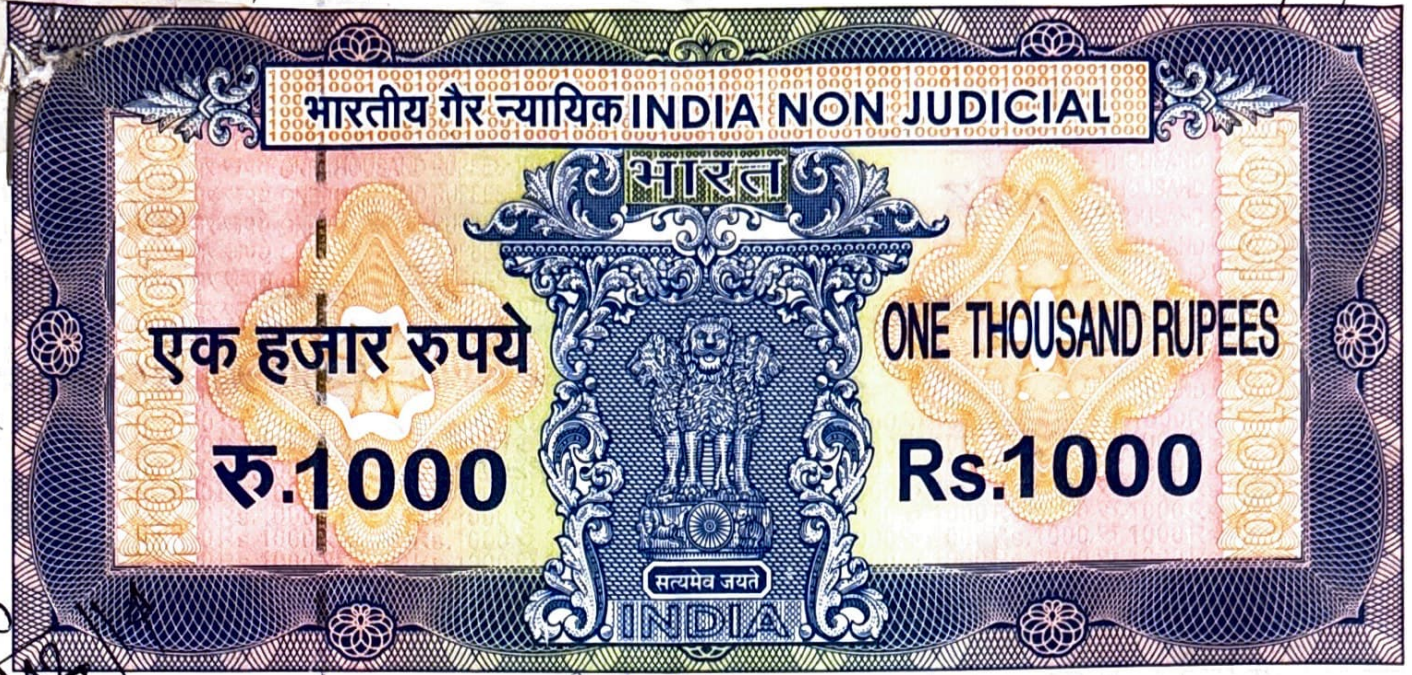


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

I certify that the document is admitted to the Signature sheet and the endorsement sheets attached with this document as a part of this document

H 912450

Addl. District Sub-Registrar
Sonapur, South 24 Parganas

V.E No! - 256/14
Q.No! - 1174/14

Addl. Dist. Sub-Registrar
Sonapur, South 24 Parg.
31 MAR 2014

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 26th day of March Two Thousand Fourteen (2014)

BETWEEN

(1) **SRI BIDYUT BIKASH NASKAR**, Son of Late Bipin Behari Naskar, by faith - Hindu, by occupation - Retired, Residing at - 152, Upendra Biswas Sarani, Jadavpur, Kolkata - 700032 and (2) **SRI SWAPAN NASKAR**, Son of Late Bipin Behari Naskar, by faith - Hindu, by occupation - Service, Residing at - Flat No. 1-G, Green Palace, Pratapgarh, Kolkata - 700103, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the "**FIRST PART**".

