

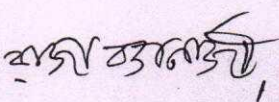
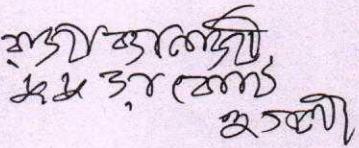
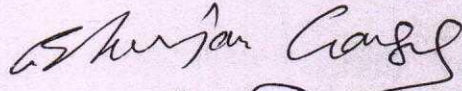

5. To enter upon the Project Land with men and material as may be required for the purpose of development work and erect the buildings as per the building plans to be sanctioned by the concerned sanctioning authority and/or local authority.
6. To hold and defend possession of the Project Land and every part thereof and also to develop, manage, maintain, deal with and administer the Project being developed thereon and all buildings and constructions to be constructed thereon and every part thereof.
7. To sign all contracts and orders and other documents, letters, receipts, papers and writings whatsoever and to conclude all bargains and deals to accept all estimates, tenders, quotations etc. on such terms and conditions as MCCL shall deem fit and proper and to settle all disputes and differences in connection thereto for construction and completion of the Project at the Project Land.
8. To appoint and terminate the appointment of architects, engineers, surveyors and others for survey and soil testing at the Project Land.
9. To sign and execute all plans, sketches, maps, declarations, including boundary declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the Project at the Project Land.
10. To prepare, apply for and submit the plans with the concerned sanctioning and/or planning authority and other Governmental Authorities as may be required for sanction of the building plans and if required, to have the same modified and/or altered from time to time.
11. To obtain delivery of the sanction plan from the concerned sanctioning authority/local authority or any other authority or authorities.
12. To apply for and obtain clearance certificate, NOCs, permissions and consents, if required, from the West Bengal Pollution Control Board for sanction of building plan/s in respect of the development and construction of the Project at the Project Land.
13. To receive the excess amount of fees, if any, paid to any authority or authorities for the purpose of sanction, modification and/or alteration of the building plans in respect of the Project at the Project Land and to distribute such excess amount of fees so refunded to the respective Parties, to the extent of such Party's share in the amount contributed.
14. To have the Project Land surveyed and to have the soil tested for the proposed construction and development of the Project at the Project Land.
15. To pay all fees and expenses and obtain sanction and such other order or orders or permissions or consents or NOCs from the necessary authorities and to do all other necessary acts deeds and things as be expedient for sanction, modification and/or alteration of the plans in respect of the Project at the Project Land.
16. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the Project Land from the concerned companies or sanctioning and/or planning authority and other appropriate authorities and/or to make alteration therein and to close down and/or have disconnected the same.
17. To install all electricity, gas, water and surface and foul water drainage systems on the Project Land and to serve such notices and enter into such agreements with statutory authorities or other companies as may be necessary for installation of the aforesaid services.
18. To do all necessary acts, deeds and things for the purpose of complying with all applicable laws for the time being in force with regard to sanctioning, modifications and/or alteration of the plans in respect of the Project at the Project Land.

19. To appoint architects, engineers, contractors, sub-contractors, consultants, surveyors and other professionals as may be required and to supervise the development and construction work of the Project on the Project Land.
20. To approach the concerned authorities for the purpose of obtaining permissions for conversion of land and for obtaining 'No Objection' from the competent authority under Urban Land (Ceiling & Regulation) Act 1976 in order to enable the development and construction of the Project on the Project Land.
21. To apply for and obtain, in the name of Mondal Group, the service connections including water, sewerage and electricity for carrying out and completing the development of the Project Land and construction of the Project thereat.
22. To make deposits with the concerned sanctioning and/or planning authorities and other authorities for the purpose of carrying out the development work and construction of the Project on the Project Land and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of Mondal Group in connection therewith.
23. To construct upon and develop the Project on the Project Land and to undertake the financing and designing of the Project without any claim or interference from any Person in any manner whatsoever.
24. To excavate the Project Land and demolish all structures thereupon, undertake sale of debris and appropriate proceeds thereof.
25. To create encumbrances over the Project Land and constructions thereon as permitted in this Agreement.
26. To take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the Project Land or any adjoining or neighbouring properties and which need to be diverted as a result of the Project.
27. To obtain and give rights of way, access, rights to lay drains, water mains, electric cables, telephone, fax lines, telegraph cables, etc., underground and overhead (as the case may be) and for that purpose to obtain, give, sign, execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.
28. To give all necessary notices under applicable law for the demolition and clearance of the Project Land and development thereof, as contemplated herein.
29. Not allow any person to encroach nor permit any further encroachment by any person into or upon the Project Land or any part or portion thereof and take all steps as may be required for removing trespassers, unauthorized occupants and/or tenants from the Project Land.
30. After completion of the construction of the Project or any phase thereof, to apply for and obtain occupation and completion certificate in respect thereof or parts thereof from the concerned sanctioning and/or planning authorities.
31. To ask for, receive and recover from all the Intended Transferees all consideration, charges, service charges and other taxes and sums of moneys in respect of the Gross Saleable Areas in the Project, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as MCCL may think fit.
32. To execute from time to time all deeds of transfer for the Gross Saleable Areas in the Project along with or without the proportionate undivided impartible share in the Project Land, after receipt of all amounts outstanding from the Intended Transferees, and to receive consideration, rents, deposits thereof and grant valid and effectual receipts to the payer and

deposit all such receipts in the relevant bank account and present the above documents/instruments for registration and admit the execution of such documents/instruments before the appropriate authorities.

