

17829/25

I-17373/25

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 013066

3/9/25
R. 2/253 4098/25

Verified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

08-09-25

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 8th Day of September, in the year Two Thousand and Twenty-Five (2025),

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BETWEEN 1) SARDAR HAIDER JAFFRI (PAN-ACPPJ5936K) (A - 474526754269), son of Late Shahenshah Hussain Jaffri 2) BUSHRA JAFFRI (PAN-ACIPJ0337R) (A-725773111677), Wife of Sardar Haider Jaffri, 3) SAIF HAIDER JAFFRI (PAN-APYPJ4056J) (A - 900393653717)son of Sardar Haider Jaffri, 4) ZAID HAIDER JAFFRI (PAN-BROPJ5510Q) (A - 303952673001)son of Sardar Haider Jaffri, 5) SADIA JAFFRI (PAN-BBCPJ6694R) (A - 325150843948) Daughter of Sardar Haider Jaffri, all by faith Islam, by occupation Land owners, by Nationality Indians, residing at P-129, New Circular Road, Post Office Circus Avenue, Police Station Beniapukur, Kolkata-700017, hereinafter jointly called and referred to as the "OWNERS/FIRST PARTY**" (which term or expression shall unless exclude by or repugnant to the context shall be deemed to mean and include their respective legal heirs, executors, representatives, administrators and assigns) of the **ONE PART.****

AND

JBR INFRASTRUCTURE PRIVATE LIMITED, (PAN-AAFCJ0986J) a company registered under companies Act, 1956, having its registered office at Krishna Building, 8th floor, Room No. 814, Premises No. 224 AJC Bose Road, P.S. Karaya, Kolkata-700017, Represented by its one of the directors namely **Mr. SAIF HAIDER JAFFRI (PAN-APYPJ4056J) (A - 900393653717)** son of Sardar Haider Jaffri, by faith Islam, by occupation Business, by Nationality Indian, residing at P-129, New Circular Road, Post Office Circus Avenue, Police Station Beniapukur, Kolkata-700017, hereinafter called and referred to as the '**SECOND PARTY/DEVELOPER**' (which terms or expression shall unless excluded by or repugnant to the context shall be deemed to mean

and include it's executors, legal representatives, administrators, assigns, successors-in-office and successors-in-Chair) of the **SECOND PART.**

Brief History of owners 's Title:

WHEREAS One SHAHENSHAH HUSSAIN JAFFRI, NARJIS KHATOON, SARDAR HAIDER JAFFRI, IFTEKHAR HAIDER JAFFRI and NEAZ HAIDER JAFFRI were the actual and lawful owners in respect of ALL THAT Bastu land along with several old dilapidated rooms (partly tile shed partly asbestos shed) total measuring about 16 cottahs, 7 Chittaks and 5 Sqft. be the same or a little more or less lying and situated at Being Municipal Premises No.32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 within the District South 24 Parganas, within the ambit of Kolkata Municipal Corporation, vide Assessee No. 110570400344, Ward No.57 by virtue of registered Deed of Indenture dated 03.05.1985, registered at the office of the Registrar of Assurances, Calcutta and duly recorded in Book No.I, Volume No.142. Pages from 349 to 372, Being No.6535, for the year 1985.

AND WHEREAS while in possession of the said landed property, one of the owners namely SHAHENSHAH HUSSAIN JAFFRI died intestate on 11.02.1988 leaving behind him the other owners i.e. NARJIS KHATOON (Wife), SARDAR HAIDER JAFFRI, IFTEKHAR HAIDER JAFFRI and NEAZ HAIDER JAFFRI (Sons) as his surviving legal heirs and Successors and they jointly inherited the share left by said SHAHENSHAH HUSSAIN

JAFFRI since deceased into the said property and also others property as per Mohammedan Law of inheritance and became the lawful joint owners therein.

AND WHEREAS after death of said SHAHENSHAH HUSSAIN JAFFRI, while his aforesaid all legal heirs were in exclusive possession of the said landed property alongwith others property, all the aforesaid joint owners amicably partitioned those properties amongst them by executing a Deed of Partition in the year 1992 and accordingly all the parties to the said Partition Deed (NARJIS KHATOON, SARDAR HAIDER JAFFRI, IFTEKHAR HAIDER JAFFRI and NEAZ HAIDER JAFFRI) immediately got the possession of their respective allotted Properties and became the absolute owners of the properties morefully and specifically mentioned and described in the said Deed of Partition, Dated 21.08.1992 free from all encumbrances, charges, liens, lis pendentes.

AND WHEREAS in the said amicable Family Partition, all the Family members were satisfactorily allotted and given the share into and over the total properties (Subject matter of the Partition) which separately exist within the state and also outside the State of West Bengal and the possession of the properties of the respective Co-sharers were immediately given and handed over and since then all the co-sharers are in possession of their respective properties without any claim, objection, dispute and/or demands by any of the parties till date and all of them are enjoying their respective share of the properties till date freely and independently.

AND WHEREAS by virtue of the aforesaid amicable Family partition, one **SARDAR HAIDER JAFFRI**, son of Late Shahenshah Hussain Jaffri was allotted the property specifically mentioned under "Second Schedule" of the said Partition Deed i.e. ALL THAT Bastu land along with several old dilapidated rooms (partly tile shed partly asbestos shed) total measuring about 16 cottahs, 7 Chittaks and 5 Sqft. be the same or a little more or less lying and situated at Being Municipal Premises No.32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 together with all Plants and Machineries installed and fixed at the said properties, within the District South 24 Parganas, within the ambit of Kolkata Municipal Corporation, vide Assessee No. 110570400344, Ward No.57 and after getting the possession thereof, said **SARDAR HAIDER JAFFRI** was enjoying the said property in his personal capacity freely and uninterrupted free from all encumbrances.

AND WHEREAS thus Mr. **SARDAR HAIDER JAFFRI**, son of Late Shahenshah Hussain Jaffri, became the Sole absolute and lawful owners of the properties morefully and specifically mentioned and described in the FIRST SCHEDULE written herein below and he has been enjoying the same free from all encumbrances after paying the taxes to the local authority.

AND WHEREAS while in possession, said Mr. **SARDAR HAIDER JAFFRI** thinking about the future and well being of his family members consisting of his Wife **BUSHRA JAFFRI**, two sons namely **SAIF HAIDER JAFFRI**, **ZAID HAIDER JAFFRI** and one

daughter **SADIA JAFFRI** executed Four separate registered Deed of Gifts in favour of all his family members out of his natural Love and affection and thereby transferred and conveyed land altogether measuring about 10 Cottahs out of the aforesaid total land measuring about 16 cottahs, 7 Chittaks and 5 Sqft. be the same or a little more or less lying and situated at Being Municipal Premises No.32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 within the District South 24 Parganas and immediately handed over the possession of the well-demarcated lands unto/in favour of the respective Donees i.e. all the aforesaid family members.

AND WHEREAS by virtue of One 'Deed of Gift' as aforesaid, Being No. 1139, Dated 09.02.2022 (registered at the Office of the D.S.R-V, Alipore, South 24 Parganas and duly recorded in Book No.I, Volume No.1630-2022, Pages from 60849 to 60873, Being No.163001139, for the year 2022) Mr. ZAID HAIDER JAFFRI (mentioned therein as Donee) became the sole, absolute and lawful owner in respect of **ALL THAT** piece and parcel Bastu land measuring **2 Cottah** and **8 Chittaks** more or less along with One old dilapidated room (tile shed) measuring about **100 Sqft.** be the same a little more or less out of total properties lying and situated at Being Municipal Premises No.32, **Debendra Chandra Dey Road** (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015.

