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Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Coochbeor, Dum Dum, 24-Pgs. (North)

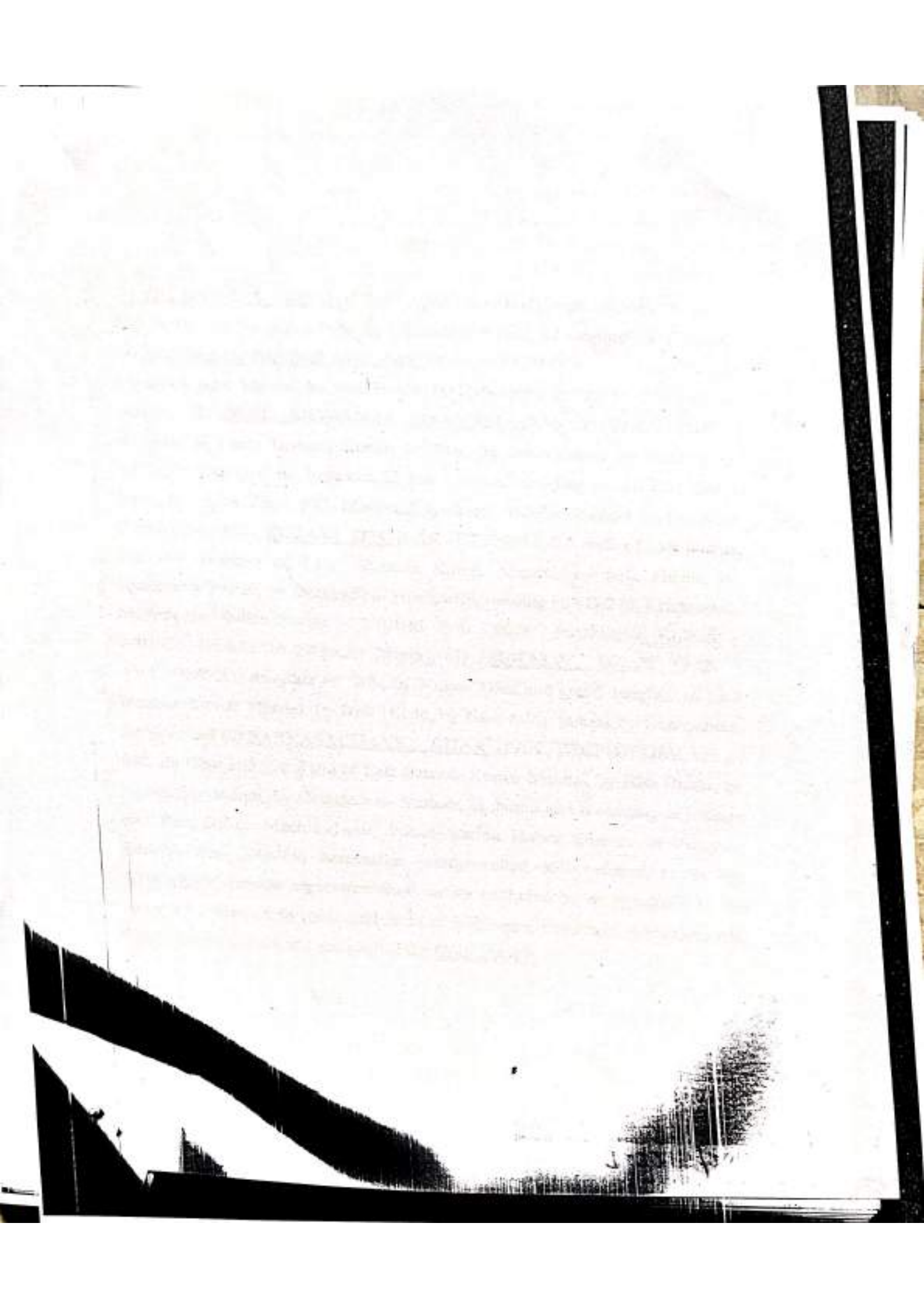
13 AUG 2018

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this 13th day of August in the year of 2018

(Two Thousand Eighteen) of the Christian Era,

BETWEEN



(2)

(1) SRI SAMIR MANDAL (PAN -AAWPM4734H), son of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Service,
(2) SRI SALIL KUMAR MANDAL (PAN - AIJPM7782Q), son of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Service, (3) MISS. SHYAMALI MANDAL (PAN - AYXPM2010P), daughter of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Business, Sl. No. 1 to 3 are residing at 183, R.N. Guha Road, P.S. Dum Dum, P.O. Motijheel, Kolkata- 700074, District 24 Parganas (North), (4) SMT. SURAVI SEN (PAN -ETSPS0163R), wife of Late Sudhir Sen and daughter of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Housewife, residing at AG-270, Krishnapur, Majherpara, Police Station - Baguiati, Post Office - Krishnapur, Kolkata - 700102, District 24 Parganas (North), (5) SUKALPA DHAR (PAN - AVYPD2892G) daughter of Subrata Kumar Dhar and grand daughter of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Service, and (6) SABYASACHAYEE DHAR (PAN -BSKPD7613M), son of Subrata Dhar and grand son of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Student, Sl. No. 5 and 6 residing at Village and Post Office Machlandapur, Police Station Habra, District 24 Parganas (North), Pin- 743289, hereinafter jointly called and referred to as the 'OWNERS' [which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns] of the ONE PART.

