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पश्चिम बंगाल WEST BENGAL

N 031860

It is hereby declared that this Document is admitted to
 registration. The Signature Sheet and the
 Stamp is attached to this document
 as a part of this Document.

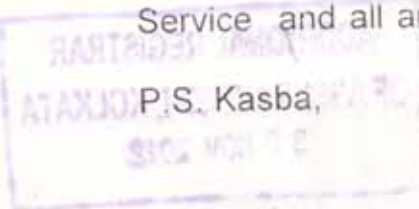
Additional Registrar
 of Assurances-I, Kolkata

30.11.12

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 30th day of
 November, Two Thousand Twelve BETWEEN (1) SMT. RAMA
 SHIL wife of Late Gopal Shil, by faith – Hindu, by Occupation-
 House Wife, (2) SRI SOURAV SHIL son of Late Gopal Shil, by
 faith – Hindu, by Occupation- Business AND (3) SRI SOUMEN
 SHIL son of Late Gopal Shil, by faith – Hindu, by Occupation-
 Service and all are residing at Premises No. 116, K.N.Sen Road,

P.S. Kasba,



582 18/11/11 10.11.11
Date.....
Name.....
Address.....
VENDOR: MAMATA, UDIN GAZI
ALIPORE JUDGES' COURT
KOLKATA-700027

Signature of Vendor

Sukanta Sana.
S/o - Arun Kumar Sana.
Sonarpur
P.S. Sonarpur.
my hr (S)
Professional
→



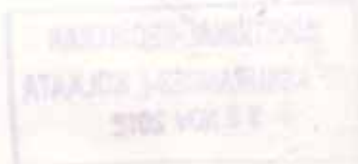
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 NOV 2012

Kolkata -700042 hereinafter called the **OWNERS** (which expression shall unless excluded by deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART** :

A N D

G.P.CONSTRUCTION, a Partnership Firm represented by its two Partners namely **(1) SRI PRAKASH CHANDRA RAI and SRI SANJIB KUMAR RAI** both son of Late Ganga Dayal Rai, by faith Hindu, by Profession - Business and residing at Premises No.69, Tiljala Road, P.S. Tiljala, Kolkata - 700 039, and having its office at 69, Tiljala Road, P.S. Tiljala, Kolkata-700039, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART** :

AND WHEREAS by a registered Deed of Conveyance dated 14th day of July, 1983 and registered in the Office of the Registrar of Assurance Calcutta and recorded in Book No.I, Volume No.231, Pages 67 to 78, Being No.6829 for the year 1983, (1) Sri Nirmal Chandra Mandal, (2) Sri Shyamal Chandra Mandal, (3) Amal Chandra Mandal, (4) Malay Chandra Mandal (5) Srimati Protiva Sundari Mandal and (6) Srimati Dipty Roy as lawful joint owners



sold, transferred and conveyed all that the landed property or properties measuring about 1.42 Acres equivalent to 85 Cottahs 14 Chittacks 25.2 Sq.ft. under C.S.Dag No.229, 244, 245, 246, under C.S.Khatian No.134, In Mouza – Bondel, J.L.No.16, Touzi No.1298/2833, Holding Nos. 17 & 18 under Division – V, Sub-Division – M, P.S. Kasba within the limits of Kolkata Municipal Corporation under Ward No.67, being known as Premises No.3, Girindra Sekhar Bose Road, Kolkata – 700 039 unto and in favour of the Purchaser (1) Sri Gopal Shil, (the predecessor in interest of the Party One Part / Owners herein) (2) Sri Govinda Shil, (3) Sri Ratan Shil, and (4) Smt. Anima Dutt.

AND WHEREAS by way of the aforesaid purchase the said purchasers Sri Gopal Shil and three others above named became the absolute joint owners in respect of the aforesaid purchased property or properties and have been in exclusive khas possession over the aforesaid property.

AND WHEREAS one of the co-owner above named Sri Gopal Shil filed a suit for partition for division of his joint property by mates and bounds before the Ld. 5th. Court of Civil Judge (Senior Division) at Alipore against the other co-owners. The said suit was numbered as T.S.NO.122 of 2006 and subsequently the said suit was decreed on compromise on 23rd day of March, 2009.



AND WHEREAS on the basis of the said compromise the plaintiff Sri Gopal Sil in his allotment as absolutely acquired 21 Cottahs 4 Chittacks of land out of which land measuring 13 Cottahs comprised in Plot – A, and 1 Cottah comprised in Plot – A1, and 7 Cottahs 4 Chittacks comprised in Plot – A2, and which was duly depicted in RED border line in the Annexed Partition Map annexed with the compromise petition.

AND WHEREAS the said Gopal Shil was absolutely seized and possessed of and or in exclusive possession in respect of the aforesaid landed property measuring more or less 13 Cottahs appertaining to C.S.Dag No.244, 245 & 246 under C.S.Khatian No.134 in Mouza – Bondel, J.L.No.16, Touzi No. 1298/2833, P.S. Kasba which is part of Premises No. 3L, Dr. Girindra Sekhar Bose Road, Kolkata – 700 039 within the limits of Kolkata Municipal Corporation under Ward No.67. And the said property after mutation separately known and numbered as 3L/1, Dr. Girindra Sekhar Bose Road, Kolkata – 700 039 within the limits of Kolkata Municipal Corporation under Ward No.67. and which is more fully demarcated in all sides in the annexed Map or Plan

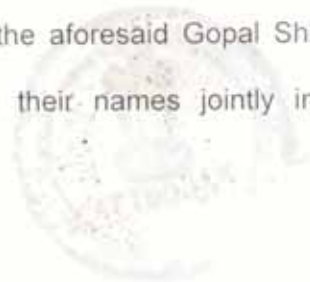
AND WHEREAS the said Gopal Shil had got absolute right title and interest over the said demarcated plot of land measuring more or

less 13 Cottahs. And description of the said property is more fully written hereunder in Schedule 'A' and together with right of easement for user of adjacent common passages and paths admeasuring 65' X 20' as shown in the annexed map or plan.

AND WHEREAS for the purpose of development of the said property the said Gopal Shil the predecessor in interest of the present Owners appointed G.P.Construction, (the party of the other part herein) as Developer to Develop the said property and made one formal Agreement for Development and had received a sum of Rs.9,50,000/= (Nine Lac Fifty Thousand) Only as adjustable advance from the said appointed Developer and the terms and condition of the said Agreement were duly described thereat in the said Development Agreement.

AND WHEREAS The said Gopal Shil died intestate on 16th. Day of July, 2012 leaving behind his wife **SMT.RAMA SHIL** and two sons namely **SRI SOURAV SHIL** and **SRI SOUMEN SHIL** as his legal heirs and successors and those who are the party of the **One Part** herein.

AND WHEREAS after the death of the aforesaid Gopal Shil the present owners have duly mutated their names jointly in the



records of the Kolkata Municipal Corporation in respect of the Schedule-A mentioned property written herein under.

AND WHEREAS on negotiation between the parties, the Owners do hereby appoint and allow the Developer herein, to develop the said property written hereunder on the schedule 'A', on the terms and condition hereinafter contained :-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO the following terms and conditions :-

ARTICLE – I

(Definitions)

1. **OWNERS** : Shall mean the said **SMT.RAMA SHIL, SRI SOURAV SHIL** and **SRI SOUMEN SHIL**, residing at 116, K.N.Sen Road, P.S Kasba, Kolkata:- 700 042.
2. **DEVELOPER** : Shall mean "G.P.Construction" represented by its Partners namely Sri Prakash Chandra Rai and Sri Sanjib Kumar Rai having its office at 2B/1, Bedia Danga First Lane, P.S. Kasba, Kolkata – 700 039.



3. **TITLE DEEDS** : Shall mean all the documents of title relating to the said premises which shall be handed over in attested copies to the Developer at the time of execution of this Agreement. The Owners will be bound to produce all documents in original as and when it will be necessary from time to time for necessary inspection of the concerned authority and/or Developer or to the intending buyer or buyers at the cost of the Developer.
4. **PREMISES/LAND** : Shall mean ALL THAT the piece or parcel of a demarcated land measuring more or less 13 Cottahs under C.S.Dag Nos.244,245 and 246 under C.S.Khatian No.134 in Mouza – Bondel,J.L.No.16 and which is within the limits of Kolkata Municipal Corporation under Ward No.67 and being Premises No.3L/1, Dr.Girindra Sekhar Bose Road, Kolkata-700 039.
5. **BUILDING** : Shall mean multistoried building or buildings to be constructed on the said premises as per sanction plan to be sanctioned by the Kolkata Municipal Corporation. and any further floor/floors to be sanctioned by the said Kolkata Municipal Corporation.

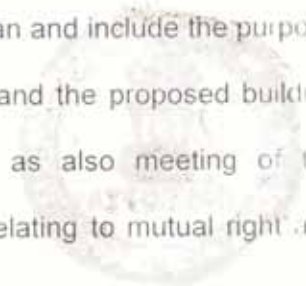
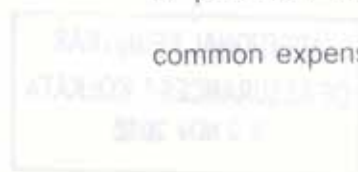


6. **OWNERS' ALLOCATION** : Shall mean 38% sanctioned covered area out of total sanction covered area including Car Parking Space in the Ground Floor together with undivided proportionate share of land and which shall be delivered in complete habitable condition with all fittings and fixtures to the owners after completion of the building in all respect and which is more fully written hereunder in the Schedule 'B' and the said portion are delineated in annexed Proposed Plan marked by Red Colour border.
7. **DEVELOPER'S ALLOCATION** : Shall mean rest 62% sanctioned covered area including Car Parking Space in the Ground Floor out of total sanction covered area and together with Proportionate undivided Share of the land which to be transferred by the Owners in favor of the Developer or in the name of the Nominee or Nominees, Assignee or Assignees of the Developer by way of instruments and at the cost of the transferees. And the Developer's Allocation is more fully written hereunder in the Schedule 'C' and marked by Green line border in the annexed Proposed Plan.
8. **COMMON FACILITIES & AMENITIES** : Shall include corridors, hall ways, stair ways, passage way, drive ways, common lavatories, pump space, , underground, water



reservoir, overhead water tank, lift, lift landing on all floors, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building/s and land there under or mutually agreed upon by the Owner/s of units/flats/floors/spaces which mentioned in the Schedule 'D' hereunder.

9. **SALEABLE SPACE** : Shall mean units/floors/flats/car parking spaces in the building/s available for independent use and occupation after making due provisions for common facilities and the space required thereof.
10. **CAR PARKING SPACES:** Shall mean the spaces on the Ground Floor of the proposed Residential Multistored Building or Buildings and also the open space at the Ground Level in the remaining land capable of being used for Car Parking small or medium motor cars therein or thereat.
11. **COMMON EXPENSES** : Shall mean and include the purpose of maintaining the said premises and the proposed building in particular the common parts as also meeting of the common expenses and matters relating to mutual right and



obligations of the Developer, the Owners and their nominee or nominees including the intending Purchaser/s and the common use and enjoyment thereof, which is mentioned in the Schedule – 'E'.

