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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M.V. 34,50,000

Q-215340

31/7/2018

Certified that the Document
is Admitted to Registration on the
Signature Sheet and the Endr-
osements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Dargapur
Bardhaman

C 572548

31 JUL 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this day, month and
Year written below :

BETWEEN

Sri Ganesh Chandra Paramanik @ Ganesh Paramanik (Pan No-
BVTPP6772Q) son Of Late Sudhir Paramanik by Nationality - Indian,
by faith - Hindu, by occupation - Business residing at Village- Kaliganj
P.O-Arrah Durgapur-12 P.S-Newtownship District - Paschim Bardhaman
West Bengal

{ Hereinafter refereed to and called as "LANDOWNER" }

(Which terms or expression shall unless excluded by or repugnant to the
context be deemed to mean and include her heirs, executors,
representatives and assigns) of the ONE PART.

AND

"BLUE ONYX (Private) Ltd. " (Pan No-AAHCB6149D) Having its registered Office at 14/14 Bengal Ambuja City Centre City Centre P.O-Durgapur-16 P.S-Durgapur, District-Paschim Bardhaman represented by its Director (1). Sri Kanchan Sasmal (Pan No-BCAPS6508L) Son of Sri Achintya Kumar Sasmal by Nationality - Indian, by faith- Hindu, by Occupation- Business, residing at Qr.No-2/7, Bharati Road P.O-Durgapur-05 P.S-Durgapur District - Paschim Bardhaman , West Bengal (2) Kazi Mahammad Ali (Pan No-AIPPA6868B) Son of Sri Kazi Waresh Ali by Nationality - Indian, by faith- Muslim, by Occupation- Business, residing at Qr.No- 4/7, Bharati Road P.O-Durgapur-05 P.S-Durgapur District - Paschim Bardhaman , West.Bengal

(Hereinafter Called the DEVELOPER)

(Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the OTHER PART.

Whereas the schedule below landed property as in schedule originally belonged to **Probodh Kumar Mukherjee** who acquired the schedule described plot by way of purchase vide deed no-2589 dated 15.06.1973 whose name duly mutated in L.R Records Of Right under LR Khatian No-1949 and after his death the schedule below land devolved upon his son **Uyadan Mukherjee** and two daughters **Ayetri Chatterjee** and **Keka Chakraborty** and they transferred an area of 10 decimals by way of Sale being no-1189 Of 2018 in favour of present landowner **Ganesh Chandra Paramanik** whose name duly mutated in LR Khatian No- 1954 and he is owning ,possessing and seizing every right ,title and interest without any dispute or litigation and with having unfettered power and authority..

AND WHEREAS the land owners desire to develop the "schedule below Property" as per sanction plan of the Burdwan Zilla Parishad and Jemua Gram Panchyat and according to their sanction limit and/or any other concerned Authority / Local Body but due to paucity of fund and lack of sufficient times the Land owner could not be able to take any steps for the said development and as such the Land owner is searching a Developer for the said development works.

AND WHEREAS the land owner herein approached his said intention to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages, etc. by the Burdwan Zilla Parishad and Jemua Gram Panchyat and/or any other concerned authority / authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

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

BUILDING shall mean up to maximum limit of floors consisting of so many flats, garages etc. to be constructed according to the plan including any modification and/or addition thereof sanctioned by the Burdwan Zilla Parishad and Jemua Gram Panchyat from time to time and to be constructed on the "said property" more fully and specially and specifically described in the First Schedule written hereunder, and the said building is hereinafter referred to as the "SAID BUILDING"

BUILT-UP AREA/COVERED: Shall in relation to the Unit/Flat shall mean the plinth area of that Unit/Flat (including the area of bathrooms, balconies & terrace, if any, appurtenant thereto & also the thickness of the walls (external or internal), the columns & pillars therein provided that if any wall, column or pillar be or pillar shall be included in each such Unit/Flat .