(3)

A N D

OM SHANTI INFRACON (PAN -AAFFO8036M) a Partnership firm having its Office at 19A, Srinath Mukherjee Lane, P.S. Chitpur, P.O. Ghughudanga, Kolkata - 700 030, being represented by its one of the partner SRI PRADIP KUMAR AGARWAL (PAN -ACZPA8102G) son of Late Puran Mal Agarwal, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 19A, Srinath Mukherjee Lane, P.S. Chitpur, P.O. Ghughudanga, Kolkata - 700 030, hereinafter be called and referred to as the "DEVELOPER/ PROMOTER" (which term or expression shall unless excluded by or repugnant to the context or meaning shall be deemed to mean and include its successor or successors- in -office, representatives and assigns) of the **OTHER PART.**

WHEREAS Sk. Harul Rashid, Mohammad Mursa, Mosammat Khatija Bibi, Mosammat Asiya Bibi, Mosammat Asma Bibi, Guljan Bibi jointly by a registered Deed of Conveyance dated 05.10.1959 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 99, Pages 262 to 269, Being No. 7257 for the year 1959 sold, transferred and conveyed of land measuring an area of 11 Cottahs more or less lying and situated at Mouza - Dum Dum House, P.S. Dum Dum, Dag No. 447 & 448, Jamindar Khatian No. 88, under Khatian No. 171, under South Dum Dum Municipality, in the District 24 Parganas to Smt. Sova Rani Mondal.

AND WHEREAS Smt. Puspa Rani Kundu, Sk. Nurul Hoza alias Lalu Sekh jointly by a registered Deed of Conveyance dated 15.12.1959 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 120, Pages 91 to 97, Being No. 8415 for the year 1959 sold, transferred and conveyed of land measuring an area of 6.95 Satak more or less lying and situated at Mouza - Dum Dum House, P.S. Dum Dum, Dag No. 447/550, Khatian No. 251, under South Dum Dum Municipality, in the District 24 Parganas to Smt. Sova Rani Mondal.

AND WHEREAS Sri Sashibhusan Sarkar by a registered Deed of Conveyance dated 16.12.1959 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 121, Pages 75 to 80, Being No. 8447 for the year 1959 sold, transferred and conveyed of land measuring an area of .0356 Satak more or less under Dag No. 446, and land measuring an area of 3 Cottahs more or less under Dag No. 447 & 448, lying and situated at Mouza - Dum Dum House, P.S. Dum Dum, Dag No. 446, 447 & 448, Jamindar Khatian No. 88, under Khatian No. 171 & 172, under South Dum Dum Municipality, in the District 24 Parganas to Smt. Sova Rani Mondal.

AND WHEREAS Mosammat Johara Baowa by a registered Deed of Conveyance in the year 1959 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 121, Pages 100 to 104, Being No. 8494 for the year 1959 sold, transferred and conveyed of land measuring an area of .0435 Satak more or less lying and situated at Mouza - Dum Dum House, P.S. Dum Dum, Dag No. 447 & 448, Jamindar Khatian No. 88, under Khatian No. 171, under South Dum Dum Municipality, in the District 24 Parganas to Smt. Sova Rani Mondal.

AND WHEREAS said Sk. Harul Rashid, Mohammad Mursa, Mosammat Khatija Bibi, Mosammat Asiya Bibi, Mosammat Asma Bibi, jointly by a registered Deed of Conveyance dated 17.04.1963 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 43, Pages 183 to 187, Being No. 3263 for the year 1963 sold, transferred and conveyed of land measuring an area of 12 Chittaks more or less lying and situated at Mouza - Dum Dum House, P.S. Dum Dum, Dag No. 447 & 448, Jamindar Khatian No. 88, under Khatian No. 171, under South Dum Dum Municipality, in the District 24 Parganas to Smt. Sova Rani Mondal.

AND WHEREAS Suresh Chandra Chowdhury by a registered Deed of Conveyance dated 11.03.1960 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 32, Pages 212 to 215, Being No. 1991 for the year 1960 sold, transferred and conveyed of land measuring an area of .0680 Satak more or less lying and situated at Mouza – Dum Dum House, P.S. Dum Dum, C.S. Dag No. 447 & 448, R.S. Dag No. 447/549, Khatian No. 101, under South Dum Dum Municipality, in the District 24 Parganas to Smt. Sova Rani Mondal.

AND WHEREAS Akbar Ali Ghosi, Bechu Ghosi, Nur Hossain Ghosi, Mohani Bibi, Jaytan Bibi, Rajia Bibi jointly by a registered Deed of Conveyance in Bengali language dated 14.07.1972 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 76, Pages 152 to 158, Being No. 4664 for the year 1972 sold, transferred and conveyed of land measuring an area of 2 Cottahs more or less lying and situated at Mouza – Dum Dum House, P.S. Dum Dum, Dag No. 449, Khatian No. 90, under Khanda Khatian No. 549, within the local limits of South Dum Dum Municipality, in the District 24 Parganas to Smt. Sova Rani Mondal.

AND WHEREAS by virtue of aforesaid seven numbers Deed of Conveyance the said Smt. Sova Rani Mondal became the sole and absolute owners of total land measuring an area of 29 Cottahs 14 Chittacks 2 Sq. ft. more or less along with others property and also she mutated her in the records of local Municipality and B.L & L.R. office and paying rents and taxes regularly.

AND WHEREAS after while seizing and possessing the said property the said Smt. Sova Rani Mondal died intestate on 28.12.2000 leaving behind her two sons namely Sri Samir Mandal and Salil Kumar Mandal three daughters namely Shyamali Mandal, Suravi Sen, Sabari Dhar as her only legal heirs and successors under the present Hindu law of Succession Act 1956 to which she was governed at the time of her death and having undivided $1/5^{\text{th}}$ share each of the aforesaid property. Be it mentioned here her husband Basanta Kumar Mandal died predeceased on 23.12.1999.

