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

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District Sub-Register-III

Alipore, South 24-parganas

(PROJECT-A)

04-09-25

THIS DEVELOPMENT AGREEMENT is made this 4th day of September 2025

BETWEEN

SMT. RILA MUKHERJEE, (PAN AEUPM5097H & AADHAAR 9129 7393 6505) wife of Late Shri Ranajit Banerjee, by faith Hindu, by nationality Indian, by profession retired, residing at 17/3 Manick Bandopadhyay Sarani (formerly known as 17/3 Moore Avenue), Kolkata 700040, P.S. Regent Park, P.O. Regent Park, herein referred to as the **OWNER** (which expression shall unless repugnant to the context mean and include her heirs, legal representatives, executors, administrators and assigns) of the ONE PART

Ranajit

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(Partner)

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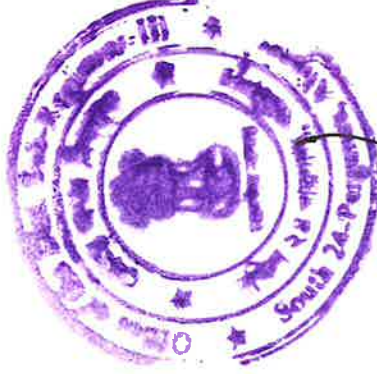
(Partner)

W 63 Sb

Sold to Rice Mowher
Address 17/B, Menik Baidopally Street
Value Rs. 700000
1 2 AUG 2025
L.S.V., High Court
Achim Sarker
High Court, A.S.

17/B, Menik Baidopally Street

Rs. 700000



Identified by
Rita Sinha
Advocate
High Court, Calcutta
residing at 16/2/3 Ballygunge Station Road
Kolkata - 19

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AND

EIKON PROPERTIES (PAN AAEFE1656N) a partnership firm having its office at 14 Mandeville Gardens, Kolkata 700019, P.S. Gariahat, P.O. Ballygunge, represented by its partners **SRI CHANDRA SEKHAR BANERJEE, (PAN ADDPB4947P, AADHAAR 9795 3123 3133)** son of Late D.D. Banerjee, by faith Hindu, by nationality Indian, residing at Flat no. 2B, 2nd floor, 14 Mandeville Gardens, Kolkata 700019, P.S Gariahat and **SRI SANDIP SINHA, (PAN ALPPS8206G, AADHAAR 5159 2934 5559)**, son of Late Dr. S.S Sinha, by faith Hindu, by profession business, by nationality Indian, residing at 16/2/S Ballygunge Station Road, Kolkata-700019, P.S. Gariahat, hereinafter referred to as "the DEVELOPER" (which expression shall unless repugnant to the context mean and include the partners for the time being of the said Firm and their respective heirs, legal representatives, executors, administrators and assigns as also assigns of the said Firm) of the OTHER PART

PART I : DEFINITIONS

In this Agreement the following expressions unless repugnant to the context shall have the meaning assigned thereto :

- 1.0. Expressions relating to the title of the Owner in the said Land being subject matter of this Agreement
 - 1.1. "1960 Plot" means ALL THAT pieces or parcels of land measuring 18 cottahs 15 chittacks and 25 square feet more or less which was purchased and acquired by Mukherjees by an Indenture dated 4th day of July 1960 and more fully recited in Article 4.8 and described in Part I of the First Schedule hereunder.
 - 1.2. "First Sold Plot" means ALL THAT western portion of 1960 Plot measuring 6 cottahs 20 chittacks and 23 square feet more or less which was sold by Mukherjees by an Indenture dated 21st day of March 1961 and more fully recited in Article 4.9 and described in Part II of the First Schedule hereunder.
 - 1.3. "Second Sold Plot" means ALL THAT south-eastern portion of 1960 Plot measuring 3 cottahs 4 chittacks and sold by Ram Krishna Mukherjee by a Conveyance

Rajendra

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Rajendra
 (Partner)

EIKON PROPERTIES
Rajendra
 (Partner)



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dated 25th day of November 2009 and more fully recited in Article 4.15 and described in Part III of the First Schedule hereunder.

1.4. "Gifted Land" means south-west corner of 1960 Plot measuring 2 cottahs 2 chittacks and 20 square feet which was gifted by Mukherjees to their daughter the Owner herein by an Indenture dated 8th day of April 2004 and more fully recited in Article 4.10 and described in Part IV of the First Schedule hereunder.

1.5. "Inherited Land" means remaining portion of 1960 Plot measuring 7 cottahs 5 chittacks and 27 square feet which was inherited by the Owner on 15th day of November 2015 upon demise of her father the said Ram Krishna Mukherjee and more fully recited in Article 4.16 and described in Part V of the First Schedule hereunder.

1.6. "Surplus Land" means a portion of 1960 Plot measuring 513 square feet more or less being the difference in the actual area of the Gifted Land and Inherited Land upon physical measurement and by the area of Gifted Land stated in Part IV of the First Schedule and Inherited Land stated in Part V of the First Schedule and the Surplus Land is more fully described in Part VI of the First Schedule hereunder.

1.7. "Amalgamated Plot" means land measuring 9 cottahs 8 chittacks and 2 square feet upon amalgamation of the Gifted Land with Inherited Land and more fully described in Article 4.17 hereunder.

1.8. "Block A Land" or "the said Land" means ALL THAT northern portion of the Amalgamated Land measuring 6 cottahs 12 chittacks and 19 square feet which continued to remain as a part of the Amalgamated Plot upon separation of the southern portion measuring 2 cottahs 11 chittacks and 28 square feet and being the premises no. 17/3 Manick Bandopadhyay Sarani, Kolkata-700 040 being the subject matter of this Development Agreement and more fully described in the Second Schedule hereunder.

1.9. "Block B Land" means ALL THAT pieces or parcels of southern portion of the Amalgamated Plot measuring 2 cottahs 11 chittacks and 28 square feet more or less upon separation of the same from the Amalgamated Plot and numbered as premises no. 17/3/1 Manick Bandopadhyay Sarani, Kolkata-700 040 by the Kolkata Municipal Corporation.



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- 2.0. Expressions relating to the existing structures, the New Building, units comprised therein and allocation of the parties
- 2.1. "Building Premises" means the said Land together with the New Building to be constructed thereon.
- 2.2. "the Old Building" means a portion of the old building together with an outhouse building and other structures presently existing on the said Land.
- 2.3. "New Building" or "the Building" means the new building of ground plus four storeyed and an additional floor as may be sanctioned by the Kolkata Municipal Corporation and constructed by the Developer on the said Land after demolishing the old Building standing thereon.
- 2.4. "Apartment" means the residential flat and/or Apartment in the New Building.
- 2.5. "Commercial Area" means a shop in the ground floor and entire floor area in the first floor together with exclusive staircase leading to the first floor in the New Building.
- 2.6. "Units" means the Apartments and/or Commercial Area, as the case may be, together with car parkings, if any, in the New Building.
- 2.7. "Saleable Units" means the Units in the New Buildings which are to be sold to third parties in pursuance of this Development Agreement.
- 2.8. "Car Parkings" means covered Car Parkings in the ground floor of the New Building as may be shown in the ground floor of the sanctioned Plan.
- 2.9. "Common Areas" means the floor lobby, staircase, lift-well, lift machine room, driveway etc., in the New Building or in the said Land and more fully described in the Third Schedule hereunder but does not include Car Parkings.
- 2.10. "Common Facilities" means all essential facilities and utilities, such as, water, electricity in the Common Areas, lift, plumbing, sanitation, drainage, sewerage in the New Building and shall include all equipments, apparatus, fittings, plumbings required for providing such facilities.



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- 2.11. "Driveway" means driveway having width of more than 4 (four) meters for movement of motor cars to or from the Car Parkings to the municipal road.
- 2.12. "Roof" means roof of the New Building.
- 2.13. "Owner Allocation" means 50% (fifty percent) share in the total constructed and/or developed area in the New Building comprised in the Apartments, Commercial Area, Shop, Car Parkings together with undivided 50% (fifty percent) share in the said Land and all Common Areas and Common Facilities in the New Building and more fully stated in Article 11.0 and described in Part I of the Fourth Schedule hereunder.
- 2.14. "Developer Allocation" means remaining 50% (fifty percent) share in the total constructed and/or developed area in the New Building comprised in the Apartments, Commercial Area, Shop, Car Parkings together with undivided 50% (fifty percent) share in the said Land and all Common Areas and Common Facilities in the New Buildings and more fully stated in Article 11.0 and described in Part II of the Fourth Schedule hereunder.
- 2.15. "Owner Retained Units" means those Units in the New Building and forming part of the Owner Allocation that shall be retained by the Owner and more fully stated in Article 20.1 hereunder.
- 2.16. "Owner Saleable Units" means the Units other than Owner Retained Units comprised in the Owner Allocation and required to be sold by the Developer and more fully stated in Article 20.1 hereunder.

3.0. REMAINING EXPRESSIONS

- 3.1. "Account Meeting" means the meeting of the parties for consideration of their mutual account as stated in Article 20.5 hereunder.
- 3.2. "the Agreement" or "this Agreement" means the instant Development Agreement.