12. **THE ARCHITECT** : Shall mean the Architect/Engineer to be appointed exclusively by the Developer for the purpose of designing, making the building plan or plans for the purpose of sanction or approval from the authority of the Kolkata Municipal Corporation.
13. **BUILT UP AREA** : Shall mean and include the covered area of the Flat, external and internal walls and columns, stairs and Lift landing area as specified in the Plan sanctioned by the Kolkata Municipal Corporation.
14. **TRANSFEROR** : Shall mean the Owners and the Developer who intend to sell the units/floors/flats/car parking spaces allotted to them respectively, to the intending buyer/buyers together with undivided proportionate share of the land and right to use the common space in multistoried building or buildings.

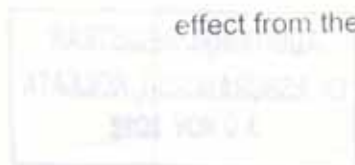


15. **TRANSFeree** : Shall mean the person, firm, limited Company or an Association or persons to whom units/floors/flats/car parking spaces/ in the proposed multistoried building or buildings shall be transferred.
16. **TRANSFER** : Shall mean with its grammatical variation shall include transfer by possession and by any other means adopted for effecting legally transfer of multi-storied building/s to the Purchaser or Purchasers thereof.
17. **NOTICE** : Shall mean and include all notices to be served hereunder by either of the parties to the other and which shall be deemed to have been served on the 4th day from the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
18. **SINGULAR** : Shall mean plural and vice versa, masculine shall include feminine and vice versa.

ARTICLE – II

(Commencement)

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



ARTICLE – III

(Owners Right & Representation)

1. The Owners hereto absolutely seized and possessed of the landed property above stated and also written hereunder in Schedule 'A' and previously being known as part of Premises No.3L, Dr. Girindra Sekhar Bose Road, P.S.Kasba Kolkata – 700 039 within the limits of Kolkata Municipal Corporation under the Ward No.6 / And the said property after mutation has been separately known and numbered as Premises No.3L/1, Dr. Girindra Sekhar Bose Road, P.S.Kasba Kolkata – 700 039
2. Save and except the Owners nobody else have any right, title, interest, claim and demand whatsoever or howsoever in respect of the aforesaid property and the said property is free from all encumbrances and attachments.
3. That the Owners' Predecessor in interest Gopal Shil during his life time had obtained Land Ceiling clearance from the Competent Authority for approval of building or buildings Plans from the Kolkata Municipal Corporation.



4. That the Owners have not entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said premises prior to execution of this agreement. This Agreement is irrevocable.
5. That the said premises are not subject to any notice or acquisition or requisition.

ARTICLE – IV

(Developer's Rights)

1. The Owners hereby grant exclusive right to the Developer to develop the said premises by way of constructing new building or buildings thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties thereto.
2. That the Developer shall pay and bear all expenses towards sanction plan, building material, lawyer, fees and all construction charges of the new building or buildings and to complete it in all respects and to make it perfectly habitable at their own costs or at the cost of the intending Purchaser or Purchasers including architect fees charges expenses;



required to be paid or deposited for the purpose of development of the said premises.

3. It is made clear that save and except the share of the Owners in the proposed building as mentioned in Schedule 'B' written hereunder all other units/floors/flats/car parking spaces will be the property of the Developer herein and if the Developer so desires, it could be disposed of by it to the prospective buyer or buyers at any consideration or price at the sole discretion of the Developer.
4. The Developer shall construct the building upon the said premises after demolishing the existing building/shed of the Owners and the Owners shall take all the debris of the building/shed and to sell it according to their own discretion and the Developer shall not claim any amount from the Owners for the same.
5. The Developer shall have the liberty or right to appoint any Engineer or Architect for the purpose of preparing or designing plan or plans of the building upon the said premises and obtain the required sanction from the competent authority and construct such building/s upon the



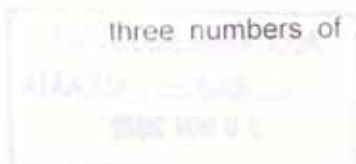
said premises as per plan or plans and the Owners shall sign on the said building plan and other applications and petitions and affidavits for the purpose of obtaining sanction of the same

6. That after obtaining approval of building plan or plans from the Kolkata Municipal Corporation the parties herein shall execute and / or make one **Supplementary Agreement** by and between themselves for specific allotment of Units/Flats and Car Parking Spaces in the proposed new building or buildings which to be decided amicably to avoid all future problems if required.

ARTICLE – V

(Consideration)

1. The Developer shall pay to the Owners the sum of Rs.16,00,000/= (Rupees Sixteen Lacs) Only as an adjustable advance as it was agreed earlier before execution of this Development Agreement and on the basis of the said understanding, the Developer had paid the sum of Rs.9,50,000/= (Rupees Nine Lac Fifty Thousand) Only to the Predecessor in interest of the present Owners namely the aforesaid Gopal Shil by three numbers of A/C Payee Cheques Vide Cheque No.768601



dtd. 31.10.2009 drawn on Syndicate Bank, Branch-Sunny Park, Kolkata for Rs.3,00,000/= (Rupees Three Lac) Only, Cheque No.768602 dtd. 07.12.2009 drawn on Syndicate Bank, Branch-Sunny Park, Kolkata for Rs.5,00,000/= (Rupees Five Lac) Only and Cheque No.768603 dtd. 26.07.2011 drawn on Syndicate Bank, Branch-Sunny Park, Kolkata for Rs.1,50,000/= (Rupees One Lac Fifty Thousand) Only out of the total aforesaid agreed adjustable sum and the present Owners herein who are legal heirs of the said deceased do hereby admit, acknowledge and confirm the same and further it has agreed upon by and between the parties herein that the Developer shall pay the rest balance sum out of the aforesaid adjustable advance i.e Rs.6,50,000/= (Rupees Six Lac Fifty Thousand) Only to the owners herein on the date of delivery of possession in full vacant condition of the Schedule 'A' property to the Developer after obtaining approval of building or buildings plan from the Kolkata Municipal Corporation.

2. In consideration of the Agreement, the Owners have agreed to grant exclusive right of development of the said premises to the Developer and who agrees and/or undertakes to provide, deliver and allot the Owners' Allocation to the Owners which are more fully and particularly mentioned in the Schedule-'B' hereunder



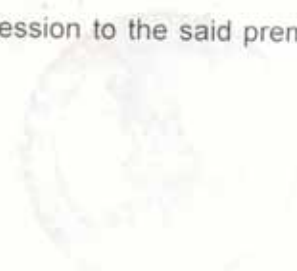
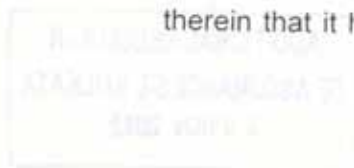
written, while Developer shall have their separate allocation as per Schedule – C'.

3. It is mutually agreed by and in between the parties herein that after completion of the proposed new multistoried building or buildings and before handing over the possession as per ratio mentioned herein be measured in presence of both the parties and if there be any differences, then the excess area will be adjusted and calculated at the rate Rs.1500/= (Rupees One Thousand Five Hundred) Only per sq.ft. and the said excess calculated amount to be given by the Owners to the Developer only or vise versa, before the delivery of possession

ARTICLE – VI

(Completion of Building & Possession)

1. The Owners shall make over possession of the said premises within 7 days from the date of obtaining sanction plan from the Kolkata Municipal Corporation to the Developer in terms of this Agreement.
2. The Developer after obtaining possession of the said premises from the Owners shall issue a Certificate indicating therein that it has obtained possession to the said premises



from the Owners in terms of this Agreement and for the purpose mentioned herein.

3. The Developer shall complete the proposed new building or buildings in all respect within four years from the date of Commencement Letter submitted by the Developer to the Kolkata Municipal Corporation and shall hand over the Owners' Allocation to the Owners within the aforesaid period subject to refund of entire adjustable advance to the Developer only without interest.

ARTICLE – VII

(Procedure)

1. The Owners shall grant and/or execute and register General Power of Attorney in favor of the Developer for the purpose for obtaining sanction plan from the Kolkata Municipal Corporation and to execute necessary documents, affidavits and Agreement for Sale, Deed of Conveyance in respect of the undivided share of the land relating to the Developer's Allocation only and other related works in favour of the intending Purchaser or Purchasers etc. of the said premises. It has been further agreed by and between the parties that the Power of Attorney given in favour of the Developer shall

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remain valid and legally enforceable in spite of the fact that any Supplementary Development Agreement which is part and parcel of this Agreement for Development to these presents may be entered into in future.

2. The Developer shall hand over certified copy of the sanctioned Architectural Plan and Structural Plan to the Owners for construction of the building.
3. This Agreement For Development and Power of Attorney shall be valid till sale transaction be completed in all respects of Developer own allocation by way of instruments through the Owners

ARTICLE – VIII

(Dealings of spaces in the building)

1. The Developer shall on completion of the building at first put the Owners in possession of the Owners' allocation together with the rights, in common to the common facilities and amenities to be enjoyed proportionately with other intending Buyer or Buyers/Owner/s of the units/floors/flats/car parking spaces, subject to refund of adjustable advance to the Developer only.

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2. The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation in the building without any sort of objection or restriction from the Developer on thier own accord subject to refund of adjustable advance to the Developer only.
3. The Developer being the party of the Second Part shall be at liberty with exclusive right and authority to negotiate for sale of units/ flats/floors/car parking spaces together with proportionate share of land excluding the space provided under Owners' allocation, as mentioned herein before, of the said proposed building/s on the said premises with any prospective buyer/s on or before or in course of the construction work of the said building/s at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer/s as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developer and the Owners herein will have no right and share and will not be entitled to any portion thereof.

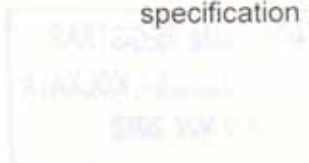


4. The Developer shall be entitled to enter into agreement for sale or transfer in respect of Developer's allocation on the basis of the General Power of Attorney and entitled to sign all necessary documents on behalf of the Owners. However those dealings shall not in any manner fastens or creates any financial and legal liability upon the Owners.
5. The Developer shall execute the Deed of Conveyance or Conveyances in favour of the intending Purchaser or Purchasers of the Developer's Allocation of the building on behalf of the Owners, save and except the Owners' allocation, on the strength of the Registered General Power of Attorney and the costs of conveyance or conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending Purchaser or Purchasers thereof.

ARTICLE – IX

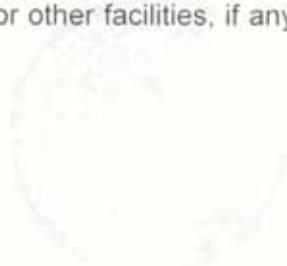
(BUILDINGS)

1. The Developer shall at its own costs construct erect and complete the building/s at the said premises in accordance with the sanctioned plan with such materials and with such specification as are mentioned in the Schedule – 'F' hereunder



written and as may be recommended by the Architect from time to time.

2. Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are into inferior to the standard as mentioned in the Kolkata Municipal Corporation Building Laws.
3. The Developer shall install and erect standard new pump set, water storage tanks, overhead reservoirs, lifts, electric wiring fittings and other facilities as are required to be provided in a building/s having self-contain units/floors/flats/car parking spaces at the Developer's own costs and constructed for sale of units/floors/flats/car parking spaces herein on Ownership basis and as mutually agreed.
4. The Developer shall be authorized in the name of the Owners in so far as in necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, all types of steels, bricks other building materials and accessories allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, drainage sewerage and/or other facilities, if any available



to the new building and other inputs and facilities required for the construction of enjoyment of the building.

5. The Developer shall at its own costs and expenses and without any financial or other liability to the Owners, construct and complete the said proposed building in its various units/floors/flats/car parking spaces therein in accordance with the sanctioned building plan.
6. All costs, charges and expenses including architect's fees shall be discharged and paid by the Developer and the owners will have no responsibility in this context to the Architect.

ARTICLE – X

(Common Facilities)

1. The Developer shall pay and bear all property taxes and other dues and out goings in respect of the building accruing due and as and from the date of starting of the construction of the building/s or from the date of commencement letter submitted by the Developer till completion of the building.
2. As soon as the building is completed, the Developer shall give written notice to the Owners requiring the Owners to



take possession of the Owners' allocation in the building. Then after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties dues and other public out goings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the 'Owners' allocations, the said rates to be apportioned prorate with reference to the saleable space in the building if any are levied on the building as a whole.

3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses, and proceedings, whatsoever directly or indirectly instituted against or suffered by or paid by either or them as the case may be consequent upon a default by Owners or the Developer in this behalf.
4. Any transfer or any part of the Owners' Allocation of the new building/s shall be subject to the other provisions hereof and



the respective transferee shall have to be responsible in respect of the space transferred, to pay the said rates and service charges for the common facilities in accordance with law.

5. If any one fails to pay maintenance charges in respect of his particular area in that event he should pay interest @ 12% per annum on the defaulted amount.
7. Owners shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said buildings as per approved plan/s.
8. Both the Developer and Owners herein shall enjoy their respective allocations/portions in the said building under their respective allocations/ portions in the said building under their occupation forever with absolute right or alienation, transfer, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.



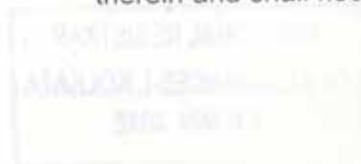
ARTICLE – XI**(Common Restriction)**

The Owners' allocation in the proposed building/s shall be subject to the same restrictions and use as is applicable to the Developer's allocation in the building/s intended for common benefits of all occupiers of the building/s which shall include the follows :-

1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
3. Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof to any person unless :-

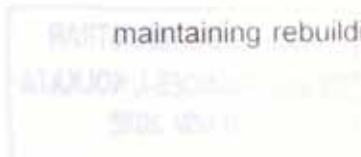


- a) Such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed.
 - b) The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area of each of their respective possession.
4. Both parties, shall strictly abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the said laws, bye laws, rules and regulations.
5. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building/s or any other spaces or accommodation therein and shall keep the other or them and/or the occupiers



of the building/s indemnified from the against the consequence of any breach.

6. Neither party shall do or cause or permit to be done any act or thing which may render void and viable any insurance of the building or any part thereof and shall keep the other occupiers of the said building/s harmless and indemnified from and against the consequences of any breach.
7. No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building/s and no hindrance shall be cause in any manner in the free movement of users in the corridors and other places of common use in the building.
8. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building/s or in the compounds, corridors or any other portion of portions of the building.
9. Either of the parties shall permit other's agents with or without workmen and others at all reasonable times to enter into any upon the each party's allocation and each party thereof for the purpose of maintenance or repairing maintaining rebuilding cleaning lighting and keeping in order



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

ARTICLE – XII

(Owner's Obligations)

1. The Owners herein after mutating their names, have been paying taxes and other Public dues payable in respect of their Schedule "A" property to the Kolkata Municipal Corporation.
2. The Owners doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said premises by the Developer. If any unreasonable interference or hindrance is caused by the Owners or his agents servants representatives causing hindrance or impediments to such construction the Owners will be liable for damages.
4. The Owners doth hereby covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of

ARTICLE XII
OWNER'S OBLIGATIONS
PAGE 10/14



the Developer's allocated portion in the building at the said premises in favour of the intending buyer/s of units/ floors/flats spaces/ shops in the said building. The Owners further give undertaking for and on behalf of there agents, servants, representatives for similar act there own liability and responsibility.

5. The Owners do hereby agreed and covenant with the Developer not to let out, grant, lease mortgage and/or charge or part with possession of the said premises or any portion thereof before the construction is completed without the consent in writing of the Developer on and from the date of execution of this Agreement.
6. The Owners herein will have no right, authority and power to terminate and/or determine this agreement within the stipulated period of construction and sale of the said building. It is recorded herein that the completion period of the proposed building shall be only four years from the date of issue of commencement letter by the Developer to the Kolkata Municipal Corporation. If the Developer fails to complete of the said proposed buildings within four years in that event the said time shall be extended for the period of 6(Six) months more.



7. The Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises/lands or any portion thereof at any time during the subsistence of this Agreement.
8. The Owners hereto without being influenced or provoked by anybody to hereby categorically avoid that as the Developer start the construction of the said proposed building exclusively at its own costs arrangement and risk in as much as without having an financial participation and/or involvement on the part of the Owners hereto, the Owners henceforth for all times to come shall not raise any claim and/or press for any extra benefits and/or amount in terms of the General Power of Attorney although otherwise mentioned in thereof and the Developer shall be at liberty to receive any amount from any Purchaser or Purchasers in its own name and to appropriate the said sale proceeds of the units/ floors/flats/ car parking spaces/ of the building/s of its allocation at its sole discretion without having any attachment and/or share thereon of the Owners hereto.



ARTICLE – XIII

(Developer's Obligations)

1. The Developer doth hereby agrees and covenants with the Owners to complete the construction of the building within four years from the date of issue of commencement letter by the Developer to the Kolkata Municipal Corporation of the said Premises. The grace period of completing the construction is 6 (Six) months more.
2. The Developer hereby agrees and covenants with the owners not do any act deed or things whereby the Owners will be prevented from enjoying selling assigning and/or disposing of any of the Owners' allocation in the building/s at the said premises.
3. The Developer doth hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement or any portion thereof to any party or parties without the consent prior in writing of the Owners, except the Developer's own allocation.
4. The Developer hereby agrees and covenants with the Owners not to part with possession of the Owners' allocation



or any portion thereof to any third party as agreed upon but the Developer may deliver or part with possession of its own allocated portion to any one, may enter into agreement with party or parties for transfer of any part of its allocated portion in the building to be erected upon the said premises.

5. The Developer hereby agrees and covenants with the Owners not to violate or contravenes any of the provisions of rules applicable to the construction of the said building/s.
6. The Developer hereby agrees and covenants with the Owners that the Developer shall procure the completion certificate from Kolkata Municipal Corporation before delivery of Owners' Allocation
7. Time and Payment is the essence of this Present Agreement For Development

ARTICLE – XIV

(Owner Indemnity)

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the Owners provided the Developer's perform and fulfill all the terms and

conditions herein contained and/or in its part to be observed and performed.

ARTICLE – XV

(Developer's Indemnity)

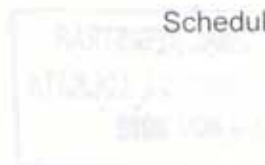
1. The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of the any sort of act or accident or omission or commission of the Developer in relation to the making of construction of the said building and the Developer shall also be fully responsible if the proposed construction falls down due to inferiority of the materials and other patent defects thereto.
2. The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

ARTICLE – XVI**(Miscellaneous)**

1. The Owners and the Developer have entered into the Agreement purely as a contract on basis of This **Joint Venture Agreement** and under any circumstances this shall not be treated as partnership and/or Associations or persons in between the Owners and the Developer.
2. Immediately after possession of premises, be given by the Owners the Developer shall be entitled to start construction of the said building at the said premises in accordance with the sanctioned building plan issued by the Kolkata Municipal Corporation.
3. The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same the keep the Owners indemnified against all actions suits proceedings costs charges and expenses in respect thereof.
4. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building

and/or common parts hereof, the Owners hereby agree to abide by all the rules and regulations to be framed by any society/association/ holding/ organization and/or any other organization who will be in charge of such management of the affairs of the building and/or common parts thereof and hereby give their consent to abide by such rules and regulations it is made clear that the Owners of the respective units shall maintain the said building, after the handover possession to the prospective buyers by the Developer.

5. The name of the building shall be SHIVA as agreed by parties hereto.
6. As and from the date of completion of the building the Developer and/or its transferees and the owners and/or there transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes and maintenance charges payable in respect of their respective spaces.
7. The proposed building to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the Schedule "E" hereunder written.



ARTICLE – XVII
(FORCE MAJEURE)

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the **"Force Majeure"** and shall be suspended from the obligation during the duration of the **"Force Majeure"**.
2. **"Force Majeure"** shall mean, flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto.

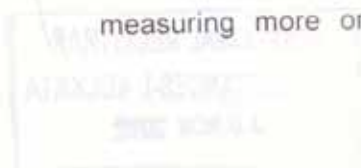
ARTICLE – XVIII
(Jurisdiction)

The Courts (Civil & Criminal) shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

SCHEDULE 'A' ABOVE REFERRED TO :

(Description of the landed property)

ALL THAT the piece or parcel of a demarcated plot of land measuring more or less 13 Cottahs appertaining to Mouza –



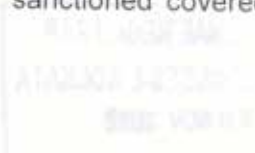
Bondel, J.L.No.16, Touzi No.1298/2833, under C.S.Khatian NO.134, within C.S.Dag Nos. 244, 245 & 246, which is delineated in the Annexed Map by Blue Colour border and the said property is situated within the limits of Kolkata Municipal Corporation under the Ward No.67 and being previously known as part of premises No. 3L, Dr. Girinder Sekhar Bose Road, P.S. Kasba, Kolkata – 700 039. and after mutation by the Predecessor of the Owners said Property of the Owners' have been separately assessed and known and numbered as premises No. 3L/1, Dr. Girinder Sekhar Bose Road, P.S. Kasba, Kolkata – 700 039. And the said property is butted and bounded by :-

ON THE NORTH : Common Passage admeasuring 65' X 20'
 ON THE SOUTH : Land of Hara Krishna Mahatab
 ON THE EAST : Plot of Nupur Shihl admeasuring 21 Cottahs
 4Chitaks :
 ON THE WEST : 14/1,Bedia Danga 1st.Lane Kolkata-700 039

THE SCHEDULE 'B' ABOVE REFERRED TO :

(Owners' Allocation)

On completion of the proposed building/s in all habitable respect by the Developer at their own cost and expenses, the Developer shall absolutely allocate and deliver equivalent to 38% of the total sanctioned covered area including Car Parking Space out of the



total sanctioned covered area together with all easements rights, facilities and amenities annexed to the proposed building along with undivided impartible proportionate share of the land underneath as categorically mentioned under Schedule "A".