AND WHEREAS said Sri Samir Mandal, Sri Salil Kumar Mandal, Shyamali Mandal, Suravi Sen, Sabari Dhar jointly transferred some portion of land out of the aforesaid property .

AND WHEREAS after transferring the aforesaid property the said Samir Mandal and others jointly became the sole and absolute owners of remaining portion of land measuring about 24 Cottahs more or less together with structure standing thereon lying and situated at Mouza – Dum Dum House, P.S. Dum Dum, C.S. Dag Nos. 446, 447, 448, 447/550, 447/549, R.S. Dag Nos. 446, 447, 448, 449, 447/549, 447/550, 447/551, 447/553, C.S. Khatian No. 90, 171, 172, 251, 101, R.S. Khatian No. 1890, 171, 549, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 492 (New), 403 (old), R.N. Guha Road, Kolkata – 700 074, Ward No. 8, in the District 24 Parganas (North).

AND WHEREAS in the meantime said Sabari Dhar died intestate 20.03.2013 leaving behind her husband Subrata Kumar Dhar, son Sabyasachayee Dhar and daughter Sukalpa Dhar as her only legal heirs and successors under the present Hindu law of Succession Act 1956 to which she was governed at the time of her death and having undivided $1/3^{\text{rd}}$ share each out of $1/5^{\text{th}}$ share of the aforesaid property.

AND WHEREAS said Sri Samir Mandal, Sri Salil Kumar Mandal, Shyamali Mandal, Suravi Sen jointly became the sole and absolute owners of undivided 80% and/or $4/5^{\text{th}}$ (each 20% and/or $1/5^{\text{th}}$) share of the aforesaid property and the said Subrata Kumar Dhar, Sabyasachayee Dhar and Sukalpa Dhar jointly became the sole and absolute owner of undivided 20% ($1/5^{\text{th}}$) share of the aforesaid property.

AND WHEREAS said Subrata Kumar Dhar by a registered Deed of Gift dated 11.01.2018 which was duly registered at the office of Additional District Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 1506-2018, Pages 18365 to 18389, Being No. 205 for the year 2018 made Gifted and transferred of ALL THAT piece and parcel of undivided 6.67 % Share of total land measuring about 24 Cottahs more or less together with structure standing thereon lying and situated at Mouza – Dum Dum House, P.S. Dum Dum, C.S. Dag Nos. 446, 447, 448, 447/550, 447/549, R.S. Dag Nos. 446, 447, 448, 449, 447/549, 447/550, 447/551, 447/553, C.S. Khatian No. 90, 171, 172, 251, 101, R.S. Khatian No. 1890, 171, 549, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 492, R.N. Guha Road, Kolkata – 700 074, Ward No. 8, in the District 24 Parganas (North), in favour of his daughter and son namely Sukalpa Dhar and Sabyasachayee Dhar.

AND WHEREAS after such Deed of Gift the said Sukalpa Dhar and Sabyasachayee Dhar jointly became the sole and absolute owners of undivided 20% and/or 1/5th share of the aforesaid property.

AND WHEREAS said Sri Samir Mandal and others the owners herein are well seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 22 Cottahs more or less together with structure standing thereon lying and situated at Mouza – Dum Dum House, P.S. Dum Dum, C.S. Dag Nos. 446, 447, 448, 447/550, 447/549, R.S. Dag Nos. 446, 447, 448, 447/549, 447/550, 447/551, 447/553, C.S. Khatian No. 171, 172, 251, 101, R.S. Khatian No. 1890, 171, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 492, R.N. Guha Road, Kolkata-700074, Ward No. 8, in the District 24 Parganas (North), morefully described in the schedule hereunder written and hereinafter called the said property .

(8)

AND WHEREAS Owners are desirous to develop their property and to construct some G+ V storied buildings on the said property but could not do it themselves and the Developer knowing the intention of the Owners and approached the said Owners to authorize them to develop the said property and to construct some buildings on the said property to which the Owners agree.

As a consideration of the said property the Owners jointly shall get 16000 Sq. ft. Covered area including proportionate share of staircase and lift out of which Seventeen numbers Flats and Seven numbers Open Car parking space/ Garages as follows :-

- One 3BHK Flat on the Fourth Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 3BHK Flat on the Third Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 3BHK Flat on the Second Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 3BHK Flat on the First Floor, Back side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 2BHK Flat on the First Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift
- One 2BHK Flat on the Second Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift
- One 2BHK Flat on the Third Floor, Back side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift
- One 2BHK Flat on the Fourth Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift
- One 2BHK Flat on the Fourth Floor, Front side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift
- One 2BHK Flat on the First Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift
- One 2BHK Flat on the Second Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

(9)

One 2BHK Flat on the First Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 1BHK Flat on the First Floor, Back side, measuring Covered area 300 Sq. ft. more or less including proportionate share of staircase & lift

One 1BHK Flat on the First Floor, Back side, measuring Covered area 300 Sq. ft. more or less including proportionate share of staircase & lift

One 4BHK Flat on the Third Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift

One 4BHK Flat on the Second Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift;

One 4BHK Flat on the Third Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift and

Seven numbers Open Car parking space/ Garage on the Ground Floor each Open Car parking space / garage measuring Covered area 200 Sq. ft. more or less and the owner

No. 3 Shyamali Mondal shall get a Cash consideration of Rs. 3,00,000/- (Rupees Three Lakh) only which is forfeited money hereinafter called the Owner's allocation.

The Developer with the execution of this agreement has paid a sum of Rs. 50,000/- (Rupees Fifty Thousand) only to the Owner No. 3 Shyamali Mondal. The Developer

shall pay balance Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand) only to the Owner No. 3 Shyamali Mondal after obtaining sanction building plan of the proposed newly

building.