AND WHEREAS by virtue of another 'Deed of Gift' as aforesaid, Being No. 1140, Dated 02.02.2022 (registered at the Office of the

D.S.R-V, Alipore, South 24 Parganas and duly recorded in Book No.I, Volume No.1630-2022, Pages from 60874 to 60899, Being No.163001140, for the year 2022) Mr. SAIF HAIDER JAFFRI (mentioned therein as Donee) became the sole, absolute and lawful owner in respect of **ALL THAT** piece and parcel Bastu land measuring **2 Cottah** and **8 Chittaks** more or less along with One old dilapidated room (tile shed) measuring about **100 Sqft.** be the same a little more or less out of total properties lying and situated at Being Municipal Premises No.**32, Debendra Chandra Dey Road** (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015.

AND WHEREAS by virtue of the 'Deed of Gift' as aforesaid, Being No. 1183, Dated 10.02.2022 (registered at the Office of the D.S.R-V, Alipore, South 24 Parganas and duly recorded in Book No.I, Volume No.1630-2022, Pages from 64185 to 64210, Being No.163001183, for the year 2022) Mrs. BUSHRA JAFFRI (mentioned therein as Donee) became the sole, absolute and lawful owner in respect of **ALL THAT** piece and parcel Bastu land measuring **2 Cottah** and **8 Chittaks** more or less along with One old dilapidated room (tile shed) measuring about **100 Sqft.** be the same a little more or less out of total properties lying and situated at Being Municipal Premises No.**32, Debendra Chandra Dey Road** (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015.

AND WHEREAS by virtue of the 'Deed of Gift' as aforesaid, Being No.1184, Dated 10.02.2022 (registered at the Office of the

D.S.R-V, Alipore, South 24 Parganas and duly recorded in Book No.1, Volume No.1630-2022, Pages from 63738 to 63762, Being No.163001184, for the year 2022) Miss. SADIA JAFFRI (mentioned therein as Donee) became the sole, absolute and lawful owner in respect of **ALL THAT** piece and parcel Bastu land measuring **2 Cottah and 8 Chittaks** more or less along with One old dilapidated room (tile shed) measuring about **100 Sqft.** be the same a little more or less out of total properties lying and situated at Being Municipal Premises No.32, **Debendra Chandra Dey Road** (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015.

AND WHEREAS after registration of the aforesaid 4 (Four) Deed of Gifts and conveying the respective properties in favour of the Donees as mentioned above, the Donor said Mr. SARDAR HAIDER JAFFRI was left with the remaining portion of land i.e. land measuring about **6 Cottah, 7 Chittaks and 5 Sqft.** Out of the total land measuring about 16 cottahs, 7 Chittaks and 5 Sqft. lying and situated at Being Municipal Premises No.32, **Debendra Chandra Dey Road** (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 free from all encumbrances.

AND WHEREAS thus, the aforesaid 4(Four) Donees along with Mr. SARDAR HAIDER JAFFRI became lawful owners of the said entire property and while they jointly possessed the said entire property applied before the concerned authority of Kolkata Municipal Corporation and got their names mutated in respect of the entire property which is morefully and

particularly mentioned and described in the schedule written herein below and have been enjoying the same free from all encumbrances after paying the taxes to the local authority.

AND WHEREAS the owners herein while in possession, intended to develop the said property by raising one multistoried building for which they have obtained necessary permissions/clearances and NOC from the concerned authorities of The West Bengal Fire & Emergency, Airport Authority of India and the Competent Authority, Kolkata under the Urban Land (Ceiling and Regulation) Act, 1976 and thereafter applied and obtained a Sanctioned Building Plan Being No. 2025070059, Dated 11.07.2025 from the concerned authority of Kolkata Municipal Corporation but due to lack of fund and knowledge for construction could not initiate the same and as such they were in search of an experienced and renowned developer for the same.

AND WHEREAS knowing the said intention of the owners herein, the Developer herein approached the owners to develop the said property and being satisfied regarding the free and marketable title of the said property belonging to the owners herein and relying upon all the documents, deeds, affidavits etc. supplied by the owners as per requisition of the Developer herein in respect of the said property, expressed their intention to take charge of the construction of the said multi storied building at the said premises.

AND WHEREAS the owners herein being satisfied with the reputation and credential of the Developer herein decided to nominate the said Developer to develop the said property after raising multistoried building over the said property consisting of

different types of flats with common amenities and facilities attached there to as per the Building Plan Sanctioned by the Kolkata Municipal Corporation in respect of the said Property on the terms and conditions hereunder.

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

ARTICLE - I : DEFINITION

In these presents unless there is something inconsistent with or repugnant to the subject or context the following words and/or expression shall mean as follows :-

1.1 OWNERS : shall mean 1) **SARDAR HAIDER JAFFRI**, 2) **BUSHRA JAFFRI**, 3) **SAIF HAIDER JAFFRI**, 4) **ZAID HAIDER JAFFRI** and 5) **SADIA JAFFRI** and their successors, legal representatives, assigns and legal heir and heiress.

1.2 DEVELOPER : shall mean **JBR INFRASTRUCTURE PRIVATE LIMITED**, a company registered under companies Act, 1956, having its registered office at Krishna Building, 8th floor, Room No. 814, Premises No. 224 AJC Bose Road, P.S. Karaya, Kolkata-700017, Represented by its one of the directors namely **SAIF HAIDER JAFFRI (PAN-APYPJ4056J) (A - 900393653717)** son of Sardar Haider Jaffri, by faith Islam, by occupation Business, by Nationality Indian, residing at P-129, New Circular Road, Post Office Circus Avenue, Police Station Beniapukur, Kolkata-700017, for the time being includes successors in-interest, successors-in-office and successors-in-chairs and/or assigns.

1.3 LAND PROPERTY : shall mean **ALL THAT** piece and parcel of a Bastu land along with structures (partly tile shed partly asbestos shcd) total measuring about **16 Cottahs, 7 Chittaks and 5 Sqft.** be

the same or a little more or less lying and situated at Being Municipal Premises No.32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 together with all the District South 24 Parganas, within the ambit of Kolkata Municipal Corporation, Ward No.57, vide Assessee No. 110570400344, District - South 24 Parganas, which is more fully described in the First Schedule hereunder.

1.4 OLD BUILDING : shall mean the said old (partly tile shed partly asbestos shed) dilapidated structure standing at the said property.

1.5 NEW BUILDING : shall mean the proposed **multistoried building** i.e. G+7 storied building consisting of several flats/spaces and or car parking spaces and other additional structures which the parties hereto propose to erect in or upon the said property subject to approval of the concerned authority of KMC, Building Department.

1.6 THE ARCHITECT : shall mean any qualified person or persons, or firm or firms having the proper and requisite license as building Architect from the Kolkata Municipal Corporation, appointed or nominated by the Developer as Architect of the building to be constructed in the said property as per plan to be sanctioned by The Kolkata Municipal Corporation.

1.7 SANCTIONED PLAN : shall mean the Building Sanctioned Plan Being No. 2025070059, Dated 11.07.2025 duly sanctioned by the Kolkata Municipal Corporation for the construction of the new proposed multistoried building and/or modification thereof as may be from time to time with the approval of the owners .

1.8 PROPORTIONATE SHARE : Shall mean such ratio the covered area of any Unit or Units be in relation to the covered area of all the Flat/Flats/Garages/Spaces in the new Building.

1.9 COMMON MAINTENANCE AND EXPENSES : shall mean and include the expenses for common purpose as mentioned in Fifth Schedule hereunder written.

1.10 SERVICE COMPANY : shall mean Flat owners Association, syndicate society and/or body that may be formed or nominated, by the owners and/or Developer or their nominated Flat owners for the maintenance of the common parts of the proposed building.

1.11 COMMON FACILITIES/ AREAS / PORTIONS: shall include the common areas and facilities in the building for the use of the owners and the Developer and all other occupiers of flats and spaces of the building as mentioned in **THIRD SCHEDULE** hereunder written.

1.12 CONSTRUCTED AREA : shall mean the total Built up area.

1.13 SALEABLE SPACE : shall mean the space in the building as per sanctioned plan available after construction for independent and meaningful use and occupation after making the due provisions for common facilities and amenities and the space required.