33. To cause the name of the Intended Transferees of units to be mutated in the records of the CMC, and for the aforesaid purpose to sign and execute all applications, papers, deeds, documents and instruments as MCCL in its absolute discretion may deem fit and proper.
34. To execute any deed of declaration, deed of confirmation and/or any deed of modification and to register the same with the Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, District Registrar, Additional Registrar of Assurances - Kolkata, Registrar of Assurances, Kolkata as MCCL may at its sole discretion desire or deem fit and proper.
35. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as Mondal Group could do in person.
36. AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained which Mondal Group could have lawfully done under its hands and seals, if personally present.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed on the 8<sup>th</sup> day of July 2021 and first hereinabove written at Chinsurah, Hooghly.

<b>SIGNED AND DELIVERED</b> by the Mondal Group in the presence of:	
Signature: 	<u>Swapan Kumar Mondal</u>
Name:  স্বপন কুমার মন্ডল	SWAPAN KUMAAR MONDAL <u>Sobharani Mondal</u>
7   Chin Surendra Haip	SOBHA RANI MONDAL <u>Samarjit Mondal</u>
	SAMARJIT MONDAL
	<u>Rooma Mondal</u> ROOMA MONDAL



SIGNED AND DELIVERED by MCCL in the presence of: --

Signature: *[Handwritten Signature]*

Name: *[Handwritten Name]*

*[Handwritten Signature]*  
*[Handwritten Name]*

For MONDAL CONSTRUCTION COMPANY LIMITED

For MONDAL CONSTRUCTION CO. LTD.  
*[Handwritten Signature]*  
Director

Authorised Signatory/ Director

DATED THIS 8<sup>th</sup> DAY OF JULY, 2021

*[Handwritten Signature]*

(1) SWAPAN KUMAAR MONDAL

*[Handwritten Signature]*

(2) SOBHA RANI MONDAL

*[Handwritten Signature]*

(3) SAMARJIT MONDAL

*[Handwritten Signature]*

(4) ROOMA MONDAL

.....MONDAL GROUP

For MONDAL CONSTRUCTION CO. LTD.

*[Handwritten Signature]*  
Director

MONDAL CONSTRUCTION COMPANY LIMITED

.....DEVELOPER

Drafted by me













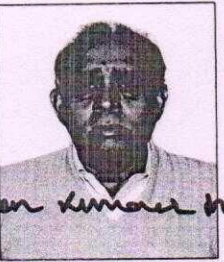




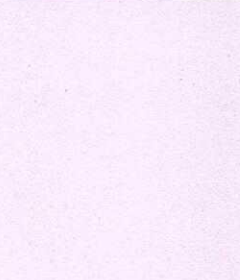






*[Handwritten Signature]*

Nemai Ch. Paul, Advocate

Reg. No. - WB-383/1987  
Chinhatra Judge's Court











দুই হাতের আঙ্গুলের ছাপ (টিপ)











ক্রেতা / বিক্রেতা / দাতা / গ্রহীতা

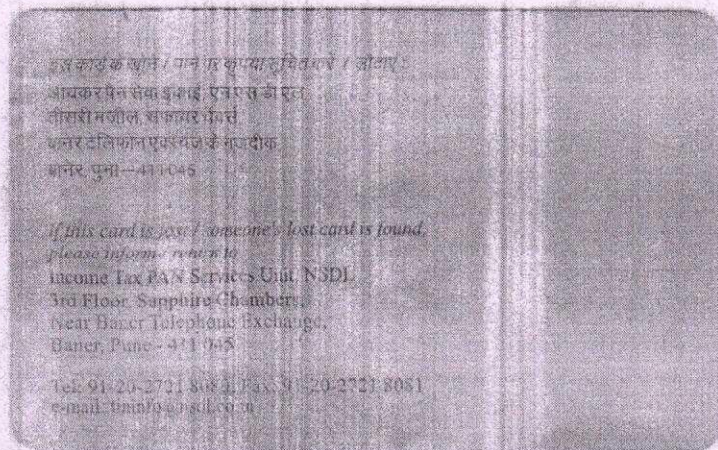
	বাঁ হাতের আঙ্গুলের ছাপ (টিপ)		ডান হাতের আঙ্গুলের ছাপ (টিপ)	
 <i>Samayjit Mondal</i>		(1) বৃদ্ধাঙ্গুলী	(1) বৃদ্ধাঙ্গুলী	
		(2) তর্জনী	(2) তর্জনী	
 <i>Samayjit Mondal</i> স্বাক্ষর		(3) মধ্যমা	(3) মধ্যমা	
		(4) অনামিকা	(4) অনামিকা	
		(5) কনিষ্ঠা	(5) কনিষ্ঠা	
	বাঁ হাতের আঙ্গুলের ছাপ (টিপ)		ডান হাতের আঙ্গুলের ছাপ (টিপ)	
 <i>Shrapan Kumar Mondal</i>		(1) বৃদ্ধাঙ্গুলী	(1) বৃদ্ধাঙ্গুলী	
		(2) তর্জনী	(2) তর্জনী	
 <i>Shrapan Kumar Mondal</i> স্বাক্ষর		(3) মধ্যমা	(3) মধ্যমা	
		(4) অনামিকা	(4) অনামিকা	
		(5) কনিষ্ঠা	(5) কনিষ্ঠা	