Be it specially mentioned that the Original documents of schedule mentioned property are not available the owners could not handed over Original documents to the Developer.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:

Unless in these presents it is repugnant to or inconsistent the following works and/or expression shall mean as hereinafter mentioned.

1.1 **OWNERS** shall mean the above Owners /Landlords and their, executors, administrators, legal representatives and assigns.

1.2 **DEVELOPER** shall mean the above named Developer with having respective offices and license as would be required for such company and its successors in office.

(10)

- 1.3 **THE PROPERTY** shall mean of ALL THAT piece and parcel of land measuring 22 Cottahs more or less together with structure standing thereon lying and situated at Mouza - Dum Dum House, P.S. Dum Dum, C.S. Dag Nos. 446, 447, 448, 447/550, 447/549, R.S. Dag Nos. 446, 447, 448, 447/549, 447/550, 447/551, 447/553, C.S. Khatian No. 171, 172, 251, 101, R.S. Khatian No. 1890, 171, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 492, R.N. Guha Road, Kolkata - 700 074, Ward No. 8, in the District 24 Parganas (North), morefully and particularly described in the schedule hereunder written.
- 1.4 **THE BUILDING** shall mean the G+ V storied buildings to be constructed on the said property and/or amalgamated property in accordance with the building plan to be sanctioned by the authority of South Dum Dum Municipality at the cost of the Developer.
- 1.5 **THE UNIT** shall mean the partly or wholly constructed flat/apartment shop room in the building (which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be).
- 1.6 **PROPORTIONATE OR PROPORTIONATE PORTION** or proportionately shall mean the area between the built up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners / landlords.
- 1.7 **THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchaser and/or lawful occupiers.
- 1.8 **THE ARCHITECT** shall mean such Architect or Architectures appointed by the Developer, Architect for the building or such other architect or Architects of the building as may be appointed by the Developer cost of which will be borne by the Developer.

1.9 SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deducting the landlords portions .

1.10 OWNERS' ALLOCATION As a consideration of the said property the Owners jointly shall get 16000 Sq. ft. Covered area including proportionate share of staircase and lift out of which Seventeen numbers Flats and Seven numbers Open Car parking space/ Garages as follows : -

One 3BHK Flat on the Fourth Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;

One 3BHK Flat on the Third Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;

One 3BHK Flat on the Second Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;

One 3BHK Flat on the First Floor, Back side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;

One 2BHK Flat on the First Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Second Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Third Floor, Back side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Fourth Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Fourth Floor, Front side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the First Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Second Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

(12)

One 2BHK Flat on the First Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 1BHK Flat on the First Floor, Back side, measuring Covered area 300 Sq. ft. more or less including proportionate share of staircase & lift

One 1BHK Flat on the First Floor, Back side, measuring Covered area 300 Sq. ft. more or less including proportionate share of staircase & lift

One 4BHK Flat on the Third Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift

One 4BHK Flat on the Second Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift;

One 4BHK Flat on the Third Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift and

Seven numbers Open Car parking space/ Garage on the Ground Floor each Open Car parking space / garage measuring Covered area 200 Sq. ft. more or less and the owner No. 3 Shyamali Mondal shall get a Cash consideration of Rs. 3,00,000/- (Rupees Three Lakh) only which is forfeited money hereinafter called the Owner's allocation.

1.11 DEVELOPER'S SHARE – shall mean rest of the constructed area i.e. all the constructed area except Owners 's allocation with reference to the consideration clause of this Agreement and the Developer are entitled to appropriate the sale proceeds in respect of Developer's allocation.

1.12 TRANSFER with its grammatical variation shall mean as transfer of undivided proportionate share of land in G+V storied building to purchaser thereof by execution and registering Deed or Deed of Conveyance in accordance with the provisions of law in this behalf by the Owners in favour of the purchaser on receipt of consideration.

1.13 TRANSFEREE shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.

1.14 The word importing singular shall include plural and vice versa.

1.15 Sanctioned plan shall mean and include the new building plan to be sanctioned by the competent authority. *

ARTICLE - II COMMENCEMENT

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

ARTICLE - III OWNERS RIGHT AND REPRESENTATIONS

- 3.1 That excepting the Owners nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.
- 3.2 The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it .
- 3.3 The land property is free from all encumbrances, charges liens, lispence, attachments, trusts whatsoever or howsoever.
- 3.4 There is no excess vacant land in the said property within the meaning of the urban Land Ceiling and Regulations Act. 1976 .
- 3.5 That the total area of the land comprise in the said property is 22 Cottahs more or less be the same a little more or less .
- 3.6 That the Owners undertake to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property to the Developer within days from the date of this agreement .
- 3.7 That the Owners undertake to execute the registered Development Power of Attorney in favour of the Developer and the land Owners will give the Developer all the powers required for the purpose of making such construction at their own risk and costs and to negotiate for sale from owners allocation and enter into agreement for sale and make registered Deed, documents for registration whatsoever required for their portion.

ARTICLE - IV DEVELOPER'S RIGHT

- 4.1 THAT on the power and by virtue of this agreement the Developer is hereby empowered to raise the construction at the above mentioned property investing its own finance and resources and undertake to erect the said building as per the sanctioned building plan after mutating the name of the Owners within the South Dum Dum Municipality .
- 4.2 That the Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the South Dum Dum Municipality and entire cost shall be borne by the Developer alone .
- 4.3 The Developer shall be entitled to appoint its own labour masons contractor building Engineer Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Developer and all the risk and liability together with all responsibility shall remain with Developer and they will liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completed and hand over to the prospective purchaser .
- 4.4 The Developer for the purpose of raising the said construction shall have his absolute right to enter into any Agreement for sale of flats and apartments in respect of its own allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser or purchasers together with all advance thereof but at all material times the Owners shall not be liable for such advances or earnest money . That the said earnest money accepted by the Developer shall remain charges only with the Developer and the Owners allocation will remain unaffected and non-charged and purchaser shall have no right to interfere with the portion of the Owners allocation for any misappropriation of any money by the Developer or for any deal nor they shall have any right to seek any order or injunction from any court in respect of the Owners allocation .