1987 24-2-14

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নাম
ঠিকানা
মূল্য
গতঃ স্টাম্প যে প্রারম্ভ্যে দিব
সোনারপুর, এ. ডি, এস, আর, ও
কোলকাতা - ১৫০

Snapan Bhalla
116 Ranangfan Lane
Goswami - 101-84

SPS INFRAREALTY PR
under the co

Sajal Bhalla

Sajal Bhalla

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Kidyat Bikash Nandan

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Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.

3 MAR 2014



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From Ch... Str.

Sanjay

St Lt Manindra Kal Das

maxupur

MURAD

Kol-700104 occupation
Business

AND

SPS INFRAREALTY PRIVATE LIMITED, a Private Limited company incorporate of under the companies Act, 1956, having its registered office at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084, represented by its joint Managing Director **(1) SRI SWAPAN BHATTA**, residing at 126, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084, **(2) SRI SAJAL BHATTA**, residing at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084 both are sons of Late Ramesh Chandra Bhatta, both by faith Hindu, by Nationality Indian, by occupation Business and **(3) SRI PREM CHAND SETHI**, son of Late Padam Chand Sethi, by faith Hindu, by occupation Business, residing at residing at 26, Shakespeare Sarani, Flat No. 7D, P.S. Shakespeare Sarani, Kolkata - 700017, by nationality Indian, hereinafter called and referred to as the **"DEVELOPER"** (which terms or expression shall unless be excluded by or repugnant to the context to be deemed to mean and include their representative heirs, successors, executors, administrators, representatives and assigns) of the **"OTHER PART"**

WHEREAS, one Baroda Prasad Mondal, since deceased, was the sole and absolute owner and possessor of the entire 24 decimal Bastu Land under R.S. Dag No. 530 under R.S. Khatian No. 230, Mouza - Sonarpur, J.L. No. 39, Touzi No. 109, R.S. No. 13, Pargana - Medanmalla, Police Station - Sonarpur, Additional District Sub - Registrar Office Sonarpur, Block Land & Land Revenue Office Sonarpur, presently within the territorial limits of The Rajpur-Sonarpur Municipality Ward No. 13.

AND WHEREAS the aforesaid Baroda Prasad Mondal during his life time had two wives namely Smt. Mrinalini Mondal and Bishaka Mondal, Smt. Mrinalini Mondal died intestate on 16.03.1965 leaving behind her only daughter namely Smt Bijali Prova Naskar as per provision of Hindu succession Act and Bishaka Mondal died on 28.06.1989 having no issue.

AND WHEREAS after demise of the said Smt Mrinalini Mondal and Bishaka Mondal by way of inheritance the said Smt. Bijali Prova Naskar become the sole and absolute owner and possessor of the entire 24 decimal Bastu Land under R.S. Dag No. 530 under R.S. Khatian No. 230, Mouza - Sonarpur, J.L. No. 39, Touzi No. 109, R.S. No. 13, Pargana - Medanmalla, Police Station - Sonarpur, within the territorial limits of The Rajpur-Sonarpur Municipality Ward No. 13.

AND WHEREAS the aforesaid Bijali Prova Naskar during her life time had executed two separate Deed of Settlement on 05.07.1991 & 18.07.1991 written in Bengali one in favour of Swapan Naskar and another in favour of Bidyut Bikash Naskar and the said Deed of Settlement dated 05.07.1991 was duly registered in the office of The Additional District Sub-Registrar at Sonarpur and duly recorded in Book No. 1, Volume No. 90, Pages from 158 to 161, Being No. 4592 for the year 1991 and the

another Deed of Sett
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Volume

Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
31 MAR 2014



another Deed of Settlement dated 18.07.1991 was duly registered in the office of the Additional District Sub-Registrar at Sonarpur and duly recorded in Book No. 1, Volume No. 97, Pages from 309 to 312, Being No. 5040 for the year 1991.

AND WHEREAS the aforesaid Bijali Prova Naskar died intestate on 25.01.2010 and subsequently according to the terms and conditions of the aforesaid two Deed of Settlement Swapan Naskar became the sole and absolute owner and possessor of the demarcated 8 decimal bastu land along with structure standing thereon out of the entire 24 decimal bastu land, the details of the property is more fully and particularly described in **SCHEDULE - "A"** hereunder written and Bidyut Bikash Naskar became the sole and absolute owner and possessor of the demarcated 8 decimal bastu land along with structure standing thereon out of the entire 24 decimal bastu land, details of the property is more fully and particularly described in **SCHEDULE - "B"** hereunder written.