PARKING SPACE: Shall mean the space in the Basement (if any) and/or on the Ground Floor of the Building/s as also in the open space surrounding the Building that may be earmarked by the Developer herein for Parking Cars on extra costs if any purchaser desire to purchase.

COMMON EXPENSES: Shall include all expenses for the management, maintenance and upkeep the Unit/Flat and the buildings, the common portions therein and the premises and the expenses for common purposes of the Unit/Flat and shall be payable proportionately by the Purchaser/s herein periodically as maintenance charges.

COMMON PORTIONS: Shall mean the common areas and installations in the Building and the premises, which are mentioned, described, enumerated, provided and given in the THIRD SCHEDULE hereunder written and/or given.

COMMON PURPOSES: Shall include the purpose of maintaining and managing the Premises, the Building & in particular the common portions, rendition of services in common to the Unit/Flat, collection and disbursement of the common expenses and dealing with the matters of common interest of the Unit/Flat owners & occupiers relating to their mutual rights and obligations for the beneficial use & enjoyment of their respective Unit/s/Flat/s exclusively & the common portions in common.

PANCHYAT : *Shall mean the Burdwan Zilla Parishad and Jemua Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.*

DATE OF POSSESSION: Shall mean the date on which the Purchaser/s herein take/s actual physical possession of the said Unit/Flat after discharging all his liabilities and obligations.

DATE OF POSSESSION: Shall mean the date on which the Purchaser/s herein take/s actual physical possession of the said Unit/Flat after discharging all his liabilities and obligations.

SCHEDULE hereunder written and/or given and to be deposited by the Purchaser/s herein with the Developer herein and/or the Owners herein shall also include any other amount that the Developer and/or Owners herein may require the Purchaser/s herein to Deposit.

DEVELOPER: Shall mean "BLUE ONYX (P) Ltd. " *Having its registered Office at 14/14 Bengal Ambuja City Centre City Centre P.O-Durgapur-16 P.S-Durgapur, District-Paschim Bardhaman* and its successors, successors-in-interest & assigns.

DEVELOPER'S AREA: Shall mean rest area of constructed floor after less of 5000 Sq.Feet saleable (super built up) of Owner of the building/s together with the undivided impart share and/or interest in the said land and the common portions along with any upper floor if local authority permit for extension of floor.

DEVELOPMENT AGREEMENT: Shall means the date of Execution of Agreement. Between the Owner herein & the Developer herein relating to the development, promotion, construction, erection & building of building/s at & upon the said premises and shall include all modifications, alterations & changes, if any, made therein & all extensions, if any, thereof from time to time.

THE UNIT/FLAT: Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

ARCHITECT (S): Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building

PROJECT: Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

PREMISES: Shall mean A piece and parcel of land measuring about an area a little more or less 10 Decimals comprised at and under Mouza - Tetikhala , J. L. No. - LR-111 , Plot No -RS. - 47 (P), LR Plot No-388 Kh. No. - L. R. - 1954 RS - 67 of the Jemua Gram Panchyat ,P.O-Durgapur-12, P. S- Newtownship District-Paschim Bardhaman fully and particularly mentioned, described, explained, enumerated and provided in the FIRST SCHEDULE hereunder written and/or given.

PLAN: Shall mean the sanctioned and/or approved plan Of by the Burdwan Zilla Parishad and Jemua Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners herein and/or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any

This agreement shall be deemed to have commenced on and from the day of earth Cutting .

That in lieu Of 5000 Sq.Feet saleable (super built up) area which will be allotted /distributed in each floor after getting sanction plan as written in the SECOND SCHEDULE hereunder the land owner granted exclusive right on the handing over the physical possession of the said property to the developer on condition that the said development work will be done at Developer's costs & expenses by construction of proposed multi-storied building up to maximum limit of floors consisting of so many .