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(Partner)



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- 3.3. "Alternate Accommodation" means alternate temporary accommodation that shall be provided by the Developer to the Owner and more fully stated in Article 12.0 hereunder.
- 3.4. "Association" means the association of the Apartment Owners in the Building Premises that shall be formed by the Developer for maintenance of the Building Premises and shall mean the Developer until formation of such Association.
- 3.5. "Building Plan" or "Plan" means building plan for construction of the New Building on the said Land and sanctioned by the Kolkata Municipal Corporation.
- 3.6. "Building Rules" means the Building Rules framed under the KMC Act.
- 3.7. "Completion Certificate" means the Building Completion Certificate to be obtained by the Developer from KMC upon completion of construction of the Building.
- 3.8. "Development Commencement Date" the date on which the Owner delivers vacant possession of the old Building together with the said Land to the Developer after sanction of the Building Plan.
- 3.9. "Developer Nominees" means Sri Chandra Sekhar Banerjee and Sri Sandip Sinha the two partners of the Developer.
- 3.10. "Force Majeure" means an event which has prevented the Developer from performing its obligations under this Agreement and which do not arise from and are not attributable to any act, omission, breach or violation of the obligations of the parties under this Agreement but which arises from or are attributable to the Acts of God, natural calamities, war, general strike, riot, terrorist activities, civil commotion, Court order or any other unforeseen event or accident.
- 3.11. "GST" means Goods and Services Tax leviable under the Goods and Services Tax Act, 2017.
- 3.12. "KMC" means the Kolkata Municipal Corporation.
- 3.13. "KMC Act" means the Kolkata Municipal Corporation Act, 1980.



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Sandip Sinha
(Partner)

EIKON PROPERTIES

Sandip Sinha
(Partner)



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3.14. "Miscellaneous Receipts" means all payments receivable by the Developer from the purchasers of the Owner Saleable Units other than the Purchase Consideration and includes the following:

- (a) GST on the Purchase Consideration ;
- (b) Payment against any extra or additional work carried on by the Developer in such Units ;
- (c) Stamp duty, registration charges and other incidental expenses ;
- (d) Security Deposits and Maintenance Charges receivable from the purchasers of such Units ;

3.15. "Purchase Consideration" means the value and/or price of the Owner Saleable Units receivable by the Developer and does not include GST on such Purchase Consideration or the Miscellaneous Receipts.

3.16. "Proportion or Proportionate" means the ratio of the carpet area of the concerned Apartment or the Commercial Area which bears to the aggregate carpet areas of all the Apartments and Commercial Areas in the New Building.

3.17. "Property Tax" means the property tax payable to the Kolkata Municipal Corporation on the said Land and structures standing thereon.

3.18. "Project Plan" means project plan prepared by the Developer in consultation with the Owner for construction and development of two separate Buildings in Block A and Block B Land respectively and containing lay out plan of the ground floor of both the Buildings and the location of the Surplus Land and a copy of the Project Plan is attached to this Agreement.

3.19. "Power of Attorney" means the power of attorney that shall be granted by the Owner to the Developer Nominees for carrying out various acts, deeds and things in relation to sanction of the Building Plan ; for execution of the Project and sale of the Developer Allocation in the name and on behalf of the Owner and more fully stated in Article 8.3 hereunder.

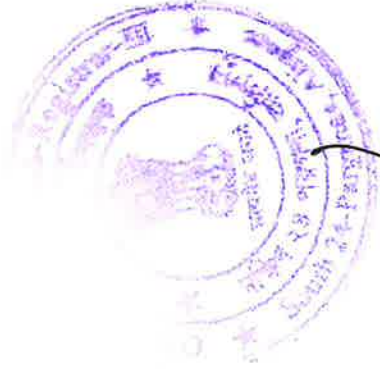
3.20. "Possession Date" means the date on which the Developer after obtaining Completion Certificate delivers possession of the Owner Allocation to the Owner and more fully stated in Article 18.4 hereunder.



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- 3.21. "Project" or "Entire Project" means construction and development of the two separate buildings in Block A Land and Block B Land respectively.
- 3.22. Project "A" or "this Project" means the Project relating to construction and development of the New Building on the said Land.
- 3.23. "Project B" means the Project relating to construction and development of the Building on the Block B Land.
- 3.24. "Security Deposit" means interest free refundable security deposit of Rs.22,00,000/- (Rupees twenty two lacs only) to be deposited by the Developer with the Owner on the Development Commencement Date as security for performance of its obligations under this Development Agreement and more fully stated in Article 13.0 hereunder.

PART – II : BACKGROUND

- 4.0. The chain of the title of the Owner in the said Land is summarised as under :
- 4.1 In early nineteen thirties Dwarka Nath Chakraborty owned a large tract of land in MoujaShibpur, Thana Tollygunge, Pargana Khaspur in the District of 24 Parganas, West Bengal and was the proprietor of such land within the meaning of the Bengal Tenancy Act, 1885.
- 4.2. By an Indenture of Lease dated 28 June 1930 and duly registered in sub registry Alipore in Book no.1, Volume 68 at pages 109 to 134 and being Deed no. 2643 for the year 1930 the said Dwarka Nath Chakraborty demised as and by way of Mourasi Mokarari lease, (that is to say, heritable lease with a fixed rent in perpetuity) land measuring 205 bighas lying and situated in Mouja Shibpur, Tauji no. 151, Thana Tollygunge, Pargana Khaspur in the District of 24 Parganas, West Bengal which he was holding as proprietor to Regent Park Syndicate Limited (In Liquidation) and its liquidator being the Official Liquidator at an annual rental of Rs.615/- i.e., Rs. 3/- per bigha per annum.
- 4.3. By an Indenture of Conveyance dated 9 January 1937 and duly registered in Calcutta Registry Office in Book no.1 Volume no. 20 at pages 142 to 165 and being Deed no. 332 for the year 1937 the said Regent Park Syndicate Limited (In Liquidation) and the Official Liquidator conveyed the said land measuring 205 bighas (except land



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measuring 3 bighas 9 cottahs acquired by the Government under Land Acquisition Act for construction of a railway station) to a company known as Regent Estates Limited subject to payment of annual rent at the rate of Rs. 3/- per bigha to the proprietor Dwarka Nath Chakraborty.

- 4.4. The said Regent Estates Limited divided the land purchased by it into several smaller plots bearing English numerical numbers.
- 4.5. By an Indenture dated 28 June 1938 and duly registered in the office of the District Sub Registrar Alipore in Book no. 1, Volume no. 53, at pages 265 to 272 and being Deed no.: 2599 for the year 1938 the said Regent Estates Limited sold, transferred and conveyed all its right title and interest in one of the plots being plot no.16 forming part of the said Mourasi Mokalari land and measuring 2 bighas 3 cottahs 44 square feet and lying and situated in village Shibpur, Tauji 151, Pargana Khaspur, Thana Sadar Tollygunge in the District of 24 Parganas and comprised in C S Dag nos.768, 767, 765, 430 and 429 (hereinafter referred to as "the Plot 16") to one Tribhuvan Jugmohan at the consideration stated therein subject to payment of proportionate rent of 6 Rupees 14 annas and 6 paise to the proprietor Dwarka Nath Chakraborty.
- 4.6. Consequent upon enactment of the West Bengal Estates Acquisition Act, 1953 all right of the proprietor Dwarka Nath Chakraborty in the Plot no.16 stood vested in the State of West Bengal (herein in short "the State") and the said Tribhuvan Jugmohan became a raiyat of the said Land under the State and was relieved from making payment of any rent of the said Land to the proprietor Dwarka Nath Chakraborty.
- 4.7. Thereafter, in terms of Section 4(1) of the West Bengal Land Reforms Act, 1955 the said Tribhuvan Jugmohan holding the said Land as a raiyat became owner of his holding with heritable and transferable right.
- 4.8. By an Indenture dated 4 July 1960 and registered in the office of the Sub Registrar Alipore 24 Parganas in Book no. 1, Volume no. 82 at pages 227 to 240 and being Deed no. 5629 for the year 1960 the said Tribhuvan Jugmohan and his family members sold, transferred and conveyed southern portion of the said Plot 16 and measuring 18 cottahs 15 chittacks and 25 square feet more or less lying and situated in



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village Shibpur, Tauji 151, Thana Sadar Tollygunge, in the District of 24 Parganas and numbered as premises no. 119 Netaji Subhas Chandra Bose Road, Tollygunge, Calcutta, more fully described in the Part I of the First Schedule hereunder and herein referred to as "1960 Plot" to Ram Krishna Mukherjee and his wife Smt. Prabhati Mukherjee (hereinafter collectively referred to as "Mukherjees") in equal share and at the consideration stated therein.

4.9. By an Indenture dated 21 March 1961 and duly registered in the office of the Sub Registrar Alipore in Book no. I Volume no.54 at pages 97 to 105 and being Deed no. 2552 for the year 1961 the said Mukherjees sold western portion of 1960 Plot measuring 6 cottahs 2 chittacks and 23 sq.ft. more or less and herein referred to as "the First Sold Plot" and morefully described in Part II of the First schedule hereunder to Scottish Union and National Insurance Company being a company incorporated in Great Britain at the consideration stated therein and thereupon Mukherjees continued to hold remaining portion of the 1960 Plot and measuring 12 cottahs 13 chittacks and 2 square feet.

4.10. By an Indenture of Gift dated 8 April 2004 and duly registered in the office of ADSR Alipore South 24 Parganas in Book no. I, Volume 122 at pages 232 to 242 and being Deed no. 0195 for the year 2004 Mukherjees out of their natural love and affection towards their daughter Rila Mukherjee being the Owner herein gifted south-western corner of 1960 Plot measuring 2 cottahs 2 chittacks and 20 sq.ft. and more fully described in the Part IV of the First Schedule hereunder and hereinafter referred to as "the Gifted Plot" to their daughter Rila Mukherjee the Owner herein.

4.11. Consequent upon sale of the First Sold Plot and gift of the Gifted Plot the area of remaining portion of 1960 Plot held by Mukherjees measured at 10 cottahs 10 chittacks and 27 sq.ft.

4.12. Smt. Prabhati Mukherjee being owner of an undivided one-half share in the remaining portion of 1960 Plot measuring 10 cottahs 10 chittacks and 27 sq.ft. died on 8 April 2008 after publishing her Last Will and Testament dated 4 June 1999 whereunder and whereby she bequeathed her entire undivided one-half share in the 1960 Plot to her husband Ram Krishna Mukherjee.