AND WHEREAS for better living and enjoyment of their respective properties to amalgamate their two properties into a single unit and according to that they have applied for the aforesaid purpose before the authority of Rajpur Sonarpur Municipality.

AND NOW WHEREAS :

- A)** The said **LAND OWNERS**, having their absolute Title/Right/ Possession towards the said plot of homestead land being Holding No. 219 (more fully described in the **SCHEDULE - "C"** hereunder written) with an intention to develop their Titled property by constructing a (G+IV) or (G+V) storied building with lift facility thereon approached to the said **DEVELOPER (SPS INFREAREALTY PRIVATE LIMITED.)**
- B)** The **DEVELOPER** herein, being well experienced in developing properties, agreed to develop the said plot of homestead land/premises with their effort and instruments on the terms and conditions as mentioned here below.

Before execution of this Agreement and the LAND OWNERS have represented and assured the DEVELOPER as follows :-

- 1) That the said Plot of homestead land/premises is free from all encumbrances, charges, liens, lispendens, attachments in whatsoever manner.
- 2) That excepting the **OWNERS** nobody has any right, title, interest, claim and demand whatsoever or into or upon the said plot of homestead land/premises.
- 3) That there is no notice of acquisition or requisition received or pending in respect of the said plot of homestead land being Holding No. 219 or any portion thereof.

- 4) That the **OWNERS** have a marketable title in respect of the said plot of homestead land/premises without any claim, right, title, interest of any person thereof or therein and the **OWNERS** have absolute right to enter into Agreement with the **DEVELOPER**.
- 5) The **OWNERS** hereby also undertake to indemnify and keep the **DEVELOPER** indemnified against any third party's claims and demands whatsoever with regard to the title and ownership of the said plot of homestead land/premises.
- 6) That the **OWNERS** have not entered into any Agreement with any other Person/Developer prior to this Agreement in respect of the aforesaid plot of homestead land/premises.

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

1. That in this Agreement unless otherwise agreed upon the following expression will have the following meaning :-
 - a) **PREMISES** shall mean **ALL THAT** piece and parcel of the said homestead land measuring more or less 16 decimal bastu land being Holding No. 219 as more fully described in the **SCHEDULE - "C"** hereunder written.
 - b) **BUILDING PLAN** shall mean plan or plans for the proposed building, on the said Holding No. 219 to be prepared by the cost, source and instruments of the **DEVELOPER** under total verification/observation of the **OWNERS** and to be duly approved/sanctioned by an appropriate authority The Rajpur Sonarpur Municipality.
 - c) **OWNERS** shall mean **SRI BIDYUT BIKASH NASKAR & SRI SWAPAN NASKAR** including their legal heirs, representatives, executors, administrators and assigns.
 - d) **DEVELOPER** shall mean **SPS INFREAREALTY PRIVATE LIMITED** Company, having its office at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084, represented by its joint Managing Director (1) **SRI SWAPAN BHATTA**, residing at 126, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084, (2) **SRI SAJAL BHATTA**, residing at 152, Kanungo Park, Garia, P.S. Patuli, Kolkata - 700084 both are sons of Late Ramesh Chandra Bhatta, both by faith Hindu, by Nationality Indian, by occupation Business and (3) **SRI PREM CHAND SETHI**, son of Late Padam Chand Sethi, by faith Hindu, by occupation Business, residing at 26,

Shakespeare Sarani, Flat No. 7D, P.S. Shakespeare Sarani, Kolkata - 700017.

e) **NEW BUILDING** shall mean the (G+IV) or (G+V) storied residential/commercial building as to be sanctioned finally with lift facility to be constructed on the said Holding No. 219 by the **DEVELOPER** in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality mentioned here above maintaining all the specifications attached herewith & will be forever known, named and marked as "**BARODA ENCLAVE**".

f) **OWNER'S ALLOCATION** shall mean 50% F.A.R. at each of the floor as sanctioned by the Rajpur Sonarpur Municipality aforesaid new (G+IV) storied building to be constructed on the said Holding No. 219 by the **DEVELOPER** in accordance with the Building Plan mentioned here above, maintaining all the specifications attached herewith. A supplementary agreement will be made after the plan sanction to specify the actual allocation of the owner

Beside the above mentioned shares the **OWNERS** will also enjoy the undivided proportionate share of land commonly with other occupiers and right of users of all the common areas and facilities attached thereto of the said Premises mentioned herein as **SCHEDULE - "C"**. Owners Allocation is also mentioned more fully in **SCHEDULE - "D"** herein.

g) **DEVELOPER'S ALLOCATION** shall mean the total remaining area (i.e. 50% F.A.R.) of the entire aforesaid New (G+IV) storied Building as presently proposed to be constructed on the said Holding No. 219 by the Developer in accordance with the Building Plan mentioned here above (as to be sanctioned by authority) maintaining all the specifications attached herewith.