ARTICLE - V : TIME

- 5.1 The Developer shall complete the said building within 42 months from the date of obtaining sanctioned Plan and/or handing over the peaceful vacant possession of the said land which ever is later time may be extended to 6 (Six) months under unavoidable circumstances on mutated discussion.

ARTICLE-VI : DEVELOPER'S RIGHT AND REPRESENTATIONS:-

- 6.1 The Developer hereby undertake the responsibility to mutate the name of the Owners and to get the plan sanctioned form the South Dum Dum Municipality and start construction of the building and to complete the whole complex within 42 months from the date of sanctioned plan in accordance with the sanctioned plan and/or handing over the peaceful vacant possession of their premises whichever is later and within this time the Developer shall give complete possession of the Owners', allocation and the time may be extended for another six months from the reasons beyond the control of the Developer.
- 6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for obtaining the permission form the authority/ authorities concerned .
- 6.3 To bear all costs charges and expenses for construction of the building at the said premises.

ARTICLE VI : OWNERS ' ALLOCATION

- 7.1. As a consideration of the said property the Owners jointly shall get 16000 Sq. ft. Covered area including proportionate share of staircase and lift out of which Seventeen numbers Flats and Seven numbers Open Car parking space/ Garages as follows :-
- One 3BHK Flat on the Fourth Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 3BHK Flat on the Third Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 3BHK Flat on the Second Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;

(16)

One 3BHK Flat on the First Floor, Back side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;

One 2BHK Flat on the First Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Second Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Third Floor, Back side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Fourth Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Fourth Floor, Front side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the First Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Second Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the First Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 1BHK Flat on the First Floor, Back side, measuring Covered area 300 Sq. ft. more or less including proportionate share of staircase & lift

One 1BHK Flat on the First Floor, Back side, measuring Covered area 300 Sq. ft. more or less including proportionate share of staircase & lift

One 4BHK Flat on the Third Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift

One 4BHK Flat on the Second Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift,

One 4BHK Flat on the Third Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift and

Seven numbers Open Car parking space/ Garage on the Ground Floor each Open Car parking space / garage measuring Covered area 200 Sq. ft. more or less and the owner No. 3 Shyamali Mondal shall get a Cash consideration of Rs. 3,00,000/- (Rupees Three Lakh) only which is forfeited money hereinafter called the Owner's allocation.

ARTICLE VIII : - DEVELOPER'S ALLOCATION .

- 8.1 In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from the Owners allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into agreement for sale and transfer in his own name or in the name of the nominee and to receive and release and collect all moneys in respect of the said property and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owners and this agreement it self shall be treated as consent of the Owners .

ARTICLE IX : PROCURE

- 9.1 The Owners shall grant to the Developer a Development power of Attorney as may be required for the purpose of mutation and submit the building plan obtaining the sanctioned of the plan, C.C. Certificate from the Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale enter into agreement for sale and receive consideration from the intending purchaser and make registration deed and document whatsoever required of this portion .
- 9.2 **NOTWITHSTANDING** grant of power of Attorney by the Owners in favour of the Developer no action of the Developer under this power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the Owners .

ARTICLE X : CONSTRUCTION :

- 10.1 The developer shall be solely and exclusively responsible for construction of the said building .

ARTICLE XI: BUILDING

- 11.1 The Developer shall at its own costs construct erect and complete in all respects of the said G+V storied building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.
- 11.2 The Developer shall install and erect in the said building at its own costs as per the specification and also the drawing providing by the architect, pump, water storage tanks, overhead, Reservoir, Electrification, generator room, permanent electric connection from the CESC and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in a residential G+ V storied building in the locality in Ownership basis or otherwise .
- 11.3 The Developer shall bear the entire costs of construction including Architects fees and fees for building plan to be sanctioned from South Dum Dum Municipality without creating any financial or other liabilities on the Owners regarding the construction .

ARTICLE XII : COMMON FACILITIES

- 12.1 The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of sanction of the building plan till hand over the possession within the stipulated period in favour of the Owners.
- 12.2 After completion of the total construction the Developer and the Owners including their respective assignees will bear the cost of common facilities and maintenance charges like costs of lift, if any Durwan pump Motor and Electric charges in the common areas in proportion of their respective possession including proportionate share or premium for insurance of the building if any meter fire of and scavenging charges etc.

ARTICLE XIII : PROCEEDING

13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend allocations suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.

ARTICLE XIV : DEVELOPER INDEMNITY

14.1 The Developer hereby undertake to keep the Owners indemnified against all third party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building .

14.2 The Developer hereby undertake to keep the Owners indemnified against all acts, suits, costs, proceedings and claim that may arise out of the Developer action without regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein .

ARTICLE XV : OWNERS 'OBLIGATIONS :-

The Owners doth hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with .

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 the developer's allocation portion in the building at the said premises in favour of the intending buyers of flats/ shops/ garages in the said building. The Owners further gives undertaking for and on behalf of their agents, servants, representatives for similar act at his own liability and responsibility .

The Owners doth hereby declare that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owners .

The Owners further declare that the said property of the premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal dues or any statutory dues or attached in respect of any suit.

That the Owners herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises /land or any portion thereof at any time during the subsistence of this agreement .

That the Owners and/or their solicitors or advocate shall answer the requisition on title required by the developer prior to commencement of construction .

