

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



THIS AGREEMENT is made on this 30<sup>th</sup> day of August Two thousand Six between

(1) Alim Box Mondal son of Late Rahim Box Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business,



Alim Box Mondal

Hereby Box Mondal  
Sara ma Khartun

महोदय -

Abubakker Mondal

Hofer Box Mondal

Amirul Islam

Mohiuddin Islam

Azal Box Mondal

श्रीमान श्री

Reja Bibi

*[Signature]*



Director



18 FEB 2013





Alim Box Mondal  
 Yero 2 Box Mondal  
 Amul Islam  
 Mahidul Islam

Thh



Wahed Box Mondal



PUSHPAK INFRASTRUCTURE PVT. LTD.

*[Signature]*

Director

- (2) Didar Box Mondal son of Late Rahim Box Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business,
- (3) Wahed Box Mondal son of Late Rahim Box Mondal aged about \_\_\_\_\_ years by caste Muslim, by occupation cultivation and business ,
- (4) Mossammat Salama Khatun Wife of Alim Box Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business,
- (5) Mossammat Salehar Bibi Wife of Didar Box Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business,
- (6) Mossammat Rejia Bibi wife of Didar Box Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business,
- (7) Ajad Box Mondal son of Ahed Box Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business
- (8) Abu Bakar Mondal son of Didar Bux Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business



আজাদ বকর মন্ডল



Azad Box Mondal



Rezaul Karim



Abu Bakar Mondal



RULE

Saulama Khantun

1747, Bux Mondal

Abubakke Mondal

Wahed Bux Mondal

Azad Bux Mondal

শাহজাদা বিবি

Reji



Moh



Her Bux Mondal

(9) Aminul Islam son of Didar Bux Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business at present

(10) Maidul Islam son of Didar Bux Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business at present resident of \_\_\_\_\_

(11) Firoz Bux Mondal son of Alim Bux Mondal aged about \_\_\_\_\_ years, by caste Muslim, by occupation cultivation and business all resident of, P.O. Jagannathpur, P.S. Barasat, District North 24 Parganas, West Bengal hereinafter collectively referred to as "the Owners". (Which term or expressions shall unless excluded by or repugnant to the subject or context shall always deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) **ON THE ONE PART.**

AND

**Pushpak Infrastructure Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 101 Park Street, 5<sup>th</sup> Floor, Kolkata-700 016 represented by its one of the Director Manish Kumar Sharma son of Sri. Krishan Gopal Sharma, hereinafter referred as "the Developer" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context hereof mean and include its successors-in- office, nominees and assigns) **ON THE SECOND PART.**

**AND WHEREAS** the Owners have approached the Developer for entering into an agreement for the Development of the property mentioned in First Schedule herein after referred to as "the said Property."

**AND WHEREAS** before execution of these presents the Owners had represented and assured to the Developer as follows:

- i) That the said property is free from all the encumbrances, charges, liens, lispendances and attachments whatsoever and howsoever.
- ii) That the excepting the present owners nobody has any right, title, claim and demand of any nature whatsoever or howsoever, into or upon the said property.

PUSHPAK INFRASTRUCTURE PVT. LTD.

*Manish Kumar Sharma*

Director

DILIP KUMAR BASU  
NOTARY

Govt. of West Bengal  
Regd. No. 18/1994  
C. M. M.'s Court  
2 & 3, Bankshall Street, Koi-700 001



District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Included in part Khatian no. 342 under Khatian no. 36  
Dag No. 209  
Land measuring : 01 decimals bearing annual proportionate jama of 16 paise



Schedule 6 of the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Included in part Khatian no. 340 under Khatian no. 31  
Dag No. 209  
Land measuring : 02 decimals bearing annual proportionate jama of 13 paise

Schedule 7 of the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Included in part Khatian no. 343 under Khatian no. 313  
Dag No. 209  
Land measuring : 02 decimals bearing annual proportionate jama of 16 paise

Schedule 8 of the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Included in part Khatian no. 344 under Khatian no. 35  
Dag No. 209  
Land measuring : 02 decimals bearing annual proportionate jama of 13 paise

Schedule 9 of the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Included in part Khatian no. 88 under Khatian no. 36 (02 decimal) 35 (03 decimal) and 03 decimal included in part Khatian no. 355 from Khatian no. 35 and 36.  
Dag No. 209  
Land measuring : 08 decimals bearing annual proportionate jama of 13 paise

Schedule 10 of the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Included in part Khatian no. 345 under Khatian no. 36  
Dag No. 209

**PHILIP KUMAR BASU**  
NOTARY  
West Bengal  
Regd. No. 18/1984  
C. M. M.'s Court  
2 & 3, Bankshail Street, Kol-700 001

**PUSHPAK INFRASTRUCTURE PVT. LTD.**

*[Signature]*  
Director

*Alim Bax Mondal*  
*Shiraj Bax Mondal*  
*Sulama Khatun*  
*Abubakkar Mondal*  
*Wahed Bax Mondal*

*Amirul Islam*  
*Mahidul Islam*  
*Azad Bax Mondal*

*REJIA BIBI*

18 FEB 2000

11 FEB 2000



Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 341 under Khatian no. 35  
Dag No. 209  
Land measuring : 02 decimals bearing annual jama of 13 paise

Schedule 10 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 342 under Khatian no. 36  
Dag No. 209  
Land measuring : 01 decimals bearing annual jama of 16 paise

Total 17( Seventeen decimals of land.  
Total 34 decimals in Dag No. 209

In Dag No. 210

PART I

Title deed no. I 1127 dt. 2.8.93 being no. 1127 of 1993 in Book No. I volume no. 15 pages 453 to 466 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 3 of the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Included under part no. 314 under Khatian no. 54.  
Dag No. 210  
Land measuring : 07 decimals bearing annual proportionate jama of .55 paise

Schedule 4 of the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Included under no. 54 under Khatian no. 313 No. 35, and 36  
Dag No. 210  
Land measuring : 07-1/2 decimals bearing annual proportionate jama of .55 paise

DILIP KUMAR BASU  
NOTARY  
Govt. of West Bengal  
Regd. No. 18/1994  
C. M. M.'s Court  
2 & 3, Bankshall Street, Kol-700 001

PART IV

Title deed no. I 1131 dt. 2.8.93 being no. 1131 of 1993 in Book No. I volume no. 15 pages 487 to 500 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 3 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat

Alim Box Mondal  
Aminul Islam

Sarla Ma Khatun  
Mahidul Islam

Abubakar Mondal  
Azad Box Mondal

316W 24 R 1  
Rejo Bibi

PUSHPAK INFRASTRUCTURE PVT. LTD.

18 FEB 2008



Land measuring : 02 decimals bearing annual proportionate jama of 13 paise  
Total 17( Seventeen decimals of land.

**PART IV**

Title deed no. I 1131 dt. 2.8.93 being no. 1131 of 1993 in Book No. 1131 volume no. 1131 pages 487 to 500 registered with the Joint Sub-Registrar of Barasat at Kachchhara West Bengal.



**Schedule 5 to the above deed**

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 346 under Khatian no.313  
Dag No. 209  
Land measuring : 02 decimals bearing annual proportionate jama of .13 paise

**Schedule 6 to the above deed**

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 347 under Khatian no.35  
Dag No. 209  
Land measuring : 02 decimals bearing annual proportionate jama of .12 paise

**Schedule 7 to the above deed**

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 348 under Khatian no.36  
Dag No. 209  
Land measuring : 02 decimals

**Schedule 8 to the above deed**

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 88 and 355 under Khatian no.36 and 35  
Dag No. 209  
Land measuring : 08 decimals

**Schedule 9 to the above deed**

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur

Alom Box Mondal  
Heroj Box Mondal  
Salama Khantun  
Abubakkar Mondal  
Wahed Box Mondal

Amirul Islam  
Malikul Islam  
Azag Box Mondal  
REJIA BIBI

**DILIP KUMAR BASU**  
NOTARY  
Govt. of West Bengal  
Regd. No. 18/1994  
C. M. M.'s Court  
2 & 3, Bankshall Street, Kol-700 001

**PUSHPAK INFRASTRUCTURE PVT. LTD.**

**18 FEB 2000**



- iii) That there is no notice of acquisition or requisition received or pending in respect of the said property.
- iv) The Owners have also been given to understand that the said property does not fall under the Under Urban Land Ceiling and Regulation) Act, 1978.
- v) The Owners have declared to the Developer that they have a Marketable Title in respect of the said property including the Building and structure standing thereon without any claim, right, title, interest of any person thereon or thereunder. The Owners have absolute right and full power to enter in to this agreement with the Developer and the Owners hereby undertake to indemnify the developer and or its assignees against any third party claims, actions, demands, whatsoever with regard to the title and Ownership of the Owners in respect of the said property.
- vi) That no valid and subsisting agreement is existing prior to the execution of this agreement for Development or sale of the said property.
- vii) That no suit or proceedings of any nature including the attachment proceedings of the said property is subsisting in any court of law.
- viii) That the said property had not been requisitioned and /or acquired by the concerned authorities.
- ix) Relying on the aforesaid representations and assurances given by the owners and believing the same to be true and acting on good faith thereof the Developer has agreed to develop the said property on the terms and conditions as contained hereinafter.