Beside the above mentioned share/s the **DEVELOPER** or its nominee or nominees will also enjoy the undivided proportionate share of land commonly with all occupiers and right of users of all the common areas and facilities attached thereto of the said Premises mentioned herein as **SCHEDULE - "C"**.

Developer's Allocation is also mentioned more fully in **SCHEDULE - "E"** herein.

h) **PAYMENT** : The Developer will pay a sum of Rs. 25,00,000/- (Rupees twenty five lakhs) only as refundable. At the time of execution of this instant agreement, the Developer will pay a sum of Rs. 2,00,000/- (Rupees

two lakh) only. Out of Rs. 2,00,000/- (Rupees two lakh) Sri Bidyut Bikas Naskar will get Rs.1,00,000/- (Rupees one lakh) only & Sri Swapan Naskar will get Rs.1,00,000/- (Rupees one lakh) only and Rs. 18,00,000/- (Rupees eighteen lakhs) only in two cheques for Rs. 9,00,000/- (Rupees nine lakh) only in favor of Sri Bidyut Bikas Naskar and Rs.9,00,000/- (Rupees nine lakh) only in favor of Sri Swapan Naskar. The rest amount of Rs. 5,00,000/- (Rupees five lakh) only [will be paid by the Developer in two cheques of Rs. 2,50,000/- (Rupees two lakh fifty thousand) only each in favor of Sri Bidyut Bikas Naskar and Sri Swapan Naskar respectively after dressing the land. The entire amount (interest free) shall be refunded by the owners strictly to the developer within 30 days after taking physical possession of owner's allocation from the Developer.

2. That the **DEVELOPER** has represented that it is prima facie satisfied with regard to the title of the property as per the **OWNER'S** declaration. However, the **DEVELOPER** shall cause all necessary searches at his own costs and effort with regard to the marketability of the title of the property as early as possible. However, the **OWNERS** hereby undertake to keep the **DEVELOPER** indemnified against all the third party claims and demands with regard to the title and ownership in respect of the said property and further undertake not to create any encumbrances on the said Premises or on any part thereof. Save and except the **OWNERS** no body shall be entitled to deal with or dispose of their share of space in the proposed building.

3. That the **OWNERS** do hereby grant the exclusive right of development of the said Premises bounded by boundary walls unto and in favour of the **DEVELOPER**, which in turn shall construct, erect and complete in all respect the said New Building on the said Premises in accordance with the said Building Plan, to be sanctioned by authority maintaining the specifications attached herewith, within 24 months from the date of Plan Sanction/approval of the Building Plan (which one is later) to be applied to the Rajpur Sonarpur Municipality along with the execution of the Registered Power of Attorney by the **OWNERS** in favour of the **DEVELOPER**.

4. That the **OWNERS** shall execute necessary Deed of Conveyance in respect of the proportionate share of land attributable to the Developer's Allocation in the proposed New building in favour of the **DEVELOPER** or his nominee or nominees at any time during the construction of the said Building under certain necessity.
5. That the **DEVELOPER** shall construct and complete the said New Building as per the approved Building Plan to be prepared by the cost, source and instrument of the Developer under total verification/observation of the **OWNERS** and to be duly approved/sanctioned by the Rajpur Sonarpur Municipality.
6. That in consideration to the **DEVELOPER** being constructing the said building and the terms and conditions contained in this agreement and the obligations to be fulfilled - the **DEVELOPER** shall get the Developer's Allocation in the said premises and the **DEVELOPER** shall keep the **OWNERS** fully indemnified for all times and also facilitate the **OWNERS** to supervise/inspect the total constructional procedure.