That the land owner in pursuance of this agreement has handed over the peaceful physical vacate possession of the said premises for the said development projects to the developer simultaneously with the execution of this agreement and the same shall remain with the developer till the completion of the project and to give over the possession with registered deed of conveyance(s) by each of unique owners thereof and the developer by this agreement shall have every right and power to start all kinds of developments works of the project on and from the date of signing of this agreement including obtaining plan from the Burdwan Zilla Parishad and Jemua Gram Panchyat including to prepare plans for development of the said property described in the schedule hereunder written and to submit the same to the Burdwan Zilla Parishad and Jemua Gram Panchyat .

That the land owner shall on the day of signing of this agreement and/or thereafter as and when asked by the developer execute, registry and grant to the developer and/or its nominee or nominees a registered development power of attorney authorizing the developer and/or its nominee/nominees as per direction of the developer in the manner as the developer may thinks fit and proper including to make agreement for sell of unit/units along with undivided proportionate share of land by taking full and/or part of sell price or consideration thereof with power to sign, execute and present before any registering authority all deed of conveyance and/or conveyance and register thereof on behalf of the land owner to the intending purchaser/purchasers, in respect of the developers allocation. However, the land owner declares that he will personally signed all agreements for sell and all deeds of conveyance for selling of the developers allocation as fully stated in the THIRD SCHEDULE written herein below.

That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purposes to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement the same found the land owner and the land owner shall sign on the said plan /plans application, papers, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

That by virtue of this agreement the developer is hereby empowered to raise the construction of the proposed new building / buildings on the above mentioned property investing in own finance and the developer may take construction loan from any financial institutions or any banks against the developer's allocation.

That the developer shall be authorized in the name of the land owner, if necessary, to apply for temporary and/or permanent connection for electricity, sewerage, drainage, water and / or other facilities, if needed, for the construction of the building as well as completion of the projects at the costs of the developers.

That the developers shall be complete the construction of the "Said Building" at its costs and expenses in pursuance of the sanctioned building plan within 36 months from the day of sanction plan with further additional period of Six (6) months, if needed, and both the cases the time shall be computed on and from the date of obtaining of the sanctioned building plan from the appropriate authority/authorities.

That the stipulated time for construction is stated in above said paragraphs hereinabove shall be extended if the Developer is prevented to continue the Development work of the project by any unforeseen reasons beyond the control of the Developer and /or force majeure and in that case the time so to be expired should be extended further beyond the aforesaid contractual period without raising any objection from the part of the landowner

That the landowner shall pay all taxes, fees, outgoings and etc. including arrears to the Government, Jemua Gram Panchayat and/or any other authority/authorities before the concerned authority/authorities in respect of said premises till the date of signing of this agreement and thereafter all the taxes, rates fees, outgoings etc. in respect of the said premises shall be borne by the Developer till the date of handing over the allocation to the respective flat owners including landowner without realization the same from the landowner.

That if any dispute arises regarding the title and ownership of the said premises of the landowner herein from any person (s) or any other then the landowner at his own costs and expenses to clear the said property having establishing of right and marketable title in the name of landowner with free from all encumbrances. Though the landowner admits that no suits and/or proceedings and/or litigations are pending before any court of law of the said property or any part thereof. If fails, then he will be liable to pay the costs and expenses which the Developer incurred for the said project till that date, to the Developer.

The Landowner herein shall answer and comply with all requisitions made by the Advocate of the Developer for establishing of right, title and interest of the Landowner in the said property.

That the Landowner shall not claim any other consideration in any manner save and except the landowner's total consideration as written in the second schedule herein below having considered as full and final consideration and /or price of the said premises (**even if the competent authority further sanction extension of building after G+ 6**) and the Developer shall have exclusive right to sell its allocation of the project by construction of multistoried building up to maximum number of floors consisting of so many flats, ~~shops~~, garages, etc. so to be sanctioned by the Authorities from time to time to realize the Development costs and expenses including other miscellaneous expenses of the project and in that sale proceedings the Landowner shall join therein as Vendor.

The respective flat owners of each of the flats bear the costs of preparation, stamping charges, Registration fees, remuneration of Advocate and/or other necessary charges/fees in connection with the registration of Agreement for sale and Deep of conveyance to purchase their respective flat/flats.