The Developer shall pay the required security deposit payable to the South Dum Dum Municipality for sanctioning of the building plan in the name of the Owners . The developer shall take the refund of the same after the building is completed and the Owners shall be liable to sign all documents, papers forms etc. for getting the security deposit refunded .

ARTICLE XVI: MISCELLANEOUS

- 15.1 The Owners and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.
- 15.2 The Owners hereby undertake to do all such act, deeds , matters and things which may be reasonably required to be done in the matter and the Owners shall execute a Development power of Attorney and/or authorization in favour of the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and the documents as the case may be provided in no way infringe any of the right of Owners and/or against the spirit of this Agreement.

- 15.3 The Developer and Owners shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owners hereby agreed to abide by the rules and regulations of such management society, Association, holding organization and hereby give their consent to abide by the same .
- 15.4 The name of the building shall be decided later on by Owners and Developer mutually.
- 15.5 As and from the date of the completion of the building the Developer and/or his transferee and the Owners and/or their transferee and their successors shall each be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their respective share of the constructed areas .
- 15.6 There is no existing any agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement have been cancelled .
- 15.7 All arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid by the by the Owners and if any thing is paid by the Developer that will recovered from the Owners by cash .
- 15.8 The Developer shall demolish the existing structure at its own costs and expenses and shall appropriate the salvages and building materials.
- 15.9 At the time of signing of this agreement and execution of registered Development power of attorney in favour of the Developer by the owners will handover all documents related of the said property like as Parcha, Khajana, upto date payment of Municipal Tax Receipt and the same will be returned to the owners at the time of giving possession of owners allocation .

- 15.10 It is agreed by the both parties that the Developer will have the right to amalgamate the adjacent plot / plots for construction of G+ V storied building in a complex for better rehabilitation however if any dispute arises between the parties in this agreement for effective interpretation of the terms and conditions herein. The same shall be referred either to an Advocate or Arbitrator chosen, jointly by the parties hereto or to such separate advocate who will be appointed by one of each party together with right to appoint an umpire and whose decision shall be before and binding upon the parties .
- 15.11 The Developer shall obtain completion certificate from the municipal authority at its own cost and initiative .
- 15.12 Be it specially mentioned that there is some existents Tenants/ Occupiers, the whole liability and responsibility of the tenants to the Developer and the tenanted/ Occupier's portion will be devolved from the developer's allocation.
- 15.13 The Owners hereby undertake, if any disputes or any other title litigation arises in future regarding the schedule mentioned property, then the owners shall bound to clear the same. And the owners shall not to solve the title litigation and/or problem then the owners shall have to pay entire demurrage charges to the developer.

ARTICLE XVII : FORCE MEAJEURE

- 16.1 The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existing of the force majeure and shall be suspended from the obligations during the duration the force majeure.
- 16.2 Force Majeure shall mean flood , earth - quake, riot war, tempest civil commotion and /or any other acts or commission beyond the reasonable control of the Developer .

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring 22 Cottahs more or less together with R.T. Shed structure measuring about 2000 Sq. ft. more or less lying and situated at Mouza - Dum Dum House, P.S. Dum Dum, C.S. Dag Nos. 446, 447, 448, 447/550, 447/549, R.S. Dag Nos. 446, 447, 448, 447/549, 447/550, 447/551, 447/553, Jamindar Khatian No. 88, under C.S. Khatian No. 171, 172, 251, 101, R.S. Khatian No. 1890 & 171, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 492, R.N. Guha Road, Kolkata - 700 074, Ward No. 8, under Additional District Sub Registry office at Cossipore Dum Dum, in the District 24 Parganas (North), together with all easement right all rights appertaining thereto which is butted and bounded as follows :-

- | | | |
|--------------|---|---|
| ON THE NORTH | : | By other's ownership building. |
| ON THE SOUTH | : | By partly Owner's property and partly other's property. |
| ON THE EAST | : | By other's ownership building. |
| ON THE WEST | : | By R.N. Guha Road. |

(Owner's Allocation)

As a consideration of the said property the Owners jointly shall get 16000 Sq. ft. Covered area including proportionate share of staircase and lift out of which Seventeen numbers Flats and Seven numbers Open Car parking space/ Garages as follows :-

- One 3BHK Flat on the Fourth Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 3BHK Flat on the Third Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 3BHK Flat on the Second Floor, Front side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 3BHK Flat on the First Floor, Back side, measuring Covered area 1200 Sq. ft. more or less including proportionate share of staircase & lift ;
- One 2BHK Flat on the First Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Second Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Third Floor, Back side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Fourth Floor, Front side, measuring Covered area 650 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Fourth Floor, Front side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the First Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the Second Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 2BHK Flat on the First Floor, Back side, measuring Covered area 600 Sq. ft. more or less including proportionate share of staircase & lift

One 1BHK Flat on the First Floor, Back side, measuring Covered area 300 Sq. ft. more or less including proportionate share of staircase & lift

One 1BHK Flat on the First Floor, Back side, measuring Covered area 300 Sq. ft. more or less including proportionate share of staircase & lift

One 4BHK Flat on the Third Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift

One 4BHK Flat on the Second Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift;

One 4BHK Flat on the Third Floor, Front side, measuring Covered area 1400 Sq. ft. more or less including proportionate share of staircase & lift and

Seven numbers Open Car parking space/ Garage on the Ground Floor each Open Car parking space / garage measuring Covered area 200 Sq. ft. more or less and the owner No. 3 Shyamali Mondal shall get a Cash consideration of Rs. 3,00,000/- (Rupees Three Lakh) only which is forfeited money hereinafter called the Owner's allocation. The Developer with the execution of this agreement has paid a sum of Rs.50,000/- (Rupees Fifty Thousand) only to the Owner No. 3 Shyamali Mondal . The Developer shall pay balance Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand) only to the Owner No. 3 Shyamali Mondal after obtaining sanction building plan of the proposed newly building.