7. THE DEVELOPER AGREED :-

- i) To incur all costs/charges and expenses for all the plans, arrangements and the entire construction of the said (G+IV) or (G+V) storied New Building [(G+IV) storied as presently proposed] as per specification enclosed herewith.
- ii) To complete in all respect the entire construction of the proposed new building as per said approved Building Plan and shall handover the total Owner's Allocation, as mentioned here above in **SCHEDULE - "D"** to the **OWNERS** being fully complete and in habitable condition with all, facilities and/or amenities attached thereto as described and provided in the Specifications attached herewith within 36 months from the date of execution of agreement subject to approval of building plan within reasonable time without any litigation caused from the owner's end, to be applied to the Rajpur Sonarpur Municipality along with the execution of the Registered Power of Attorney by the **OWNERS** in favour of the **DEVELOPER**.
- iii) If the Developer would have fail to deliver or hand over the complete flats or tenements of the owner's allocation after the scheduled period of said 36 (thirty six) months, another if required 3 months will be extended with mutual discussion, after that the Developer will have to pay the amount of Rs. 20,000/- (Rupees Twenty

thousand) only per month to the owners till the final delivery to the owners.

- iv) To make payments of all dues, rates taxes and other outgoings in respect of the aforesaid property after receiving the possession of land with existing structure there-on the **SCHEDULE - "C"** property till delivery of physical possession to the Owners. Be it clearly mentioned here that the Developer shall be solely liable to complete the amalgamation formalities of the property and shall bear all expenses in that connection.
- v) The **DEVELOPER** also agreed that from time to time the OWNERS or their authorized representatives shall have the right of inspection without causing any disturbance or obstruction to the smooth progress of the procedure of the construction of the proposed New Building provided, however, the **OWNERS** or their said authorized representatives shall have proper and authentic reason/right to point out any defect or substandard material and/or workmanship and to give any suggestion to the **DEVELOPER** or his authorized representative of the building. In case of any such proper detection of defect the same shall be adhered to or rectified immediately thereafter.
- vi) The **DEVELOPER**, however, agreed to make changes of any items of the Flats allocated to the OWNERS, as per the requirements, after being paid by the OWNERS the cost for the same as well as for approval of the said changes by authority and/or the difference of the cost thereof on the basis of contemporary market rate/price. The Developer will also be allowed to change the internal arrangements within the covered area of the Developers allocations. Provided that the revised building plan is sanctioned by the Competent Authority.
- vii) If any additional floor or floors are constructed over the roof of the building (provided the said construction are as per law) the same shall be shared by the owners and Developer (50:50) ratio.

8. THE DEVELOPER SHALL BE ENTITLED :

- i) To construct and complete the said (G+IV) or (G+V) storied New Building with lift facility in all respect as per terms and conditions of

this agreement and in accordance with the said Building Plan and Specification attached herewith.

- ii) To enjoy, negotiate and enter into agreements for sale and/or transfer the respective Flats/commercial space of the Developer's Allocation in the proposed New Building and for entering into such agreement/s with the prospective buyer/s and take the money from the intending buyers the **DEVELOPER** shall not be liable to make the **OWNERS** as parties to the said Agreement, provided however, at the time of execution of the Deed of Conveyance the Owners shall be a party to such deed along with the **DEVELOPER** if required. However if any dispute arises between the Developer and intending purchasers for the agreement entered by them, the owner shall have no liability in that respect.

9. THE OWNERS AGREED:-

- i) To sign and execute all the necessary plans, papers, undertakings, affidavits, documents, deeds, declarations, which may be required for/during the procedure of the construction of the proposed New Building in terms of this agreement. The draft of the aforesaid instruments shall require to be approved by the **OWNERS** before execution of the same but at the cost and effort of the **DEVELOPER**.
- ii) To co-operate as per terms of this agreement with the **DEVELOPER**, for construction and completion of the said New Building on the said Premises.
- iii) To hand over all the photo copies of original Title Deed and other documents to the **DEVELOPER** simultaneously with the execution of this Agreement. Provided however the Developer shall have the right of inspection of the said original documents and/or the Title Deed as and when required with prior notice to and arrangement by the Owners. The Owners will make necessary arrangement for verification of the original documents to Developer as & when necessary.
- iv) Not to cause any obstruction or interference in the bonafide construction, Erection and completion the said New Building on the said Premises.