1.14 ASSOCIATION :- shall mean the Association or Holding Organization of the Unit, Holders of the said Buildings to be constructed on the SAID PROPERTY. The said Association shall be formed by the Developer upon sale and transfer of the Developer's allocation. It is mandatory for the owners to join

the association and be a member of it. The said Association, upon formation, shall take over the maintenance, management and administration and repairs of common portions of the said Building/total Buildings and shall remain in control management, maintenance, administration "thereof".

1.15 UNITS - Shall mean the flats and / or other constructed space or Spaces built and constructed or intended to be built and constructed by the Developer at the said property and / or constructed area capable of being exclusively held or occupied by a person and / or persons at the said premises.

1.16 PARKING SPACE :- shall mean the covered spaces meant for car parking within the area of the building at the ground level.

1.17 ALLOCATION OF THE TOTAL CONSTRUCTED AREA:

OWNERS ' ALLOCATION

That the owners shall be entitled to 30% area out of the Total Constructed Area of the Proposed Building and the said allocation of the owners' share shall be provided in the following manner :-

FLOOR	FIRST PARTY/DEVELOPER
1 st Floor	ENTIRE - BY DEVELOPER
2 nd Floor	ENTIRE - BY DEVELOPER
3 rd Floor	ENTIRE - BY DEVELOPER
4 th Floor	ENTIRE - BY OWNERS

5 th Floor	ENTIRE - BY OWNERS
6 th Floor	ENTIRE - BY DEVELOPER
7 th Floor	ENTIRE - BY DEVELOPER
Ground Floor	On the Ground Floor Total 20 Nos. of Car Parking Space (including One Pit Parking) shall be constructed out of which owners shall get 4 Nos. (including One Pit Parking) and remaining 16 Car Parking space shall be taken by Developer.

DEVELOPERS' ALLOCATION

shall mean JBR INFRASTRUCTURE PRIVATE LIMITED will get 70% area out of the Total Constructed Area of the Proposed Building i.e. all remaining Flats/spaces, car parking space of the said proposed multistoried building at Premises No. 32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 save and except the owners 's allocation as above mentioned in Para 1.17.

The Developer is entitled to demolish the existing structure of the First Schedule below by its own fund and also entitled to sell out respective scrap materials of the said old building at his own discretion as he thinks fit and proper and in this regard the owners herein will not raise any objection in any manner whatsoever.

After providing the aforesaid and hereinafter owners 's allocation in favour of the said owners , the said Developer

henceforth shall be allotted entire construction portion of the said proposed multistoried building and thus it shall have absolute rights, interest to sell, Transfer, convey, dispose of and or hand over all that piece and parcel of the areas as specified of the said proposed multistoried building on the said sanctioned building plan including proportionate share of land and other common facilities and amenities in the building.

It is agreed by and between the parties that if additional Floor/structure is constructed at the said premises, the same shall be distributed between the owners and developers in the aforesaid same ratio.

1.18 CONSTRUCTION /COMPLETION TIME : Shall mean the completion of the construction work i.e. 36 months from the date of getting the sanctioned building plan of the 16 Cottahs, 7 Chittaks and 5 Sqft. land, situated and lying at Premises No. 32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 within the District South 24 Parganas, within the ambit of Kolkata Municipal Corporation, vide Assessec No. 110570400344, ward No.57 or after getting the uninterrupted peaceful vacant Khas possession of the said property from the owners herein which ever is later and also an additional 12 months grace period if the same is not completed within 36 months.

1.18 ROOF : shall mean and include the entire open space of the ultimate roof and/or top of the new building, excluding the space required for installation of the head tank, T.V. Antenna/satellite, stair-case cover and other facilities and proportionate share of Land.

1.19 TRANSFEREE shall mean the person or persons to whom any space in the building has been agreed to be transferred.

1.20 ADVOCATE shall mean Mr. Mohammed Shahid, Advocate of Developers for all time and all purpose related to the said construction and/or all the affairs before and after completion of the said proposed development works and the said Advocate shall draw all papers, documents and drafts required for and/or in connection with the purposes relating to the said building, formation of the Association / Society and such documents for transfer/conveyance in respect of the constructed space at the said premises.

1.21 ENCUMBRANCES shall mean charges, liens, lispendence, claims, liabilities trusts, demands, acquisitions and requisitions of Government and public authorities.

1.22 FORCE MAJURE : shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock out etc.

1.23 SUPER BUILT UP AREA : shall mean and include total constructed flat area along with proportionate common passage/Area, stair cases, lobbies and landings etc.

1.24 SINGULAR NUMBER: shall include the plural and vice-versa.

1.25 MASCULINE : shall include the feminine and vice/versa.

ARTICLE - II : TITLE & INDEMNITY

i) The owners hereby declares that they are the absolute and lawful owners in respect of the said property more fully described in the First Schedule hereunder and the same is free from all encumbrances and the owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or the construction

of the new proposed building by the Developer in the manner as herein agreed upon.

ii) The owners herein agreed that after the execution of this agreement the owners shall not in any manner encumber, mortgage sale, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.

iii) The owners hereby also undertake that the Developer shall be entitled to construct and complete the new proposed building on the said property as per the plan, and to retain and enjoy the Developer's portion without any interruption or interference from the owners or any person or persons lawfully claiming through or under the owners.

iv) The Developer also doth hereby undertake to construct the new building in accordance with the said Building Plan/revised building plan and undertake to pay the fees along with all damages, penalties and/or compounding fees, if any, payable to the authority or authorities concerned or relating to any deviation.

v) The Developer will file at his own cost to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity etc. to the building and other public utilities and Developer will be entitled to get all refunds or payments and /or deposits made by the Developer to any authority, firm or persons and all papers as may be required for the same shall be assigned by the said owners.

vi) That the owners is liable to hand over the possession under his occupation to the Developer, as is where is basis.

vii) The Developer shall frame a scheme for the management and administration of the said building or building and /or common parts thereof the owners hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

- viii) The name of the proposed multi storied building shall be "JBR Heights" for all the times unless it is modified and/or changed by the Developer. (Naming and/or changing the name of the proposed Building is the sole discretion of Developer)
- ix) There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the owners agrees to indemnify and keep indemnified the Developer against any or all claims made by any third party in respect of the said premises.
- x) After the transfer of owners 's allocation to the owners the Developer shall be exclusively entitled to the Developer's allocation in the Building with exclusive right to transfer or otherwise deal with or dispose of the same to a good person without any prior information to the owners herein and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.
- xi) After completion of the Building in all respect and on getting the owner's allocation, the owners through his Constituted Attorney shall execute the Deed of Conveyance or Conveyances as Vendor in favour of the Developer or its nominee or nominees in such part as shall be required for the Developer's allocation PROVIDED HOWEVER the cost of such conveyance or conveyances, including stamp duties and registration fees and expenses and all other legal expenses shall be borne and paid by the Developer or its nominee or nominees. In the deed of Conveyance the owners will present himself as Vendor through his Constituted Attorney and the Developer shall present in the said Deed as the Confirming Party.
- xii) The developer, in terms of this agreement and by the strength of a development power of attorney shall be entitled to negotiate and to enter into any agreement(s) for sale of the proposed flats of developer's allocation etc. in the proposed new multi-storied Building at the said premises with any

intending buyers/purchasers in respect of developer's share of allocation only and the developer shall be entitled to receive the advance and booking money and the entire sale price or consideration from such intending purchaser or purchasers against proper and valid receipt at the developer without making the owners liable in this regard in any manner whatsoever.

xiii) That the developer hereby agrees to and indemnifies the owners against all claims or demands for any damages and/or penalties arising out by way negligence, bad workmanship default and non-compliance of any rules regulations of the Kolkata Municipal Corporation or any other authority concerned.

xiv) The owners hereby also undertake that the Developer shall be entitled to construct and complete new multi storied Building into and upon the said premises as per sanctioned Building Plan of the Kolkata Municipal Corporation at its own costs, responsibility, expenses and the developer shall enjoy Developer's allocation therein without any interruption or interference from the owners or any person or persons lawfully claiming through or under the owners as long as the Developer fulfils its part of these presents and the owners undertake to indemnify against all loss and damages and cost, charges and expenses incurred as a result of any breach of contract and understanding or the said property is found defective in title or otherwise in the nature that the same is alienated, charged, litigated whatsoever. Similarly the developer undertakes to indemnify the owners against all loss and damages and costs, charges and expenses incurred or to be incurred as a result of any breach of contract.