That the Developer shall choice/fix the name of the building and that will be final.

BLUE ONYX PVT. LTD.
Kanchan Jindal
Director

That the Developer shall have exclusive right to amalgamate the "said property" to any other adjacent plot of land/lands situated around the "said property" without taking any prior permission from the Landowner in the manner whatever the Developer may deem fit and proper. The Landowner shall sign and execute all necessary Agreement (S), documents, deed of amalgamation and other paper/papers in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the landowner's allocation will remain same as written in this agreement.

That the landowner during the continuance of the development work of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building and/or project caused by the Developer.

That the Developer shall obtain the electric connection on entirety of the building from DP.Ltd but all the flat owners and/or each of their nominee(s), shall pay the proportionate amount of total costs to the Developer for the said electric connection including all expenses for electric meter and connection in their respective flat or flats.

That the Landowner shall not sell, lease, mortgage, let out and/or charge the said premises and/or any part thereof to any third party on and from the date of execution of this Agreement to till date of completion of the project including subsisting of this Agreement and also the landowner shall not do any acts, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion fallen under the Developer's allocation in the said proposed building. It is further declared by the Landowner that the did not sign and/or execute any agreement in any manner with any Third party in respect of the first schedule property and subsequently if any short of agreement/agreements is/are found then the same will be treated as cancelled.

That all flat owners shall bear the proportionate Panchyat taxes, fees and/or other outgoings in respect of the said building and premises including the services charges for common areas proportionately according to each of their occupied area from the date of taking possession of each of their respective unit/flat.

But each of the unit owners prior to mutation of their respective flats before the Jemua Gram Panchyat in their respective names shall pay the aforesaid taxes including common services and maintenance charges of the building to the Developer as suggested by the Developer till the date of formation of Association/society by all unit owners at their own costs and expenses of the said building.

The Developer hereby undertakes to keep the landowner indemnified against any Third party, claims, suits, costs, proceedings and claims from any third party including and or statutory authorities and/or adjacent neighbor(s) which may arise out of the Developer's actions with regard to the development and/or construction of the building on the said premises.

IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS:

The landowner including other flat owners will not use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade and activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

The respective owners in each of their respective fields shall abide by all laws, byelaws, rules and regulations of the Government, Burdwan Zilla Parishad Jemua Gram Panchyat or statutory bodies and /or local bodies as the case may be.

The respective owners shall keep the interior walls, ewers, drains, pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupation of the building indemnified from and against the consequence of any branch.

That the landowner shall have no right or power to terminate this Agreement and any power of Attorney (s) given in favor of the Developer till the completion of the aforesaid development project including to sell the Developer's Allocation written in the Schedule, herein below to all intending purchaser/purchasers without any prior written permission from the Developer.

That the Developer shall be entitled to make advertisement in all kinds of newspapers and/or in other manners which the Developer may deem fit and proper including the fixing of hoarding /signboard on the said premises inviting the intending purchaser /purchasers to purchase the flats/garages/covered spaces fallen under the Developer 's allocation till the date of completion of the said development project.

The Landowner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the landowners and the Developer in any manner, nor shall the parties hereto be constituted as Association of persons

That the landowner shall handover to the Developer all the original copy of title Deed and all other relevant documents papers what the possessed simultaneously with the signing of this agreement

The Developer shall form scheme, rules, regulations and bye laws for the management and the administration of the said building and/or common parts thereof and all the units/flats owners shall abide by the same without raising any objection till the date of frames of any further Rules, regulations etc. by the society/ Association /organization to be formed by the Landowner and other flat owners at their own costs and expenses

That all the flat owners will have sole rights in respect of the last Top Floor in the said new multi- storied building to be used jointly in the manner what they like.

Any notice required to be given by the Developer to the landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged and shall likewise be deemed to have been served on the Developer by the owner if delivered by hand and acknowledged or otherwise sent by prepaid Registered post with Due Acknowledgement by either of the party to the other at the address given herein

That the Developer shall have right and/or authority to deal with its allocation to negotiate with any person/ persons and/or enter into any contract and/or agreement and/or borrow money and /or take advance against its allocation along with acquired right under this agreement from any bank and /or financial institution.