**AND WHEREAS** the Developer had requested the Owners herein to allow them to undertake the planned development of the said property on the terms and conditions mentioned hereinafter and after demolishing the existing structures/ buildings thereon and by constructing a new building thereon comprising of flats/units according to the building plan to be sanctioned by the Pradhan and/ or Gram Panchayat with its financial and other resources and handover ultimately transfer thereof to the intending transferees/purchasers on the terms, conditions and stipulations agreed herein and contained hereunder.

**AND WHEREAS** The owners have agreed to allow, authorise, empower and permit the Developer herein to develop the said property on the terms and conditions herein after contained.

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

#### ARTICLE- I- DEFINITIONS:-

Unless the context or subject otherwise requires words or expressions contained in this agreement shall have the following meaning:-

1.1 **Owners** shall mean the Owners named above including their respective heirs, heiresses, legal representatives, executors, administrators and assigns.

1.2 **Developer** shall mean and include the Developer/Builder named above and include its successors-in-office, successor-in-interest, assigns and nominees.

1.3 **"SAID PROPERTY"** shall mean and include ALL THAT piece and parcel of Bastu together with structure standing thereon together with messuages tenements hereditaments and premises together with the piece or parcel of land thereunto belonging to and on part whereof the same is erected and built and containing according to the title deeds as stated hereunder:-

LIP KUMAR BHOWMIK  
Govt. of West Bengal  
Regd. No. 11/1994  
C. M. M. Court  
3, Bankshall Street, Cal-700001

In Dag No.209

#### PART I

Title deed no. I 1127 dt. 2.8.93 being no. 1127 of 1993 in Book No. I volume no. 15 pages 453 to 466 registered with the Joint Sub-Registrar of Barasat at Kadambagchi  
Schedule 5 of the above deed

Alim Das Mondal

Herab Basu Mondal

Santama Akhantun

13472 832 842

Abu Pakkare Mondal

Nareb Basu Mondal

Animul Islam

Mahideul Islam

Azad Basu Mondal

সিগন শ্রী বিবি

Re Jia Bibi

18 FEB 2008

PUSHPAK INFRASTRUCTURE PVT. L

Direct



Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 314 under Khatian no.54  
Dag No. 210  
Land measuring : 7 decimals bearing annual proportionate jama of .55 paise

Schedule 4 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 54 under Khatian no.313, 35 36  
Dag No. 210

Land measuring : 7 ½ decimals bearing annual proportionate jama of 3 paise  
Total 29( Twenty nine decimals of land in this dag out of that 27 Decimals of land



Dag no.212  
PART IV

Title deed no. I 1131 dt. 2.8.93 being no. 1131 of 1993 in Book No. I volume no. 15 pages 487 to 500 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 2 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 158  
Dag No. 212  
Land measuring : 15 and ½ decimals

DILIP KUMAR BASU  
NOTARY  
Govt. of West Bengal  
Regd. No. 13/1994  
C. M. M's Court  
2 & 3, Bankshall Street, Kol-700 001

PART I

Title deed no. I 1127 dt. 2.8.93 being no. 1127 of 1993 in Book No. I volume no. 15 pages 453 to 466 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 2 of the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Included in Khatian no. 158 under khatian no. 157  
Dag No. 212  
Land measuring : 15 -1/2 decimals

Dag No. 213  
PART I

Title deed no. I 1127 dt. 2.8.93 being no. 1127 of 1993 in Book No. I volume no. 15 pages 453 to 466 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Hereby Boro Mondal Wahed Boro Mondal  
Amin Boro Mondal Aminul Islam  
Saulama Khanam Mahabud Islam  
Abubakker Mondal Azad Boro Mondal  
Regia Bibi

MUSHPAK INFRASTRUCTURE PVT. LTD.  
18 FEB 2008  
Page 8 of 34



Schedule I of the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 107 under khatian no. 313,35 and 36  
Dag No. 213  
Land measuring : 8 –1/2 decimals being proportionate rent 0-5-13 annas



PART IV

Title deed no. I 1131 dt. 2.8.93 being no. 1131 of 1993 in Book No. I volume no. 15 pages 487 to 500 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 1 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 107 under khatian no. 313,35 and 36  
Dag No. 213  
Land measuring : 8 and ½ decimals being proportionate rent 0-5-13 Paise.  
But on actual measurement it comes to 27 decimals

Dag No. 1934

PART IX

Title deed no. I 1138 dt. 2.8.93 being no. 1138 of 1993 in Book No. I Volume no. 16 pages 55 to 54 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule Kha to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 8  
Mouza – Berberia  
Touzi No. 146  
J.L.No. 8 Re. Sur No. 24 and 26  
Included in Khatian no. 1212 under khatian no. 1209  
Dag No. 1934 17 decimals  
Dag No. 1934/3908 17 decimals  
Land measuring : 34 decimals being proportionate rent 1-12 paise.

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 8  
Mouza – Berberia  
Touzi No. 146

J.L.No. 8 Re. Sur No. 24 and 26  
Included in Khatian no. 1081 under khatian no. 11080

Steve B. B. Maudsl  
Alon B. B. Maudsl  
Saulama Khatun  
13478 322 5/2/01  
Abubakkar Maudsl

Wahed B. B. Maudsl  
Amirul Islam  
Mahdudul Islam  
Azad B. B. Maudsl

31672/2/01  
Rejia Bibi

PUSHPAK BASU  
NOTARY  
Govt. of West Bengal  
Regd. No. 10/1994  
C. M. M. Court  
2 & 3, Bankshall Street, KOL-700 001

PUSHPAK INFRASTRUCTURE PVT. LTD.

Director

18 FEB 2000



Dag No. 1933 40 decimals

Land measuring : 74 decimals being proportionate rent 1-12 paise

Out of 30 Decimals of land

Dag No. 211 211/530 and 211/531



**PART II**

Title deed no. I 1128 dt. 2.8.93 being no. 1128 of 1993 in Book No. I volume no. 15 pages 453 to 466 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

**Schedule 1 to the above deed**

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 315 under khatian no. 54

Dag No. 211/531 12 decimals  
Land measuring : 12 decimals being proportionate rent .50 Paise.

**Schedule 2 to the above deed**

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in part Khatian no. 314 under khatian no. 54

Dag No. 211 12 Decimals  
Dag No. 211/530 3 decimals  
Dag No. 211/531 9 decimals  
Land measuring : 24 decimals

**DILIP KUMAR BASU**  
NOTARY  
Govt. of West Bengal  
Regd. No. 18/1994  
C. M. M.'s Court  
2 & 3, Bankshall Street, Kol-700 001

**Schedule 3 to the above deed**

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in part Khatian no. 54 under khatian no. 313 and 315 PUSHPAK INFRASTRUCTURE PVT. LTD.

Dag No. 211 12 decimals  
Dag No. 211/530 3 decimals  
Dag No. 211/531 9 decimals

*[Signature]*  
Director

*Hereby Box Mander*  
*Alam Box Mander*  
*Saulama Khatun*  
*1343 30 30/01*  
*Abubakar Mander*  
*Wahed Box Mander*

*Amimul Islam*  
*Mohidul Islam*  
*Azad Box Mander*  
*516 W 2/2 BIRI*  
*REJIA' BEBI*

**18 FEB 2001**



Land measuring : 24 decimals

PART III

Title deed no. I 1129 dt. 2.8.93 being no. 1129 of 1993 in Book No. I volume no. 15 pages 473 to 480 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 1 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 315 under khatian no. 54, 313,35 and 36  
Dag No. 211/531 11 decimals  
Land measuring : 11 decimals being proportionate rent .50 Paise.



Schedule 2 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 314 under khatian no. 54  
Dag No. 211 12 decimals  
Dag No. 211/530 12 decimals  
Land measuring : 24 decimals being proportionate rent .50 Paise.