1.In Block A = Entire 2nd. Floor, Flat No.A-3 and A-4

2.In Block B = Ground Floor 3 Nos. Car Parking Spaces

3.In Block B = Entire 3rd.Floor, Flat No.B-5 and B-6

4.In Block B = Entire 4th.Floor, Flat No.B-7 and B-8

And the said Owners' allocated portions are delineated in annexed Proposed Plan by Red colour border.

THE SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation)

Excluding the Owners' Allocation, the Developers are entitled to get the remaining portion of the building/s i.e. 62% out of the total sanctioned covered area, as to be constructed as per sanction plan of the Kolkata Municipal Corporation upon the land mentioned in the Schedule 'A' and together with undivided impartible proportionate share of the land including common facilities and amenities available to the said building.

1.In Block A = Entire Ground Floor 4 Nos. Car Parking Spaces

2.In Block A = Entire 1st. Floor, Flat No. A-1 and A-2

3.In Block A = Entire 3RD.Floor, Flat No.A-5 and A-6

4. In Block A = Entire 4TH. Floor, Flat No. A-7 and A-8

5. In Block B = Ground Floor 1 No. Car Parking Space

6. In Block B = Entire 1ST. Floor, Flat No. B-1 and B-2

7. In Block B = Entire 2ND. Floor, Flat No. B-3 and B-4

And the said Developer allocated portions are delineated in annexed Proposed Plan by Green colour border

THE SCHEDULE 'D' ABOVE REFERRED TO

(Common Areas/Portions)

1. Entrance and exits to the said premises and the proposed building.
2. Boundary walls and main gate of the said premises and proposed building.
3. Roof top of the proposed building/s.
4. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any units/ floors/flats/spaces/shops and/or exclusively for its use).
5. Space underneath the stairs of the ground floor where meters will be installed and electrical wiring and other fittings, (excluding only those as are to be installed within the exclusive area of any units/ floors/flats/spaces/shops and/or exclusively for its use).



6. Staircase and staircase landings, lobbies on all the floors, entrance lobby, darwans' room.
7. Water supply system water pump and motor, water reservoir together with all common plumbing installations for carriage of water (save only those as are to be exclusively within and for the use of any units/ floors/flats/spaces/shops) in the said building.
8. Lift well with lift, machine room with all concerned accessories.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and space in or about the said Premises and the said Building as are necessary for passage and user of the flats/units in common by the co-owners.
10. Land underneath of the proposed building.
11. Common bath cum privy in the ground floor of the proposed building.
12. Drive way and common passage with in the compound.

THE SCHEDULE 'E' ABOVE REFERRED TO

(Common Expenses)

On completion of the building, Owners/Executor, the Developer and their nominees including the intending Purchasers shall regularly and punctually pay proportionate share of the common expenses as fully described herein below :-

- a) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting the common portions of the said Building including the outer and external walls of the said Building;
- b) The salary of all persons employed for the common purposes including security personnel, sweepers, etc.;
- c) All charges and deposits for supplies of common utilities to the co-owners in common;
- d) Municipal Tax, water tax and other levies in respect of the said Premises and the proposed Building save those separately assessed on the Purchasers;
- e) Costs of formation and operating the Association;
- f) Costs of running, maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any;
- g) Electricity charges for the electricity energy consumed for the operation of common services;
- h) All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the co-owners in common.



THE SCHEDULE "F" ABOVE REFERRED TO

WORK SCHEDULE/SPECIFICATION

<u>Sl.No.</u>	<u>Item</u>	<u>Description</u>
01	R.C.C.FRAME WORK STRUCTURE	Concrete Mix of M20 Grade
02	BRICK WORK	All exterior brick work and walls around the lift wall shall be 8" thick & all internal walls shall be 3"/5" thick erected in Cement Mortar Ratio of (1:5) except the staircase interior walls and separating walls between tenements will be 5" thick. Bricks shall be of 1 st class grade
04	PLASTER	All external plaster shall be 3/4" thick average and all internal plaster shall be of 1/2" thick average of cement mortar ratio being 1:5.

<u>Sl.No.</u>	<u>Item</u>	<u>Description</u>
05	DOORS	a) Main entrance shall have flush door and hung on 3 nos. of settle hinges on Sal wood frame and fitting with a peep hole, one 8" long tower bolt from inside, one handle from outside with Hatch Bolt all complete. b) All other entrances shall have flush door with Primer painted finish on both

		surface and hung on 3 nos. steel hinges on sal wood frame and fitted with one 6" long tower bolt inside.
06	WINDOWS	All windows to be Aluminum frame (anodized shall be the discretion of the Developer) fitted with 2.5 mm glass panels with the mild steel grills of 10mm thick square bars. The toilet glass shall be translucent.
07	PAINTS	The building shall be painted externally with cement based paints and internally P.O.P.
08	STAIRCASE ROOM	a) Space for electric meter & pumps shall be provided. b) M.S.Grill stair railing d) Flooring of Staircase : Marble flooring to be laid and to skirting 4" high.
09	SANITARY PLUMBING	All plumbing lines shall be concealed.

Sl.No.	Item	Description
10	TOILETS	Common toilet a) One Shower. b) One No. of wall Mixture. c) One washbasin of white color with Basin Mixture d) Geyser Point. e) One commode with cistern of white color <u>Attached toilet</u> a) One No. of wall Mixture.



		b) Geyser Point. c) One commode with cistern of white color
11	KITCHEN	a) One Steel Sink with tap. b) 2 ft. wide black stone working top as in layout.
12	WATER SUPPLY	a) Water Reservoir will be provided at Roof top. b) Suitable submersible electric pump will be installed at the U.G.W.R. to deliver water to overhead water reservoir from G.F. water reservoir and separate water supply lines for individual flats are to be provided from the overhead water reservoir.
13	ELECTRICAL	a) One suitable electrical connection and one common meter from CESC Ltd. for the entire building b) One fan point, Three light points, and one 5/AC. Plug Point in master bed rooms. c) One fan point, Three light points, and one 5 Amps in bed room. d) Two light points, One fan points one 5/15 Amp. Plug points, in the living/ dining room. e) One light point and one exhaust fan point and one 5/15 Amps Points in Kitchen. f) One light point, one exhaust fan point

		and one 15 Amps in each toilet. g) Concealed T.V. & Telephone lines (wire less) will be provided in living room
--	--	--

Sl.No.	Item	Description
		h) All electrical lines will be as per existing regulation shall be concealed. i) MCB will be provided adequately depending on the electrical distribution system. j) One calling bell point for each flat
13	ROOF	a) Suitable water and heat treatment shall be done at the roof slab. b) A 3'0" high parapet wall shall be erected as per elevation all round the roof slab. c) Suitable 4" dia PVC pipes shall be provided for proper drainage of rain water.
14	COMPOUND	a) Compound will be paved where required. b) 5'-0" high boundary wall will be erected all round. c) One M.S. Grill gate shall be provided. d) One Septic tank of suitable proportionate shall be provided. e) Garage Floor is to be provided with light points.
15	LIFT	4 Passenger Lift



IN WITNESS WHEREOF the PARTIES have put their respective signature on this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the

PARTIES at Kolkata in the Presence of :-

WITNESSES :

1. Jitendra Kumar Singh. 1. Rama Shil.
- S/o Sri Palak Dhar Singh.
- 63, J. Swinhow Lane
- Kol-42
- P.S. Karba.
2. Soumay Shil

2. Gautam Baidyan 3. Soumay Shil

S/o Late Baykuntla Baidyan Signature of the OWNERS

63C Swinhow Lane For G.P. Construction

Kol-42 P.S. Karba Prakash Chandra Rai

(Partner)

For G.P. Construction

Sanjib Kumar Rai

(Partner)

Signature of the DEVELOPER

Drafted by and prepared
In the office of :

Ashoke Bhattacharjee

Ashoke Bhattacharjee
Advocate,
Alipore Judges' Court.
Kolkata - 700 027.

MEMO OF ADVANCE

RECEIVED from the within named Developer the sum of Rs.9,50,000/= (Rupees Nine Lacs Fifty Thousand) only as adjustable advance through their Predecessor Gopal Shil in terms of this agreement as per memo below:- :-

MEMO

1. By Account Payee Cheque No.768601 Rs.3,00,000.00

Dated 31.10.2009 drawn on Syndicate

Bank, Sunny Park Branch, Kolkata

2. By Account Payee Cheque No.768602 Rs.5,00,000.00

Dated 07.12.2009 drawn on Syndicate

Bank, Sunny Park Branch, Kolkata

3. By Account Payee Cheque No.768603 Rs.1,50,000.00

Dated 26.07.2011 drawn on Syndicate

Bank, Sunny Park Branch, Kolkata

Total:- Rs.9,50,000.00

Rupees Nine Lac Fifty Thousand Only

Witnesses :

1. Rama Shil

1. Jitendra Kumar Singh
s/o Sri Lalit Kumar Singh
62, J. Swinhoe Lane
K-1-42
P.S. Karim

2. Sourav Shil

2. Goutam Baradham

s/o Late Baykanta Baradham

68C Swin hoe Lane

K-1-42 P.S. Karim

3. Soumen Shil

Signature of the Owners

SITE PLAN OF C.S.DAG NO. : 229,244,245,& 246 IN

MOUZA - BONDEL, J.L. NO. 16, P.S.-- KASBA, K.M.C. WARD

NO.-- 67, PREMISES NO. 3L, DR. G.S.BOSE ROAD, KOLKATA - 700039

SCALE -- 50'-0" = 1" (INCH)