- v) To execute a Registered "**POWER OF ATTORNEY**" to the **DEVELOPER** or their nominee or nominees so that the **DEVELOPER** can act to sign on behalf of the **OWNERS** or can represent the **OWNERS** to each and every concerned authorities as required for the construction of the said New Building, as well as, for the commercial exploitation of the said New Building, on the said Premises and also to execute the Registration for selling the flats of the Developer portion to the intending buyers by the Developer, morefully described in the **SCHEDULE - "C"** written hereunder.
- vi) To co-operate with the **DEVELOPER** for the construction and completion of the said New Building on the said Premises and not to treat the **DEVELOPER** as failure/unsuccessful if the work is delayed due to the reasons amounting to **FORCE MAJEURE, LOCAL HOCDLUMS, ANY TYPE OF DISASTER.**
- vii) Dispose off their respective shares of the constructed space in any manner they think fit and proper without any interference from each other as long as such disposals shall not violate any provision for this agreement.

10. MISCELLANEOUS :-

- i) The Construction of the proposed building and the flats shall be made with first class materials as per specification in the Schedule herein under written and shall be on account and on behalf of and at the cost, risk and responsibility of the Developer and the owners shall in no way be held responsible for the same or be liable for anything connected therewith.
- ii) That after completing the proposed project in all respect at the Developer shall make over physical, vacant and khas possession of the owners allocation first before which 25% of developer's allocation can be sold and possessed by the intending buyer if so required.
- iii) That the Developer's Allocation shall be solely used only for Residential & Commercial purpose. But it is clearly mentioned here that the developer shall have no right to dispose of their share to any Bar or for any other purpose which is not legally permissible.

iv) That if the agreement will be cancelled for the default of title of the land of the owners, the Owners will refund the amount paid by the Developer till date. Upon the amount paid by the Developer and on the other hand if the Developer will turn back from the project due to any reasons on the part of the Developer, the Owner will refund the amount paid by the Developer after deducting 5% from the entire amount paid to the Owners.

SCHEDULE "A" REFERRED TO :

ALL THAT piece and parcel of the said homestead land measuring more or less 8 decimal lying and situated under R.S. Dag No. 530, under R.S. Khatian No. 230, Mouza - Sonarpur, J.L. No. 39, Touzi No. 109, R.S. No. 13, Pargana - Medanmalla, Police Station - Sonarpur, Additional District Sub - Registrar Office Sonarpur, block land & land Revenue Office Sonarpur, presently within the territorial limits of The Rajpur-Sonarpur Municipality Ward No. 13, which is butted and bounded as follows :

ON THE NORTH : Public Road

ON THE SOUTH : Land of Dag No. 530 (Part) and 531

ON THE EAST : Part of this total land falling under
Schedule "B" in this agreement.

ON THE WEST : Ex. (G+IV) storied building.

SCHEDULE "B" REFERRED TO :

ALL THAT piece and parcel of the said homestead land measuring more or less 8 decimal lying and situated under R.S. Dag No. 530, under R.S. Khatian no. 230, Mouza - Sonarpur, J.L. No. 39, Touzi No. 109, R.S. No. 13, Pargana - Medanmalla, Police Station - Sonarpur, Additional District Sub - Registrar office Sonarpur, block land & land Revenue Office Sonarpur, presently within the territorial limits of The Rajpur Sonarpur Municipality Ward No. 13, which is butted and bounded as follows:

ON THE NORTH : Public Road

ON THE SOUTH : Ex. Building of adjacent plot

ON THE EAST : Annapurna cinema hall.

ON THE WEST : Rest of the land under same Dag No.
530 as falling under Schedule "A"
In this agreement.

SCHEDULE "C" REFERRED TO :

ALL THAT piece and parcel of the said homestead land measuring more or less 16 decimal lying and situated under R.S. Dag No. 530, under R.S. Khatian no. 230, Mouza - Sonarpur, J.I. No. 39, Touzi No. 109, R.S. No. 13, Pargana - Medanmalla, Police Station - Sonarpur, Additional District Sub - Registrar office Sonarpur, Block land & land Revenue Office Sonarpur, presently within the territorial limits of The Rajpur Sonarpur Municipality Ward No. 13, Holding No. 219, H.C. Sarani, and the land is butted and bounded as follows:

ON THE NORTH : Public Road

ON THE SOUTH : Ex. Building of adjacent plot

ON THE EAST : Annapurna cinema hall.

ON THE WEST : Portion of Dag No. 530 (ex. G+IV)
 Storied building & Dag No. 531)

SCHEDULE "D" REFERRED TO :

THE OWNERS' ALLOCATION : 50% of total F.A.R. and 50% of total car parking spaces in accordance with the Building Plan mentioned here above, maintaining all the specifications attached herewith. It is to be stated that 50% of the entire owners' allocation is to be decided by the Developer and the rest [portion will be decided by the Owners. After sanction of plan a supplementary agreement will be executed by and between the parties for specification of their allocation.