(25)

It is further mentioned that in case if any local problem, disputes or any other litigation arise in future regarding the constructional work of the schedule mentioned property in that event the developer and land Owners jointly shall settle the dispute.

Be it specially mentioned that if the sanction is obtained for construction of further floor and floors it will be settled with the consent of the owners herein.

It is further mentioned that the Owners have not any other claim in any part of the building or from the sale proceeds of any other part of the building except the Owner's allocation.

(Developer's Allocation)

After fulfillment of the Owner's allocation/deduction the rest constructed area of the proposed building shall belongs to the developer only together with undivided proportionate share of land and/or other common amenities and facilities.

Be it specially mentioned that there is some existents Tenants/ Occupiers, the whole liability and responsibility of the tenants to the Developer and the tenanted/ Occupier's portion will be adjusted from the developer's allocation.

[Common Parts of the Building]

- ❖ The foundation, columns, beams, supports, fire escapes, entrances and exists.
- ❖ Common passage, drive ways and the pathways of the proposed building.
- ❖ Water-pump, water tanks of reservoirs, water-pipes, and common plumbing installations.
- ❖ Transformer, electrical sub-station, electrical wiring, meters and fittings
[Excluding those as are installed for any particular unit/Flat]
- ❖ Drainage, sewerage and rain water pipes.
- ❖ Boundary walls including outer side of the walls of the said Building and main gate.
- ❖ Such other common parts, areas, equipments installations, fixtures, fittings, covered and open spaces in or about the said building as are necessary for passage to or user and occupancy of the unit/flat or units/ flats in common and as are easements of necessary of the building.
- ❖ Staircase, stair case landings, roof right, lift and lift wall.

SPECIFICATION OF CONSTRUCTION WORK

1. **STRUCUTRE** : Building designed with R.C.C framed structure of foundation .
2. **BRICK WORKS** : All brick works are with conventional bricks as 8", 5" or 3" thick wherever necessary .
3. **FLOORING** : All floor Marble .
4. **KITCHEN** : Marble flooring cooking platform with a black stone sink stainless steel and glazed tiles upto 3'-0" above cooking plat form taps etc. complete with exhaust fan hole .
5. **TOILET** : Floor Marble with wall dado of Glazed tiles upto 6'-0" height with standard fittings and concealed plumbing system with 1/2" PVC pipes with PVC door.
6. **DOORS** : Main entrance wooden door with collapsible gate. The internal others doors are flush door all frames will be good quality wood and Balcony grill will be covered for each flat.
7. **WINDOWS** : All windows are Aluminum sliding with grill and glass fittings.
8. **ELECTRICAL** : All wiring will be concerned with good quality wire .
 - a) Bed Rooms : One Tube light point, Two light point, one fan point, one 5 amp plug point, one 15 amp plug point on switchboard .
 - b) Living / Dining: Two light points, Two fan points and two 5 Amp plug point on switchboard and one 15 Amp plug point for freeze.
 - c) Kitchen : One light point, one exhaust point, two 5 Amp plug point.
 - d) Toilets : One light point, one geyser point, one Exhaust fan point .
 - e) Balcony : one light point, one 5 Amp plug point.
9. **WALL PAINTING** : Interior wall finished with plaster of Paris and out side will finished with paint .
10. **WATER SUPPLY**: Water supply to the flat shall be round the clock by deep tube well with submersible pump and Municipal Water supply .
11. **EXTRA WORK** :- Any extra work other than our standard specification shall be charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additional alteration work have to be given in writing before starting of brickwork. Thereafter no request shall be entertained .

(27)

12. The Developer shall provide six numbers of electric meter with AC line.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES

1. *Barun Bhattacharya*
158, Bandhab Nagar
Dum Dum Kol-28.
(*Barun Bhattacharya*)

2. *Subhas Banik*
56, M.O Lane Kol-74
Dum Dum

1. *Samir Mandal*

2. *Sabit Kumar Mandal*

3. *Shyamali Mandal*

4. *Swami Sen*

5. *Jukalpa Dhar*

6. *Sabyasachayee Dhar*

SIGNATURE OF THE OWNERS

For OM SHANTI INFRACON

Pranab Chatterjee
Partner

SIGNATURE OF THE DEVELOPER

Drafted by :-

Satyajit Sahoo
Satyajit Sahoo
Advocate

High Court, Calcutta.

F-1039/1342/11

+919830341066

Email: satyajitsahoo1983@gmail.com

(28)

RECEIVED of and from the within named Developer within mentioned sum of Rs.50,000/- (Rupees Fifty Thousand) only as per memo given below :

MEMO OF CONSIDERATION

Paid by Cheque bearing No. 000091 dt. 01.2018

Drawn on HDFC Bank, Shyambazar Branch

Rs.50,000/-

Total Rs.50,000/-

(Rupees Fifty Thousand) only.

WITNESSES

1. Barun Bhattacharya
15B, Bandhab Nagar

2. Subhas Baner
56. M.O. Lane Kot - 74

Shyamali Mandal.