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4.13. The Owner being the sole executrix named in the said Will duly obtained probate of the said Will from the Hon'ble Calcutta High Court vide PLA no. 375 of 2008.

4.14. After obtaining probate the Owner by an indenture dated 14 August 2008 and registered in the office of the Additional Registrar of Assurances-III Kolkata in Book no.IV as Deed no. 3918 for the year 2009 assented to the bequest of the share of the said deceased Smt. Prabhati Mukherjee in favour of the legatee Ram Krishna Mukherjee and thereupon the said Ram Krishna Mukherjee became exclusive owner of the remaining portion of 1960 Plot measuring 10 cottahs 10 chittacks and 27 sq.ft. (incorrectly stated as 10 cottahs 9 chittacks and 27 sq.ft. in the said Indenture dated 14 August 2009)

4.15. By a conveyance dated 25 November 2009 and duly registered in the office of the Additional Registrar of Assurances- I Kolkata in Book no. I, CD Volume no. 29 at pages 6116 to 6150 and being Deed no. 12816 for the year 2009 the said Ram Krishna Mukherjee sold, transferred and conveyed south-eastern portion of the remaining portion of 1960 Plot and measuring 3 cottahs 4 chittacks more or less with structures constructed thereon and hereinafter referred to as "the Second Sold Plot" and more fully described in Part III of the First Schedule hereunder to one Manimala Roy and five others at the consideration stated therein. However, in this Conveyance the remaining portion of 1960 Plot has been described in the first schedule and the area thereof is erroneously stated as 10 cottahs 9 chittacks and 27 sq.ft.in place and stead of 10 cottahs 10 chittacks and 27 sq.ft. and the parties have decided to treat the differential area of one chittack as a part of the Surplus Land.

4.16. On 15 November 2015 the said Ram Krishna Mukherjee died intestate leaving him surviving his only daughter Smt. Rila Mukherjee being the Owner herein as his sole heir and legal representative and consequent upon death of the said Ram Krishna Mukherjee the said Rila Mukherjee being the Owner herein inherited and became absolute owner of the remaining portion of 1960 Plot measuring 7 cottahs 5 chittacks and 27 sq.ft. and is more fully described in the Part V of the First Schedule hereunder and herein referred to as "the Inherited Plot" and as well as the Surplus Land more fully described in the Part VI of the First Schedule under.



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- 4.17. In the aforesaid background the Owner being the absolute owner of the Inherited Plot measuring 7 cottahs 5 chittacks and 27 square feet more or less and the Gifted Plot measuring 2 cottahs 2 chittacks and 20 square feet more or less got the Gifted Plot amalgamated with the Inherited Plot in the records of the Kolkata Municipal Corporation and thereupon the said Amalgamated Plot measured 9 cottahs 8 chittacks and 2 square feet was mutated in the name of the Owner as the premises no.17/3 Manick Bandopadhyay Sarani, Kolkata-700 040.
- 4.18. The Owner being desirous of getting the Amalgamated Plot developed approached the Developer and the Developer after physical inspection and survey of the Amalgamated Plot and considering the shape of the Amalgamated Plot suggested bifurcation and/or division of the Amalgamated Plot into two separate plots being Block A measuring 6 cottahs 12 chittacks and 19 square feet and Block B measuring 2 cottahs 11 chittacks and 28 square feet and to construct and develop two separate and independent buildings on Block A and Block B respectively and advised separation of Block "B" from the Amalgamated Plot.
- 4.19. Pursuant thereto the Owner through the Developer got the smaller plot being Block B separated from the Amalgamated Plot and the Kolkata Municipal Corporation numbered the separated Plot being Plot B measuring 2 cottahs 11 chittacks and 28 square feet as the premises no.17/3/1 Manick Bandopadhyay Sarani, Kolkata-700 040 in the name of the Owner as Assessee no 210970826180 and consequent upon such separation the Owner continued to hold the remaining portion of the Amalgamated Plot being Block A measuring 6 cottahs 12 chittacks and 19 square feet as premises no.17/3 Manick Bandopadhyay Sarani, Kolkata-700040 under Assessee no. 210970800761.
- 4.20. This Development Agreement relates to construction and development of Block A Land being premises no.17/3 Manick Bandopadhyay Sarani, Kolkata-700 040 measuring 6 cottahs 12 chittacks and 19 square feet and the said land is more fully described in the Second Schedule hereunder and herein referred to as "the said Land".
- 5.1. The Owner has represented to the Developer as follows:-



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- (a) The old two storeyed building and other structures are presently lying and standing on the said Land ;
- (b) The Owner is in quiet, vacant and peaceful possession of the said Land and the old structures standing thereon;
- (c) The said Land and the structures standing thereon are free from all charges, encumbrances, liens, lispendens and attachments whatsoever and there is no impediment in the Owner getting the said Land developed through the Developer for construction of a new Building after demolishing the old buildings and structures standing on the said Land ;

6.1. The Developer has represented to the Owner as follows :-

- (a) The Developer is a partnership firm duly registered under the Indian Partnership Act, 1932 and its present partners are Sri Chandra Sekhar Banerjee and Sri Sandip Sinha and they have been carrying on the business and affairs of the Developer firm in co-partnership on the terms and conditions contained in the Partnership Deed dated 28th January 2013 of the Developer firm.
- (b) The Developer firm along with its associate concerns have constructed and developed more than forty buildings in and around Kolkata and the Developer firm and its partners have sound and sufficient expertise to properly and efficiently execute the Project Plan.
- (c) The Developer in consultation with the Owner has prepared the Project Plan showing ground floor lay out of two new buildings to be constructed and developed in Block A Land and Block B Land respectively and a copy of the Project Plan is attached to this Agreement. In the Project Plan the Surplus Land has been bordered in green colour.
- (d) The Developer has exploited maximum available Floor Area Ratio under the Building Rules framed under the KMC Act while preparing the Project Plan.



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- (e) This Project and Project "B" shall be two separate and independent projects with separate premises number and shall not treated as phase of any project.
- (f) The provisions contained in the Real Estate(Regulation and Development) Act, 2016 commonly known as "RERA" is applicable to the Project relating to construction and development of the New Building on the said Land and the Project shall be constructed and developed in compliance with the requirements of RERA and the Rules framed thereunder.
- 7.1. Relying upon mutual representations as stated hereinabove the parties are desirous of entering into a Development Agreement for construction of the New Building on the said Land on the terms hereinafter stated.

Part III : COVENANTS

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

8.0. DEVELOPMENT

- 8.1. The Owner hereby grants exclusive right of development of the said Land unto and in favour of the Developer with the intent and object that the Developer after demolishing the Old Building on the said Land shall construct the New Building thereon in accordance with the Building Plan sanctioned by Kolkata Municipal Corporation and in accordance with the specifications set out in the Fifth Schedule hereunder at its own cost and expenses and in consideration thereof the Developer shall be absolutely entitled to the Developer Allocation.
- 8.2. The Developer shall also be exclusively entitled to the waste and/or debris of the Old Building other than moveable furniture and glass doors etc.
- 8.3. The Owner shall also execute and register a Power of Attorney in favour of the Developer Nominees and authorise the Developer Nominees to appoint architects; to sign Building Plan and all other papers and documents ; and take all steps for obtaining sanction of the Building Plan and to do all acts and deeds for proper construction and development of the New Building on the said Land and also to do bookings and



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execute and register the sale agreements of the Units comprised in the Developer Allocation in favour of the purchasers and/or allottees of such Units. Such power of attorney shall also authorise the Developer Nominees to execute and register Conveyance and/or transfer documents of the Units comprised in the Developer Allocation subsequent to the Possession Date in the name and on behalf of the Owner. The Owner agrees that all acts, done by the Developer, shall be fully binding upon her as if such acts have been done by the Owner personally present. All costs and expenses that may be incurred by the Developer Nominees in execution or performance of any act or deed under the Power of Attorney shall be borne and paid by the Developer and the Owner shall have no liability, financial or otherwise, for the same and the Developer shall keep the Owner saved, indemnified and harmless from or against all such liabilities.

8.4. The Developer, by virtue of the Power of Attorney, shall be at liberty to get the Building Plan signed on behalf of the Owner and take all steps for sanction of the Building Plan.

8.5. The Developer shall keep the Owner informed by e-mail of all significant events relating to sanction of the Building Plan and the construction schedule.

8.6. The Developer shall actively pursue sanction of the Building Plan with the Municipal authorities and promptly deposit all fees and other charges for obtaining sanction of the Building Plan and obtain sanction of the Building Plan within a maximum period of six months from the date hereof.

8.7. If the Developer fails to obtain sanction of the Building Plan within the said period of six months then the Owner after taking into account the steps taken by the Developer for obtaining sanction of the Building Plan may either further extend the period for obtaining sanction of the Building Plan or terminate this Agreement as the Owner may think fit and proper and the Developer shall be bound by such decision of the Owner.

8.8. The Owner shall not be liable for any GST and the entire GST in any way arising out of or relating to the development activities on the said Land, shall be borne and paid by the Developer and the Developer shall keep the Owner saved, indemnified and harmless from or against such liability.