AREA MARKED IN BLUE BORDER



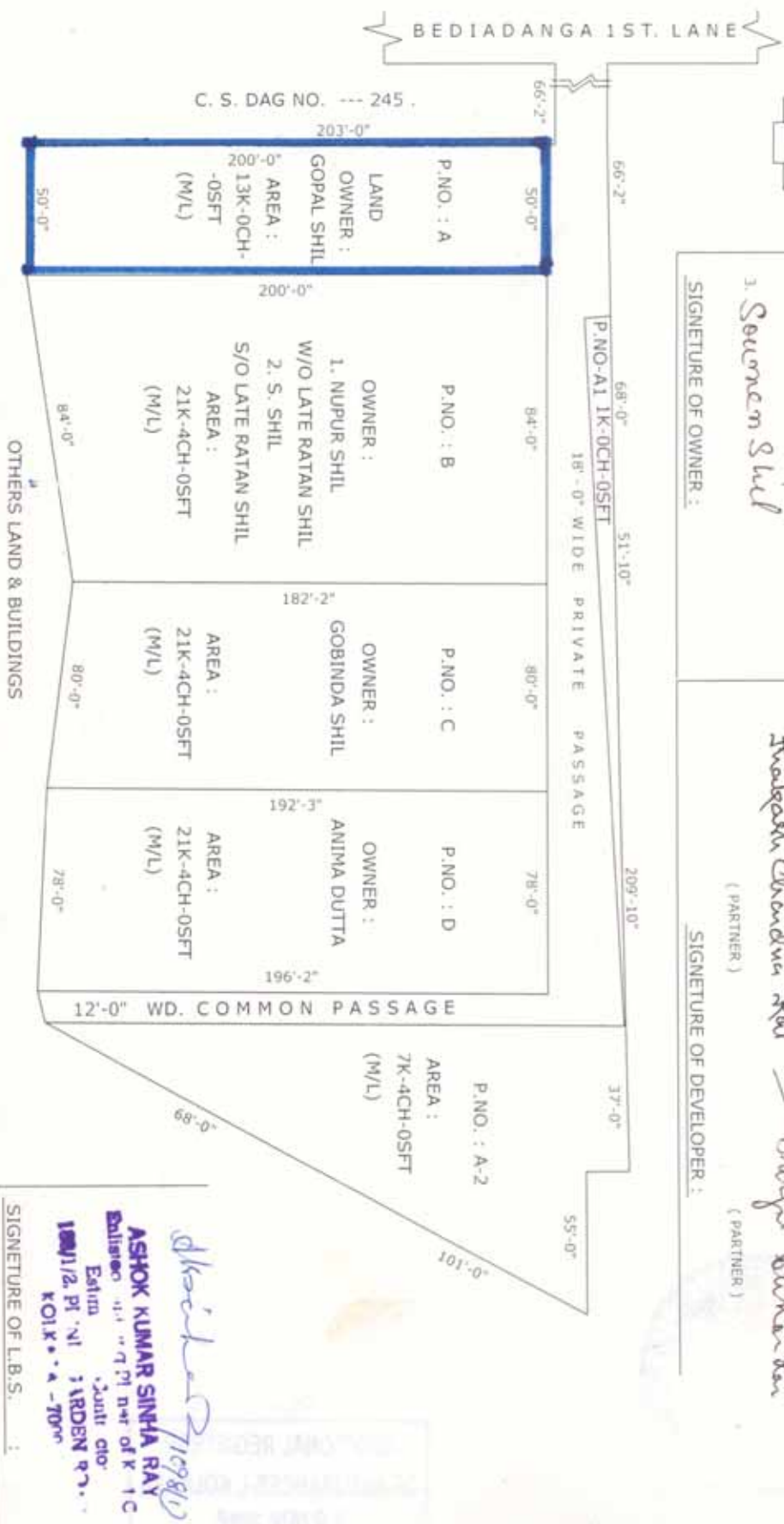
1. Rana Shil
2. Soumit Shil
3. Seemam Shil

SIGNATURE OF OWNER :

FOR G. P. CONSTRUCTION
(PARTNER)

SIGNATURE OF DEVELOPER :

FOR G. P. CONSTRUCTION
(PARTNER)





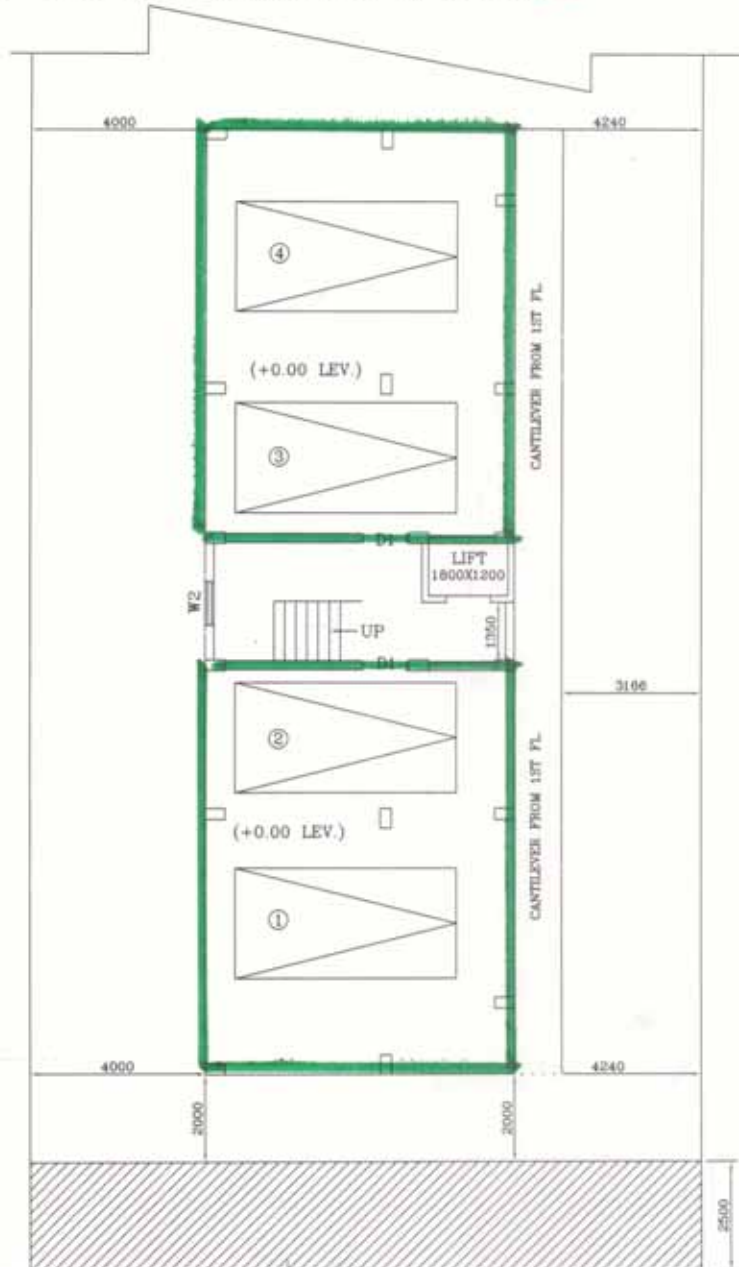
Ashok Kumar Sinha Ray
ASHOK KUMAR SINHA RAY
Estim. & Surveyor
104/1/2, Pt. 'N' 1st FLOOR RD. 1C
KOLKATA - 700006

SIGNATURE OF L.B.S. :

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD,
IN WARD NO. - 67, BOROUGH NO. - VII, UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. 
DEVELOPER ALLOCATION MARK IN GREEN. 



1. Rama Shil
2. Sourav Shil
3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Indrajit Chandra Rai
(PARTNER)

FOR G. P. CONSTRUCTION

Tarjit Kumar
(PARTNER)

HATCHED PORTION WILL BE
GIFTED TO K.M.C.

6096 (20-0) WIDE COM. PASSAGE

GROUND FLOOR PLAN
BLOCK - A

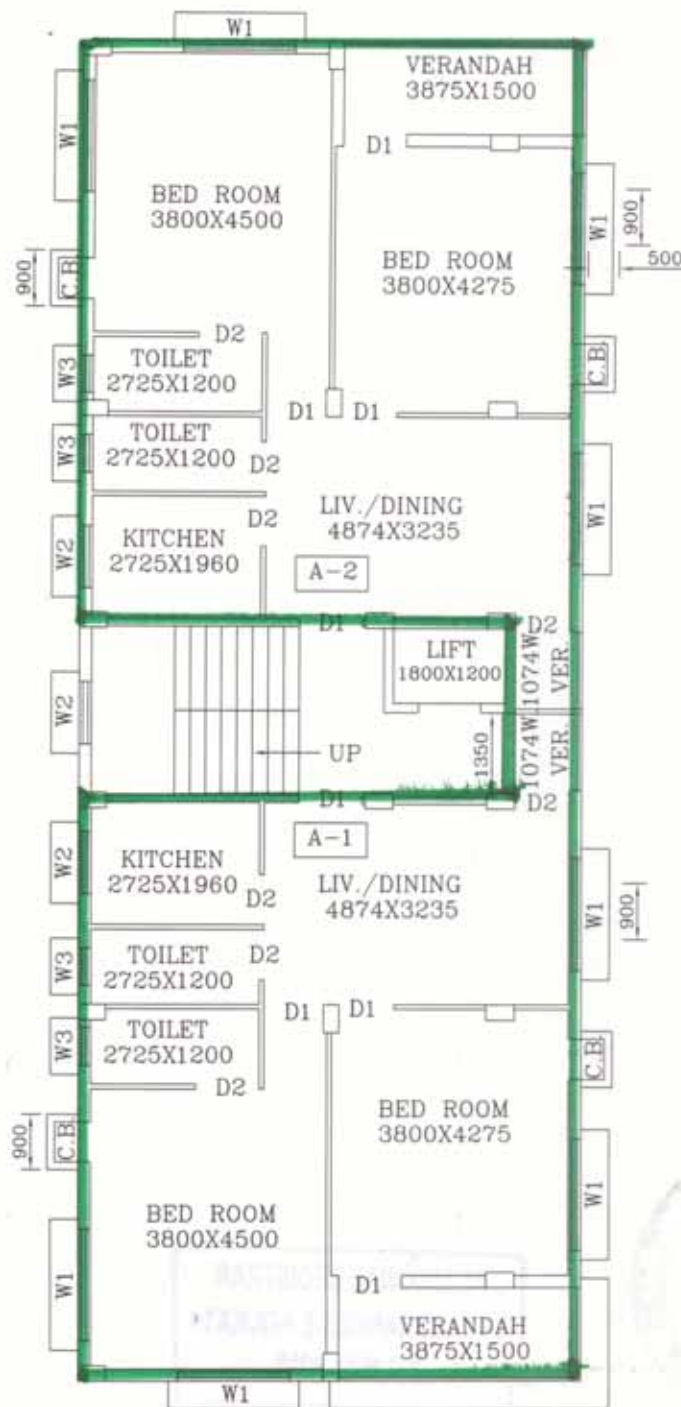
FROM K.M.C.
SU.W.R.
TO K.M.C.
PERUL

SIGNATURE OF DEVELOPER.