ADDITION

Prior to entering into this agreement, the owners do hereby assure, represent and confirm as follows:

2.1.1. That they are the lawful owners and are absolutely seized and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances.

2.1.2 That they undertake to pay all rates taxes all other impositions and/or out goings payable in respect of the SAID PROPERTY upto the date of handing over possession.

2.1.3 That no certificate proceedings and/or notice of attachment has been levied and/or served under the Income Tax Act, 1961.

2.1.4 That no notice has been served on the owners for the acquisition of the SAID Land under any Law or Acts and/or Rules made or framed thereunder and the owners have no knowledge of issuance of any such notice or notices under any Acts and/or Rules for the time being in force affecting the SAID PROPERTY or any part thereof.

2.1.5 That no suit and/or proceeding is pending in any Court of Law affecting the SAID PROPERTY or any part thereof nor has the same been lying attached under any writ of attachment of any Court.

2.1.6 That the owners have not entered into any agreement for sale/development in respect of the SAID PROPERTY or any part or portion thereof.

2.1.7 That the owners have not created any encumbrances in respect of the SAID PROPERTY.

2.1.8 That the owners also further covenant with the Developer to keep saved, harmless, indemnified the Developer from or against all loss, claim, encumbrances charges and equities which may come due to false declaration made by the owners.

2.1.9 The owners will sign, execute all documents required for applying and obtaining all necessary permissions and certificate as may be required for development of the said Property and also to sell the Developer's allocation.

2.1.10 If for any reason whatsoever the owners fail to make out marketable title of the said premises and the said premises is not found free from all encumbrances, charges liens, lis pendens and subject matter of any acquisition / requisition attachment proceedings and / or any scheme of road alignment, in such event, at the option of the Developer this Agreement shall stand cancelled, and in that event all advance/Security deposit paid and all expenses incurred pertaining to the project, by the Developer, will be refunded by the owners to the Developer, with appropriate damages to be evaluated by a Chartered Engineer appointed by the Developer.

ARTICLE-III DEVELOPMENT RIGHTS

3.1 The owners hereby grant exclusive right to build and complete the construction of proposed Multistoried building in accordance with the Plan sanctioned by the concerned authority and obtain completion certificate from the Kolkata Municipal Corporation.

3.2 By virtue of the rights hereby granted, the Developer is irrevocably authorized to build upon and exploit commercially the Said Land by (1) constructing the New Buildings/Complex, (2) dealing with the spaces in the New Buildings together with transfer of the undivided proportionate and impartible share in the Said Land comprised in the Developer's allocation in favour of the intending purchasers.

3.3 The development rights granted herein includes the exclusive right, authority and authorization to the Developer to:

- enter upon and use the said premises for the purposes of development of the said premises by constructing building there at at its own cost and expense and such other development and construction therein or thereon as may be necessary or appropriate;
- appoint reputed contractors, sub-contractors or agents and enter into agreements for implementing the development and making available the various facilities;

c. establish, provide or procure, install, construct, as the context admits or requires, and operate the facilities;

d. Carry out such other activities incidental to the foregoing or proper or desirable for the safe, efficient and economic implementation and operations of the proposed development.
The Developer shall at its cost from time to time submit building plan or plans to the concerned authority, appropriate Government or other authorities under the Urban Land (Ceiling and Regulations) Act, 1976 Airport Authority of India and The West Bengal Fire & Emergency and any other authority of Government in the names of the owners for sanction, permission, clearance or approval of the plans as shall or may be required for the construction of the building on the said premises. The Developer shall cause all such changes to be made in the building plans as shall be required by the Government or Authority as aforesaid and comply with any sanction permission clearance or approval as aforesaid.

3.4 The Developer shall from time to time submit all further plans and / or applications and other documents and papers and do all further acts, deeds, matters and things as may be required to obtain clearance of the building plan for construction of the building from the appropriate Government or any other authorities or otherwise relevant for the purpose and / or otherwise to obtain all such clearance sanctions permissions and / or authorities as may be necessary for the construction of the building on the said premises. All applications plans and other papers and documents shall be submitted by the Developer in the names of the owners and the Developer shall pay all cost and fees required to be paid or deposited for sanction of the plan for building PROVIDED.

3.5 The owners shall render to the Developer all necessary assistance to apply and/ or obtain all sanctions permissions clearance approvals and / authorities envisaged in clause 3.2, 3.3 & 3.4 hereinabove and shall be entitle to all its discretion to submit application papers and do other acts, deeds matters and things envisaged in the said clause or any of them as attorney for and on behalf of and in the name of the owners and to directly pay and receive back from the concerned authorities or bodies any refunds or

both payment or deposits made by the Developer for which purpose the Owner shall grant to the Developer or its nominee or nominees a power of Attorney to sign make file, amend, prosecute, withdraw and / or follow up the same and or to do all acts, deeds, matters and things necessary to obtain the requisite, sanctions, permissions, clearance, approvals and / or NOC from the authorities envisage above.

3.6 The owners shall not be liable for any Municipal Tax of the Land from the day of signing of the Agreement, till the date of receiving possession of owners allocation in the new building(s) from the Developer in complete form. The owners will be liable for all the taxes of the owners 's allocation from the date of receiving possession of his/their allocated areas in the new building.

ARTICLE-IV **PAYMENTS AND POSSESSION**

All costs, charges and expenses for construction and / or development of the said building / buildings shall be paid borne and discharged by the Developer.

In consideration of the owners having agreed to allow the Developer to develop the said premises, the owners shall not be liable to make any payment on account of the owners ' allocation to the Developer.

ARTICLE-V **DEVELOPER'S OBLIGATIONS**

The Developer shall put the owners in undisputed possession of the owners allocation as soon as the building is ready for occupation within 36 month from the date of getting the Building Plan sanctioned or date of getting the vacant peaceful possession of the said Property whichever is later with a grace period of twelve months.

The Developer undertakes not to violate or contravene any of the provisions applicable for construction of the said buildings and shall not make any deviation in construction of the buildings with the

plan as might be sanctioned by concerned authority. The developer hereby undertakes to indemnify and keep indemnified the owners from and against all actions, claims, demands, costs charges, proceedings whatsoever in violation or contravention of this provision.

The Developer shall not do any act deed or thing whereby the owners will be prevented from enjoying, selling, assigning and / or disposing of the owners' allocation. Till such time the Developer makes over to the owners their allocation in the New Buildings, the Developer shall hold the same in trust for the owners and shall not in any way deal with, encumber, alienate or part with possession of THE SAME.