Schedule 3 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 54 under khatian no.313,35,366  
Dag No. 211 12 decimals  
Dag No. 211/ 530 5 decimals  
Dag No. 211/531 9 decimals  
Land measuring : 26 decimals

DILIP KUMAR BASU  
NOTARY  
Govt. of West Bengal  
Regd. No. 18/1994  
C. M. M.'s Court  
2 & 3, Bankshall Street, Kol-700 001

PART VI

Title deed no. I 1133 dt. 2.8.93 being no. 1133 of 1993 in Book No. I volume no. 16 pages 11 to 18 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 1 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32

PUSHPAK INFRASATYUKT DE PVT. LTD.

*[Signature]*

*Heroj Box Mondal*  
*Alim Box Mondal*  
*Sadama Khatun*  
*13370 830 840 -*  
*Abubakar Mondal*  
*Wahed Box Mondal*

*Anwarul Islam*  
*Mahidul Islam*  
*Azad Box Mondal*  
*31601 21 21*  
*Re Jia Bibi*

18 FEB 2006



Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 315 under khatian no. 54

Dag No. 211/531 11 decimals  
Land measuring : 11 decimals being proportionate rent 50 paise.

Schedule 2 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 314 under khatian no. 54  
Dag No. 211 11 decimals  
Dag no. 211/530 5 decimals  
Dag No. 211/531 9 decimals  
Land measuring : 25 decimals being proportionate rent 2.90 paise.

Schedule 3 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 54 under khatian no. 313  
Dag No. 211 12 decimals  
Dag No. 211/530 3 decimals  
Dag No. 211/531 10 decimals  
Land measuring : 25 decimals being proportionate rent 1.05 paise.

PART VII

Title deed no. I 1134 dt. 2.8.93 being no. 1134 of 1993 in Book No. I volume no. 16 pages 19 to 26 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 1 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 315 under khatian no. 54

Dag No. 211 /531 11 decimals  
Land measuring : 11 decimals being proportionate rent 50 paise.

Schedule 2 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22

Heroi Box Mondal  
Alim Box Mondal  
Sardama Khatun  
Abubakar Mondal  
Wahed Box Mondal

Amirul Islam  
Mahideul Islam  
Aray Box Mondal

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Rejia Bibi

DILIP KUMAR BASU  
NOTARY  
Govt. of West Bengal  
Regd. No. 18/1994  
C. M. M.'s Court  
2 & 3, Bankshall Street, Kol-700 001

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18 FEB 2008



Included in Khatian no. 314 under khatian no. 54  
Dag No. 211 11 decimals  
Dag no. 211/530 5 decimals  
Dag no. 211/531 9 decimals  
Land measuring : 25 decimals being proportionate rent 2.90 paise.

Schedule 3 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 314 under khatian no. 54  
Dag No. 211 12 decimals  
Dag No. 211/530 3 decimals  
Dag No. 211/531 10 decimals  
Land measuring: 25 decimals being proportionate rent 1.05 paise.



PART X

Title deed no. 3661 of 2006 in Book No. I volume no. 68 pages 177 to 184 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
J.L.No.32  
Mouza - Sadar pur.  
Included in Khatian no. 35 and 36 under Khatian no. 97  
Dag No. 197  
Land measuring : 11 decimals

Included in Khatian no.371  
Dag No. 207  
Land measuring : 11 decimals

Included in Khatian no.144 under Khatian no. 145  
Dag No. 200  
Land measuring : 30 decimals

Included in Khatian no. 144  
Dag No. 201  
Land measuring : 14 decimals  
Aggregate Land measuring: 74 decimals

Mouza - Sadar pur.

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Govt. of West Bengal  
Regd. No. 18/1994  
C. M. M.'s Court  
2 & 3, Bankshall Street, Kol-700 001

PART XI

Title deed no. 3660 of 2006 in Book No. I volume no. 68 pages 119 to 176 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
J.L.No.32 Register no. 32  
Mouza - Sadar pur.  
Included in Khatian no. 35 and 36 under Khatian no. 97  
Dag No. 197  
Land measuring : 12 decimals

Herof Box Mondal  
Alim Box Mondal  
Saulama Khatun  
Abubakkar Mondal  
Nafed Box Mondal

Aminul Islam  
Mehideul Islam  
Azad Box Mondal

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Director

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respective gram Panchayat and/or Municipal authorities after demolition of the existing building structures thereon.

1.6 **UNITS** shall mean and include the several shops, commercial establishments, flats, parking spaces, servant quarters, other structures and saleable spaces in the building to be built and constructed in or upon the said property.

1.7 **SANCTIONED PLAN** shall mean and include the plan for construction of the proposed new building or buildings and/or other structures to be sanctioned by the respective gram panchayat or municipal authorities on the maximum possible floor area ratio available under the building rules and laws of the respective gram panchayat and/or Municipality or departments including all or any amendments thereto and/or modification, elevations, designs, maps, drawings and other specifications thereof as may be made and sanctioned from time to time.

1.8 **COMMON PARTS** shall mean and include the entrances, corridors, lobbies, landings, stairs cases, under ground reservoir, overhead tank, passages, ways and all the open spaces including other common areas, spaces etc. of the building or buildings as may be required for the beneficial use and enjoyment of the Units holders at the said Building or buildings more fully described in the **Second schedule** hereunder written but shall not include the covered terrace of the building or buildings, other covered areas, spaces, car parking spaces whether covered or not in the ground floor of the building or buildings and the roof of the building.

1.9 **SUPER BUILT UP AREA** shall according to its context mean the plinth area of the flats/units in the building and 50% of the open space, if any, adjacent to the said Units/ Flats and also the thickness of the peripheral walls, internal walls and pillars, and also the proportionate share or area in the common parts and portions of the building PROVIDED THAT if any wall be common between two flats/ units then 1/2 of the area under such wall shall be included in the internal wall of each of such flats/ units.

1.10 **FLOOR AREA RATIO** shall mean the maximum floor area ratio available for construction on the said property according to the prevalent rules, regulations, laws and bye laws of the respective Gram Panchayat and/or municipality and/ or other statutory authorities.

1.11 **ROOF** shall mean and include the entire open space of thereof and/or top of the building or buildings excluding the space required for installation of the overhead water tank, and stair case leading to the roof and the Developer shall be entitled in future to raise further construction on the said roof if permitted by the respective Gram panchayat and/or municipal authorities in the same proportion as hereinafter agreed for the construction of the said building on the said property.

1.12 **PROPORTIONATE** shall to the context herein mean the following:

(i) WHERE it refers to respective share of the parties herein in the said property or common expenses for maintenance of the building or buildings, such proportionate share shall be the same as to the same built up area of all the flats /units in the buildings.

(ii) WHERE it refers to share of any Municipal rates and/or taxes amongst the common expenses, then such share of whole, shall be determined on the basis on which such rates and/or taxes are being respectively levied i.e. in case the basis of any levy be area, rental, income or user, then the same shall be shared on the basis of area, rental, income or user of respective Flats/Units.

1.13 **SALEABLE SPACES** shall mean and include the space in the building or buildings available for individual use or occupation together with the undivided proportionate and impartible share or interest in the said property, as also in the common parts portions and facilities, as defined hereinabove.

1.14 **ENCUMBRANCES** shall mean and include transfer, charges, liens, lispendences, trust, claims, liabilities, demands, acquisitions and requisitions by Government, Public and/or statutory authorities.

1.15 **ARCHITECT** shall mean any experienced and qualified person or persons or firm or firms or a limited company having the proper, requisite and valid license as building Architect, to be appointed and/or nominated by the Developer.

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Abubakker Madaf  
Wahed Box Mondal

Amirul Islam  
Mehidul Islam  
Azad Box Mondal  
PUSHPAK INFRASTRUCTURE PVT. LTD.  
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1.16 **OWNER'S ALLOCATION** shall mean and include 18% (Eighteen per centum) in the total constructed area of the new buildings to be constructed on the land of the said property and to be demarcated after mutual consultations between the owners and the Developer on the map or plan of the building as mentioned in clause 1.19 of this Article together with undivided proportionate and impartible share or interest in the land of the said property as also in the common parts and portions attributable the aforesaid owners' allocation.

1.17 **DEVELOPER'S ALLOCATION** shall mean and include 82 (eighty two) per centum of the total constructed area including open space and roof of the new buildings to be constructed on the land of the said property comprising of units/flats/ area, shops/ Car Parking Spaces whether covered or not and the roof of the building as may be sanctioned by the respective authorities and to be demarcated after mutual consultations between the owners and Developer on the map or plan of the building as mentioned in clause 1.19 of this Article together with undivided proportionate and impartible share or interest in the land of said property as also in the common parts and portions attributable the aforesaid Developer's Allocation.

1.18 **GARAGES/PARKING SPACES** shall mean the open or covered car parking space to be reserved in the ground floor of the said building or at such place as may be sanctioned by the respective authorities as per Building Rules.