That the Developer shall be authorized to sign in their own names as Attorneys on behalf of the Landowner by dint of this agreement at the time of signing any agreement (s) for sale with the intending purchaser/purchasers for selling and/or booking of the Developer 's Allocation

That all disputes and differences arising out of this agreement shall be referred to any legal person for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.\

The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LAND /PREMISES)**

ALL THAT piece and parcel of 1 DANGA and measuring about an area a little more or less 10 Decimals comprised at and under Mouza - Tetikhala, J. L. No. - LR-111, RS-96, Plot No-RS. - 47 (P) L. R. - 388 Kh. No. - LR-1954 RS Khatian No-67 Of the Jemua Gram Panchyat, P.O-Durgapur-12, P. S - Newtownship fully and particularly mentioned, described, explained, enumerated and provided in the FIRST SCHEDULE hereunder written and/or given.

BUTTED AND BOUNDED

North: 50 Feet Wide Road

South: - House Of Dilip Banerjee

East: House Of Sanatan Kha

West : House Of Basanti Thakur

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS ' ALLOCATION)**

Landowner will get 5000 Sq.Feet saleable (super built up) area which will be allotted in each floor and the Landowner will not claim any other consideration in whatsoever manner. The landowner will also get a sum Of Rs.1,00,000/- as Security deposit but same is adjustable with cost of construction area of landowner

**THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER 'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean all entire building after less of area of 5000 Sq.Feet saleable (super built up) of landowner including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer after providing the landowners' allocation as aforesaid and together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

FOURTH SCHEDULE ABOVE REFERRED TO
(GENERAL SPECIFICATION)

1. **FOUNDATION:** R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. **WALL:** 8" thick brickwork for out sidewall and 3" thick Brick work all inside walls.
3. **PLASTERING:** Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
4. **DOORS:** on standard size fitting with handle and one household, one ring and one bolt for each of the inside flash door. The PVC frame with Pella will be fitted with each kitchen and toilet.
5. **WINDOWS:** Iron glass Panel including Glass of 3mm thick and M.S. Grill.
6. **KITCHEN:** Black stone over platform with a Black stone sink fitted with one Babcock point and 2'-0" height over oven platform also with white local glaze tiles finishing.
7. **TOILET:** Gray Mosaic with Multi colour 2B chips with gray cement in SITU paneled by the glass Strip on Floor and Dado up to 5'-0" height finished with white local glaze tiles. One Indian Type water close white local pan for single toilet and one Extra English type commode only W.C., If provided, including P.V.C. Lowdown white local cistern, one C.P. Babcock point one c.p. Shower point shall be provided in each toilet
8. **FLOORING:** In general flooring of gray cement site mosaic by the glass strip with 4" skirting Dado on all sides with 2B Multi colour chips in all bed rooms, drawing-cum-dinning room, kitchen, toilet and etc.
9. **DINNING/DRAWING:** One white local washbasin.
10. **PLUMBING SANITATION:** Blue P.V.C. pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.

Contd. Page-16

11. ELECTRIC: All wiring will be concealed up to and two lights, one fan and one 5 amp plug points in each bed room and one light and one exhaust fan points in each kitchen and two lights, one fan, one 5 amp plug in each Drawing-cum-dinning room and one light point in each Toilet will be provided.
12. PAINTING: Plaster of Paris will be provided on Inner sidewalls & ceiling of flats and to the outer walls of the Building will be finished with snowshem .
- 13 WATER SUPPLY: water supply will be provided by deep tube well with pumps through overhead reservoir.,
- 14 COMMON FACILITIES: Septic Tank, Water Supply Arrangements, Path ways, Boundary wall, Roof, meter space and other as stated hereinabove.
- 15 ELECTRIC METER: Charges of procurement of Main Electric Meter will be provided on separately by the individual flat owners and the landowners. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and all the charges for the same will be paid proportionately.
- 16 EXTRA WORK: Any extra work viz. difference costs of site mosaic and enable, 3/4th part of balcony grill, costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount wall be paid by the landowner and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s).