ARTICLE - IV BUILDING -

i) The Developer herein will construct the new multi storied building over the said properly by its own fund and the Developer agrees to complete the said proposed building in accordance with the plan without any hindrance or disturbances by or on behalf of the owners or any person claiming under them. The Developer will ensure that the building shall confirm to Class - I standard buildings and is made with the best available materials and according to the specification more fully described and written in the Fourth Schedule hereunder.

ii) The Developer herein will be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity etc. to the building and other public utilities and Developer will be entitled to get all refunds or payments and/or deposits to be made by the Developer to any authority, firm or persons and all papers as may be required for the same shall be signed by the said owners .

iii) The Developer herein will abide by all the laws, bye laws, rules and regulations of the Government, Corporation, local bodies and other concerned authorities as the case maybe and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the laws, facilities to the said

property during the period of construction and before handing over the owners 's allocation to the owners herein. The owners or his legal heirs or assignees' shall sign, execute and deliver all lawful necessary papers and applications signifying their consent and approval to enable the Developer to obtain such utility services and facilities for raising the said construction.

iv) The Developer hereby undertake to construct the new proposed building by its own fund according to the said Sanctioned Building Plan and liable to finish all construction work of the building within 36 months along with an additional 1 year from the date of getting the peaceful vacant possession of the premises or from the date of obtaining the building sanction plan whichever is later and to complete the construction of the building in terms of the diligently and expeditiously according to the specification contained herein unless prevented by force majeure circumstances beyond its control, in such eventualities in either case the time shall be reasonably extended by the owners .

v) Simultaneously with the execution of these presents, the owners herein will execute and register a Power of Attorney in favour of **SAIF HAIDER JAFFRI**, son of Sardar Haider Jaffri Being one of the directors of **JBR INFRASTRUCTURE PRIVATE LIMITED**, a company registered under companies Act, 1956, having its registered office at Krishna Building, 8th floor, Room No. 814, Premises No. 224 AJC Bose Road, P.S. Karaya, Kolkata-700017, to represent on behalf of the owners in order to represent the owners before the Kolkata Municipal Corporation, Police Authority, Fire Brigade, B.L & L.R.O, Corporation or any other authority or authorities and to sign any application, scheme, map or any other writing on their behalf and to conveyances, etc. in favour of respective buyer and to do all acts by virtue of the said Power of Attorney which shall remain operative till the completion of the transfer of all the portion of the developers allocation of the building.

- vi) The Developer shall at it's own costs and without creating any financial or other liability on the owners construct building / buildings on the said premises according to the agreement as per approved and sanctioned plan and specifications with first class materials fixtures and fittings as recommended by the Architects at its own risk.
- vii) The Developer shall also provide the building facilities in terms of the sanctioned building plan or under any subsequent sanction or approval relating to the construction of the building(s) on the said premises.
- viii) The Developer shall be authorized in the name of the owners in so far as is necessary to apply for to obtain quotas entitlement and other allocation of or for the cement, steel, bricks and other building materials for the construction of the building and to similarly apply for and obtain temporary and/or permanent connection of water, electricity, power and / or gas to the building/ buildings and other in out and facilities required for the construction or enjoyment of the building / buildings for which purpose the owners shall execute in favour of the Developer any and all such Powers of Attorney and other authorities for a period as shall be required by the Developer and shall sign all such application and other documents as shall be required for the purpose or otherwise for and in connection with the construction of the said buildings. All such authorities or Power of Attorneys however will cease to operate immediately after completion of development and handing over/transferring the entire share pertaining to the Developer's allocation in the said newly constructed Building.

ARTICLE-V: CONSIDERATION AND SPACE ALLOCATION:-

- i) Upon completion of the construction of the new proposed building with the proportionate share Or interest in the land, common space the roof and other facilities, in all respect the Developers' portion shall belong to the Developer exclusively which is specifically mentioned in the Developers Allocation of the **Part II of the Second Schedule** hereunder written and the Developer will be entitled to deal with and dispose off the residential flats,

and other spaces to be allotted in the Developers' portion together with the proportionate share or interest in the land and common areas and facilities only after completion of all the dues to the owners as specifically mentioned in the owners's allocation of the Part I of the Second Schedule hereunder written.

ii) Simultaneously with the execution of these presents, the owners herein will execute and register a Power of Attorney in favour of **SAIF HAIDER JAFFRI**, son of Sardar Haider Jaffri Being one of the directors of **JBR INFRASTRUCTURE PRIVATE LIMITED**, a company registered under companies Act, 1956, having its registered office at Krishna Building, 8th floor, Room No. 814, Premises No. 224 AJC Bose Road, P.S. Karaya, Kolkata-700017, to represent on behalf of the owners in order to represent the owners before the K.M.C., Police Authority, Fire Brigade, B.L & L.R.O, Corporation or any other authority or authorities and to sign any application, scheme, map or any other writing on their behalf and to conveyances, etc. in favour of respective buyer and to do all acts by virtue of the said Power of Attorney which shall remain operative till the completion of the transfer of all the portion of the developers allocation of the building.

iii) The owners shall be liable to transfer or dispose of the owners's right, title and interest over the said property as well as in the building whatsoever to the Developer and any person lawfully claiming on his behalf shall not in any way interfere with and disturb the quiet and peaceful possession of his portions or any person or persons claiming through their respective nominee or nominees.

The Developer will also be similarly exclusively entitled to get the entire constructed portion of the proposed building without in any way disturbing the common areas and facilities situated thereon with the exclusive right to deal with and enter into agreement to sell the same and transfer the same without any way affecting the right, claim, demand interest whatsoever or howsoever of the owners or any other person or persons claiming through and/or without any right to disturb the quiet

and peaceful possession of the occupiers of the owners 's portion or his nominee or nominees or any portion or persons lawfully claiming on his behalf . Provided always that after the commencement of construction of the building, the Developer will be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the Developers' portion on it's responsibility and risk and to receive earnest money and payment for the same out of the area of the Developers' portion for which the owners shall be in no way responsible and liable.

iv) After completion of the building the owners shall be entitled to obtain physical possession of the owners 's allocation accordingly and the balance constructed area being other portion of the said building shall belong to the Developer.

v) Subject as aforesaid and subject to the owners 's allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and open space shall exclusively belong to the Developer.

Except the above, the owners shall not claim or demand any area in the building to be constructed in the said premises or shall not demand any further amount for the sale of Flat/s, space, car parking spaces etc, within the Developer's allocation of the building to be constructed at the said premises.

ARTICLE -VI - COMMON FACILITIES AND OBLIGATIONS OF THE OWNERS AND THE DEVELOPERS:

i) The owners will bear and pay all rates and taxes and all other outgoings except the expenses incurred to settle the demands of the tenants in respect of the said property till the end of last quarter immediately preceding the execution of the agreement. Thereafter the Developer will bear and pay all rates and taxes and other outgoing in respect of the said property till the owners is provided with the owners 's allocation of the building.

- ii) The Developer have duly examined /inspected all documents relating to the ownership of the said premises and being satisfied have accepted the title of the owners to the premises to be good and marketable and shall not raise any dispute and/or objection with regard thereto hereafter.
- iii) All taxes and outgoing with regard to the said property from the date of handing over the possession till such time the new building is completed shall be borne by the Developer.
- iv) During the continuance and until the expiry of 36 months the owners will not prevent the Developer in any way or interfere with the peaceful possession of the said property and shall not cause any obstruction or interference in the construction and completion of the new building in accordance with the said sanction plan, except in case the Developer does not carry out it's obligations in terms of this agreement.
- v) The owners or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make structural allocation therein without the previous consent of the Developer or management society / association that the occupiers of the proposed building may form in future.
- vi) The Developer with the concurrence of the Management/Society/Association shall be entitled to frame a scheme for the management and administer the said building and/or common areas and facilities thereof. The parties hereto agree to abide by all such rules and regulations of such management/ society /association and hereby give their consent to abide by the same.
- vii) It is expressly made clear that the proposed building will be as per the sanction plan passed by the Kolkata Municipal Corporation and everybody will jointly enjoy the ultimate roof only after Developer gives a written NOC for the same and his works gets completed and all the space is sold out fully.

viii) Nothing in this agreement shall be construed as a demise or assignment or consequences in Law by the owners of the said property or any trust thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive right to the Developer to commercially exploit the developer's allocation thereof.

ARTICLE - VII: DOCUMENTATION AND PROFESSIONAL CHARGES

That the Developer shall prepare, execute and register the Deed of conveyance through the advocate of the Developer and the Draft deed of conveyance shall be prepared by the developer through his appointed Advocate. The registration fees with stamp duties assessed for purchaser/s allocation and the legal charges of the Advocate for entire registration work shall be borne by the intending purchaser/s.