দুই হাতের আঙ্গুলের ছাপ (টিপ)

ক্রোতা / বিক্রোতা / দাতা / গ্রহীতা

	বাঁ হাতের আঙ্গুলের ছাপ (টিপ)		ডান হাতের আঙ্গুলের ছাপ (টিপ)	
	 Roona Mandal		(1) বৃদ্ধাঙ্গুলী	(1) বৃদ্ধাঙ্গুলী
		(2) তর্জনী	(2) তর্জনী	
Roona Mandal <hr/> স্বাক্ষর		(3) মধ্যমা	(3) মধ্যমা	
		(4) অনামিকা	(4) অনামিকা	
		(5) কনিষ্ঠা	(5) কনিষ্ঠা	

	বাঁ হাতের আঙ্গুলের ছাপ (টিপ)		ডান হাতের আঙ্গুলের ছাপ (টিপ)	
	 Sobha Narai Mandal		(1) বৃদ্ধাঙ্গুলী	(1) বৃদ্ধাঙ্গুলী
		(2) তর্জনী	(2) তর্জনী	
Sobha Narai Mandal <hr/> স্বাক্ষর		(3) মধ্যমা	(3) মধ্যমা	
		(4) অনামিকা	(4) অনামিকা	
		(5) কনিষ্ঠা	(5) কনিষ্ঠা	





ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20325/17311

To  
29/10/2013  
61993582  
স্বপন কুমার মন্ডল  
Swapan Kumar Mondal  
UTTARAYAN  
Simla (CT)  
Chinsurah RS  
Chinsurah - Magra Hooghly  
West Bengal 712102



MN619935823FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6099 2803 8679**

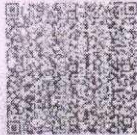
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



স্বপন কুমার মন্ডল  
Swapan Kumar Mondal  
পিতা : সীতানু শেখর মন্ডল  
Father : Sitanshu Sekhar Mondal  
জন্মতারিখ / DOB : 11/12/1946  
পুরুষ / Male



**6099 2803 8679**

আধার - সাধারণ মানুষের অধিকার



Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার তবিস্বতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
এলাকা / অঞ্চল / সেক্টর:  
উত্তরায়ণ, গ্রাম/উপনগর/নগর:  
সিমলা (সিটি), জেলা: হুগলী,  
পোস্ট অফিস: চিন্সুরাহ আরএস,  
রাজ্য: পশ্চিমবঙ্গ, পিনকোড:  
712102

Address:  
Area/Locality/Sector:  
UTTARAYAN, Village/Town/City:  
Simla (CT), District: Hooghly,  
P.O.: Chinsurah RS, State: West  
Bengal, PinCode: 712102

**6099 2803 8679**

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SWAPAN KUMAAR MONDAL

SITANSHU SEKHAR MONDAL

11/12/1946

Permanent Account Number

AEDPM6336A

  
Signature



26042011

इस कार्ड को खोने / गंने पर कठिना सुचित करें / लौटाएं  
आयकर से न संबंधित कार्य एवं एस टी एस  
सोसरी नज्दाल, सायबाना बस  
बानेर टेलिफोन एक्चेंज के नज्दीक,  
बानेर, पुणे - 411045

*If this card is lost / someone's lost card is found,  
please inform / return to*  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411045

Tel: 91-20-2721 3648 Fax: 91-20-2721 8081  
e-mail: aminfo@n-sdl.co.in



ভারতীয় স্থিতি পরিচয় কার্ড

ভারত সরকার

Unique Identification Authority of India

Government of India

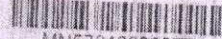
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To

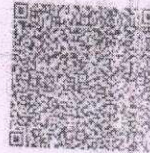
শোভা রানী মন্ডল  
Sobha Rani Mondal  
W/O: Swapan Kumar Mondal  
UTTARAYAN  
Simla (CT)  
Chinsurah PS  
Chinsurah - Megra Hooghly  
West Bengal 712102

25/10/2013

57848803



MN578488032FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5050 4415 6031**

আধার - সাধারণ মানুষের অধিকার

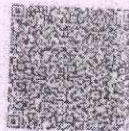


ভারত সরকার

Government of India



শোভা রানী মন্ডল  
Sobha Rani Mondal  
পিতা : জগবন্ধু ঘোষ  
Father : Jagabandhu Ghosh  
জন্মতারিখ / DOB : 05/07/1953  
মহিলা / Female



**5050 4415 6031**

আধার - সাধারণ মানুষের অধিকার