IN WITNESS WHEREOF both the parties have executed these presents
on this 31st day Of July 2018 at ADSR Office Durgapur .

Witness

1 Dilip Paramaik
Late-Sudhish Paramaik
Villor-Kaliganj
D.R. P.-12

Ganesh chandra paramaik @
Ganesh paramaik

Signature Of Landowner

BLUE ONYX PVT. LTD.
Kamlesh Sonmay
Director

2 Samir Kundo
S/o Biswajit Kundo
Sreepally, Armah .
Durgapur- 12

BLUE ONYX PVT. LTD.
Kazi Mohammad Ali
Director

Signature Of Developer

Drafted by me & Typed by me


Jnanendra Nath Sinha

Advocate

WB-468/80

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 <i>Graciano Chandra Pararajind</i>
	বৃহদঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Graciano Chandra Pararajind

বাম হাত Left Hand						 <i>Kanchan Suman</i>
	বৃহদঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

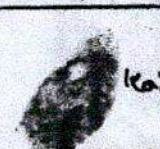
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Kanchan Suman

বাম হাত Left Hand						 <i>Kazi Mohammad Ali</i>
	বৃহদঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

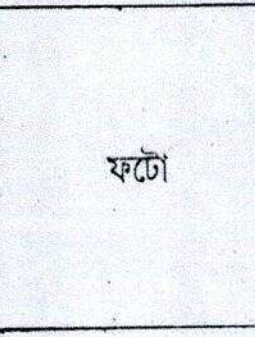
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Kazi Mohammad Ali

বাম হাত Left Hand						 ফটো
	বৃহদঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/37/265/504198
পরিচয় পত্র



Elector's Name : Dilip Kumar Paramanik

নির্বাচকের নাম : দিলীপ কুমার পরামানিক

Father/Mother

Husband's Name: Sudhir Paramanik

পিতা/মাতা/স্বামীর নাম: সুধীর পরামানিক

Sex : Male

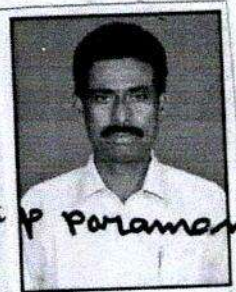
লিঙ্গ : পুরুষ

Age as on 01.01.95 : 30

১.১.১৯৯৫ এ বয়স : ৩০

Address : Vill. - Kaliganj
Post. - Jemua
Dist. - Burdwan

ঠিকানা : গ্রাম — কালীগঞ্জ
পোস্ট — জেমুয়া
জেলা — বর্ধমান




Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

265 Durgapur 2 Assembly Constituency

২৬৫ দুর্গাপুর ২ বিধানসভা নির্বাচন ক্ষেত্র

Place : Durgapur

স্থান : দুর্গাপুর

Date : 08.03.95

তারিখ : ০৮.০৩.৯৫

Major Information of the Deed

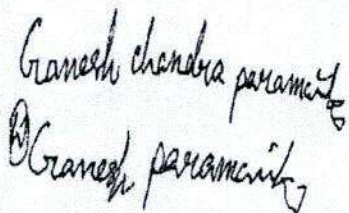
Deed No :	I-0206-04309/2018	Date of Registration	31/07/2018
Query No / Year	0206-1000215540/2018	Office where deed is registered	
Query Date	27/07/2018 12:31:40 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	J N Sinha City Centre, Durgapur, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9679266792, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 34,50,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 1,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-388	LR-1954	Vastu	Danga	10 Dec	1/-	34,50,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,
Grand Total :					10Dec	1 /-	34,50,000 /-	

Land Lord Details :