EUROM PROJECTS

V. Sanjeev
(Partner)

EUROM PROJECTS

Chellu
(Partner)



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- 8.9. The Developer after demolishing the Old Building shall complete construction of the New Building and apply for Completion Certificate within twenty-four months from the Development Commencement Date. If the Developer by reason of any Force Majeure circumstances is unable to perform such obligation within the said period of twenty-four months then the Developer shall be entitled to an extension of a further period of six months i.e. altogether thirty months.
- 8.10. If the Developer fails to complete construction of the New Building and apply for Completion Certificate within the said maximum period of thirty months from the Development Commencement Date then the Developer shall be liable and obliged to pay liquidated damages at the rate of Rs.10,000/- (Rupees ten thousand only) per month to the Owner for any delay beyond the said period of thirty months or any part thereof in addition to the rent of Alternate Accommodation. It is clearly agreed and understood by and between the parties that such liquidated damages is just, proper and reasonable compensation to the Owner.
- 8.11. The Developer shall actively pursue its application for Completion Certificate and shall obtain Completion Certificate of this Project within a maximum period of three months from the date of such application. All costs charges and expenses for obtaining Completion Certificate shall be borne and paid by the Developer and the Owner shall have no liability for the same.
- 8.12. Until delivery of possession of the Owner Retained Unit comprised in the Owner's Allocation to the Owner the Developer shall be in possession of the said Land and the development work carried thereon as an agent of the Owner.
- 8.13. The Developer shall construct the New Building in accordance with the sanctioned Building Plan and shall not make any unauthorised or illegal construction or structure in the New Building.
- 8.14. The Developer shall carry out entire electrical work in the New Building in accordance with the requirement of CESC Limited so as to enable CESC Limited to smoothly provide electricity connection to the purchasers of the Units subject to such purchasers complying with the requisite formalities of CESC Limited and furnishing necessary security deposit.



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8.15. The Developer shall obtain an electricity meter in its name for providing electricity to all the Common Areas and Common Facilities in the Building including lift, water pump etc.

9.0. NEW BUILDING

9.1. The New Building shall be constructed in accordance with the sanctioned Plan and the specifications set out in the Fifth Schedule hereunder and the entire costs and expenses for construction of the New Building shall be borne and paid by the Developer and the Owner shall have no liability for the same.

9.2. The New building primarily shall be a residential building with a commercial unit in the first floor and a shop in the ground floor.

9.3. The Developer shall also install a generator of adequate capacity in the open space comprised in the common areas of the Building Premises for running of the lift, water pump, lighting of the common areas and also for providing electricity for lights and fans to the Units comprised in the New Building. The Developer shall be at liberty to claim proportionate reimbursement of all the costs and expenses for installation of such generator from the purchasers and/or allottees of the Units comprised in the Building Premises ; provided however, the Owner shall not be liable to make such proportionate contribution in respect of the Owner Retained Units.

9.4. If upon any increase in the floor area ratio by the Kolkata Municipal Corporation or change in the Building Rules, it is possible to make further construction of habitable area over the roof of the New Building or at any other portion thereof then such new and/or further construction shall be made by the Developer at their own costs and expenses and both the parties shall be equally entitled of such additional built up area and for this purpose the Owner shall make and sign all further building plans and other papers and documents as may be necessary and fully cooperate with the Developer.

9.5. It is the desire of the Owner to name the New Building in the memory of her father and accordingly the New Building to be constructed and developed on the said Land shall always be known as “**RAMKRISHNA RESIDENCES**” and such name shall not be changed without prior written consent of the Owner.



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10.0. CONSIDERATION

10.1. In consideration of the Developer constructing the New Building and performing other duties and obligations as contained herein the Developer shall be absolutely entitled to the Developer Allocation in the New Building together with undivided proportionate share in the said Land and the Common Areas and the Common Facilities and appertaining to the Developer Allocation.

10.2. The Owner shall not be obliged to pay any additional cost on account of water pump and other gadgets and fittings and costs of all such equipments, apparatus and fittings shall be deemed to be included in the cost of construction of the New Building. The Owner shall however be obliged to deposit the security deposit with CESC Limited for obtaining individual electricity meter to the Owner Retained Units comprised in the Owner Allocation as well as the proportionate CESC deposit of the main common meter of the New Building.

11.0. ALLOCATION OF THE PARTIES

11.1. The Owner Allocation shall be 50% (Fifty percent) share in the Total Constructed and/or Developed Area in the New Building comprised in the Apartment, Commercial Area including Shop, Car Parks together with undivided 50% (Fifty percent) share in the said Land and all Common Areas and Common Facilities in the New Building as a part of such allocation the Owner shall be exclusively allotted the entire Fourth Floor.

11.2. The Developer Allocation shall be the remaining 50% (Fifty percent) share in the Total Constructed and/or Developed Area in the New Building comprised in the Apartment, Commercial Area including Shop, Car Parks together with undivided 50% (Fifty percent) share in the said Land and all Common Areas and Common Facilities in the New Building and as a part of such allocation the Developer shall be exclusively allotted the entire second floor.

11.3. The Commercial Area in the New Building including Shop shall be sold by the Developer in consultation with the Owner and the Purchase Consideration thereof shall be shared equally by and between the Owner and the Developer.

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 (Partner)

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- 11.4. Out of the nine covered Car Parks in the New Building the Owner shall be allotted five Car Parks and the Developer shall be allotted the remaining four Car Parks.
- 11.5. The Owner has been allotted 6 (six) Car Parks in the Entire Project comprising of 5 (five) Car Parks in this Project and one Car Park in Project B. Similarly, the Developer has been allotted 6 (six) Car Parks in the Entire Project comprising of 4 (four) Car Parks in this Project and 2 (two) Car Parks in the Project B. Accordingly, it is made clear that allotment of the Car Parkings in the Entire Project stands equalised between the Owner and the Developer in the ratio of 50:50.

12.0 ALTERNATE ACCOMMODATION

- 12.1. The Developer shall provide to the Owner, Alternate Accommodation of one four BHK flat or two two BHK flats ; one car parking; one servant quarter; and one servant toilet within a radius of one kilometer from the said Land. Such flat shall be on the second or the higher floor in the building with lift facility. The entire rent and security deposit of such Alternate Accommodation shall be payable by the Developer and the Owner shall have no liability for the same.
- 12.2. Alternate Accommodation shall be capable of providing comfortable living to the Owner and the rent of such Alternate Accommodation shall not be less than Rs.40,000/- (Forty thousand only) per month. The Developer shall show at least two to three properties to the Owner housing proposed Alternate Accommodation and obtain consent of the Owner for shifting to the selected Alternate Accommodation during execution of the entire Project.
- 12.3. The Developer shall also organize labour and transport for shifting of furniture, fixtures, goods and chattels of the Owner from the Old Building to the Alternate Accommodation and shall bear and pay all costs, charges and expenses of such shifting.
- 12.4. The Owner shall shift to the Owner Retained Unit after the same is fully furnished and the Developer shall also organize, bear and pay all costs, charges and expenses of shifting of furniture, fixtures, goods and chattels of the Owner from the Alternate Accommodation to the Owner Retained Unit.

Pranav

EIKON PROPERTIES

V. Srinivas
(Partner)

EIKON PROPERTIES

Deeba
(Partner)



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12.5. The Developer shall be liable and obliged to pay the rent of the Alternate Accommodation for the period upto the end of the Calendar month of possession Date and for a further period of two months and keep the Owner saved indemnified and harmless from or against such liability.

12.6. The Developer shall continue to pay the rent of the Alternate Accommodation even for the period subsequent to the period stated in clause 12.5 above until completion of shifting of the Owner from the Alternate Accommodation to the Owner Retained Unit and Owner shall be liable and obliged to contemporaneously reimburse to the Developer with such rent of the Alternate Accommodation.

12.7. It is made clear that the provision for Alternate Accommodation is common to both the Projects and the Owner shall be entitled to a single Alternate Accommodation.

13.0. SECURITY DEPOSIT

13.1. On or before the Development Commencement Date the Developer shall deposit with the Owner interest free refundable security deposit of Rs.22,00,000/- (Rupees twenty two lacs only) as security for due performance of all its duties and obligations under this Agreement. The Owner shall hand over vacant possession of the Old Building to the Developer only upon receipt of the security deposit and not prior thereto.

13.2. The Developer shall be at liberty to adjust and/or appropriate the principal amount of the security deposit against Owner share of the Commercial Area comprised in this Project at the First Account Meeting of the parties.

14.0. PROPERTY TAX

14.1. KMC while amalgamating the Gifted Plot and the Inherited Plot had enhanced annual valuation of the said two portions with retrospective effect and had raised a demand of about Rupees five lacs towards Property Tax and the same has been paid by the Developer at the first instance. The parties have agreed that the entire outstanding Property Tax of the Amalgamated Plot for the period upto the Development Commencement Date shall be borne by the parties in equal share and that the Developer shall obtain reimbursement of 50% (Fifty percent) of such Property Tax from

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V. S. Srinivas
(Partner)

EIKON PROPERTIES

Shri D. S. Srinivas
(Partner)



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the Owner. Such reimbursement shall take place at the First Account Meeting of the parties.

14.2. The Developer shall be liable to pay the entire Property Tax of the said Land and/or this Project for the period on and from the Development Commencement Date upto the Possession Date and the Developer shall keep the Owner saved, indemnified and harmless from or against all such liability.

14.3. The Developer shall be liable and responsible to get the New Building assessed to Property Tax by the Assessment Department of KMC and all costs, charges and expenses in this regard shall be borne and paid by the Developer.

15.0. PRE-POSSESSION OBLIGATIONS OF THE OWNER

15.1. The Owner hereby agrees and covenant with the Developer that –

- (a) The Owner shall not cause any interference or hindrance in the construction of the New Building by the Developer.
- (b) The Owner shall not let out, grant, lease, mortgage and/or charge or encumber the said Land or any part or portion thereof without the consent in writing of the Developer during the period of construction.
- (c) The Owner upon receipt of possession of the Alternative Accommodation shall permit the Developer, its architect, contractors, engineers, workmen uninterrupted access to the said Land to enable the Developer to complete construction of the New Building.