1.19 **SANCTIONED AREA** shall mean and include the total area to be sanctioned in the building plan by the respective authorities.

## ARTICLE II INTERPRETATIONS

2.1 Any reference to statute shall include any statutory extensions and modification and its enactment of such statute and the rules regulations or orders made therein.

2.2 Any covenant by the Developer and/or the owners not to do or commit any act deed or thing shall mean or include their respective obligations not to permit such act or thing to be done or committed.

2.3 **SINGULAR** shall mean the include plural and vice-versa.

2.4 **MASCULINE** shall mean and include feminine and vice-versa.

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## ARTICLE III - COMMENCEMENT

3.1 This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

3.2 Commencement of the construction of the proposed building shall be deemed to have taken place on the first day of month on the expiry of two months (90) days from the date of receipt of the sanction of the building plan from the respective authorities or from the receipt of the NOC from appropriate Government Department whichever is later.

3.3 Delivery of possession of the said property to the Developer shall be deemed to have given on the date of execution of these presents.

3.4 Construction of the building in accordance with sanctioned building plan shall be completed **within three years** from the receipt of sanction plan for the development of the said premises and change of use of the said land from the respective authorities which ever is later or within such period thereafter as may be mutually decided in between the parties.

3.5 **Area of the owners' allocation i.e., 18% shall be earmarked by the parties upon receipt of sanction plan for the development of the said premises and change of use of the said land from the respective authorities which ever is later after mutual discussions. However the allocation between the owners' allocation between the owners inter se shall not be the responsibility of the developer and the same shall be arrived at by the owners themselves.**

## ARTICLE -IV- OWNERS' REPRESENTATIONS AS TO TITLE AND INDEMNITY.

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4.1 The owners are seized and possessed of or otherwise well and sufficiently entitled as absolute owners in respect of the said property and/or the said land comprised therein as more fully described in the **first schedule** hereunder written.

4.2 The SAID PROPERTY is not affected by any scheme or proceeding or notice for acquisition or requisition or alignment by the central or state Government or any local body or authorities or Municipal authorities.

4.3 The owners do not hold vacant land in excess of the ceiling and that the said property is not affected by the provisions of the Urban land (ceiling & Regulations) Act, 1976 and the owners shall cooperate with the Developer in obtaining such clearance, if required, at the cost of the Developer.

4.4 The said property is free from all encumbrances, mortgages, charges, lien, lispendences, claims, demands, liabilities, acquisitions, requisitions, alignments whatsoever and howsoever

4.5 There is no impediment of any nature or whatsoever for the owners to entrust to the Developer the development of the said property and/or the said land in the manner as herein agreed and or the construction of the said building as per the sanctioned plan.

4.6 The owners have not entered into any agreement for sale and/or development in respect of the said property or any part or portion thereof with any person or party whatsoever save and except what has been stated hereinabove.

4.7 That the owners after execution of the agreement shall not in any manner encumber, mortgage, sell, transfer, let out, demise or otherwise deal with or dispose of the said property or any part or portion thereof.

4.8 That the Developer herein shall be entitled to develop the said property by construction and completion of the building according to the building plan to be sanctioned by The respective authorities and to retain the Developer's area therein and also to transfer the same or any part or portion thereof without any interruption or interference of the owners or any person or persons lawfully claiming through or under the owners and the owners hereby undertake to indemnify and keep the Developer indemnified against all losses, damages, costs, charges and expenses incurred as a result of breach of such undertaking.

4.10 That the title deeds in respect of the said property shall always be kept harmless, saved and unobliterated by the owners and the Owners shall show to the Developer and /or prospective purchasers of units in the new buildings and/or its nominees and also allow all or any of its units holders inspection thereof including making copies of taking extracts from the said title deeds as and when required.

4.11 That no suits or other legal proceedings concerning or relating to the said property of the owners has been instituted or are pending in any court of law.

4.12 That there is no impediment of any nature whatsoever for the owners to obtain necessary permission and/or clearances and/or no objections from the appropriate Government authorities and/or departments for completing the sale and/or transfer of the share and interest in the said property in favour of the Developer or its nominees as per this Agreement.

#### ARTICLE-V- DEVELOPER'S REPRESENTATIONS

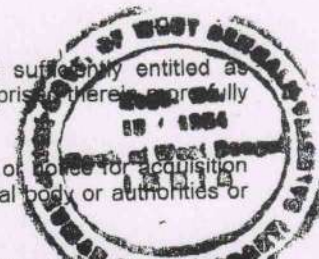
5.1 The Developer having inspected the said property as also the copies of title deeds and other documents / papers concerning or relating to the said property, has to duly satisfy itself with regard to the right, title and interest of the Owners by causing search in respect of the said property. However, in case of any defect relating to title being found, the owners shall rectify and/or cause such defects to be rectified to make the title perfect at his own costs charges and expenses.

5.2 The Developer has sufficient means of necessary finance as may be required for carrying out the development of the said property and/or the said land and construction of the new buildings in terms of this Agreement.

5.3 The Developer shall carry out the development in respect of the said property and/or construction of the said building **strictly in accordance with the relevant Municipal laws**

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Alem Box Mandal  
Sarlama Khartun  
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Akad Box Mandal  
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Regd. No. 16/1984

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REGD. NO. 16/1984  
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relating to the development of immovable property and/or construction of new buildings and further strictly as per the provisions contained in these presents and the salvage of the said existing structure of the said property shall belong to the Developer.



#### ARTICLE-VI- DEVELOPMENT WORK

6.1 The owners hereby appoints the Developer as the Developer and/or builder in respect of the said proposed buildings on the said property in terms of these presents.

6.2 The owners hereby agree to entrust the work of development of the said property and/or construction of the said building to the Developer herein to be carried out as per the sanctioned plan, if any, on the terms and conditions here in recorded.

6.3 The Developer hereby accepts its appointment as the Developer and/or Builder of the said property and further agrees to undertake the work of development of the said property and/or construction of the said building at its cost, charges and expenses in the manner and on the terms and conditions herein recorded.

6.4 The development of the said property and/or construction of said building shall be in accordance with the sanctioned plan and as per the building rules of as may be prescribed by the respective authorities

#### ARTICLE VII- DEVELOPER'S OBLIGATIONS / COVENANTS

7.1 In consideration of the premises and subject to the provisions contained in these presents, the Developer hereby agrees and undertakes to carry out the development of the said property and/or the said land and/or the construction of the said building in accordance with the sanctioned plan as stated hereinabove

7.2 The Developer herein shall be responsible to arrange all necessary finances and/or funds and/or monies from time to time necessary or required for the development of the said property and/or construction of the said building and in that respect, the owners shall not in any manner be liable or responsible.

7.3 The Developer shall not require the owners to finance and/or to pay the costs of construction and/or development of the said lands and/or construction of the said building and open space.

7.4 The Developer shall on behalf and in the name of the owners obtain necessary sanctioned plan from the respective authorities as also necessary modification and/or rectification of the sanctioned plan as may from time to time be required for the development of the said property and/or the said land at the cost of the Developer.

7.5 The cost, charges and expenses as may be required to be paid and/or incurred for and on account of the development of the said property and/or construction of the said building shall be borne and paid by the Developer.

7.6 The Developer shall provide to the owners complete in all respect the owner's allocation as defined in Article- I hereinabove written commercial spaces /residential flats and parking spaces together with undivided proportionate and impartible share or interest in the said land and the common parts for occupation of the same respectively by the Owners in the said building.

7.7 The Developer, unless prevented by any restraint orders from the appropriate court of law or any Government or any semi- Government authority or any statutory body or authority like Calcutta Municipal Corporation, Calcutta Metropolitan Development Authority, Police Authority, Fire Brigade Authority etc., or for non-vacation of the said property by the tenants and/or occupiers, if any, shall complete the construction of the said building within such time as may be agreed between the parties

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Wahed Box Mondal

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DR. PRANAB BASHI  
NOTARY  
Govt. of West Bengal  
Regd. No. 18/1994  
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2 & 3, Bankshall Street, Koi-700 011



PROVIDED HOWEVER the period during which the development work is suspended or delayed due to such restrain order or acts shall be excluded in computing the period by which the work of construction of the building is to be completed.

7.8 The development of the said property and/or the construction of the said buildings shall be made complete in all respect (including the installation of Tube Well) in habitable condition with electrical connections, water pumps, sewerage and drainage connection, plumbing and sanitary fittings as also over-head and under ground water tanks.

7.9 The Developer herein shall carry out the development work of the said property and/or construction of the said buildings by providing standard quality of building materials, sanitary materials and electrical fittings.