Beside the above mentioned shares the **OWNERS** will also enjoy the undivided proportionate share of land and right of users of all the common areas (i.e. vacant space, stair, staircase lift space, lift machine room septic tank, water reservoir, overhead water reservoir, pump, electric meter room, ultimate roof etc.) and facilities attached thereto of the said Premises mentioned herein as **SCHEDULE - "A"**. As presently proposed in (G+IV) storied building [Primary plan (changeable as per instruction of authority or any other requirement) being annexed].

SCHEDULE "E" REFERRED TO :

THE DEVELOPER'S ALLOCATION as a realization after commercially exploiting the said plot of homestead land being Holding No. 219 and providing the Owner's Allocation. The said Developer's Allocation shall mean the total

remaining area of the entire aforesaid New (G+IV)/(G+V) storied residential-cum-business building to be constructed (i.e. 50% of total area respectively) on the said Holding No. 219 by the **DEVELOPER** in accordance with the building plan, mentioned here above, maintaining all the Specifications attached herewith, which is presently proposed as (G+IV).

Beside the above mentioned share/s that DEVELOPER or its nominee or nominees will also enjoy the undivided proportionate share of land and right of users of all the common areas and facilities attached thereto of the said Premises mentioned herein as **SCHEDULE - "A"**.

SCHEDULE "F" REFERRED TO :

(COMMON AREAS)

- 1) Lobbies on the ground floor.
- 2) Main gate and other gate of the said premises and building.
- 3) Staircase and Staircase landings on all the floors.
- 4) Lift lobbies and lift wells on all the floors.
- 5) Lift installations and Machine Room.
- 6) Tube well with pump and machine room (if permitted by appropriate authority).
- 7) Water pump, water tank, water pipes and other common pumping installations.
- 8) Electric rooms, electric sub-station, common electrical wiring. Meter room, Generator and its accessories meant for common use. 24 hours Generator back up in the building with required capacity to cover the requirement of the whole building.
- 9) Drainage and sewerage evacuation pipes from the unit to drains and sewers common to the said premises.
- 10) Toilet in the ground floor for use in common of the Durwans, security gaurds caretaker and unit holder's drivers and servants.
- 11) Roof area on top.
- 12) Fire fighting equipment on each stair lobby.

SCHEDULE "G" REFFERED TO
(SPECIFICATIONS FOR CONSTRUCTION)

1. STRUCTURE

RCC foundation as per Geo-technical Engineer's recommendation.

2. DOORS & WINDOWS

Good quality flushed door and internal door sliding aluminium windows with white glass panel.

3. FLOORS

Entrance Lobby - Elegantly designed with tiles/marble

Floor Lobby - Ceramic Tiles

Unit Interiors - Vitrified tiles

4. WALLS & FINISHING

Internal - 5¹/₃" brick wall with plaster of Paris finish.

External - 8" Brick wall plastered with weather coat (outside).

5. KITCHEN

Counter table with Granite top and stainless steel sink

Ceramic tiles above counter upto 2 (two) feet.

6. TOILET

Floor - Anti skid ceramic tiles

Wall - Ceramic tiles upto 6'-6" height

Concealed hot and cold water pipe system in shower and Basin.

Chrome plated fittings of reputed brand

White Sanitary ware of reputed brand.

7. ELECTRICAL INSTALLATIONS

Concealed copper wiring with Modular switches

Adequate light and power points

Standard main Distributors Box (DB) with Mini Circuit

Breaker (MCB)

TV, AC & Telephone points

Calling bell point at entrance of all units.

8. ELEVATOR

Adequate elevators of reputed brand with a capacity of 5 passengers.

In case of other qualities of more costing beyond as specified above, to be provided by developer, the extra cost will have to be beard by the land owners.

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

SIGNED, SEALED AND DELIVERED

At Kolkata in the presence of :

WITNESSES:

1. Sanjay Das
Thakurpukur
New Road
KOL - 700104

Bidyut Bikash Naskar
Magan dasan

2. Arindam Chowdhury
Champakati
P.S - Baruipura
24 PGS ES

.....
SIGNATURE OF THE OWNERS

For SPS INFRAREALTY PVT. LTD.