15.2. The Owner further agrees:

- (a) To sign and execute all necessary plans, papers, undertakings, affidavits, documents, declarations, agreements and deeds which may be required for sanction of the Plan and construction of the New Building; and
- (b) To co-operate with the Developer during construction of the New Building;

16.0. PRE-POSSESSION OBLIGATIONS OF THE DEVELOPER

16.1. The Developer hereby agrees and covenants with the Owner that –

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V. Srinivas
(Partner)

EIKON PROPERTIES

N. Chaitanya
(Partner)



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- (a) The Developer shall not transfer and/or assign its rights, benefits, duties and obligations under this agreement save and except sale or transfer of the units comprised in the Developer Allocation without prior written consent of the Owner.
- (b) The Developer shall construct the New Building in accordance with the sanctioned Building Plan and shall not violate and contravene the KMC Act or the Building Rules.
- (c) The Developer shall not do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owner Allocation in the New Building.
- 16.2. The Developer agrees to keep the Owner saved, indemnified and harmless from or against any claim or action that may be made or raised by any third party in any matter relating to or arising out of construction of the New Building or discharge of performance of any duty or obligation of the Developer under this agreement.
- 16.3. The Developer shall be liable and responsible for all accidents, breakdowns or any other loss or damage that may arise or be caused at the time of construction of the New Building and the Owner shall have no liability for the same. The Developer shall keep the Owner absolutely saved, indemnified and harmless from or against any penalty, liability, claim or consequences that may arise therefrom.
- 16.4. The Developer shall be at liberty to dig deep tubewell with permission of the KMC and erect other temporary structures in the said Land as may be required or necessary for construction of the New Building.
- 17.0. **MUTUAL COVENANTS**
- 17.1. During construction of the New Building the Owner shall be at liberty to enter upon and inspect the nature, quality and progress of construction and the Owner shall also be at liberty to bring to the notice of the Developer any defect or deficiency in quality, workmanship or delay in construction of the New Building.



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(Partner)



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17.2. The Developer shall give due weight and consideration to all such grievances of the Owner and rectify and remedy the same in the best possible manner.

17.3. Immediately after completion of construction of the Owner Retained Unit the Developer shall give possession of the Owner Retained Unit to the Owner for fit out purpose so as to enable the Owner to commence and carry out interior decoration work in the Owner Retained Unit. Such possession shall not be considered or deemed to be Possession under Article 18.0.

17.4. Upon the Owner obtaining possession of the Owner' Allocation both the parties shall be at liberty to enjoy their respective allocations without any interference or disturbance from the other party and the parties shall be at liberty to deal with or dispose of their respective allocations in the manner as they may think fit and proper and without reference to the other party.

17.5. If the Developer sells any part or portion of the areas comprised in the Developer Allocation, the Developer shall be at liberty to nominate such person and/or purchaser as the person entitled to undivided proportionate share in the Land and the Owner shall be liable and obliged to convey and transfer such undivided proportionate share in favour of such person and/or purchaser. In the alternative, the Developer by exercising its rights under the Power of Attorney may cause the Developer Nominees to execute such sale deed and/or transfer document in the name and on behalf of the Owner as her constituted attorney but only after handing over peaceful possession of the Owner Allocation to the Owner.

17.6. The Owner shall be at liberty to sell any part or portion of the areas comprised in the Owner' Allocation prior to completion of construction of the New Building. In the event the Owner in exercise of such right sell any part or portion of the areas comprised in her allocation prior to completion of construction of the New Building and desire any minor modification in lay-out of such areas then the Developer shall carry out such minor modification provided the same are consistent with the structural design of the New Building.



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- 17.7. The Developer in consultation with the Owner shall frame a Scheme for management, administration and enjoyment of all Common Areas, Common Facilities and common services in the New Building.
- 17.8. Nothing contained in this agreement shall be deemed to be a partnership between the Owner on one hand and the Developer on the other hand.
- 17.9. The original title deeds of the said Land and recited hereinabove shall remain in the custody of the Owner so long the Owner holds any Unit in the entire Project and the Owner shall keep the same in safe, sound and unobliterated condition and covenants to produce such original title deeds as and when required by the Developer or any other co-owner or co-owners of the Units in the Project.
- 17.10. Upon formation of the Association, the Developer shall hand over original sanctioned Building Plan to the Association.
- 17.11. The Owner shall not be liable for any Income Tax, GST or any other taxes in respect of the Developer's Allocation which shall be the absolute liability of the Developer.
- 18.0. POSSESSION**
- 18.1. Immediately upon completion of construction of the New Building, the Developer shall apply for Completion Certificate of the New Building before the municipal authorities and shall also give a notice of such application to the Owner.
- 18.2. Upon receipt of such notice, the Owner shall have a right to inspect the areas comprised in the Owner Allocation and satisfy herself with the quality and workmanship of the area comprised in the Owner Allocation. If no dispute is raised by the Owner within fifteen days from the date of receipt of such notice then the Owner shall be deemed to be fully satisfied with the quality and workmanship of the area comprised in the Owner Allocation.
- 18.3. If the Owner raise any reasonable dispute with regard to the quality or workmanship of the area comprised in the Owner' Allocation then the same shall be



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forthwith mutually and amicably settled and in case such dispute is not mutually settled then the Owner shall take possession of the Owner' Allocation subject to such claim and/or dispute.

18.4. The Developer shall send a photo copy of the Completion Certificate to the Owner and give a Possession Notice the Owner calling upon the Owner to take possession of the Owner' Allocation within a period of fifteen days from the date of receipt of the Possession notice and the Owner shall be obliged to take possession of the Owner Allocation within the said period of fifteen days and in default the Owner shall be deemed to be in possession of the Owner' Allocation immediately upon expiry of the said period of fifteen days and the date on which the Owner takes actual possession of the Owner allocation or the deemed date of such possession is herein referred to as the "Possession Date".

18.5. The Owner shall be liable and obliged to pay proportionate municipal tax in respect of the areas comprised in the Owner' Allocation from the Possession Date.

18.6. Notwithstanding anything contained herein the Developer shall not deliver physical possession of any part or portion of the Developer Allocation to its buyers/purchasers before the Possession Date.

19.0. VESTING OF DEVELOPER ALLOCATION

19.1. Between the Development Commencement Date and the Possession Date the Developer shall be in possession of the said Land and the New Building constructed thereon as an agent of the Owner and shall have a lien over all development work carried out in this Project. On the Possession Date the Developer shall cease to be the agent of the Owner and shall have no lien over the Owner Allocation or any part or portion thereof and shall be beneficially entitled to the entire Developer Allocation.

19.2. On the Possession Date, the clauses in the Power of Attorney authorising the Developer to execute sale deeds of the Units comprised in the Developer Allocation shall become effective and the Developer by virtue of such authority under the Power of Attorney shall be at liberty to execute and register the sale deeds and/or transfer

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documents of the Units comprised in the Developer Allocation either in its own favour or in favour of its assigns in the name and on behalf of the Owner.

20.0. OWNER RETAINED UNITS AND SALE OF OWNER SALEABLE UNITS AND ACCOUNTS

- 20.1. Subsequent to disposal of application for construction of Additional Floor in the Project "B" the Owner shall take a final decision with regard to retention of such Units which the Owner requires for her own use and occupation and such Units herein are referred to as "the Owner Retained Units". The Units allotted to the Owner over and above the Owner Retained Units are herein referred to as the "Owner Saleable Units".
- 20.2. The Developer in consultation with the Owner shall sell the Owner Saleable Units. Since GST would be required to be paid by the purchasers of the Units, the Developer shall receive the entire purchase consideration in its name as an agent and on behalf of the Owner.
- 20.3. The Developer in consultation with the Owner shall also sell the entire Commercial Area including Shop in the New Building. The Developer shall receive the entire Purchase Consideration in its name in course of sale of the Commercial Area including the Shop in the New Building. The Developer shall receive 50% (Fifty percent) of such purchase consideration as an agent and on behalf of the Owner.
- 20.4. The Developer shall make over Owner Share of the Purchase Consideration or any part or portion thereof to the Owner as and when received from the purchasers of the Units referred to in Articles 20.2 and 20.3 hereinabove and in any event within seven days from the date of such receipt. In default, the Developer shall be liable to pay interest on the unpaid amount at the rate of 12% per annum from the date of receipt of such amount upto the date of payment to the Owner.
- 20.5. The Developer shall furnish to the Owner weekly accounts of all transactions referred to in Articles 20.2 and 20.3 hereinabove and the parties shall periodically meet for settlement of such accounts and such meeting of the parties is herein referred to as "the Account Meeting".



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- 20.6. The Developer shall also receive the entire Miscellaneous Receipts payable by the purchasers of the Units referred to in Articles 20.2 and 20.3 hereinabove.
- 20.7. The Developer shall open a separate Bank Account in its own name for maintenance of the Building (hereinafter referred to as "Maintenance Bank Account") and shall transfer the security deposits and maintenance charges received from the purchasers of the Units in the Maintenance Bank Account.
- 20.8. Notwithstanding anything stated hereinabove the Owner in her sole and absolute discretion shall be at liberty to terminate the authority given to the Developer to sell the Owner Saleable Units at any time and upon such termination the Developer shall not deal with the Owner Sealable Units any further. The Owner shall however, be bound by all acts ad deals of the Developer as her agent upto such termination.

21.0. MAINTENANCE AND FORMATION OF ASSOCIATION

- 21.1. Immediately after sale of all the Units in the Building the Developer shall be obliged to form an Association of the Apartment Owners in terms of the West Bengal Apartment Ownership Act, 1972 (hereinafter referred to as "the Apartment Act"). All costs and expenses in connection with formation of such Association shall be borne and paid by the Developer.
- 21.2. The Developer shall manage and maintain all Common Areas and Common Facilities in the Building until formation of the Association.
- 21.3. The purchasers of the Commercial Area including Shop in the Building shall also be admitted as members of the Association.
- 21.4. The Developer in consultation with the owners and/or occupiers of the New Building shall frame a scheme for management and maintenance of the Common Areas and Common Facilities in the Building and the owners and occupiers of the Building shall abide by such scheme.
- 21.5. The Developer in consultation with the owners of the Units comprised in the Building shall fix the rate of monthly maintenance charges. The owners of the Units shall be liable to pay their share of maintenance charges within the due date and in default would be liable to pay interest at such rate as may be fixed by the Developer in



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consultation with the owners of the Units in the Building. The Owner as the owner of the Retained Units in the Building shall also be liable to pay maintenance charges.