7.10 the building materials and debris as would come out from the demolition of the said building and structures shall exclusively belong to and be appropriated by the Developer and in this respect, the Owners Shall not have any claim subject however to the Developer shall bear the cost of demolition of the said property.

7.11 The Developer shall apply for and obtain all necessary clearances, permissions, no objections and approvals as may from time to time be required to be obtained from the appropriate Government authorities and/or departments in connection with the development of the said property and/or construction of the said buildings.

#### ARTICLE -VIII- OWNERS OBLIGATIONS/COVENANTS

8.1 The owners shall render his best co-operation and assistance to the Developer in the matter of development of the said property and/or construction of the new building.

8.2 The owners shall not do or cause to be done any act deed, matter or thing nor permit anyone to do any act, deed, matter or thing which may in any manner cause obstruction and/or interference in the development of the said property and/or construction of the new buildings.

8.3 The owners shall sign and execute all necessary papers, applications, plans, sketches, maps, designs and other documents as may from time to time be required for mutation and obtaining the sanctioned plan from the respective authorities and/or obtaining of necessary sanctions, Permissions, Approvals and/or no objections certificate from the appropriate Government Authorities and/or departments with regard to the proposed construction of the buildings and/or development of the said property and for obtaining water connections, sewerage connection, electric connection and for obtaining all other facilities as may be necessary for the beneficial use and occupation of the said buildings and/or unit or units thereat.

8.4 The owners herein shall render his best co-operation and assistance as may from time to time be required by the Developer in the matter of obtaining necessary sanctions and/or permissions and/or clearances including necessary sanction of plan from the Authorities concerned.

8.5 The owners shall as may from time to time be necessary sign, execute and deliver all applications, papers, documents and declarations to enable the Developer to apply for and obtain telephone, gas, electricity, telex, sewerage, water connections and other essential and public liberty services in or upon the whole or part or portions of the said property and/or the said buildings.

8.6 The owners shall grant an irrevocable power of Attorney in favour of the Developer and/or its nominees authorising and/or empowering it/them to appear and represent the Owners before the respective authorities and other appropriate Government Authorities and/or department, the District Registration office and other authorities and further to apply for and obtain the sanctioned plan as also to obtain all necessary sanctions, approvals, permissions and no objection certificates as may required for carrying out the said Development work and/or construction of the said buildings as also authorising the Developer and/or its nominee to apply for and to have necessary mutation in the records of the B L & R.O and other appropriate Authorities in respect of Developer's allocation and also for applying for steel, cement and other building materials as also empowering it/them to institute and/or defend all or any suits, appeals, revisions, complaints and other legal proceedings and/or litigations by the Owners concerning or relating to the said property and/or the said development and/or construction of

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Md. Idris Islam  
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Wahed Box Mondal  
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the said buildings and to compromise all or any disputes and/or legal proceedings on the agreed terms. However it is agreed that the necessary expenses incurred for conversion of the said land shall be borne by Owners.

8.7 In consideration of the premises and in consideration of the Developer undertaking the development in respect of the said property and also in consideration of the several units forming part of the Owners' allocation in the building to be constructed in terms of these presents and also in consideration payments as stipulated in clause (11.1) under Article - XI hereunder and in consideration of allotting Owners' allocation by the Developer in complete and inhabitable condition the Owners herein shall complete the sale in respect of the undivided proportionate share in the said land in favour of the Developer and/or its transferees and/or nominees of the several of several shops/units/flats/car parking spaces/ saleable spaces forming part of the Developer's allocation attributable to and/or in relation of such shops/units/flats/saleable space/ Car Parking space / forming part of the Developer's allocation by executing and registering appropriate Deed/Deeds of Transfer containing the usual covenants for title provided however that the consideration money as may be receivable on account of the said sale of undivided proportionate share or interest in the said land attributable and/or in relation to the several shops/units/flats/car parking spaces/saleable space forming part of the Developer's allocation shall exclusively belong to the Developer for being adjusted towards development costs and/or construction costs of the Owners' Allocation. The profit which will be made out of such commercial exploitation by the sale of the Developer's Allocation shall be income assessable in the hands of the Developer, for all Tax purposes including Income Tax, Wealth Tax etc.

8.8 The owners herein doth hereby expressly allow, grant and authorise and shall also always allow, grant and authorise the Developer herein exclusive and unfettered right power and authority to sell, convey and/or transfer by lease or dispose of the flat or flats of the said buildings as also in the common areas and facilities appurtenant thereto forming the Developer's Allocation defined hereinabove to enter in to agreement or agreements for sale thereof with Intending purchaser or purchasers as the nominee or nominees of the Developer herein at such prices and on such terms and conditions as the said Developer may deem fit and proper, to accept Earnest Money and subsequently to sell, transfer, convey, assign and assure or lease out or dispose of the said Developer's Allocation or any part or portion thereof by executing and Registering on failure of the owners herein to execute and register one or more Conveyance or Conveyances in favour of the Intending Purchaser or Purchasers by virtue and under authority of the Irrevocable General Power of Attorney to be executed by the Owners herein in favour of the Developer herein or its nominated person or persons at and for such consideration as may be fixed or decided by the Developer at its sole and exclusive discretion without any interference, intervention and objection of the Owners herein.

8.9 In case any outgoing or encumbrances be found on the said property then the owners shall be liable to pay and discharge the aforesaid encumbrances or outgoing at their own cost and expenses and on his failure to do so the Developer shall cause the same to be removed and paid and discharged at the cost and expense of the Owners being deductible from the amount to be paid or the area to be offered to the owners in as owners' allocation in terms of these presents.

8.10 In case the Developer is unable to fulfill its obligations within the time mentioned in clause (7.7) under ARTICLE-VII above due to the force majeure hereinafter contained then in such event the time for performance of its obligations shall be extended accordingly.

8.11 In case the owners commit any default or breach in fulfillment of his obligations contained herein then and in such event the Developer shall be entitled to specific performances of such Breaches or default complained of and for damages therefore.

8.12 In case the Developer commits any default or breach in fulfilling of its obligations contained herein and in such event the owners shall be entitled to carry out the residual construction work and complete the project and shall handover to the developer its/their area after receiving the cost, charges and expenses incurred by the Owners in completing the project as stated hereinabove as certified by the Architect appointed in terms of these presents.

8.13 Notwithstanding the above the inability of the owners to sign the building plan, to produce the original title deeds of the said property and execute and register the necessary deeds of

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Alim Box Mondal

Saulama Khairun

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Abupakkare Mondal

Wahed Box Mondal

Aminul Islam

Mohdul Islam

Azal Box Mondal

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NOTARY  
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Govt. of West Bengal  
Regd. No. 12/1994

C. M. M.'s Court

2 & 3, Bankshall Street, Kol-700 001

Signature of Director  
Director



transfer of the Developer Area in terms hereof shall not be considered to be a reason depriving his control.

#### ARTICLE-IX CONSTRUCTION

9.1 The construction of the said Building shall be strictly as per the rules regulations and bye-laws framed there under and further strictly in accordance with the sanctioned plan, if any.

9.2 The Developer shall keep the Owners absolutely indemnified and harmless against all actions claims, and demands whatsoever as may be made due to the construction of the said buildings and/or the said development work being in deviation from the sanctioned plan and/or violation of the rules , regulations and bye-laws as also due to loss of lives and properties .

9.3 The Developer herein shall be entitled to employ such masons, mistries, engineers, contractors, managers, supervisors and other employees for carrying out the said development work and/or construction of the building as the Developer shall think proper. In this respect the Developer herein shall solely be responsible and/or liable for payment of salaries, wages and/or remuneration of the masons, mistries, engineers, contractors, managers, supervisors , chowkidars and durwans as also staff and employees who may be appointed employed by the Developer for the development work and/or construction of the buildings and in this respect, the owners shall not in any manner be responsible and in this regard, the Developer shall keep the Owners indemnified against any claim or demand.

9.4 The Developer herein shall be at liberty to retain, discharge and appoint such Architects, Engineers, and Contractors and the same at such remuneration and terms as the Developer shall think proper. The Developer herein shall solely be responsible for payment of all remuneration, fees and other charges as may be payable to the Architects, Engineers, and Contractors as may be retained by the Developer.

9.5 All costs charges and expenses for and on account of the Development of the said property and/or construction of the building shall be borne by the Developer and in this respect, the Owners shall not in any manner be liable or responsible.

9.6 Apart from the shops/flats and parking spaces together with portion in the building to be allotted to the Owners the remaining shops/ flats, parking spaces and other spaces of the building including the undivided proportionate share or interest in the said land would belong to the Developer as absolute holder thereof as and by way of Developer's Allocation for sale or transfer thereof in terms of these presents.