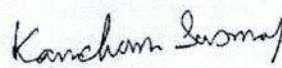
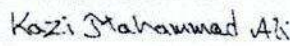
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr Ganesh Paramanik, (Alias: Mr Ganesh Chandra Paramanik) (Presentant) Son of Late Sudhir Paramanik Executed by: Self, Date of Execution: 31/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	31/07/2018	LTI	31/07/2018	31/07/2018
Kaliganj, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWTPP6772Q, Status :Individual, Executed by: Self, Date of Execution: 31/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Office				

Developer Details :

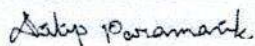
Sl No	Name,Address,Photo,Finger print and Signature
1	Blue Onyx Private Limited 14/14 Bengal Ambuja City Centre, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 , PAN No.:: AAHCB6149D, Status :Organization, Executed by: Representative

Representative Details :

Representative Details .

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kanchan Sasmal Son of Mr Achinta Kumar Sasmal Date of Execution - 31/07/2018, , Admitted by: Self, Date of Admission: 31/07/2018, Place of Admission of Execution: Office	 Jul 31 2018 2:43PM	 LTI 31/07/2018	 31/07/2018
Qr No. 2/7, Bharati Road, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCAPS6508L Status : Representative, Representative of : Blue Onyx Private Limited (as Director)				
2	Name	Photo	Finger Print	Signature
	Kazi Mahammad Ali Son of Kazi Waresh Ali Date of Execution - 31/07/2018, , Admitted by: Self, Date of Admission: 31/07/2018, Place of Admission of Execution: Office	 Jul 31 2018 2:39PM	 LTI 31/07/2018	 31/07/2018
Qr No. 4/7 Bharati Road, B- Zone, P.O:- Durgapur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AIPPA6868B Status : Representative, Representative of : Blue Onyx Private Limited (as Director)				

Identifier Details :

Name & address
Mr Dilip Paramanik Son of Late Sudhir Paramanik Kaliganj, P.O:- Arrah, P.S: Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Ganesh Paramanik, Mr Kanchan Sasmal, Kazi Mahammad Ali
 31/07/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ganesh Paramanik	Blue Onyx Private Limited-10 Dec

Major Information of the Deed :- I-0206-04309/2018-31/07/2018

Endorsement For Deed Number : I - 020604309 / 2018

On 27-07-2018

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 34,50,000/-



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 31-07-2018

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

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

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

Presented for registration at 13:52 hrs on 31-07-2018, at the Office of the A.D.S.R. DURGAPUR by Mr Ganesh Paramanik Alias Mr Ganesh Chandra Paramanik, Executant.

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

Execution is admitted on 31/07/2018 by Mr Ganesh Paramanik, Alias Mr Ganesh Chandra Paramanik, Son of Late R Sudhir Paramanik, Kaliganj, P.O: Arrah, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Dilip Paramanik, , , Son of Late Sudhir Paramanik, Kaliganj, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 31-07-2018 by Mr Kanchan Sasmal, Director, Blue Onyx Private Limited, 14/14 Bengal Ambuja City Centre, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

Indetified by Mr Dilip Paramanik, , , Son of Late Sudhir Paramanik, Kaliganj, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 31-07-2018 by Kazi Mahammad Ali, Director, Blue Onyx Private Limited, 14/14 Bengal Ambuja City Centre, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

Indetified by Mr Dilip Paramanik, , , Son of Late Sudhir Paramanik, Kaliganj, P.O: Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,014/- (B = Rs 1,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 1,014/-

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Draft Rs 2,011/-, by
amp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7288, Amount: Rs.5,000/-, Date of Purchase: 26/07/2018, Vendor name: Jitendra
Nath Mondal

Description of Draft

1. Bankers cheque No: 000464941648, Date: 31/07/2018, Amount: Rs.2,011/-, Bank: STATE BANK OF INDIA (SBI),
DURGAPUR CITY CENTRE



Abhijit Chatterjee

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 78433 to 78458
being No 020604309 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.08.06 16:10:08 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 06-08-2018 16:08:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)