Snehan Bhattacharya (Snehan)
Director

1. For SPS INFRAREALTY PVT. LTD.

2. Sajal Bhattacharya (Sajal) Director

3. For SPS INFRAREALTY PVT. LTD.

Pre-ancha
Director

.....
SIGNATURE OF THE DEVELOPERS

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME SWAPAN BHATTA

SIGNATURE

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME PREM CHAND SETHI

SIGNATURE

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					
LEFT HAND					

NAME SAJAL BHATTA

SIGNATURE

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

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PHOTO

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RIGHT HAND					
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NAME

SIGNATURE

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT



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RIGHT HAND					
LEFT HAND					

NAME

SIGNATURE

Ridgelyt K. Nasser
Ridgelyt K. Nasser

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

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	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
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SIGNATURE

Shapur Akbar

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

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PHOTO

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RIGHT HAND					
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NAME

SIGNATURE

VENDOR/PRESENTANT/EXECUTANT/CLAIMANT

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LEFT HAND					

NAME

SIGNATURE



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 03240 of 2014
(Serial No. 04013 of 2014 and Query No. 1608L000004174 of 2014)

On 26/03/2014

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

Presented for registration at 18.00 hrs on :26/03/2014, at the Private residence by Bidyut Bikash Naskar , one of the Executants.

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

Execution is admitted on 26/03/2014 by

1. Bidyut Bikash Naskar, son of Lt. Bipin Behari Naskar , 152, Upendra Biswas Sarani , Jadavpur, Kolkata, Thana:-Jadavpur, District:-Kolkata, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Retired Person
2. Swapan Naskar, son of Lt. Bipin Behari Naskar , Green Palace , Pratap Garh, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700103, By Caste Hindu, By Profession : Service
3. Swapan Bhatta
Managing Director, S P S Infrarealty Pvt. Ltd., 152, Kanungo Park, Garia, Kolkata, Thana:-Patuli, District:-Kolkata, WEST BENGAL, India, Pin :-700084.
, By Profession : Business
4. Sajal Bhatta
Managing Director, S P S Infrarealty Pvt. Ltd., 152, Kanungo Park, Garia, Kolkata, Thana:-Patuli, District:-Kolkata, WEST BENGAL, India, Pin :-700084.
, By Profession : Business
5. Prem Chand Sethi
Managing Director, S P S Infrarealty Pvt. Ltd., 152, Kanungo Park, Garia, Kolkata, Thana:-Patuli, District:-Kolkata, WEST BENGAL, India, Pin :-700084.
, By Profession : Business

Identified By Sanjay Das, son of Lt. Manindra Lal Das, Thakurpukur Road, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700104, By Caste: Hindu, By Profession: Business.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/03/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1,16,36,360/-

Certified that the required stamp duty of this document is Rs.- 20021 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 31/03/2014

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

31/03/2014 13:00:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 03240 of 2014
(Serial No. 04013 of 2014 and Query No. 1608L000004174 of 2014)

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 5(f), 53 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 22010.00/-, on 31/03/2014

(Under Article : B = 21989/- ,E = 21/- on 31/03/2014)

Deficit stamp duty

Deficit stamp duty Rs. 20025/- is paid , by the draft number 105234, Draft Date 25/02/2014, Bank : State Bank Of India, BAGHJTIN BZR GNGULI BGN, received on 31/03/2014

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

MEMO OF CONSIDERATION

RECEIVED a sum of **Rs. 2,00,000/- (Rupees Two Lakhs)** only, in terms of this agreement in presence of the following witness and in the following manners:-

-:: **MEMO** ::-

Sl. No.	Cheque No.	Drawn on Branch	Amount (Rs.)
1.	102509	Axis Bank Ltd, Garia Branch	1,00,000.00
2.	102510	Axis Bank Ltd, Garia Branch	1,00,000.00
TOTAL			2,00,000.00

(Rupees: Two Lakh) only.

WITNESSES:

1. *Sanyal*

*Trakulpukur
New Road
KOL-700049.*

2. *Arindam Chowdhury*

Lieutenant Suresh Narayan.

Shyam Chakraborty

SIGNATURE OF THE OWNERS

Drafted by me:

Shyam Chakraborty

Advocate

*Atipore, Kolkata
KOL-700017
WSA 1891/1980*



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
1 MAR 2014