9.7 The owners and Developer shall at one time be entitled to sell on Ownership basis or otherwise transfer and/or dispose of the residential flats parking spaces and other spaces of the building and such proportionate share or interest in the said land forming part of the owner's allocation and the Developer's allocation respectively in terms of these presents.

#### ARTICLE-X-DEPOSIT

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10.1 Apart from several residential flats and parking spaces of the proposed new building proportionate and undivided share in the said land to be allotted to the owners as and by way of owners' Allocation as mentioned herein above, the Developer herein shall also in consideration of the Owners permitting and/or allowing the Developer to undertake the development of the said property on the terms and in the manner as herein agreed, hereby agrees to pay to the owner a sum of Rs.15,00,000/- ( Rupees: Fifteen lacs only as a refundable security deposit in the manner appearing hereinafter which shall be refunded by the owners on or before received the possession of the owners' allocation.

1. a sum of Rs.10,00,000/- ( Rupees: Nine lacs ) only shall be paid at the time of execution of these presents
2. Balance sum of Rs.5,00,000/- shall be paid on receipt of clearances from all the authorities including change of use of the said property and sanction of plan for the development of the said property.

#### ARTICLE -XI-CONSIDERATION

Devor Box Mondal  
Abim Box Mondal  
Saulama Khartun  
1347 805/4 W -  
Abubakkar Mondal  
Wahed Box Mondal

Arifur Islam  
Mehdiul Islam  
Azad Box Mondal  
श्रीमती रजिा बि  
Re Jia Bibe  
18 FEB 2008  
Page 22 of 34



11.1 In consideration of the premises aforesaid and in consideration of the Owners appointing the Developer as the Builder and further allowing the Developer to complete the said property and to develop the same and also to construct the said building and also in consideration of the allotment of the Developer's Allocation to the Developer with a right to transfer in the manner as herein agreed, the Developer hereby agrees at its own costs and expenses to carry out the said development work including the construction of the owners' allocation complete in all respect in terms of these presents to be held, owned and possessed by the Owners herein as absolute Owners thereof. In this respect, the Owners herein shall not in any manner be liable or responsible to pay the cost of construction or other cost charges and expenses whatsoever save and except as stated herein.

11.2 In consideration of the premises and in consideration of the Developer at its own costs undertaking the development of the said property and/or construction of the said building and further making available the owners' allocation to the owners in the manner as here in agreed, the Developer here in shall be entitled as absolute Owners in respect of the Developer's allocation together with undivided proportionate share or interest in the land and in the common parts comprised in the said property.

11.3 In consideration of the Developer bearing the costs, charges and expenses for development of the said property and/or construction of the Building as aforesaid including the construction of owners' Allocation the Developer and/or its transferees shall not be liable for transfer by the Owners to pay any value and/or consideration on account or undivided proportionate share in the land comprised in the said property attributable to and/or in relation to the Developer's allocation.

#### ARTICLE-XII- RATES TAXES AND MAINTENANCE

12.1 The Owners herein shall bear and pay the Municipal Corporation taxes and other rates, taxes and outgoing whatsoever concerning or relating to the said property for the period upto the date of completion of the construction of the said building on the said property and in this respect keep the Developer harmless against payment of the same.

12.2 On and from the date of completion of the construction of the said building the Developer and or its assignees and /or transferees shall bear and pay the Municipal Corporation taxes and other rates, taxes and outgoings whatsoever concerning or relating to the said property and/or the said buildings and/or said land for developer's allocation and thereafter the owners shall not in any manner be liable or responsible and further the Developer shall keep the owners absolutely indemnified and harmless against payment of the same.

12.3 On and from the date of completion of the development project by the Developer :-

(i) The Developer herein shall be responsible for payment of the Municipal taxes and other rates, taxes and outgoings whatsoever concerning or relating to the Developer's allocation and in this respect, the Developer herein shall keep the owners as also the owner's allocation indemnified and harmless.

(ii) The owners herein shall be responsible for payment of the Municipal taxes and other rates, taxes and outgoings whatsoever concerning or relating to the owners' allocation and in this respect the owners shall keep the Developer as also the Developer's allocation indemnified and harmless.

12.4 On and from the date of completion of the project or on and from the date the Owners having received the several flats and parking space forming part of the owners' allocation complete in all respect as per this Agreement, the Developer herein shall look after, manage and administer the day to day maintenance of the building as also common parts, areas, amenities and facilities at the said building and in this respect the owners as also the transferees of the flats and parking spaces forming part of Owners' allocation shall render his best cooperation and assistance subject to the payment of such maintenance charges as may be notified by the Developer from time to time to the prospective purchases of units/flats/ car parking spaces and to the Owners in respect of his allocations till the Owner's association is formed for the purpose of maintenance of the said building.

12.5 On and from the date of completion of the project, the Owners and/or the Transferees of the flats and parking spaces forming part of the Owners' allocation shall be responsible to pay

Hero? Boi Mondal  
Alim Boi Mondal  
Saidama Khanan  
14/4/08 2/0/01 -  
Apurkare Mondal  
Wahed Boi Mondal

Aminul Islam  
Mehidul Islam  
Azad Boi Mondal

REJIA bibi

Govt. of West Bengal  
No. 18/1994

M. 's Court  
Street, Koi-700 001

Director

18 FEB 2008



to the Developer the monthly maintenance and service charges as may be found payable on account and in respect of the Owners' allocation. The Developer and/or its transferees shall be responsible for the payment of monthly maintenance and service charges on account of the Developer's allocation.

### ARTICLE XIII HOLDING ORGANISATION

13.1 After the completion of construction of the said building and carrying out of the said development work, the Developer herein shall at its discretion cause an Association or Syndicate or Limited Company to be floated and/or incorporated for the purpose of managing and maintaining the common facilities, common areas and amenities at the said building. The Developer shall frame the rules, regulations and bye-laws of the said Association or Syndicate or Limited Company as the Developer shall think proper.

### ARTICLE-XIV-COMMON RESTRICTION

14.1 The Owners' allocation in the building in addition to restriction as set out herein shall be equally subject to the same restrictions on transfer as may be applicable to the Developer's Allocation in the building and vice-versa.

14.2 The owners and the Developer shall not permit the user of their respective portions in the building for carrying on any wrongful, offensive, illegal or immoral trade or activity nor use or permit the user thereof for any purpose which may cause nuisance or be hazardous to the other prospective occupiers of the building.

14.3 The owners and the Developer and/or their respective transferees shall not demolish or permit demolition of any wall or other structures respectively in the Owners' allocation and the Developer's allocation or any portion thereof or make any structural alteration therein, without the previous consent obtained in writing of the Developer.

14.4 The owners and the Developer and/or their respective transferees shall abide by all laws, rules, regulations of the Government, local bodies and the Holding organization as the cause may be and shall be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.

14.5 The owners and the Developer and/or their respective transferees shall keep the interiors, walls, sewer, drainage, pipes and other fittings and fixtures and the floors and ceilings etc. respectively in the Owners' allocation and the Developer's allocation in the building in good working and repair condition and in particular, so as not to cause any damage to the building or any part of any other spaces or accommodations therein.

14.6 The owners and the Developer shall not do or permit anyone to be done anything which may render void or voidable any Insurance respect of the building or portion thereof and/or cause increase in the matter of premium payable on account of such Insurance.

14.7 No goods or other item shall be kept by the owners or the Developer or their respective transferees for display or other wise in the corridors or other places of common use in the building and no hindrance or obstruction shall be caused in any manner in the free movement in the corridors and other places of the common use in the building and in case of any such hindrance or obstruction caused, the Developer shall be entitled to remove the same at the risk and costs of the concerned party and vice versa.

14.8 The owners and the Developer and/or their respective transferees shall not throw or accumulate any dirt, rubbish waste or refuses nor permit the same to be thrown or accumulated in or about the building or in the compounds, corridor or any other portion of the building.

### ARTICLE-XV-MISCELLANEOUS

15.1 The owners and the Developer have entered into this Agreement purely on principal basis and that nothing stated shall be deemed or constructed to be a partnership and/or joint venture between the Developer and the Owners nor the parties hereto shall constitute an Association of person.

15.2 That nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer, or

For? Boz Mondal  
Alim Boz Mondal  
Saulama Khawan  
13/4/88  
Abubakhar Mondal  
Wahed Boz Mondal

Amirul Islam  
Mubidul Islam  
Azad Boz Mondal  
Retia Bibi  
Page 24 of 34  
1 FEB 2008



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Principal Basis  
18/1994  
West Bengal  
Joint Venture  
1's Court  
2 & 3, Bankshahi Street, Kol-700 001

Director



as creating any right title or interest in respect thereof in favour of the Developer, save the right to undertake development as per this Agreement.

15.3 Notwithstanding anything to the contrary herein contained, it is agreed and made clear that the roof of the building to be erected in or upon the said land shall be common in proportion to the flats to be Allotted to the Owners as and by way of the Owners' allocation and the flats to be allotted to the Developer as and by way of Developer's allocation as aforesaid. Provided however that the Developer herein shall be at liberty to jointly erect and/or construct further one or more floors or other structures in or upon the roof subject to receipt of permission from the Municipal Authorities.

15.4 On completion of the project of development of the property and/or construction of the said building as also distribution of the Owners' allocation and the Developer's Allocation in the manner as herein agreed, this agreement shall stand fulfilled.

15.5 The parties hereto shall jointly take appropriate steps for separate assessment of Municipal taxes payable in respect of several units forming part of the Owners' allocation and the Developer's allocation respectively.

15.6 The owners and the Developer hereby agree and undertake to sign and execute all other documents which may be required for the purpose or smooth implementation of this Agreement as and when required.

15.7 The Owners herein in consideration of the stipulations contained above doth hereby expressly allow, grant and authorise and shall also always until such time as the Developer may inform allow, grant and authorise the Developer exclusive and unfettered right, power and authority to advertise for sale in the news papers of the shops, flats, car parking space, share in the lands and in the common areas and facilities forming the Developer's area to enter into agreement with the intending purchasers as nominees of Developer for sale of the same at such price and on such terms and conditions as the Developer may think best and proper to accept earnest money and subsequently to sell, transfer, convey lease out or dispose off the said Developer's Area or any part or portion thereof by executing and registering on failure by the Owners to execute and register one or more deed of conveyance of the said area in favour of the said intending purchasers by virtue and under authority of the said General Power of Attorney to be executed by the Owners in favour of the Developer at its sole and absolute discretion at and for such consideration as may be exclusively fixed and determined by the Developer to be received by and paid to it in such manner as may be decided and deemed proper by the Developer without any interference, intervention and objection from the Owners.

15.8 The Developer shall be entitled to do all things and take such other steps or measures to successfully complete the project intended herein including right, power and authority to appoint and engage sub-contractor, engineer, architect, masions, labours, durwans, security men, surveyor, plumbers, designers, decorator and other workmen and/or employees on such terms and conditions as a Developer may think in its discretion best and proper and also to suspend, terminate or release as and when necessary and expedient.

15.9 That the terms, conditions, stipulations and covenants hereof may be varied altered and/or varied according to convenience of the project intended herein with mutual consent and agreement between the parties hereto.

15.10 Any notice required to be given by any of the parties to the other without prejudice to any other mode of service available shall be deemed to have been given and served if sent by hand or by registered post at the last known addresses of both the parties.

15.11 The Power and/or authorities granted aforesaid in favour of the Developer shall remain in force during the subsistence of this Agreement and upto completion of construction of new building as per law.

15.12 Each of the covenants herein contained shall be deemed to be consideration for the other.

#### ARTICLE -XVI-DOCUMENTATION

16.1 All Agreements, Contracts, deeds, documents for the sale and disposal of the owner's allocation and the Developer's allocation by the Developer shall be identical containing the

Here: Box Mondal  
Alim Box Mondal  
Salamia Khairun  
13/5/8 Box Mondal  
Abubakkar Mondal  
Wahed Box Mondal

Aminul Islam  
Khidul Islam  
Azal Box Mondal  
স্বাক্ষর  
Reja bibi

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NOTARY

Hegd. No. 12/1994  
G. M. M.'s Court  
Small Street, Kol-700 001

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same terms and conditions as may be mutually approved by the parties and the same shall be drafted by the Advocate Appointed by the Developer.

#### ARTICLE-XVII-DEFAULT

17.1 This Agreement can not be rescinded and/or cancelled and/or terminated in case the Developer fails to carry out the terms herein contained or construct the building mentioned herein, provided however that before such cancellation the Developer shall be given sufficient opportunity to make good or remedy the breach or failure complained of by the Owners.

17.2 In the event of rescission of this contract caused by the Owners on any ground whatsoever the Owners shall refund to the Developer herein all the amounts towards all costs, charges and expenses paid and incurred by the Developer herein as certified by the architect and it is explicitly agreed that till the amount incurred by the Developer for the development of the said property including the vacation of the tenants / occupiers the Developer shall have lien over the said property and the possession of the said property shall remain with the Developer.

#### ARTICLE-XVIII-ARBITRATION

18.1 All disputes and differences between the parties hereto arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein contained or determination of any liability or otherwise touching these presents shall be referred to as a sole Arbitrator to be nominated by both the parties with regard to the appointment of the sole Arbitrator, each party shall nominate their own Arbitrators and the same shall be deemed to be reference within the meaning of the Arbitration and conciliation Act of 1996 and/or the Act as may be enacted and the statutory amendments or modification thereunder and the Award given by such Arbitrators shall be binding and conclusive on the parties hereto. The Arbitrators shall have summary powers.

#### THE FIRST SCHEDULE ABOVE REFERRED TO (THE SAID PROPERTY)

##### PART II

Title deed no. I 1128 dt. 2.8.93 being no. 1128 of 1993 in Book No. I volume no. 15 pages 453 to 466 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

##### Schedule 1 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 315 under khatian no. 54

Dag No. 211/531 12 decimals  
Land measuring : 12 decimals being proportionate rent .50 Paise.

##### Schedule 2 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza - Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in part Khatian no. 314 under khatian no. 54

DILIP KUMAR BASU

NOTARY

Govt. of West Bengal

Regd. No. 18/1994

C. M. M.'s Court

2 & 3, Bankshall Street, Koi-700 001

Dag No. 211 12 Decimals  
Dag No. 211/530 3 decimals

Amirul Islam  
Mehidul Islam  
Abul Boz Mondal  
Saulama Khatun  
Abul Pakkay Mondal  
Wahed Boz Mondal

Amirul Islam  
Mehidul Islam  
Abul Boz Mondal  
REJIA BEGUM  
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Dag No. 211/531 9 decimals  
Land measuring : 24 decimals



Schedule 3 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in part Khatian no. 54 under khatian no. 313 and 315

Dag No. 211 12 decimals  
Dag No. 211/530 3 decimals  
Dag No. 211/531 9 decimals

Land measuring : 24 decimals

PART III

Title deed no. I 1129 dt. 2.8.93 being no. 1129 of 1993 in Book No. I volume no. 15 pages 473 to 480 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 1 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 315 under khatian no. 54, 313,35 and 36  
Dag No. 211/531 11 decimals  
Land measuring : 11 decimals being proportionate rent .50 Paise.

Schedule 2 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 314 under khatian no. 54  
Dag No. 211 12 decimals  
Dag No. 211/530 12 decimals  
Land measuring : 24 decimals being proportionate rent .50 Paise.

Schedule 3 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 54 under khatian no.313,35,366

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Govt. of West Bengal  
Regd. No. 18/1994  
C. M. M. Court  
2 & 3, Bankchall Street, Kol-700 001

Amro? Box Mondal  
Alim Box Mondal  
Santama Khatun  
Bhabya Singh  
Asi becker mondal  
Wahed Box Mondal

Amirul Islam  
Mahmudul Islam  
Azad Box Mondal  
5/16 on 2/1  
Retia be  
Page 27 of 34  
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Dag No. 211 12 decimals  
Dag No. 211/ 530 5 decimals  
Dag No. 211/531 9 decimals  
Land measuring : 26 decimals

PART VI

Title deed no. I 1133 dt. 2.8.93 being no. 1133 of 1993 in Book No. I volume no. 16 pages 18 to 18 registered with the Joint Sub-Registrar of Barasat at Kadambagchi



Schedule 1 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 315 under khatian no. 54

Dag No. 211/531 11 decimals  
Land measuring : 11 decimals being proportionate rent 50 paise.

Schedule 2 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 314 under khatian no. 54

Dag No. 211 11 decimals  
Dag no. 211/530 5 decimals  
Dag No. 211/531 9 decimals  
Land measuring : 25 decimals being proportionate rent 2.90 paise.

Schedule 3 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 54 under khatian no. 313

Dag No. 211 12 decimals  
Dag No. 211/530 3 decimals  
Dag No. 211/531 10 decimals  
Land measuring : 25 decimals being proportionate rent 1.05 paise.

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Govt. of West Bengal  
Regd. No. 18/1994  
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2 & 3, Bankshall Street, Kol-700 001

PART VII

Title deed no. I 1134 dt. 2.8.93 being no. 1134 of 1993 in Book No. I volume no. 16 pages 19 to 26 registered with the Joint Sub-Registrar of Barasat at Kadambagchi

Schedule 1 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
Mouza – Sadar pur.