ARTICLE - VIII: COMMON RESTRICTION

- i) Neither party shall use or permit to be used the respective allocation in the Building or any portion thereof for carrying on any illegal and immoral trade or activity or not to use for any purposes which may cause any nuisance or hazard to the others occupiers of the Building.
- ii) The owners shall not demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor thereat without the written consent of the others.
- iii) Neither party shall transfer or permit to be transferred of his/her/their respective allocation or any portion thereof unless Such party shall observe and perform all terms and conditions on their respective parts to be observed and/or performed.
- iv) The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in respect to area in his/her/their possession.

ARTICLE-IX OWNERS OBLIGATION

- i) The owners doth hereby agree and covenant with the Developer not to do any acts, deeds or things whereby the Developer may be prevented from making Agreement for Sale and/or disposing its part (developer's allocation) of the Building or at the said premises.
- ii) The owners doth agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said Building at the said premises to be constructed by the Developer on any grounds.
- iii) The owners doth agree and covenant with the Developer not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction and till the date of completion of the total transaction in pursuance of these presents.
- iv) Simultaneously with the signing of this Agreement, the owners shall execute a registered power of attorney in favour of the Developer authorizing them to do all acts, deeds and things as may be necessary in pursuance hereof including for construction of the New building and/or portion thereof and also receiving all money in respect of the Developer's allocation and further that the owners shall from time to time grant such further powers or authorities to the Developer as may be necessary from time to time;
- v) The owners shall not enter into any agreement, arrangement and/or execute and/or register any document and paper for sale, transfer, convey, lease out let out or any other way alienate and/or encumber the Developers allocation and in this regard it is clarified that the Developer shall have full right and absolute power to sell transfer or dispose of the Developers area in such manner to such persons and on such terms an conditions as the Developer may think deem fit and proper and also shall be solely entitled to receive all money and other consideration there from without any consent and/or permission from the owners and the same shall be treated as reimbursement of all costs, charges and expenses that has been

and/or may be incurred by the Developer for obtaining additional sanctioned plan (if any) and construction and completion for the owners area in the New Building and the proportionate common parts relating and/or remuneration of the Developer;

vii) The owners shall execute and register all necessary agreement, indentures and or any other document as may be required by the Developer for the purposes of selling transferring, leasing out and/or any other way disposing of and/or encumbering and/or alienating the Developer's Area without asking for any additional consideration and/or remuneration for the same;

viii) The owners shall deliver vacant peaceful and khas possession of the Premises in its entirely to the Developer simultaneously upon execution of this Presence;

ix) The symbolic possession of the Premises in its entirely shall be given by the owners to the Developer with the execution hereto, The owners has made out a marketable title in respect of the Premises to the Developer;

x) The owners shall give such other consent, sign such papers, documents, deeds and undertaking and render such co-operation, as be required by the Developer for the construction and completion of the New Building;

xi) After signing of this Agreement, all rates of Kolkata Municipal Corporation, maintenance charges, charges for utilities and other outgoings shall be paid by the owners and other Co- owners of the New building in proportion to their respective area;

xii) If so required by the Developer, the owners shall join and/or cause such persons as may be necessary to join as confirming parties in any document, conveyance and/or any other document of transfer that the Developer may enter into with any person who desires to acquire Units comprised in the Developer Area and similarly, the Developer shall join in respect of the owners Area;

xiii) The owners hereby undertake not to create any charge or mortgage and/or any other encumbrances and/or enter into and

agreement and/or arrangement in respect of the Developers Area without obtaining prior written permission from the Developer and such restriction will also be applicable in case of owners areas;

- xiv) The owners along with the other Co-owners and/or their nominees shall reimburse the Developer proportionately the total amount of deposits for the common meter and also individual electric meter as may be required to obtain electricity from C.E.S.C Limited.
- xv) That the owners shall allow the Developer to promote develop and construct the building upon the said Premises and to divide the same into several flats and car parking space as per sanctioned plan of K.M.C and thereafter to sale those flats, car parking space to the different buyers on ownership basis except the flats allotted to the owners and the owners shall simultaneously convey the proportionate share in land wherein the said building with the said flat would be constructed for the respective buyer of flats or garage or car parking space. The cost and expenses for such conveyance shall not be borne by the owners;

ARTICLE - X : LEGAL PROCEEDINGS

- i) Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or its respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each party failing which the matter will be decided through Arbitrator to be appointed by the parties as per The Arbitration & Conciliations Act, 1996 at the proper civil forum.
- ii) NOTWITHSTANDING the foregoing provisions herein above the right to sue under specific performance of contract or for damages by cancellation of this agreement as per penal clause by any of the party against the other party as per terms of the Agreement shall remain unaffected.

ARTICLE - XI : JURISDICTION

The Learned Courts at Kolkata shall have jurisdiction and will be the actual forum concerning any adjudication or dispute and difference between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or Building.

ARTICLE - XII : MISCELLANEOUS

- i) Any notice required to be given by the Developer to the owners shall without prejudice to any other mode of services available be deemed to have served on the owners if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgement due to the last known address of the owners and vice-versa.
- ii) As soon as the Building is completed within the time herein above mentioned the Developer shall give written notice to the owners regarding handing over the Possession of the owners' allocation in the New Building and the Developer shall issue the Possession letter for owners' Allocation to the owners.

After obtaining building sanction plan if it is found that in order to demarcate the allocation of the owners few sq.ft. is to be added, then the developer will sell the same from it's allocation to the owners at the then market value and on the other hand if after providing specified allocation if there exists a few excess area then the Developer will purchase the same from the owners at the then market value.

Be it mentioned that the developer will not sell any area by hampering it's allocation.

FIRST SCHEDULE ABOVE REFERED TO

(The said Land /Property)

ALL THAT piece and parcel Bastu land along with structures (partly tile shed partly asbestos shed) total measuring about **16 Cottahs, 7 Chittaks and 5 Sqft.** be the same or a little more or

less along with old dilapidated asbestos shed structure measuring about 500 Sqft. lying and situated at Being Municipal Premises No.32, **Debendra Chandra Dey Road** (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 together with all the easement and quasi-easement right and all other right and privileges attached and connected thereto with the said land within District South 24 Parganas, within the ambit of Kolkata Municipal Corporation, vide Assessee No. 110570400344, Ward No.57, within the jurisdiction of the District Sub-Registrar at Alipore which is butted and bounded by as follows:

ON THE NORTH	:	D.D. Chopra's factory
ON THE SOUTH	:	D. C. Dey Road.
ON THE EAST	:	33, D. C. Dey Road (House of Badu)
ON THE WEST	:	D.D. Chopra

SECOND SCHEDULE ABOVE REFERED TO
(SPACE ALLOCATION OF THE PARTIES)

OWNERS 'S ALLOCATION : shall mean the owners is entitled to get for his allocated portion which is particularly hereunder written:-

That since the entire property Admeasuring about 16 Cottahs, 7 Chittaks and 5 Sqft. and the developer is undertaking construction over the entire property as a whole, it is expressly agreed by both the parties herein that the owners shall be entitled to a 30:70 ratio over his share as owners 's Allocation in the said property.

The aforesaid 30% shall be calculated on the basis of the total sanctioned strength over the entire property and will be handed over in the said newly constructed building.

That it is agreed by and between both parties in this agreement that the Developer herein will construct one building consisting of different types of flats & spaces in the First Schedule property at its own cost and responsibility within 36 months from the date of getting the building sanction plan or the entire vacant possession of the premises from the owners.

DEVELOPER'S ALLOCATION : shall mean **JBR INFRASTRUCTURE PRIVATE LIMITED** will get all remaining Flats/spaces, car parking space of the said proposed multistoried building situated over the Premises No. 32, Debendra Chandra Dey Road (Formerly Known as Chingrighata Road), Police Station-Tangra, Kolkata-700015 save and except the owners 's allocation as above mentioned in Para 1.17.

