: AAFCM9173Q, Status:Organization, Executed by: Representative

orney Details:

Name	Photo	Finger Print	
VIMALA ACHARYA Wife of Late Om Prakash Acharya Date of Execution - 15/07/2019, , Admitted by: Self, Date of Admission: 15/07/2019, Place of Admission of Execution: Office			Signature Virrala Amalgia v

136 , Lake Gardens, P.O:- Lake, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ADMPA8000B Status: Attorney, Attorney of: SHAILJA AGARWAL, Smt SHALINI IYER

Representative Details:

Name	Photo	Finger Print	
PRANAB CHATTERJEE (Presentant) Son of Dr PareshNath Chatterjee Date of Execution - 15/07/2019, Admitted by: Self, Date of Admission: 15/07/2019, Place of Admission of Execution: Office			Signature L. C.
	Jul 15 2019 3:55PM	LTI 15/07/2019	rganas, West Bengal, India, PIN -

Identifier Details:

Name	Photo	Finger Print	
Mr PRADEEP ROY Son of Late PARIMAL ROY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027			Signature Quality lest
dentifier Of Mrs VIMALA ACHARYA , R.	15/07/2019	15/07/2019	

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	The state of the s	To. with area (Name-Area)
	Mrs VIMALA ACHARYA	MODULE PROPERTIES PRIVATE LIMITED-1.69583 Dec
77.5	RAJIV ACHARYA	MODULE PROPERTIES PRIVATE LIMITED-1 60500 P
	SHAILJA AGARWAL	MODULE PROPERTIES PRIVATE LIMITED-1.69583 Dec MODULE PROPERTIES PRIVATE LIMITED-1.69583 Dec
Smt SHALINLIVED		MODULE PROPERTIES PRIVATE LIMITED
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	Mrs VIMALA ACHARYA	MODULE PRODUCE
	RAJIV ACHARYA	MODULE PROPERTIES PRIVATE LIMITED 537.50000000 Sq Ft
	SHAILJA AGARWAL	MODULE PROPERTIES PRIVATE LIMITED-537.50000000 Sq Ft MODULE PROPERTIES PRIVATE LIMITED 537.50000000 Sq Ft
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	The state of the s	MODULE PROPERTIES PRIVATE LIMITED-537.50000000 Sq Ft

Endorsement For Deed Number: 1 - 160504125 / 2019

On 15-07-2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:15 hrs on 15-07-2019, at the Office of the A.D.S.R. ALIPORE by PRANAB 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

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

Execution is admitted on 15/07/2019 by 1. Mrs VIMALA ACHARYA, Wife of Late Om Prakash Acharya, 136, Lake Gardens, P.O. LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife, 2. RAJIV ACHARYA, Son of Late Om Prakash Acharya, 136, Lake Gardens, P.O. LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Service Indetified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 15-07-2019 by PRANAB CHATTERJEE, DIRECTOR, MODULE PROPERTIES PRIVATE LIMITED (Private Limited Company), 422, Lake Gardens, P.O.- LAKE, P.S.- Lake, District:-South 24-Parganas, West

Indetified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution by VIMALA ACHARYA , , Wife of Late Om Prakash Acharya , 136 , Lake Gardens, P.O: Lake, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession House wife as the constituted attorney of 1. SHAILJA AGARWAL 136, Lake Gardens, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, 2. Smt SHALINI IYER 4260 S. LOWA STREET, CHANDLER ARIZONA 85248,

Indetified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

ment of Fees

prtified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees baid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2019 11:09AM with Govt. Ref. No: 192019200041295261 on 15-07-2019, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ADCWEP4 on 15-07-2019, Head of Account 0030-03-104-001-16 Payment of Stamp Duty

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Sukanya Talukdar ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. ALIPORE South 24-Parganas, West Bengal

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