21.6. The Developer shall deposit maintenance charges received from the owners of the Units in the Maintenance Bank Account and incur all maintenance expenses from such Maintenance Bank Account.

21.7. Upon formation of the Association the Developer shall transfer entire credit balance lying in the Maintenance Bank Account to the Bank Account of the Association.

21.8. The Developer shall keep proper accounts relating to maintenance of the Building and furnish quarterly accounts to the owners of the Units in the Building.

21.9. The owners of the Units in the Building shall have a right to inspect the records and accounts of such maintenance activity of the Developer

22.0. BREACHES

22.1. If due to any act on the part of the Developer the construction and completion of the New Building is delayed then the Owner shall be entitled to specific performance of this Agreement and claim damages in addition thereto.

22.2. In case the Owner commits any breach of this Agreement, the Developer shall be at liberty to initiate proceedings against the Owner either for specific performance of this Agreement or terminate and rescind this Agreement and in that event the Developer shall also be entitled to appropriate compensation after taking into account of all costs and expenses incurred by the Developer and interest thereon.

23.0 SURPLUS LAND

23.1. Land measuring 513 square feet more or less is physically found to be in excess of total area of the Amalgamated Plot and does not form part of the Block A or the Block B being the said Land.

23.2. The Surplus Land measuring 513 square feet shall be used and utilised by the Owner as car park for parking of motor cars, two wheelers etc. The Developer at its costs and expenses shall construct an overhead shed over the Surplus Land for protection of the parked Cars.



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23.3. The Owner shall have perpetual right to use and enjoy three meter wide driveway and comprised in the Building Premises of the Project "B" for movement of cars to and from the municipal road to the Surplus Land.

23.4. Neither the Developer nor its assigns nor any purchaser of any Apartment or Commercial Area in the Building Premises of the Project "B" shall have any right, interest or authority whatsoever in the Surplus Land or any part or portion thereof.

24.0. RESOLUTION OF DISPUTES

24.1. All disputes between the parties and in any way arising out of or relating to development or construction of the entire Project on the Amalgamated Land or in any way relating to Allocation of the Parties shall be resolved initially through mutual consultation and/or discussion between the parties. If the parties are unable to mutually resolve such disputes within ten days from the date of occurrence then such disputes shall be referred to an arbitral tribunal comprising of three arbitrators ; one to be nominated and appointed by each party and the third and/or presiding arbitrator shall be appointed by two arbitrators so appointed.

24.2. The arbitral tribunal shall have summary power to adjudicate and decide the reference and for that purpose the arbitral tribunal shall be at liberty to adopt such procedure as may be appropriate for expeditious disposal of the reference. Such arbitration shall be conducted in accordance with the provisions contained in the Arbitration and Conciliation Act, 1996 and the arbitration sittings shall be held in Kolkata only.

24.3. The Courts having territorial jurisdiction over the said Land shall have exclusive jurisdiction in relation to such arbitration proceeding and all other matters in any way arising out of or relating to this Agreement.

25.0. MISCELLANEOUS

25.1. All notices required to be given by the Developer to the Owner shall be given by the Developer to the Owner **SMT. RILA MUKHERJEE.**



EIKON PROPERTIES



(Partner)

EIKON PROPERTIES



(Partner)



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25.2. Unless otherwise stated in writing, the addresses for service of the notices upon the parties are as under:-

- (a) **OWNER**
SMT. RILA MUKHERJEE
At the Alternate Accommodation
- (b) **DEVELOPER**
EIKON PROPERTIES
14 Mandeville Gardens, Kolkata 700019.

22.3. Unless otherwise agreed, the notices shall be given to the parties by sending the same by speed post or registered mail and a scanned copy thereof should be sent by e-mail –

- (i) to the Owner at e-mail ID : rila.mukherjee@gmail.com
to the Developer at e-mail ID : sandipsinha64@hotmail.com

THE FIRST SCHEDULE ABOVE REFERRED TO
PART - I
(Description of 1960 Plot purchased by Mukherjees)

ALL THAT pieces or parcels of land measuring 18 cottahas 15 chittacks and 25 square feet more or less and lying and situated in village Shibpur, Touji no. 151, formerly Police Station Sadar Tollygunge in the District of 24-Parganas, West Bengal and subsequently numbered as premises no. 119 Netaji Subhas Chandra Bose Road, Police Station Regent Park, Kolkata-700 040 and in Ward no.097 of the Kolkata Municipal Corporation.

PART - II
(Description of the First Sold Plot sold by Mukherjees in the year 1961)

ALL THAT pieces or parcels of land measuring 6 cottahas 2 chittacks and 23 square feet more or less and being the western portion of 1960 Plot described in Part I hereinabove.

PART - III
(Description of the Second Sold Plot sold by Ram Krishna Mukherjee in the year 2009)

Ram

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Ramkrishna (Partner)
Rila (Partner)



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ALL THAT pieces or parcels of land measuring 3 cottahs 4 chittacks more or less and being south-eastern portion of 1960 Plot described in Part I hereinabove

PART - IV

(Description of the Gifted Plot gifted by Mukherjees to the Land Owner)

ALL THAT pieces or parcels of land measuring 2 cottahs 2 chittacks and 20 square feet and being south-west corner of 1960 Plot described in Part I hereinabove and being a portion of premises no.119 Netaji Subhas Chandra Bose Road, Tollygunge, Kolkata, and subsequently renumbered as premises no. 17/3A Manik Bandopadhyay Sarani, P S Regent Park, Kolkata-700040 and comprised in Ward no.097 of the Kolkata Municipal Corporation.

PART - V

(Description of the Inherited Plot inherited by the Owner)

ALL THAT pieces or parcels of land measuring 7 cottahs 5 chittacks and 27 square feet more or less being a portion of 1960 Plot and subsequently renumbered and known as premises no. 17/3 Manik Bandopadhyay Sarani, Kolkata-700040 Police Station Regent Park and comprised in Ward no. 097 of the Kolkata Municipal Corporation.

PART - VI

(Description of the Surplus Land)

ALL THAT pieces or parcels of land measuring 513 sqft more or less being the difference between the actual area of the Gifted Land and the Inherited Land upon physical measurement and the area of the Gifted Land stated in Part IV and Inherited Land stated in Part V hereinabove and forming part of the premises no.17/3 Manik Bandopadhyay Sarani, Kolkata-700040 P S Regent Park and comprised in Ward no.097 of the Kolkata Municipal Corporation.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Land and the existing structures)

ALL THAT piece and parcel of land measuring 6 cottahs 12 chittacks and 19 sq. ft together with a fifty years old two storeyed building having built up area of 1798.5 sq. feet on each floor having total built up are of 3597 sq. feet with cemented flooring and being premises No. 17/3 Manick Bandopadhyay Sarani (formerly Moore Avenue) Kolkata-700040, Police Station, Regent Park, Ward no. 097 in the limits of the Kolkata



EIKON PROPERTIES



(Partner)

EIKON PROPERTIES



(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 4 SEP 2025

Municipal Corporation and held as Assessee no. 210970800761 and butted and bounded as follows :

ON THE NORTH: By the premises no. 119, N.S.C Bose Road

ON THE SOUTH: By 40 feet wide Manick Bandopadhyay Sarani

ON THE EAST: Partly by the premises no. 17/3/1 Manick Bandopadhyay Sarani and partly by the Surplus Land of the Owner in the premises no. 17/3 Manick Bandopadhyay Sarani

ON THE WEST: By the premises no. 17/2 Moore Avenue.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO
(Description of Common Areas)

The common areas of the New Building shall comprise of the following :-

- A. New Building
- (a) Ground level : Main lobby, common maintenance room, common toilet, generator room, security guard room, electric meter room and other space for common facilities.
- (b) At floors : Floor lobby, staircase, lift well.
- (c) Roof.
- (d) Lift machine room, Lift well, and the Lift.
- B. Open Area.

Main gate, driveway, open space on all sides of the New Building but does not include any covered or open car parking space or the Surplus Land.

THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

PART I

Barney

EIKON PROPERTIES

W. S. Sarani
(Partner)

EIKON PROPERTIES

W. S. Sarani
(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.G.S. ALIPORE
- 4 SEP 2025

(OWNER ALLOCATION)

Subject to the covenants stated in Article 11.0 relating to Allocation of the Parties, the Owner Allocation is as under :

- a) Entire Fourth Floor
- b) 50% of the Total Apartment Area in the Third Floor.
- c) 50% of the Total Commercial Area in the First Floor.
- d) 50% of the Shop Area in Ground Floor.
- e) Five Car Parks.

Together with an undivided 50% (fifty percent) share in the said Land and Common Areas and Common Facilities.

PART II
(DEVELOPER ALLOCATION)

Subject to the covenants stated in Article 11.0 relating to Allocation of the Parties, the Developer Allocation is as under :

- a) Entire Second Floor.
- b) 50% of the Total Apartment Area in the Third Floor
- c) 50% of the Total Commercial Area in the First Floor.
- d) 50% of the Shop Area in Ground Floor.
- e) Four Car Parks.

Together with an undivided 50% (fifty percent) share in the said Land and Common Areas and Common Facilities.