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD,
IN WARD NO. - 67 , BOROUGH NO. - VII , UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. ■
DEVELOPER ALLOCATION MARK IN GREEN. ■



1ST FLOOR PLAN
BLOCK- A

1. Rama Shil.

2. Sourav Shil

3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Rabab Choudhury Rai

(PARTNER)

FOR G. P. CONSTRUCTION

Sanjib Kumar Das

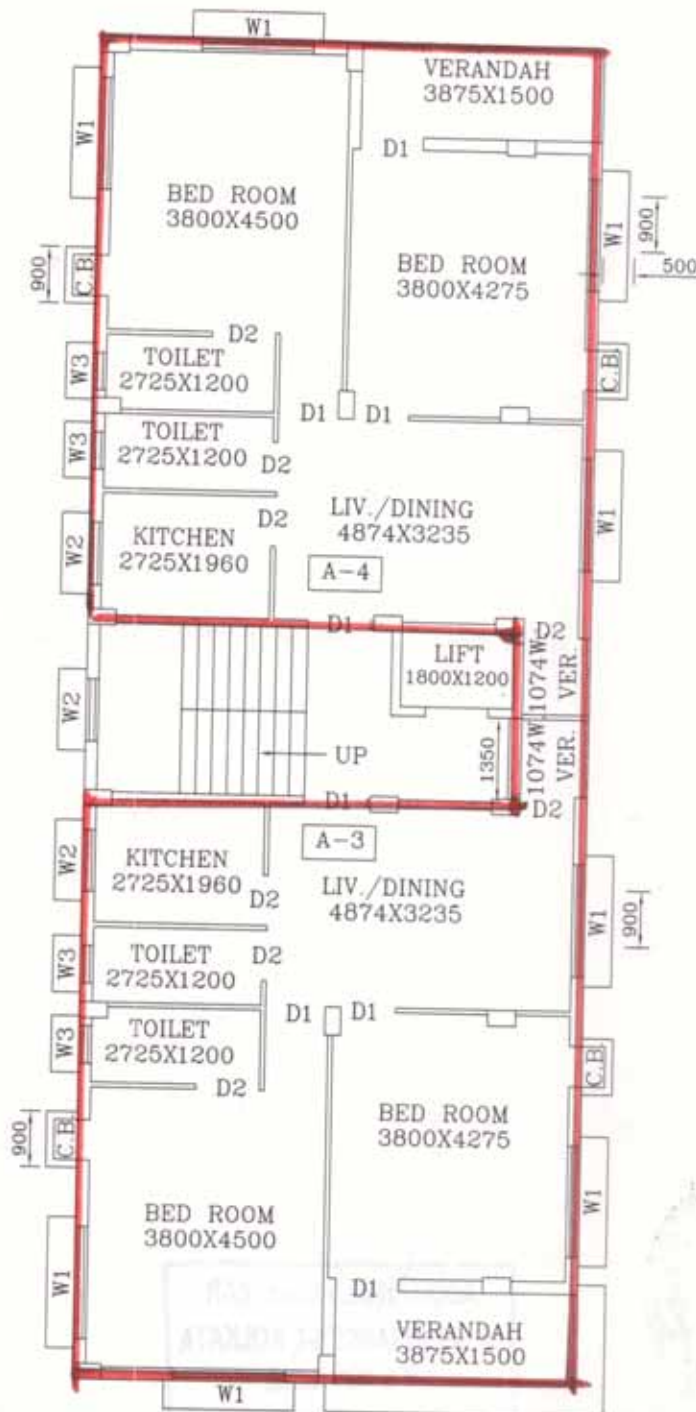
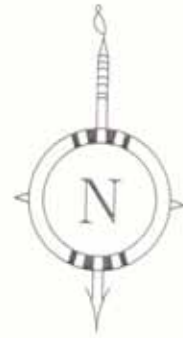
(PARTNER)

SIGNATURE OF DEVELOPER.

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD,
IN WARD NO. - 67, BOROUGH NO. - VII, UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. ■
DEVELOPER ALLOCATION MARK IN GREEN. ■



2ND. FLOOR PLAN
BLOCK- A

1. Rama Shil.

2. Sourav Shil

3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Rajam Chandra Rai
(PARTNER)

FOR G. P. CONSTRUCTION

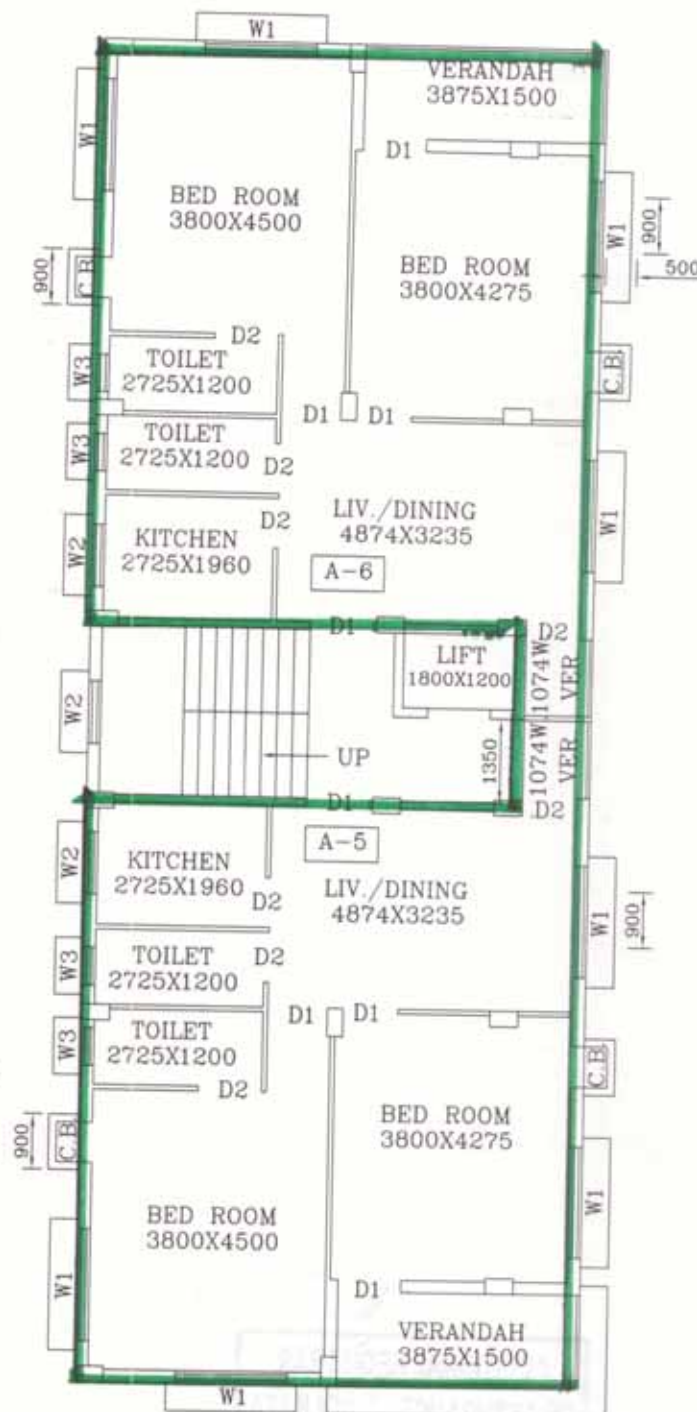
Sanjib Kumar
(PARTNER)

SIGNATURE OF DEVELOPER.

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD,
IN WARD NO. - 67, BOROUGH NO. - VII, UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. 
DEVELOPER ALLOCATION MARK IN GREEN. 



3RD. FLOOR PLAN
BLOCK- A

1. Rama Shil.

2. Sourav Shil

3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Prakash Chandra Rai
(PARTNER)

FOR G. P. CONSTRUCTION

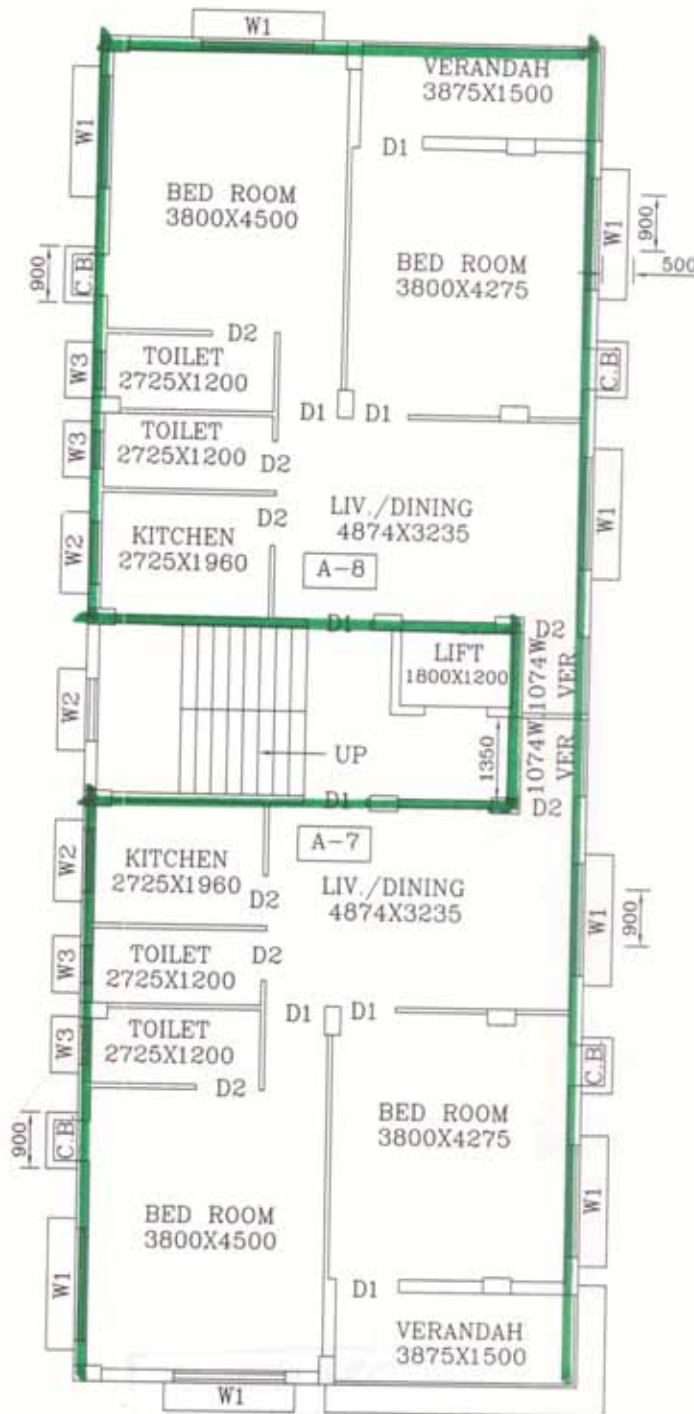
Sajib Kumar
(PARTNER)

SIGNATURE OF DEVELOPER.

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD,
IN WARD NO. - 67 , BOROUGH NO. - VII , UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. 
DEVELOPER ALLOCATION MARK IN GREEN. 