After providing the aforesaid and hereinafter owners 's allocation in favour of the said owners , the said Developer henceforth shall be allotted entire construction portion of the said proposed multistoried building and thus it shall have absolute rights, interest to sell, Transfer, convey, dispose of and or hand over the areas as specified of the said proposed multistoried building on the said sanctioned building plan including proportionate share of land and other common facilities and amenities in the building by the owners and they shall have no objection and or demand over any of the part or portion of the newly constructed building on the ground of his specified allocation after completion of the execution of this Indenture, on fulfillment of the terms and condition and settlement of such consideration as stated above and thus the Developer shall have no further reciprocal liabilities against each other.

**THIRD SCHEDULE ABOVE REFERED TO
(COMMON PARTS AND COMMON AREAS)**

Proportionate share in ALL THAT the Land comprised in the Said Premises more fully and particularly described in the First Schedule hereunder written together with all rights, liberties, easements and appendages hereto.

- Main entrance to the Said Premises and the passages around the proposed Building (except the portion earmarked for car parking space).
- Water pipes and other plumbing installations from underground/overhead tank for supply of water and pump room.
- Drainage and sewers and rain water pipe.
- Paths and/or passages in the ground floor.
- Main gate, boundary wall of the proposed building including doors thereof.
- Such other common parts, areas, equipments, installations, fixture fittings and spaces in and around the Said Proposed Building as are necessary for common use for all occupants of the Units excluding the covered and open car parking space and roof top.
- Lift facilities.
- Roof using as commonly by all the flat holders.

**FOURTH SCHEDULE REFERRED TO
(Specification of Works Schedule)**

The proposed building will be of R.C.C. structure, all outer walls will be 10" thick and internal partition wall will be 5" thick with wire netting as per Architect's direction. Partition wall between two flats and entrance wall of the flat will be 5" thick; all plastered and all inside wall applied with plaster of Paris. The Flat will be provided with water running from the common overhead tank and one electric meter, there will be one underground water reservoir on the back side.

- 1) Plywood flush doors.
- 2) Aluminium sliding window with glass fitting with Grill (beer windows).
- 3) Flooring of the flats shall be with vitrified tiles/marble stone as per choice of landlord.
- 4) Sanitary pipe lines works complete
- 5) Underground water reservoir and overheads tank with pipelines and water pump.

- 6) Water pipe line by PVC pipe.
- 7) Electric wiring.
- 8) Bath room shall have 6 ft height glazed tiles on its wall and floor with marble stone and exhaust point.
- 9) Kitchen shall have 3 ft high tiles above the black stone cooking platform, light, exhaust and plug point.
- 10) Inside and out side cemented plaster complete.
- 11) 3 ft high parapet wall on the roof.
- 12) Stair case shall be finished with granite/vitrified tiles
- 13) Elevator will be standard size of reputed Brand.
- 14) Building will completely finished inside with good quality of wall putty and outside weather coat Asian Paints/Berger etc.

Any additional fittings/fixations/facilities (provided at the request of the owners) would be charged by the Developer from the Purchaser as per Developer's rate schedule.

DETAILS OF THE WORK IN FLATS:

- 1) DOORS : solid main entrance door fitted with sunmica eye view, lock and handle and plywood flush doors in all other rooms.
- 2) WINDOW : Large size windows with iron grill and sliding window fitted with glass.
- 3) FLOOR : Flooring of the flats shall be with marble/vitrified tiles.
- 4) BATH ROOM : bath room shall have 6 feet height glazed tiles on its wall and anti skid tiles on the floor with commode, hand shower, bath shower, basin and geyser.
- 5) KITCHEN : kitchen shall have upto 4 feet height tiles with granite stone on cooking platform and a wash basin.
- 6) WATER : underground water reservoir and overhead tank with pipelines and water pump high horse power and pipeline by PVC pipe of branded company.
- 7) ELECTRICITY : electrical conceal wiring with switch boards, mcb and ac point.
- 8) STAIRCASE : staircase shall be marble finished with iron side railing.

- 10) PAINT : building will be completely finished inside with good quality of putty and out side weather coat with asian paints berger etc.
- 11) ROOF : 3 feet height boundary wall on the roof with gate.
- 12) OUTSIDE : boundary wall of 8 feet height with lights of top of pillars on ground floor around the building.
- 13) LETTER BOX : name plates of flat owners and landlords with letter box will be placed inside the entrance of the building.
- 14) METER ROOM : separate meter room with door and systematic wiring.
- 15) MAIN GATE : Iron gate at the main entrance of the building.

FIFTH SCHEDULE ABOVE REFERRED TO
(Common Maintenance & Expenses)

- 1. The expenses of maintaining, repairing, redecorating etc of the said structure and in particular the roof, gutter and rainwater pipes of the building, water pipes and electric wires in under or upon the building and enjoyed or used by the Purchaser in common with the other occupiers of the other flats and main entrance, passages and landings, staircases of the building as enjoyed by the Purchaser or used by him in Common as aforesaid and the boundary walls of the building compounds, terraces etc.
- 2. The Costs of cleaning and lighting the passages, landings staircase and other parts of the building as enjoyed or use by the purchaser in common as aforesaid.
- 3. The cost of decorating the exterior of the building.
- 4. The costs of the salaries of clerks, Chowkidars sweepers etc. engaged for the security and other common services of the premises.
- 5. The costs of working and maintenance of light and service charges relating to the common areas and the common utilities.
- 6. Corporation Taxes, levies etc. if levied on the premises for common services and/or under common heads.
- 7. Insurance of the building done.
- 8. Legal expenses for common purposes.

Such other expenses as may from time to time be deemed necessary or incidental for the maintenance and upkeep of the building.

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

SIGNED SEALED AND DELIVERED
at Kolkata in presence of :

1. *Fiaz Ahmed*
- S/o Iftekhar Ahmed
53/18 Chameli Hadz Rd.
Kolkata - 17.

1. *Jadean Hafiz*
2. *Burha Jaffri*
3. *Sifatul Haq*
4. *Zaid Jaffri*
5. *Sadia Jaffri*

SIGNATURE OF THE OWNERS / FIRST PARTY

2. *Fiaz ALAM*
18T, Tressia Road
Kor. 3220 38.

JBR INFRASTRUCTURE PRIVATE LIMITED

Sifatul Haq
Director

SIGNATURE OF THE DEVELOPER/SECOND PARTY

DRAFTED BY ME:

Moh. Shahid

MOHAMMED SHAHID
Advocate
High Court, Calcutta
Bar Association Room No. 3
WB/136/2013
M: 9339008089

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Signature Bushra Jaffri

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Signature Farid Jaffri

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Signature (Hafiz) Hafiz Ahmed

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Signature

Major Information of the Deed

Deed No :	I-1603-17373/2025		
Query No / Year	1603-2002534998/2025	Date of Registration	08/09/2025
Query Date	08/09/2025 9:09:23 AM	Office where deed is registered	
Applicant Name, Address & Other Details	MOHAMMED SHAHID HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9339008089, Status : Advocate	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Transaction	<p>[0110] Sale, Development Agreement or Construction agreement</p> <p>Set Forth value</p> <p>Stampduty Paid(SD)</p> <p>Rs. 75,020/- (Article:48(g))</p> <p>Remarks</p>		
	<p>Additional Transaction</p> <p>[4305] Other than Immovable Property, Declaration [No of Declaration : 2]</p> <p>Market Value</p> <p>Rs. 6,59,05,266/-</p> <p>Registration Fee Paid</p> <p>Rs. 632/- (Article:E, E, M(b))</p> <p>Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)</p>		

Land Details :

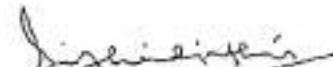
District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Debendra Chandra Dey Road, Road Zone : (After Rail Line - Dhapa Rd), Premises No: 32, , Ward No: 057 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	16 Katha 7 Chatak 5 Sq Ft	6,57,77,766/-	6,57,77,766/-	Property is on Road
	Grand Total :			27.1333Dec	0/-	657,77,766/-	