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO
(Construction Specification of the New Building)

- (1) The elevation, design and decoration, of the New Building will be carried out by the Developer in consultation with the OWNER.
- (2) The Specification and quality of the construction and the building material shall be as under :

1. Soil investigation, bearing capacity, type of structure

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EIKON PROPERTIES

EIKON PROPERTIES

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(Partner)

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(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 4 SEP 2025

To determine the nature and bearing capacity of the soil investigation will be carried out. The type of foundation will be arrived at from bearing capacity obtained from the field and laboratory tests. The Building will have a R.C.C frame structure.

2. STRUCTURE:

- **a) Sub-structure**
- i) RCC (1:1½: 3) foundation over brick flat soling with Ultratech / Ambuja / Lafarge (for casting and foundation) or similar cement, coarse river sand and stone chips as per structural details
- ii) External / load bearing walls of thickness as specified in the sanctioned plan using first class bricks in cement mortar ratio (1:6)
- iii) RCC columns (1:1½: 3) as per sanctioned plan using cement, sand and stone chips.
- iv) Tempcore processed mild steel, preferably of ISI BRANDS make should be used for reinforcement.
- **b) Superstructure**
- i) RCC columns (1:1½ :3) external walls (minimum 10") made of first-class bricks in cement mortar ratio (1:6), RCC beams, slabs, staircases, lintels. chhajjas. etc (1:1½: 3) using cement, sand and stone chips.
- ii) 5" partition walls should be as per sanctioned plan using first class bricks and 3" partition walls should be constructed using cement-mortar ratio of 1:4.
- iii) Thickness of roof slab casting - 110 mm or more as per structural details
- Outside plaster: Outside plaster should be 12mm thick.
- Inside plaster should be 19mm thick.


3. FLOORING

- a) Vitrified tiles 2' x 2' on all floors including kitchen, toilet and verandah or toilet can be provided with 1' x 1' antiskid tiles.
- **Staircase: Marble**
- Floor outside the buildings and up to the plot boundary will be of crazy Mosaic/ tiles/paver block.

4. GRILLS

- MS Window grills and stair railings (aluminum) of approved design and painted wooden handrails.



EIKON PROPERTIES

 (Partner)

EIKON PROPERTIES

 (Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 4 SEP 2025

5. PLUMBING AND SANITARY WORK

- a) **General:** All materials of standard quality, branded and BIS approved, where applicable
- b) **Toilets:** The WCs should be of western style (all white colour fittings).
- Each Toilet shall be provided with one shower line, one tap under the shower, one tap near commode or WC and one tap at basin. Hot and cold-water line with basin mixer, and shower mixer should be provided to all toilet. Each Toilet should have accessories like basin, commode, etc of a white colour shade, matching with that of the toilet floor.
 - c) **Kitchen:** Kitchens will be provided with 1 stainless steel sink fitted with a bib-cock and 1 bib-cock below the sink unit for washing purpose(Jaguar make or similar). Black GRANITE platform on 3" brick partition wall/ Black stone.
 - 6" x 8" glazed tiles up to 2'-6" height from cooking platform.
 - one water tap for washing utensils under the sink.

6. ELECTRICAL MATERIAL

- All materials provided shall conform to BIS specifications. All complete concealed copper wiring should be of Finolex or Havel make. All switches, plugs and sockets (5 & 15 A) will be of Crabtree modular type or similar type. MCB shall be of Standard / Anchor make. Switches, sockets & plug tops shall be of Crabtree / Modular switches make. TV socket and telephone jack (2-pin socket) should be provided in all rooms.
- **Bed Rooms:** 2light points, 1 fan point, 1 A/c point. 2 Nos. 5A plug points.(A.C POINTS in All THREE or TWO BEDROOMS)
- **Dining spaces:** 2 light points, 1 fan point, 2 plug points (1 No. 5 A & 1 No.15 A), One A.C. Point
- **Kitchens:**2 light points and 1 exhaust fan point and 3 plug points (1 No. 5A &2Nos. 15 A)
- **Toilets:** 1 No. 15A, 1 No. 5A. 2 light points, 1 exhaust fan point.
- **Staircases:** 1 light point (through double-throw switch) in each landing.
- **Verandahs:** 1 light point, 1 fan point and 1 no. 5A socket point.
- **Garage:** light points in the garage space 5A plug point.



EIKON PROPERTIES



(Partner)

EIKON PROPERTIES



(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 4 SEP 2025

- Adequate main gate lamps should be provided and lighting arrangements in all corners of the buildings.
- Provision for calling bells/intercom points with handsets for each flat. One calling bell point in the caretaker's room in the ground floor shall be provided if possible. C.C. T.V will be provided.
- The Building would have adequate earthing facility.

7. PAINTS

- **Plaster of Paris/putty:** Plaster of Paris/wall putty shall be done in all bed rooms, drawing and dining spaces, toilets, kitchens, verandahs and staircases.
- **External paints:** Cement based paint (Snowcem or similar brand) shall be the primer coating and external acrylic paint shall be the finish paint.
- **Synthetic paints:** 2 coats of synthetic enamel paint (ICI, Berger, Asian paints or similar brand) with 1 coat of primer for wood.

8. WOODWORK

- Door frames: 4" x 2 ½ "Sal wood frames.
- Window panels: Sliding aluminium windows (anodized) and 4 mm clear glass.
- Door panels: Single panel phenol bonded exterior grade factory-made commercial flush door, 35 mm thick, wooden stopper including teak polish for main entrance door to each flat. Each door will have door stopper, buffer, 1 no. tower bolt (brass) and handle.
- Roof: roof treatment shall be provided in the newly constructed buildings.

9. MISCELLANEOUS

- Toilets: All toilet walls will be provided with antiskid tiles of upto lintel height.
- Lofts: There should be adequate racks/lofts in each convenient location including kitchen, in addition to whatever has been shown in the sanctioned plan.
- Parapet: 5" thick high, brick wall with 10" brick pillars and all columns.
- Underground reservoir: As per sanctioned plan.
- RCC bottom slab at roof.
- Boundary wall.



EIKON PROPERTIES



(Partner)

EIKON PROPERTIES



(Partner)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 4 SEP 2025

10. **LIFTS:** Lift of the Building will be provided with all the accessories including power supply and illumination and would be of 4/5 passenger base module collapsible door type of ADAMS or LASER brand.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day, month and year above written.

SIGNED AND DELIVERED by the
withinnamed Owner at Kolkata


SMT. RILA MUKHERJEE

EIKON PROPERTIES

SIGNED AND DELIVERED on behalf of
Ekon Properties the withinnamed
Developer by its two partners at Kolkata


(Partner)

CHANDRA SEKHAR BANERJEE

EIKON PROPERTIES



SANDIP SINHA (Partner)

Witnesses to Both :-

1. Signature

Name

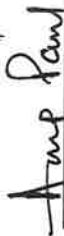
Address


CHANDRASEKHAR SAMY,
8177 VSA, Sanyal Colony,
Kolkata-700047

2. Signature

Name

Address


ARUP PAUL
151/21, Bosepukur Road
Kolkata - 700039















Drafted by P.K. Jhunjhunwala, Advocate
Enrolment no. WB/102/77
7C, K.S. Roy Road,
Kolkata -- 700 001



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 4 SEP 2025

SPECIMEN FOR PHOTOGRAPH AND TEN FINGERPRINTS

Sl. No.	Photograph of Owner	Signature of Executant Presentant	PARTY : OWNER (PAN NO. AEUPM5097H) NAME : SMT. RILA MUKHERJEE									
												

































































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DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 4 SEP 2025