SIGNATURE OF THE OWNER No. 3

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
		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)				
						

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

No.	Signature of the Executants/ Presentants	Little	Ring	Middle	Fore	Thumb
9	 Swati Son	(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
						
		(Right Hand)				
						

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
	<i>Pradip Kumar</i>	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)			

Major Information of the Deed

Deed No.	I-1506-07215/2018	Date of Registration	10/08/2018
Query No./Year	1506-0001289912/2018	Office where Deed is registered	
Query Date	10/08/2018 10:50:17 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SATYAJIT SAHOO Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9830341066, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt (Rs : 50,000/-)		
Satforth Value	Market Value		
	Rs. 3,87,16,740/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 521/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:-Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Dumdum House, Holding No:492

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Satforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-446	RS-1890	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L2	RS-447	RS-171	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L3	RS-448	RS-1890	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L4	RS-447/549	RS-171	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L5	RS-447/550	RS-1890	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L6	RS-447/551	RS-171	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L7	RS-447/553	RS-1890	Bastu	Bastu	4 Katha		67,66,680/-	Property is on Road
		TOTAL :			36.3Dec	0 /-	372,16,740 /-	
		Grand Total :			36.3Dec	0 /-	372,16,740 /-	

Major Information of the Deed :- I-1506-07215/2018-13/08/2018

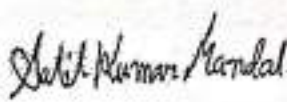
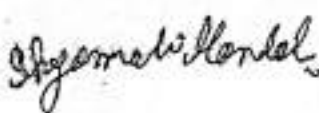
14/08/2018 Query No:-15060001289912 / 2018 Deed No :I - 150607215 / 2018, Document is digitally signed.

Page 10 of 17

Structure Details :

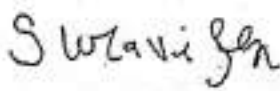
Sch No	Structure Details	Area of Structure	Selforth Value (in Rs)	Market value (in Rs)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7	5000 Sq Ft.	0/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		5000 sq ft	0 /-	15,00,000 /-	

Land Lord Details :

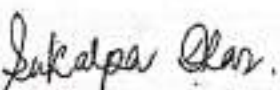
Sl. No	Name Address Photo Finger print and Signature			
1	Mr SAMIR MANDAL Son of Late Basanta Kumar MANDAL Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office	 13/08/2018	 LTI 13/08/2018	 13/08/2018
183, R.N. Guha Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAWPM4734H, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				
2	Mr SALIL KUMAR MANDAL Son of Late Basanta Kumar MANDAL Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office	 13/08/2018	 LTI 13/08/2018	 13/08/2018
183, R.N. Guha Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIJPM7782Q, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				
3	Miss SHYAMALI MANDAL Daugther of Late Basanta Kumar MANDAL Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office	 13/08/2018	 LTI 13/08/2018	 13/08/2018

Major Information of the Deed :- I-1506-07215/2018-13/08/2018

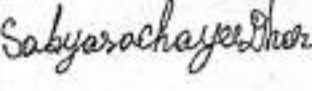
183, R.N. Guha Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYXPM2010P, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mrs SURAVI SEN Wife of Late Basanta Kumar SEN Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office			
13/08/2018	LTI 13/08/2018	13/08/2018	

AG-270, Krishnapur, Majherpara, P.O:- Krishnapur, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ETSPS0163R, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
SUKALPA DHAR Daughter of Mr Subrata Kumar DHAR Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office			
13/08/2018	LTI 13/08/2018	13/08/2018	

Village Machlandapur, P.O:- Machlandapur, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743289 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AVYPD2892G, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mr Sabyasachayee DHAR Son of Mr Subrata DHAR Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office			
13/08/2018	LTI 13/08/2018	13/08/2018	

Village Machlandapur, P.O:- Machlandapur, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743289 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BSKPD7613M, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office

Major Information of the Deed :- I-1506-07215/2018-13/08/2018

14/08/2018 Query No:-15060001289912 / 2018 Deed No : I - 150607215 / 2018, Document is digitally signed.

Page 42 of 47

Developer Details :

Sl. No.	Name Address Photo Finger print and Signature
1	OM SHANTI INFRACON 19A, Srinath Mukherjee Lane, P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.: AAFFO8036M, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRADIP KUMAR AGARWAL (Presentant) Son of Late Puran Mal AGARWAL Date of Execution - 13/08/2018, , Admitted by: Self, Date of Admission: 13/08/2018, Place of Admission of Execution: Office			
		Aug 13 2018 1:42PM	13/08/2018	13/08/2018
19A, Srinath Mukherjee Lane, P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACZPA8102G Status : Representative, Representative of : OM SHANTI INFRACON (as partner)				

Identifier Details :

Name & address	
Mr SATYAJIT SAHOO Son of Mr Sanat Kumar Sahoo 94, South Sinthee Road, P.O:- Ghughudanga, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SAMIR MANDAL, Mr SALIL KUMAR MANDAL, Miss SHYAMALI MANDAL, Mrs SURAVI SEN, SUKALPA DHAR, Mr SABYASACHAYEE DHAR, Mr PRADIP KUMAR AGARWAL	
Satyajit Sahoo	13/08/2018

Transfer of property for LI:

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR MANDAL	OM SHANTI INFRACON-0.825 Dec
2	Mr SALIL KUMAR MANDAL	OM SHANTI INFRACON-0.825 Dec
3	Miss SHYAMALI MANDAL	OM SHANTI INFRACON-0.825 Dec
4	Mrs SURAVI SEN	OM SHANTI INFRACON-0.825 Dec
5	SUKALPA DHAR	OM SHANTI INFRACON-0.825 Dec
6	Mr SABYASACHAYEE DHAR	OM SHANTI INFRACON-0.825 Dec

Major Information of the Deed :- I-1506-07215/2018-13/08/2018

14/08/2018 Query No:-15060001289912 / 2018 Deed No : I - 150607215 / 2018, Document is digitally signed.

of Registration under section 60 and Rule 69.
ured in Book - I
me number 1506-2018, Page from 319222 to 319268
ing No 150607215 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.08.14 11:30:33 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 14/08/2018 11:28:58
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)