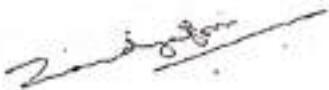
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,27,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	500 sq ft	0/-	1,27,500/-	

Land Lord Details :

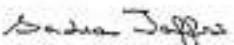
Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p>Mr SARDAR HAIDER JAFFRI Son of Late SHAHENSHAH HUSSAIN JAFFRI Executed by: Self, Date of Execution: 08/09/2025 Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office</p> <p>P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: ACxxxxxx6K, Aadhaar No: 47xxxxxxxx4269, Status :Individual, Executed by: Self, Date of Execution: 08/09/2025 Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office</p>	 08/09/2025	 Captured	 08/09/2025
2	<p>Mrs BUSHRA JAFFRI Wife of Mr SARDAR HAIDER JAFFRI Executed by: Self, Date of Execution: 08/09/2025 Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office</p> <p>P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: acxxxxxx7r, Aadhaar No: 72xxxxxxxx1677, Status :Individual, Executed by: Self, Date of Execution: 08/09/2025 Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office</p>	 08/09/2025	 Captured	 08/09/2025
3	<p>Mr SAIF HAIDER JAFFRI Son of Mr SARDAR HAIDER JAFFRI Executed by: Self, Date of Execution: 08/09/2025 Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office</p> <p>P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: APxxxxxx6J, Aadhaar No: 90xxxxxxxx3717, Status :Individual, Executed by: Self, Date of Execution: 08/09/2025 Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office</p>	 08/09/2025	 Captured	 08/09/2025

4

Name	Photo	Finger Print	Signature
Mr ZAID HAIDER JAFFRI Son of Mr SARDAR HAIDER JAFFRI Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office	 08/09/2025	 Captured LTI 08/09/2025	 08/09/2025

, P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX0 , PAN No.: BRxxxxxx0Q, Aadhaar No: 50xxxxxxxxx3001, Status :Individual, Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office

5

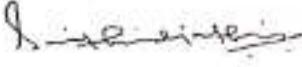
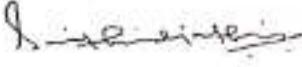
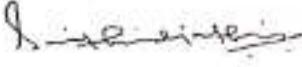
Name	Photo	Finger Print	Signature
Miss SADIA JAFFRI Daughter of Mr SARDAR HAIDER JAFFRI Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office	 08/09/2025	 Captured LTI 08/09/2025	 08/09/2025

, P-129, NEW CIRCULAR ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: BBxxxxxx4R, Aadhaar No: 32xxxxxxxxx3948, Status :Individual, Executed by: Self, Date of Execution: 08/09/2025 , Admitted by: Self, Date of Admission: 08/09/2025 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JBR INFRASTRUCTURE PRIVATE LIMITED 224 AJC BOSE ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX5 , PAN No.: AAxxxxxx6J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr SAIF HAIDER JAFFRI (Presentant) Son of Mr SARDAR HAIDER JAFFRI Date of Execution - 08/09/2025, , Admitted by: Self, Date of Admission: 08/09/2025, Place of Admission of Execution: Office</td> <td> Sep 8 2025 4:34PM</td> <td> Captured LTI 08/09/2025</td> <td> 08/09/2025</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SAIF HAIDER JAFFRI (Presentant) Son of Mr SARDAR HAIDER JAFFRI Date of Execution - 08/09/2025, , Admitted by: Self, Date of Admission: 08/09/2025, Place of Admission of Execution: Office	 Sep 8 2025 4:34PM	 Captured LTI 08/09/2025	 08/09/2025
Name	Photo	Finger Print	Signature						
Mr SAIF HAIDER JAFFRI (Presentant) Son of Mr SARDAR HAIDER JAFFRI Date of Execution - 08/09/2025, , Admitted by: Self, Date of Admission: 08/09/2025, Place of Admission of Execution: Office	 Sep 8 2025 4:34PM	 Captured LTI 08/09/2025	 08/09/2025						

P-129, NEW CIRCULAR ROAD, City:-, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24 Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX2, PAN No.: APxxxxx6J, Aadhaar No: 90xxxxxxxx3717 Status: Representative, Representative of: JBR INFRASTRUCTURE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr FAIZ AHMED Son of Mr. IFTEKHAR AHMED 53B, SHAMSUL HUDA ROAD, City:-, P.O:- CIRCUS AVENUE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017		Captured	
	08/09/2025	08/09/2025	08/09/2026

Identifier Of Mr SARDAR HAIDER JAFFRI, Mrs BUSHRA JAFFRI, Mr SAIF HAIDER JAFFRI, Mr SAIF HAIDER JAFFRI, Mr ZAID HAIDER JAFFRI, Miss SADIA JAFFRI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SARDAR HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec
2	Mrs BUSHRA JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec
3	Mr SAIF HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec
4	Mr ZAID HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec
5	Miss SADIA JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-5.42667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SARDAR HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.00000000 Sq Ft
2	Mrs BUSHRA JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.00000000 Sq Ft
3	Mr SAIF HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.00000000 Sq Ft
4	Mr ZAID HAIDER JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.00000000 Sq Ft
5	Miss SADIA JAFFRI	JBR INFRASTRUCTURE PRIVATE LIMITED-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160317373 / 2025

On 08-09-2025

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 15:52 hrs on 08-09-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SAIF HAIDER JAFFRI ..

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 6,59,05,266/-

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

Execution is admitted on 08/09/2025 by 1. Mr SARDAR HAIDER JAFFRI, Son of Late SHAHENSHAH HUSSAIN JAFFRI, P-129, NEW CIRCULAR ROAD, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 2. Mrs BUSHRA JAFFRI, Wife of Mr SARDAR HAIDER JAFFRI, P-129, NEW CIRCULAR ROAD, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession House wife, 3. Mr SAIF HAIDER JAFFRI, Son of Mr SARDAR HAIDER JAFFRI, , P-129, NEW CIRCULAR ROAD, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 4. Mr ZAID HAIDER JAFFRI, Son of Mr SARDAR HAIDER JAFFRI, , P-129, NEW CIRCULAR ROAD, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 5. Miss SADIA JAFFRI, Daughter of Mr SARDAR HAIDER JAFFRI, , P-129, NEW CIRCULAR ROAD, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 6. Miss SADIA JAFFRI, Daughter of Mr SARDAR HAIDER JAFFRI, , P-129, NEW CIRCULAR ROAD, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 7. Mr FAIZ AHMED, , Son of Mr IFTEKHAR AHMED, 53B, SHAMSUL HUDA ROAD, P.O: CIRCUS AVENUE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by profession Business

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

Execution is admitted on 08-09-2025 by Mr SAIF HAIDER JAFFRI, DIRECTOR, JBR INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), 224 AJC BOSE ROAD, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017

Indentified by Mr FAIZ AHMED, , Son of Mr IFTEKHAR AHMED, 53B, SHAMSUL HUDA ROAD, P.O: CIRCUS AVENUE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2025 3:37PM with Govt. Ref. No: 192025260256296228 on 08-09-2025, Amount Rs: 600/-, Bank: SBI EPay (SBEPay), Ref. No. 8942470854317 on 08-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4872, Amount: Rs.5,000.00/-, Date of Purchase: 08/09/2025, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2025 3:37PM with Govt. Ref. No: 192025260256296228 on 08-09-2025, Amount Rs: 70,020/-, Bank: SBI EPay (SBlePay), Ref. No. 8942470854317 on 08-09-2025, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2025, Page from 467549 to 467598
being No 160317373 for the year 2025.



Digitally signed by Debasish Dhar
Date: 2025.09.12 17:29:16 +05:30
Reason: Digital Signing of Deed.

Debasish Dhar) 12/09/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.