Veraz Box Mondal  
Alim Box Mondal  
Sulama Khatun  
Abubakkar Mondal  
Wahed Box Mondal

Amirul Islam  
Mahidul Islam  
Azad Box Mondal  
Rejla Biswas  
STRUCTURE PVT. LTD  
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18 FEB 2000



Mouza – Sadar pur.

**PART XI**

Title deed no. 3660 of 2006 in Book No. I volume no. \_\_\_ pages \_\_\_ to \_\_\_ registered with the Joint Sub-Registrar of Barasat at Kadambagchi



District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
J.L.No.32 Register no. 32  
Mouza – Sadar pur.  
Included in Khatian no. 35 and 36 under Khatian no. 97  
Dag No. 197  
Land measuring : 12 decimals

Included in Khatian no.243 and 242  
Dag No. 199  
Land measuring : 9 decimals

Included in Khatian no.371  
Dag No. 207  
Land measuring : 12 decimals

Included in Khatian no. 144 and 145  
Dag No. 200 & 201  
Land measuring : 14 decimals in Dag No. 201 and 28 decimals in Dag no. 200  
Aggregate Land measuring: 75 decimals

**PART XII**

Title deed no. 3659 of 2006 in Book No. I volume no. \_\_\_ pages \_\_\_ to \_\_\_ registered with the Joint Sub-Registrar of Barasat at Kadambagchi

District : North 24 parganas  
Police Station and Sub-Registry Office –Barasat  
Pargana- Anwarpur  
Mouza- No. 32  
J.L.No.32 Register no. 32  
Mouza – Sadar pur.  
Included in Khatian no. 35 and 36 under Khatian no. 97  
Dag No. 197  
Land measuring : 12 decimals

Included in Khatian no.243 and 242  
Dag No. 199  
Land measuring : 9 decimals

Included in Khatian no.371  
Dag No. 207  
Land measuring : 12 decimals

Included in Khatian no. 144 and 145  
Dag No. 200 & 201  
Land measuring : 14 decimals in Dag No. 201 and 28 decimals in Dag no. 200  
Aggregate Land measuring: 75 decimals

PUSHPAK INFRASTRUCTURE

*[Signature]*  
Director

Part No.	Dag No.	Deed No. of 1993	Schedule	Area desimal	Total Decimals
I	209	1127	5	1	
	209	1127	6	2	
	209	1127	7	2	
	209	1127	8	2	
	209	1127	9	8	
	209	1127	10	2	

Ahera? Box Mondal  
Alim Box Mondal  
Salamia Khatian  
14348 200 2/01  
Abu Pakkare Mondal

Amirul Islam  
Nahidul Islam  
Azad Box Mondal  
316/212 दिवि  
REJIA BEHI



Touzi No. 146 current Touzi no. 12  
J.L.No. 32 Re. Sur No. 22  
Included in Khatian no. 315 under khatian no. 54

Dag No. 211 /531 11 decimals  
Land measuring : 11 decimals being proportionate rent 50 paise.

Schedule 2 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32

Mouza - Sadar pur.

Touzi No. 146 current Touzi no. 12

J.L.No. 32 Re. Sur No. 22

Included in Khatian no. 314 under khatian no. 54

Dag No. 211 11 decimals

Dag no. 211/530 5 decimals

Dag no. 211/531 9 decimals

Land measuring : 25 decimals being proportionate rent 2.90 paise.

Schedule 3 to the above deed

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32

Mouza - Sadar pur.

Touzi No. 146 current Touzi no. 12

J.L.No. 32 Re. Sur No. 22

Included in Khatian no. 314 under khatian no. 54

Dag No. 211 12 decimals

Dag No. 211/530 3 decimals

Dag No. 211/531 10 decimals

Land measuring: 25 decimals being proportionate rent 1.05 paise.

**PART X**

Title deed no. 3661 of 2006 in Book No. I volume no. \_\_\_ pages \_\_\_ to \_\_\_ registered with  
the Joint Sub-Registrar of Barasat at Kadambagchi

District : North 24 parganas  
Police Station and Sub-Registry Office -Barasat  
Pargana- Anwarpur  
Mouza- No. 32

J.L.No.32

Mouza - Sadar pur.

Included in Khatian no. 35 and 36 under Khatian no. 97

Dag No. 197

Land measuring : 11 decimals

Included in Khatian no.371

Dag No. 207

Land measuring : 11 decimals

Included in Khatian no.144 under Khatian no. 145

Dag No. 200

Land measuring : 30 decimals

Included in Khatian no. 144

Dag No. 201

Land measuring : 14 decimals

Aggregate Land measuring: 74 decimals

Hero? Box Mondal

Alm Box Mondal

Saibama Khatun

13478 832 5/2 of rd -

Abubakkar Mondal

Wahed Box Mondal

Amirul Islam  
Mahidul Islam  
Azad Box Mondal

31601 213 213

Reza Bibi

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Govt. of West Bengal

Regd. No. 18/1994

C. M. M.'s Court

2 & 3, Bankshall Street, Kol-700 001

PUSHPAK INFRASTRUCTURE LTD.

Director



IV	209	1131	5	2	
	209	1131	6	2	
	209	1131	7	2	
	209	1131	8	8	
	209	1131	9	2	
	209	1131	10	1	
I	210	1127	3	7	
	210	1127	4	7.5	
IV	210	1131	3	7	
	210	1131	4	7.5	29
IV	212	1131	2	15.5	
I	212	1127	2	15.5	31
I	213	1127	1	8.5	
IV	213	1131	1	8.5	17
IX	1934	1138	Kha	17	
IX	1934/3908	1138	Kha	17	
IX	1933	1138	Kha	40	34
II	211/531	1128	1	12	
II	211/531	1128	2	9	
II	211/531	1128	3	9	
III	211/531	1129	1	11	
III	211/531	1129	3	9	
VI	211/531	1133	1	11	
VI	211/531	1133	2	9	
VI	211/531	1133	3	10	
VII	211/531	1134	1	11	
VII	211/531	1134	2	9	
VII	211/531	1134	3	10	110
II	211	1128	2	12	
II	211	1128	3	12	
III	211	1129	2	12	
III	211	1129	3	12	
VI	211	1133	2	11	
VI	211	1133	3	12	
VII	211	1134	2	11	
VII	211	1134	3	12	94
II	211/530	1128	2	3	
II	211/530	1128	3	3	
III	211/530	1129	2	12	
III	211/530	1129	3	5	
VI	211/530	1133	2	5	
VI	211/530	1133	3	3	
VII	211/530	1134	2	5	
VII	211/530	1134	3	3	39
X	197	3661 of 06		11	
X	199	3661 of 06		8	
X	207	3661 of 06		11	
X	200	3661 of 06		30	
X	201	3661 of 06		14	74
XI	197	3660 of 06		12	
XI	199	3660 of 06		9	
XI	207	3660 of 06		12	
XI	200	3660 of 06		28	
XI	201	3660 of 06		14	
XII	197	3660 of 06		12	
XII	199	3660 of 06		9	
XII	207	3660 of 06		12	
XII	200	3660 of 06		28	
XII	201	3660 of 06		14	75
				Total	652



DILIP KUMAR BASU  
NOTARY  
Govt. of West Bengal  
Regd. No. 18/1994  
C. 75. M's Court  
2 & 3, Bankshall Street, Kol-700 001

In aggregate area of 652 decimals equivalent to 392 cottahs 12 chittack and 15 sq.ft. be the same a little less or more which is in the possession of the owners, hereinafter called 'The said

Box Mandal  
Kha Box Mandal  
Sarlama Khantun  
133/3 30 3/4 on -  
Abubakr...

Amirul Islam  
Mehidul Islam  
Azad Box Mandal  
মিঃ আবু বকর



Aminul Islam  
(Aminul Islam)

Mahidul Islam  
(Saidul Islam)

Feroz Bux Mondal  
(Feroz Bux Mondal)

SIGNED SEALED AND DELIVERED  
BY THE DEVELOPER IN THE PRESENCE  
OF WITNESSES:

1.

2.

PUSHPAK INFRASTRUCTURE PVT. LTD.

Director

ATTENTION BY ME ON  
IDENTIFICATION ADVOCATE

DILIP KUMAR DASU  
NOTARY

Govt. of W.  
Regd. No. 100/04  
1, M. T. S.  
20, Chakrabarti Street, Kolkata-700001

DILIP KUMAR DASU  
Notary  
Regd. No. 100/04  
1 & 3, Chakrabarti Street, Kolkata-700001

19 FEB 2008

IDENTIFIED BY MR.

P. D. SHAW  
Advocate