SPECIMEN FOR PHOTOGRAPH AND TEN FINGERPRINTS

Sl. No.		Photograph of represented partner no.1	Signature of Executant Presentant																															
				<p>PARTY : DEVELOPER (PAN NO. AAEFE1656N)</p> <p>NAME : EIKON PROPERTIES represented by its partners Sri Chandra Sekhar Banerjee</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 16.6%; text-align: center;">Little</td> <td style="width: 16.6%; text-align: center;">Ring</td> <td style="width: 16.6%; text-align: center;">Middle</td> <td style="width: 16.6%; text-align: center;">Fore</td> <td style="width: 16.6%; text-align: center;">Thumb</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> <tr> <td colspan="5" style="text-align: center;">Left Hand</td> </tr> <tr> <td style="text-align: center;">Thumb</td> <td style="text-align: center;">Fore</td> <td style="text-align: center;">Middle</td> <td style="text-align: center;">Ring</td> <td style="text-align: center;">Little</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> <tr> <td colspan="5" style="text-align: center;">Right Hand</td> </tr> </table>	Little	Ring	Middle	Fore	Thumb						Left Hand					Thumb	Fore	Middle	Ring	Little						Right Hand				
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Sl. No.		Photograph of represented partner no.2	Signature of Executant Presentant																															
				<p>PARTY : DEVELOPER (PAN NO. AAEFE1656N)</p> <p>NAME : EIKON PROPERTIES represented by its partners Sri Sandip Sinha</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 16.6%; text-align: center;">Little</td> <td style="width: 16.6%; text-align: center;">Ring</td> <td style="width: 16.6%; text-align: center;">Middle</td> <td style="width: 16.6%; text-align: center;">Fore</td> <td style="width: 16.6%; text-align: center;">Thumb</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> <tr> <td colspan="5" style="text-align: center;">Left Hand</td> </tr> <tr> <td style="text-align: center;">Thumb</td> <td style="text-align: center;">Fore</td> <td style="text-align: center;">Middle</td> <td style="text-align: center;">Ring</td> <td style="text-align: center;">Little</td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> <tr> <td colspan="5" style="text-align: center;">Right Hand</td> </tr> </table>	Little	Ring	Middle	Fore	Thumb						Left Hand					Thumb	Fore	Middle	Ring	Little						Right Hand				
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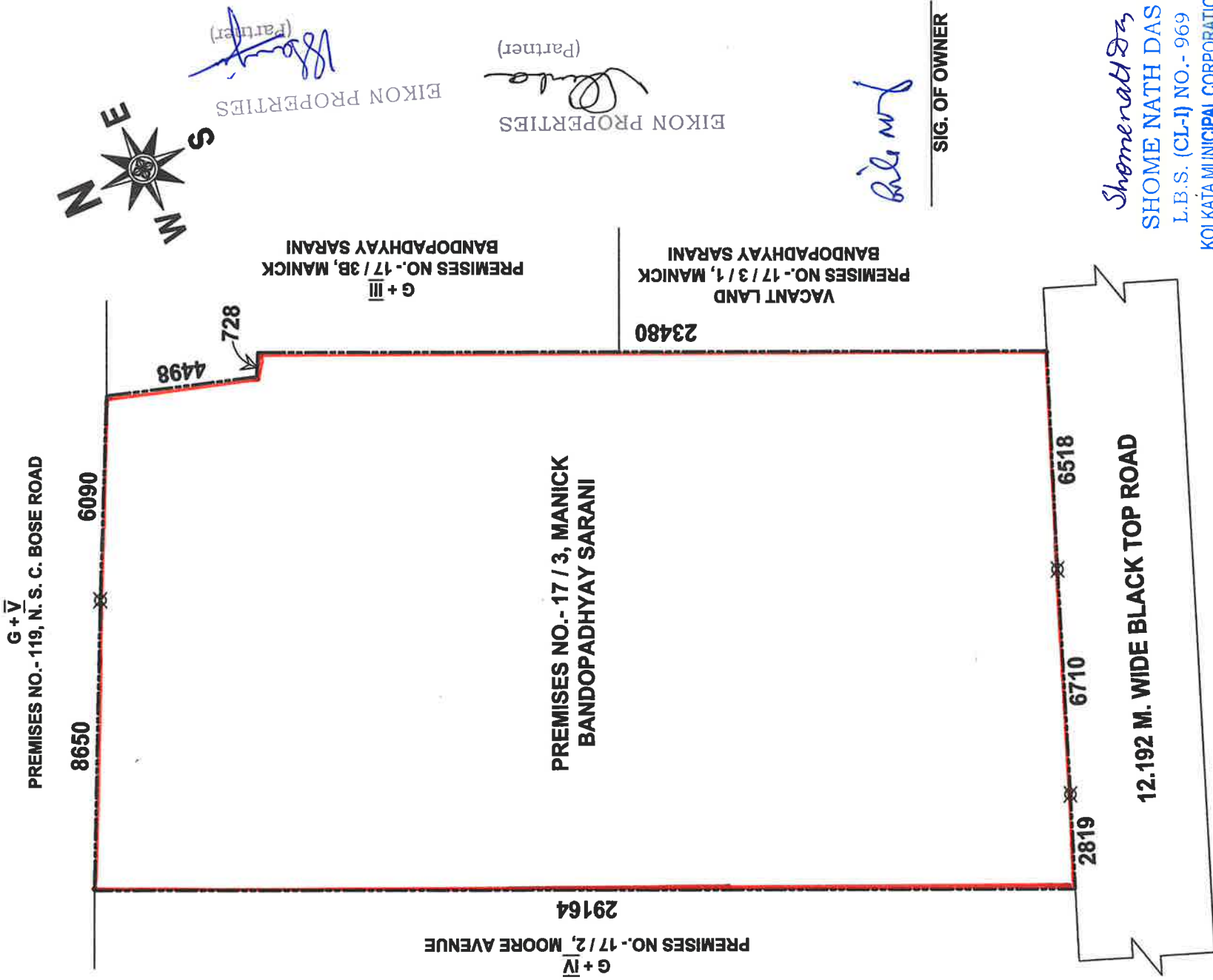


DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIFORE
- 4 SEP 2025

SITE PLAN FOR BOUNDARY DECLARATION OF PREMISES NO.- 17 / 3, MANICK BANDOPADHYAY SARANI, WARD NO.- 97, BOROUGH - X, P.S.- REGENT PARK, KOLKATA - 700040, UNDER THE KOLKATA MUNICIPAL CORPORATION

REF.:-

1. ALL DIMENSIONS ARE IN MILLIMETRE UNLESS OTHERWISE MENTIONED.
2. ASSESSEE NO.- 210970800761.
3. LAND AREA = 06 K. - 12 CH. - 19 SFT / 453.270 SQM [MORE / LESS] IS DELINEATED BY RED BORDER.



(Partner)
EIKON PROPERTIES

(Partner)
EIKON PROPERTIES

Signature

SIG. OF OWNER

Shomenath Das
SHOME NATH DAS
L.B.S. (CL-I) NO.- 969
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF L.B.S.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
- 4 SEP 2025



सत्यमेव जयते



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তথ্যিকভুক্তির আই ডি / Enrollment No.: 1040/19652/02483

To
রীতা সিনহা
Rita Sinha
16/2/ S BALLYGUNGE STATION ROAD
Ballygunge S.O
Ballygunge
Kolkata
West Bengal 700019
21497982
21497982
MN214979821FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9003 5266 2915

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



রীতা সিনহা

Rita Sinha

পিতা : তরুন কান্তি রায়

Father : TARUN KANTI ROY

জন্ম সাল / Year of Birth : 1968

মহিলা / Female



9003 5266 2915

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-17075/2025	Date of Registration	04/09/2025
Query No / Year	1603-2002271509/2025	Office where deed is registered	
Query Date	07/08/2025 2:41:53 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RITA SINHA 16/2/S, BALLYGUNGE STATION ROAD, KOLKATA, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 8017899058, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,04,55,549/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,040/- (Article:48(g))	Rs. 632/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 17/3, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		6 Katha 12 Chatak 19 Sq Ft	1/-	1,86,35,073/-	Width of Approach Road: 45 Ft.,
Grand Total :					11.181Dec	1 /-	186,35,073 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3597 Sq Ft.	1/-	18,20,476/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 1798.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1798.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3597 sq ft	1 /-	18,20,476 /-	



Land Lord Details :




Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print
1	<p>Mrs Rila Mukherjee Wife of Late Ranajit Banerjee Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office</p>		
		04/09/2025	04/09/2025
	<p>17/3 Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India,Date of Birth:XX-XX-1XX7 , PAN No.:: aexxxxxx7h,Aadhaar No: 91xxxxxxxx6505, Status :Individual, Executed by: Self, Date of Execution: 04/09/2025 , Admitted by: Self, Date of Admission: 04/09/2025 ,Place : Office</p>		

Developer Details :

Name,Address,Photo,Finger print and Signature	
SI No	Name
1	<p>EIKON PROPERTIES 14 Mandeville Gardens, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX3 , PAN No.:: aaxxxxxx6n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print
1	<p>Mr Sandip Sinha (Presentant) Son of Late S S Sinha Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office</p>		
		Sep 4 2025 11:23AM	04/09/2025
	<p>16/2/s Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: alxxxxx6g, Aadhaar No: 51xxxxxxxx5559 Status : Representative, Representative of : EIKON PROPERTIES (as PARTNER)</p>		

Name	Photo	Finger Print	Signature
Mr CHANDRA SEKHAR BANERJEE Son of Late D D BANERJEE Date of Execution - 04/09/2025, , Admitted by: Self, Date of Admission: 04/09/2025, Place of Admission of Execution: Office	 Sep 4 2025 11:22AM	 Captured LTI 04/09/2025	 04/09/2025
14, MANDEVILLE GARDENS, Flat No: 2B, 2ND FLOOR, City:- , P.O:- BALLYGUNE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ADxxxxx7P, Aadhaar No: 97xxxxxxx3133 Status : Representative, Representative of : EIKON PROPERTIES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs RITA SINHA Wife of Mr Sandip Sinha 16/2/s Ballygunge Station Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	 04/09/2025	 Captured 04/09/2025	 04/09/2025
Identifier Of Mrs Rila Mukherjee, Mr Sandip Sinha, Mr CHANDRA SEKHAR BANERJEE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Rila Mukherjee	EIKON PROPERTIES-11.181 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs Rila Mukherjee	EIKON PROPERTIES-3597.00000000 Sq Ft

Endorsement For Deed Number : I - 160317075 / 2025

On 04-09-2025

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

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

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

Presented for registration at 10:53 hrs on 04-09-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sandip Sinha ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,04,55,549/-

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

Execution is admitted on 04/09/2025 by Mrs Rila Mukherjee, Wife of Late Ranajit Banerjee, 17/3 Moore Avenue, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person

Indetified by Mrs RITA SINHA, , , Wife of Mr Sandip Sinha, 16/2/s Ballygunge Station Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-09-2025 by Mr Sandip Sinha, PARTNER, EIKON PROPERTIES (Partnership Firm), 14 Mandeville Gardens, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mrs RITA SINHA, , , Wife of Mr Sandip Sinha, 16/2/s Ballygunge Station Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Advocate
Execution is admitted on 04-09-2025 by Mr CHANDRA SEKHAR BANERJEE, PARTNER, EIKON PROPERTIES (Partnership Firm), 14 Mandeville Gardens, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mrs RITA SINHA, , , Wife of Mr Sandip Sinha, 16/2/s Ballygunge Station Road, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2025 1:59PM with Govt. Ref. No: 192025260248723228 on 03-09-2025, Amount Rs: 600/-, Bank: SBI EPay (SBlePay), Ref. No. 1015899826215 on 03-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 20.00/-, by online = Rs 40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 46356, Amount: Rs.20.00/-, Date of Purchase: 12/08/2025, Vendor name: A Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2025 1:59PM with Govt. Ref. No: 192025260248723228 on 03-09-2025, Amount Rs: 40,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1015899826215 on 03-09-2025, Head of Account 0030-02-103-003-02



Debashish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2025, Page from 462845 to 462891
being No 160317075 for the year 2025.



Debasish Dhar

Digitally signed by Debasish Dhar
Date: 2025.09.11 17:45:51 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.