4TH. FLOOR PLAN
BLOCK- A



1. Rama Shil.
2. Sourav Shil
3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Prakash Chandra Rai
(PARTNER)



FOR G. P. CONSTRUCTION

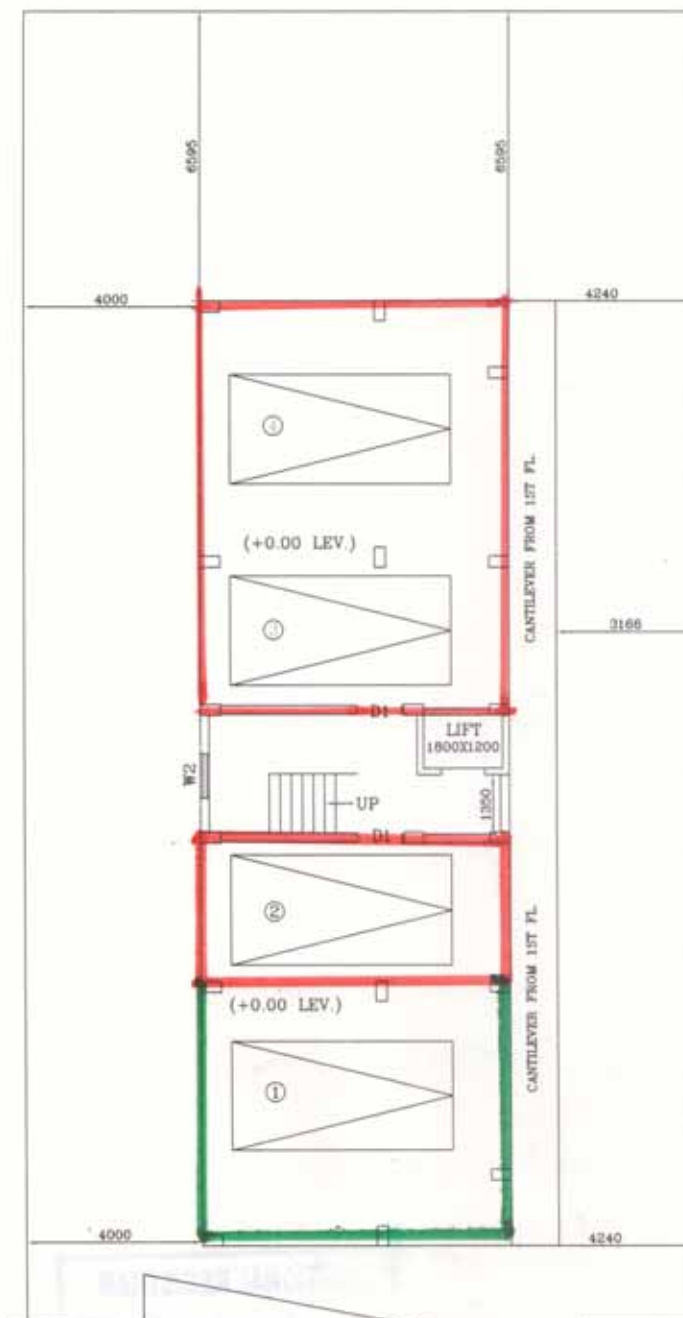
Tarjit Kumar
(PARTNER)

SIGNATURE OF DEVELOPER.

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD.
IN WARD NO. - 67, BOROUGH NO. - VII, UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. 
DEVELOPER ALLOCATION MARK IN GREEN. 



1. Rama shil.
2. Sourav Shil
3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Prabhat Chandra Rai
(PARTNER)

FOR G. P. CONSTRUCTION

Sanjib Kumar R.
(PARTNER)

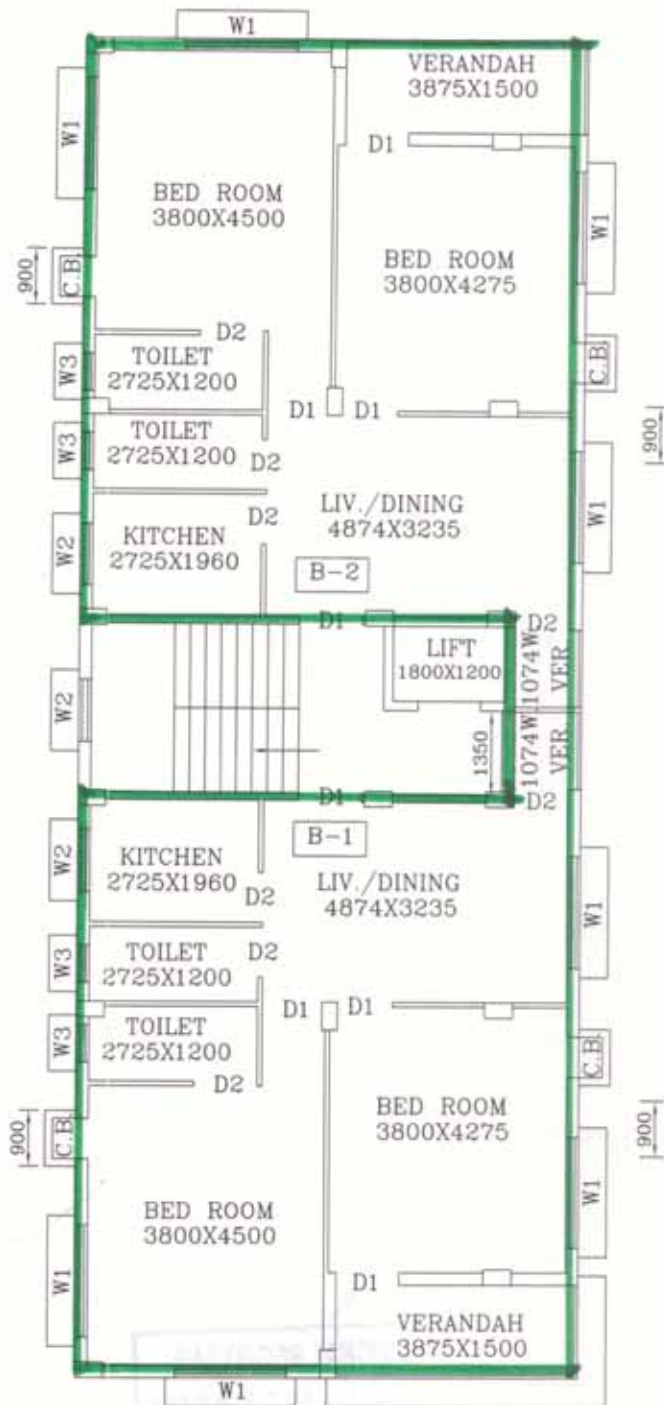
GROUND FLOOR PLAN
BLOCK- B

SIGNATURE OF DEVELOPER.

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD,
IN WARD NO. - 67 , BOROUGH NO. - VII , UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. ■
DEVELOPER ALLOCATION MARK IN GREEN. ■



1ST FLOOR PLAN
BLOCK- B

1. Rama shil .

2. Sourav Shil

3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Rupam Chandra Rai
(PARTNER)

FOR G. P. CONSTRUCTION

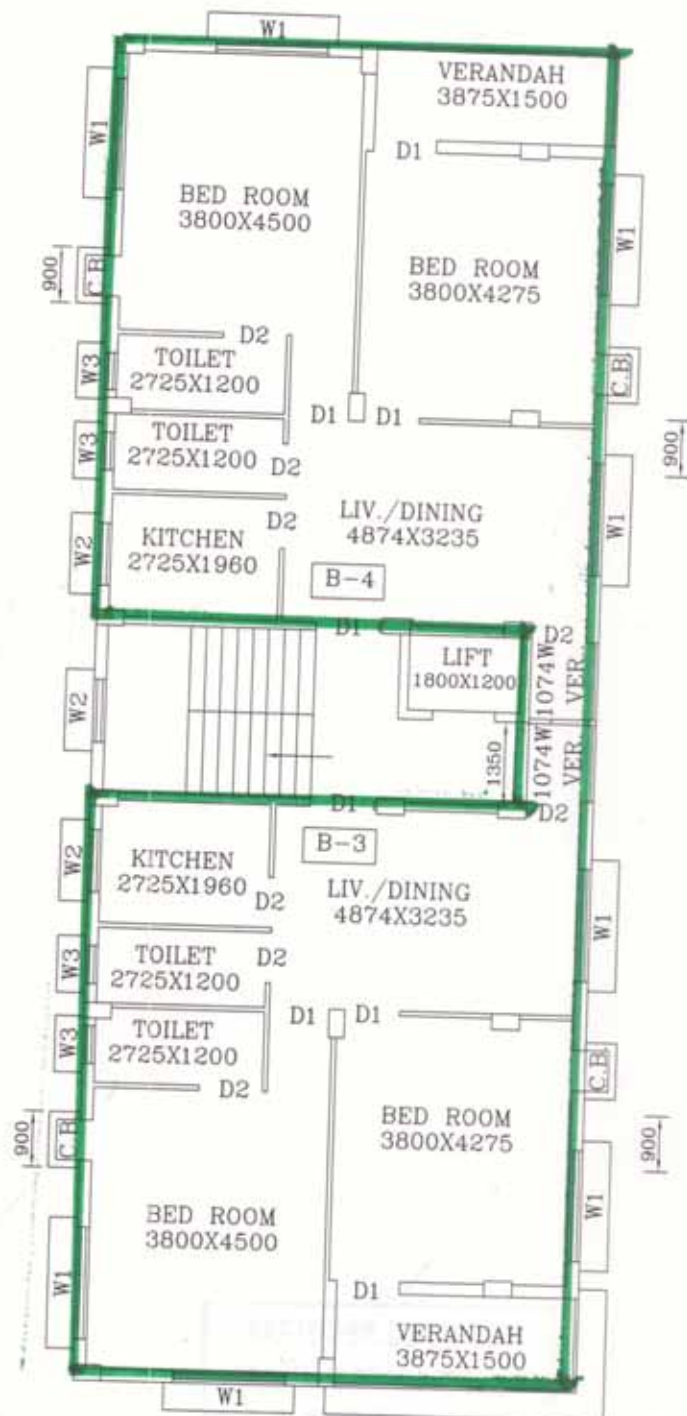
Sanjib Kumar Rai
(PARTNER)

SIGNATURE OF DEVELOPER.

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD,
IN WARD NO. - 67, BOROUGH NO. - VII, UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. ■
DEVELOPER ALLOCATION MARK IN GREEN. ■



2ND. FLOOR PLAN
BLOCK- B

1. Rama shil.
2. Sourav Shil
3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Prakash Chandra Roy
(PARTNER)

FOR G. P. CONSTRUCTION

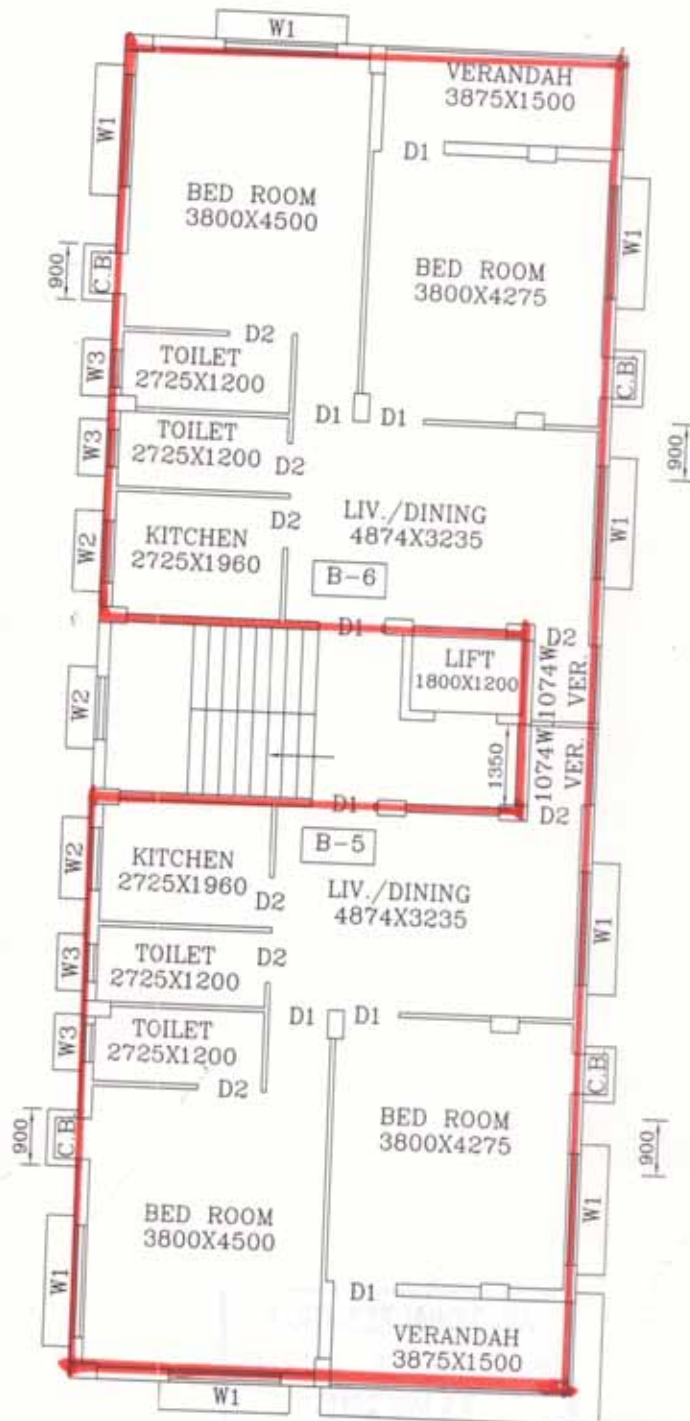
Sajib Kumar
(PARTNER)

SIGNATURE OF DEVELOPER.

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD,
IN WARD NO. - 67, BOROUGH NO. - VII, UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. ■
DEVELOPER ALLOCATION MARK IN GREEN. ■



3RD. FLOOR PLAN
BLOCK- B

1. Rama Shil.

2. Sourav Shil

3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Prakash Chandra Rai
(PARTNER)



FOR G. P. CONSTRUCTION

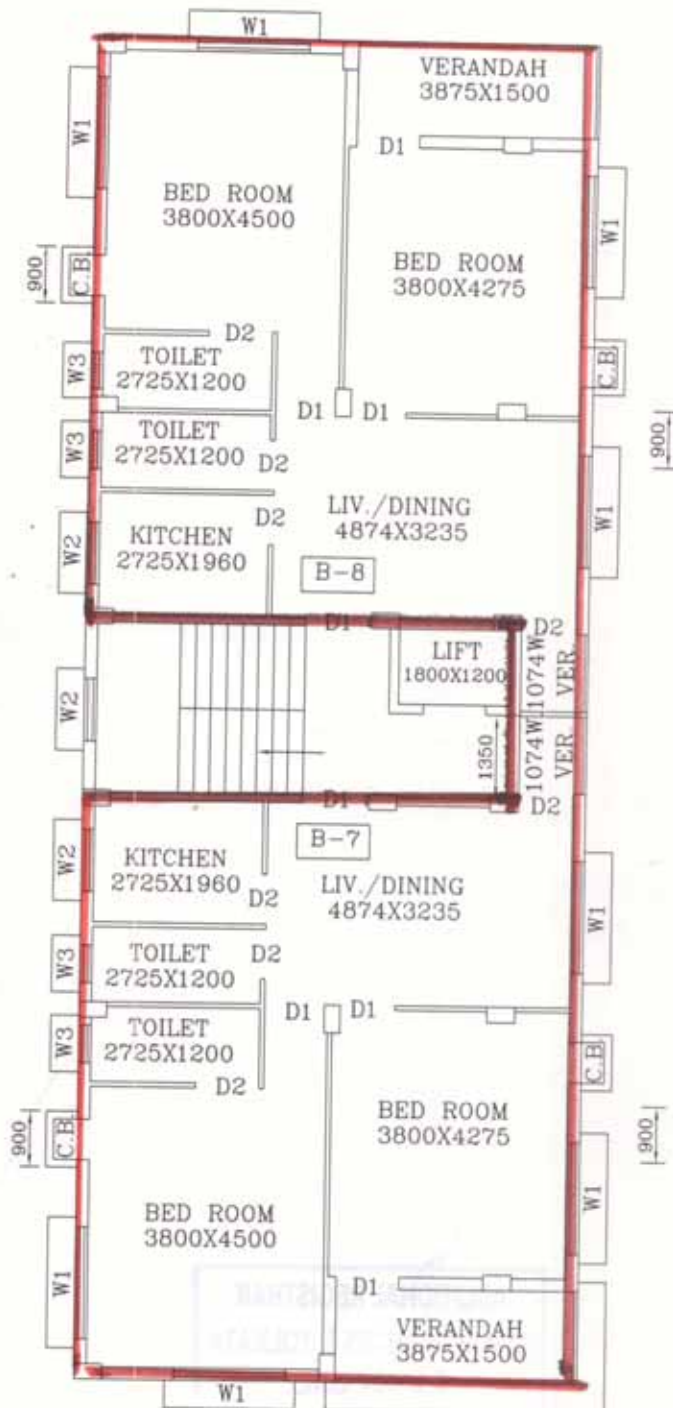
Sajal Kumar
(PARTNER)

SIGNATURE OF DEVELOPER.

PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PRE. NO. - 3L / 1, DR. GIRINDRA SEKHAR BOSE ROAD,
IN WARD NO. - 67 , BOROUGH NO. - VII , UNDER K.M.C.,
P.S.- KASBA; KOLKATA-700 039.

SCALE:- 1:100

OWNERS ALLOCATION MARK IN RED. 
DEVELOPER ALLOCATION MARK IN GREEN. 



4TH. FLOOR PLAN
BLOCK- B

1. Rama shil
2. Sourav Shil
3. Soumen Shil

SIGNATURE OF OWNERS.

FOR G. P. CONSTRUCTION

Ratnakar Chandra Rai
(PARTNER)

FOR G. P. CONSTRUCTION

Sayil Kumar
(PARTNER)

SIGNATURE OF DEVELOPER.

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Rama Shil</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Sourav Shil</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Soumen Shil</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>Rakata Chandua Rai</i>					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						

SPECIMEN FORM FOR TEN FINGERPRINTS



Tajul Arif

					Little	Ring	Middle	Fore	Thumb
					(Left Hand)				
Thumb	Fore	Middle	Ring	Little					
(Right Hand)									
					Little	Ring	Middle	Fore	Thumb
					(Left Hand)				
Thumb	Fore	Middle	Ring	Little					
(Right Hand)									
					Little	Ring	Middle	Fore	Thumb
					(Left Hand)				
Thumb	Fore	Middle	Ring	Little					
(Right Hand)									
					Little	Ring	Middle	Fore	Thumb
					(Left Hand)				
Thumb	Fore	Middle	Ring	Little					
(Right Hand)									



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10903 of 2012
(Serial No. 09944 of 2012)

On 30/11/2012

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 : 5, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 17694.00/-, on 30/11/2012

(Under Article : ,E = 21/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/11/2012)

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.-1,75,04,022/-

Certified that the required stamp duty of this document is Rs.- 40021 /- and the Stamp duty paid as:
Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 40000/- is paid , by the draft number 190612, Draft Date 29/11/2012, Bank :
State Bank of India, PICNIC GARDEN, received on 30/11/2012

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

Presented for registration at 13.55 hrs on :30/11/2012, at the Office of the A.R.A. - I KOLKATA by
Sanjib Kmar Rai , one of the Claimants.

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

Execution is admitted on 30/11/2012 by

1. Rama Shil, wife of Lt. Gopal Shil , 116, K. N. Sen Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South
24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : House wife
2. Sourav Shil, son of Lt. Gopal Shil , 116, K. N. Sen Road, Kolkata, Thana:-Kasba, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession :
Business
3. Soumen Shil, son of Lt. Gopal Shil , 116, K. N. Sen Road, Kolkata, Thana:-Kasba, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession :
Service



(Ashim Kumar Ghosh)

ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 1 of 2

30/11/2012 15:45:00



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 10903 of 2012
(Serial No. 09944 of 2012)

4. Prakash Chandra Rai
Partner, G. P. Construction, 69, Tiljala Road, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South
24-Parganas, WEST BENGAL, India, Pin :-700039.
, By Profession : Business
5. Sanjib Kmar Rai
Partner, G. P. Construction, 69, Tiljala Road, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South
24-Parganas, WEST BENGAL, India, Pin :-700039.
, By Profession : Business
- Identified By Sukanta Sana, son of Arun Kumar Sana, Kolkata, Thana:-Sonarpur, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Professionals.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

30/11/2012 15:45:00



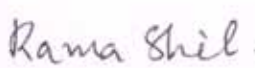


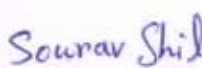


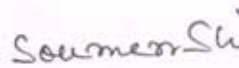


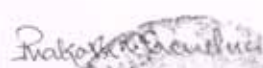
EndorsementPage 2 of 2

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 09944 / 2012

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sanjib Kumar Rai 69, Tiljala Road, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	 30/11/2012	 LTI 30/11/2012	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rama Shil Address -116, K. N. Sen Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 30/11/2012	 LTI 30/11/2012	
2	Sourav Shil Address -116, K. N. Sen Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 30/11/2012	 LTI 30/11/2012	
3	Soumen Shil Address -116, K. N. Sen Road, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042	Self	 30/11/2012	 LTI 30/11/2012	
4	Prakash Chandra Rai Address -69, Tiljala Road, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	Self	 30/11/2012	 LTI 30/11/2012	



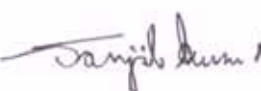
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 NOV 2012

(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 09944 / 2012

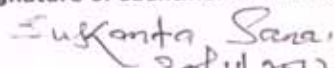
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Sanjib Kmar Rai Address -69, Tiljala Road, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	Self		 LTI	
			30/11/2012	30/11/2012	

Name of Identifier of above Person(s)

Sukanta Sana
Kolkata, Thana:-Sonarpur, P.O. :- ,District:-South
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date


30/11/2012




ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 8952 to 9018
being No 10903 for the year 2012.




(Ashim Kumar Ghosh) 05-December-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal