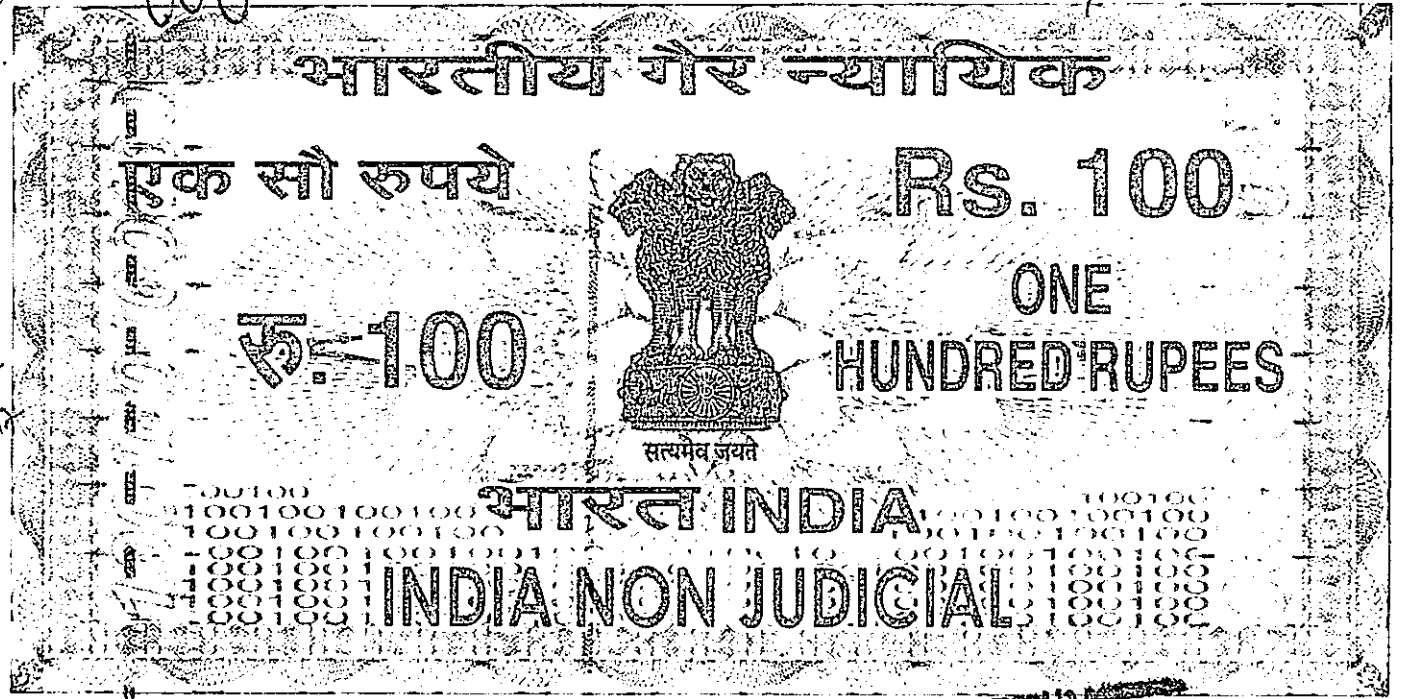


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certified that the document is a
 registration. the signature sheets and
 the endorsement sheets attached with
 the document are part of the document. 619068

[Signature]

District Sub-Registrar
 Registrar U/S 7(a) of
 Registration Act 1908
 Allpore, South 24 Parganas

23 FEB 2017

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 27th day of February in the year of Two Thousand and Seventeen A. D. BETWEEN (1) SRI ARUN MAJUMDER of Late Surendra Chandra Majumder , (PAN- BPPPM2156A), by occupation - Retired , residing at Block - E1, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, Post Office- Narendrapur, Police Station- Sonarpur, Kolkata- 700103, and (2) SRI GAUTAM MAJUMDER son of Sri Arun Majumder , (PAN-), by occupation-Service, of 38, Tulip Drive, Brampton ON L6Y 3W2, Canada at present at Block - E1, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, Post Office- Narendrapur, Police Station - Sonarpur, Kolkata - 700103, both by religion- Hindu, hereinafter jointly and collectively called and referred to as the OWNERS (which expression shall unless excluded by or repugnant to the

subject or context be deemed to mean and include their respective heirs , legal representatives , executors , administrators successors and assigns) of the ONE PART

A N D

M/S. MODAK COMPANY. a Partnership Firm, (PAN-. AAXSM7557M), incorporated under the Indian Partnership Act, 1932, having office at Victoria Plaza, 385, Garia Main Road, Post - Garia, Police Station - Sonarpur, Kolkata- 700 084, represented by its Partners namely (1) SRI SAURAV MODAK son of Sri Subhas Chandra Modak, (PAN-AJGMP5912Q), by faith- Hindu, by occupation- Business, residing at CB-147, Sector- I, Salt Lake City, Police Station- Bidhan Nagar North, Post Office- Bidhannagar, Kolkata- 700 064, represented by his Attorney SMT. SUSMITA MODAK wife of Sri Avijit Modak , the other Partner herein and (2) SMT. SUSMITA MODAK wife of Sri Avijit Modak, (PAN- ALCPM9072D), by faith- Hindu, by occupation - Business, residing at 37, Garia Place, Post- Garia, Police Station - Sonarpur, Kolkata- 700 084, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject context be deemed to mean and include its present Partners for the time being and their respective heirs, representatives, assigns, and successor or successors in business, nominee and assigns) of the OTHER PART.

W H E R E A S :

- A. That by a Deed of Partition dated 23.05.1984 , registered at District Registry Office at Alipore and recorded in Book No. I , being Deed No. 6683, for the year 1984, one Panchu Gopal Naskar son of Late Haripada Naskar as party of the First part therein was allotted with all that piece and parcel of Bastu land measuring **16 Cottahs 05 Chittacks** be a little more or less with structure standing thereon situate at Mouza- Elachi , J. L. No. 70, R.S. No. 223, Touji No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666 , at present lying within the limits of Rajpur Sonarpur Municipality Ward No. 26 , under Police Station - Sonarpur, in the District of 24 Parganas, South,

morefully described in the "Kha" Schedule thereunder written and demarcated as "A" Block , delineated in **RED** border absolutely and forever. .

- B. That subsequently by a Bengali Kobala dated 06.07.1984 , registered in the office of District Sub-Registrar at Alipore and recorded in Book No. I , Volume No. 65 , Pages 325 to 332 , Deed No. 8772 . for the year 1984 , the said Panchu Gopal Naskar son of Late Haripada Naskar as Vendor sold, transferred and conveyed all that piece and parcel of demarcated land measuring **3 Cottahs 6 Chittaks** more or less out of the aforesaid total land measuring 16 Cottahs 05 Chittacks comprised in Mouza- Elachi , J. L. No. 70, R.S. No. 223, Touji No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666 , at present lying within the limits of Rajpur Sonarpur Municipality Ward No. 26 . under Police Station- Sonarpur, in the District of 24 Parganas, South, in favour of one Sri Amarendra Nath Saha son of Late Binode Behari Saha, at or for a valuable consideration mentioned therein.
- C. That subsequently by a Bengali Kobala dated 27.03.1998 , registered in the office of District Sub-Registrar - IV at Alipore and recorded in Book No. I . Volume No. 78 , Pages 175 to 184 . Deed No. 1478 . for the year 1998 , the said Sri Amarendra Nath Saha son of Late Binode Behari Saha as Vendor sold, transferred and conveyed all that piece and parcel of demarcated land measuring **3 Cottahs 6 Chittaks** more or less comprised in Mouza - Elachi . J. L. No. 70, R.S. No. 223, Touji No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666 , at present lying within the limits of Rajpur Sonarpur Municipality Ward No. 26 , under Police Station - Sonarpur, in the District of 24 Parganas, South, in favour of one Smt. Sabita Majumder wife of Sri Arun Chandra Majumder, at or for a valuable consideration mentioned therein .
- D. That while seized and possessed of the said property the said Smt. Sabita Majumder wife of Sri Arun Chandra Majumder duly applied for and mutated her name in the records of The Rajpur Sonarpur Municipality Ward No. 08 in respect of the aforesaid property which was then after granting mutation was known and

numbered as Holding No. 8, S.N. Ghosh Avenue, Elachi, Police Station- Sonarpur, District 24 Parganas South.

- E. That the said Sabita Majumder who was a Hindu governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 23/09/2012, leaving behind surviving her husband Sri Arun Majumder and only son Sri Gautam Majumder the present Owners herein as her only legal heirs and successors and no other person or persons as her heirs and successors.
- F. That in the circumstances referred to above the present Owners herein now thus jointly seized and possessed of the said land measuring 3 Cottahs 6 Chittaks be the same a little more or less, together with building standing thereon comprised in Mouza- Elachi , J. L. No. 70, R.S. No. 223, Touji No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666 , at present lying within the limits of The Rajpur Sonarpur Municipality Ward No. 26 , know known and numbered as Municipal Holding No. 8, S.N. Ghosh Avenue , Elachi . Police Station- Sonarpur, District 24 Parganas South, morefully described in the Schedule below, hereinafter for the sake of brevity referred to as the "SAID PROPERTY" in their respective share , having unfettered right . title and interest thereto and free from all encumbrances
- G. The said Owners herein represented to the Developer of their intention to develop ALL THAT piece and parcel of land measuring 3 Cottahs 6 Chittaks be the same a little more or less, together with building standing thereon comprised in Mouza- Elachi , J. L. No. 70, R.S. No. 223, Touji No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666 , at present lying within the limits of The Rajpur Sonarpur Municipality Ward No. 26 , know known and numbered as Municipal Holding No. 8, S.N. Ghosh Avenue, Elachi, Police Station- Sonarpur, District 24 Parganas South , through the Developer herein . It is further clarified that the Owners shall empower the Developer to prepare a new building Plan by their Architect at their own cost and expenses on the aforesaid land comprised in the Premises and shall submit the same before The Rajpur Sonarpur Municipality for sanction in the

name of the present Owners and the title of the Owners are free , clear, marketable and free from all encumbrances .

- H. Relying on the aforesaid representation of the Owners herein and being fully satisfied with the title of the property the Developer agreed to develop ALL THAT piece and parcel of land measuring 3 Cottahs 6 Chittaks be the same a little more or less, together with building standing thereon comprised in Mouza-Elachi . J. L. No. 70, R.S. No. 223, Touji No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666 , at present lying within the limits of The Rajpur Sonarpur Municipality Ward No. 26 , know known and numbered as Municipal Holding No. 8 , S. N. Ghosh Avenue, Elachi, Police Station-Sonarpur, District 24 Parganas South, on terms of condition as contained hereinafter.

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

ARTICLE - I DEFINATIONS

- A. In this agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows :
- i) " the OWNERS " shall mean the Owners above named and their respective heirs, executors, administrators , successors , legal representatives , nominees and assigns.
 - ii) " The DEVELOPER " shall mean the Developer above named and his heirs , executors , administrators , successors-in-office , legal representatives , nominees and assigns .
 - iii) " The LAND shall means ALL THAT piece and parcel of land measuring 3 Cottahs 6 Chittaks be the same a little more or less, together with building

standing thereon comprised in Mouza - Elachi , J. L. No. 70, R.S. No. 223, Touji No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666 , at present lying within the limits of The Rajpur Sonarpur Municipality Ward No. 26 , know known and numbered as Municipal Holding No. 8, S.N. Ghosh Avenue, Elachi. Police Station - Sonarpur, District 24 Parganas South , as morefully described in the FIRST SCHEDULE hereunder written on which the new proposed building is to be constructed as per the new sanctioned building plan to be obtained from The Rajpur Sonarpur Municipality .

- iv) "ARCHITECT" shall mean such Architect or firm of Architects whom the Developer may , from time to time appoint as Architect for the new building .
- v) " The BUILDING PLAN" shall mean the map or plan as to be sanctioned by The Rajpur Sonarpur Municipality or revised modified building plan as to be sanctioned in respect of the said premises and shall also wherever the context permits , includes such plans modified or revised , drawings , designs . elevations and specifications as are prepared by the Architect including variations / modification therein if any .
- vi) "The NEW BUILDING" shall mean the Ground plus four Storied building to be constructed as per sanctioned building plan to be obtained from The Rajpur Sonarpur Municipality on the premises by the Developer in pursuance hereof on the land described hereinabove .
- vii) " The CONSTRUCTIONAL HABITABLE AREA " herein shall mean the habitable and/or saleable areas of the entirety of the First to the Fourth floor of the new building including the lobbies , staircase , appurtenant thereto but excluding the roof and the car parking of the Ground floor .
- viii) " SUPER BUILT UP AREA " shall mean all the covered areas including storage spaces within the Premises which are to be jointly owned for common usage by the Flat Owners of the building .

- ix) "The OWNERS' ALLOCATION " shall mean upon completion of construction of the new proposed building the Owners shall be entitled to ALL THAT 2000 Sq.ft. Super Built Up area out of the total habitable Flat areas to be allotted in the in the Second , Third and Fourth floor alongwith Two open Car Parking spaces in the Ground floor of the said new proposed building with standard specification and which is to be constructed subject to sanction of the building plan by The Rajpur Sonarpur Municipality TOGETHER WITH and undivided proportionate share in the land and the common portions of the building in accordance with the terms and conditions of these presents .

AND CONSIDERATION : In addition to the aforesaid habitable constructed Flat areas and two open Car Parking spaces as stated above the Owners shall also be entitled to get a non refundable premium amount of Rs. 1,00,000.00 (Rupees One lac) only and shall be paid by the Developer to the Owners in the manner following :-

| | |
|---|-----------------|
| At the time of commencement of construction work | Rs. 1,00,000.00 |
| | ----- |
| | Rs. 1,00,000.00 |
| | ===== |

(Rupees One Lac) only .

- x) "The DEVELOPER'S ALLOCATION " shall mean the remaining self contained habitable Flats in the First, Second, Third and Fourth floor complete in all respect in the said building and rest of the Car Parking spaces either open or covered in the Ground Floor of the new proposed building which is to be constructed as per plan as to be sanctioned by The Rajpur Sonarpur Municipality save and except the Owners' allocated

portion as aforesaid which is to be constructed TOGETHER WITH undivided proportionate share in the land and the common portions of the building .

- xi) "COMMON EXPENSES" shall mean and include all expenses to be incurred by the Unit/Owners for the management and maintenance of the Building and the premises after obtaining peaceful possession of the new proposed building by the individual Flat Owners .
- xiii) "COMMON PORTIONS , FACILITIES & AMENITIES " shall mean all the common areas and installations to comprise in the new building and the premises , after the development , including lift , staircases , lobbies , the ultimate roof , passages , path ways , boundary walls , durwan's room (if any) , W.C. and other facilities which may be mutually agreed upon and between the parties as required for the establishment location enjoyment provisions maintenance and/or management of the building .
- xiii) "SALEABLE SPACE" shall mean the space in the building available for independent use and occupation after making due provision for Owners' Allocation and common and the space required therefore .
- xiv) "PROJECT" shall mean the work of development undertaken to be done by the Developer in pursuance hereof , till the development of the premises be completed and possession of the completed Units is taken over by the Unit Owners .
- xv) "PROPORTIONATE SHARE " with all its cognate variations shall mean such ratio , the covered area of any Unit or Units be in relation to the covered area of all the Units in the new building .
- xvi) "UNIT" shall mean any flat or other covered area in the new building, which is capable of being exclusively owned , used and/or enjoyed by any Unit Owners and which is not the common portions .

- xvii) "UNIT OWNERS" shall mean any person who acquires, holds and/or owns any Unit in the new building and shall include the Owners and the Developer, for the Units held by them, from time to time.
- xviii) "TIME" : the building shall be completed within 33 (Thirty Three) months with a grace period of three months from the date of obtaining sanction of building plan from The Rajpur Sonarpur Municipality and/or from the date of clear vacant peaceful possession to be given by the Owners to the Developer whichever is later, save and except delay due to Force Majeure reasons.
- xix) "SOCIETY" shall mean the Society or Associations to be formed for the purpose of maintenance of the new building and the premises and for collecting and defraying the common expenses provided that until such Association is formed the Developer would be entitled to manage and/or maintain the new building and the premises and to collect the common expenses.
- xx) "SPECIFICATIONS" shall mean the specifications for completely the new building as stated in the SECOND SCHEDULE hereto.
- xxi) " The TITLE DEED " shall mean all the Deeds and documents referred to hereinabove in the recital in respect of the land measuring 3 Cottahs 6 Chittaks be the same a little more or less, together with building standing thereon comprised in Mouza- Elachi, J. L. No. 70, R.S. No. 223, Touji No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666, at present lying within the limits of The Rajpur Sonarpur Municipality Ward No. 26, know known and numbered as Municipal Holding No. 8, S.N. Ghosh Avenue, Elachi, Police Station- Sonarpur, Sub Registry office - Sonarpur, District 24 Parganas South.
- xxii) "ADVOCATE" to the project shall mean SUBIR KUMAR DUTTA, Advocate of No. 18, Manick Bandopadhyay Sarani, Police Station - Regent

Park, Kolkata – 700 040 or such other Advocates whom the Developer may, from time to time, appoint as the Advocates for the Project.

B. THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS :-

- i) That the Owners absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises mentioned hereinabove.
- ii) That the right title and interest of the Owners in the said Premises mentioned hereinabove is free from all encumbrances and Owners have a marketable title to the same.
- iii) That the entirety of the said Premises mentioned hereinabove are in actual, has and physical possession of the Owners.
- iv) That the Owners have not received any notice for acquisition or requisition of the said Premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- v) Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income tax, Revenue or any other Public Demand.
- vi) That the Owners have not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said Premises mentioned hereinabove or any part or portion thereof in favour of any one other than in favour of the Developer herein.
- vii) That the Owners are not aware of any impediment affecting the said Premises mentioned hereinabove whereby they are in any way barred from entering into this Agreement.
- viii) That the Owners are fully and sufficiently entitled to deal with, develop and/or dispose off proportionate share of the said Premises mentioned hereinabove and thus enter into this Agreement.

ARTICLE - II
COMMENCEMENT

- 2.1 This Agreement shall be in force from the date hereof and subsequently time may be extended during the duration of the "FORCE MAJURE".
- 2.2 This Agreement shall cease to operate only in the event of complete transfer and registration of all the Developer's allocated saleable space in the new proposed building by the Developer in the manner as provided herein which shall be preceded by construction and delivery of possession of the Owners' allocation as per terms and conditions of these presents.

ARTICLE - III
OWNERS' RIGHT & REPRESENTATION

- 3.1 The Owners now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises and shall retain symbolic possession during the time of construction work as per sanctioned plan to be obtained from the Rajpur Sonarpur Municipality with standard building materials.
- 3.2 The said premises is free from all encumbrances and the Owners have a marketable title in respect of the premises.
- 3.3 The Owners shall deliver or hand over all original copies to the Developer against accountable receipt and all the documents relating to the said property which are in possession and control of the Owners at the time of execution of these presents to the Developer and the Developer shall retain all originals and all other relating documents regarding the said property till completion of the building and shall hand over the same to Owners at the time of handing over peaceful possession of the Owners' allocated portion to the Owners.

ARTICLE - IV
DEVELOPER'S RIGHT & REPRESENTATION

- 4.1 The Owners hereby grant subject to what has been herein under provided exclusive right to the Developer to develop the said Premises and construct building at the said premises in accordance with the new plan or plans as to be sanctioned by The Rajpur Sonarpur Municipality and/or by any other appropriate with or without any amendment and/or modification.
- 4.2 All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from The Rajpur Sonarpur Municipality, shall be prepared and submitted by the Developer on behalf of the Owners at the cost and expenses of the Developer and the Owners shall sign and execute all such plans and applications, other papers and documents as and when necessary and the Developer shall pay and bear all fees charges and expenses required to be paid or deposited for obtaining sanction of plan and development of the said premises and the Owners shall have no responsibilities to bear any cost whatsoever.
- 4.3 That save and except the Owners' allotted portion the Developer has full rights to execute any agreement for sale, transfer and convey the Developer's allocation for residential purposes according to its own choice.

ARTICLE - V
DEVELOPER'S OBLIGATIONS

- 5.1 The Developer shall use and/or cause to be used such standard building materials as shall be specified by the licenced building Surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall conform to the accepted standard of I.S.I

Specification and the building rules regulations and /or orders in force for the time being .

- 5.2 The building shall be created , constructed and completed by the Developer shall consist of the specification provided in SECOND SCHEDULE hereunder written and all Flats/Units as well as common areas and facilities shall consist of and be provided with materials , fixtures , fittings , and facilities. Under no circumstances , irrespective of any ground of whatsoever , the Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owners in respect of erection , construction and completion of the said building including Owners' allocated portion / portions .
- 5.3 The Developer shall construct and complete the Building under its direct supervision and control and with the best workmanship and like manner and shall comply with all statutory Regulations, Building Rules and statutory stipulations from time to time to be imposed or as would be made applicable, in the event the Developer assigns or sub - contracts any part of the work , it shall ensure incorporating of the above restrictions and compulsory stipulations for record and full compliance , Notwithstanding the above, the Developer shall remain responsible and liable for fulfillment of the terms and obligations contained herein.
- 5.4 All costs, charges, fees, levies , impositions; statutory payments, taxes and expenses of whatever name called for erection, construction and completion of the said building, its materials , fittings and fixtures in all respect, including temporary and residential connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Developer and the Owners have no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses by whatever name called relating to and/or arising there from in any manner of whatsoever nature . However to avoid any future doubts, it is made clear that the costs, deposit and charges for individual and separate Electricity

Meters for the respective Flat/Unit shall be borne by the concerned Unit Owners and the Developer shall have no responsibility for the same .

- 5.5 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licenses, quota as and other requirements for erections, construction and completion of the building in totality . Under no circumstances the Owners shall be responsible or liable for payment of any amount of whatsoever nature or on any account either to the Developer or to any other persons or otherwise for erection, construction and completion of the said newly proposed building or any part thereof or on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer. The Developer shall at its own costs and expenses, cause to be required for supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified herein .
- 5.6 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocated portion (as defined hereinbefore) or any part thereof , the Developer shall fully comply with, observe, fulfill and perform the requirements under the law and while incorporate and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein , save as provided hereinafter, the Owners shall not be responsible or liable for any commitments that may be made by the Developer.
- 5.7 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property of or any loss of life , the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time keep the Owners indemnified for the same and all consequences. It is specifically agreed and understood that

the Owners shall not be responsible and/or liable either for any act or mode and manner of construction, defects, deviations, damages or any proceedings if initiated by any person(s) and/or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions, proceedings and consequences arising there from shall be attended to, defended, prosecuted and complied with and faced by the Developer at its own costs and expenses and shall keep the Owners indemnified from all or any loss damages, costs and consequences, suffered or incurred there from.

- 5.8 Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer's employees or workmen and the Owners shall have no concern with them and not be responsible or liable for meeting any obligations in any manner whatsoever.
- 5.9 The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said newly proposed building and every part thereof and the Owners shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon him and the Developer shall keep the Owners indemnified from all or any claim, damages, payments costs and consequences suffered or incurred therefrom.
- 5.10 The Owners shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection construction and completion of the Building or any part thereof provided standard materials.

- 5.11 The Developer shall be duty bound to complete the Owners' allocated portion in all respect including permanent domestic water and sewerage connection and but the Unit Owners shall pay for individual electric meter connection for each Unit/Flat which shall be arranged by the Developer at extra cost and make the same fully habitable for user as per law within the said 33 (Thirty three) months from the date of obtaining sanction of building plan or from the date of obtaining peaceful vacant possession of the said Premises by the Developer from the Owners with a grace period of three months , which unless prevented by Force Majure reasons at the said premises without default or deviation, save and except for the reasons mentioned hereinabove . It is however agreed that the Developer shall hand over peaceful possession of the Owners' allocated portion complete in all respect to the Owners herein first prior to handing over possession to the intending Purchasers of the Developer's allocated portion .

ARTICLE – VI
OWNERS' OBLIGATIONS

- 6.1 The Owners herein shall sign and execute all plans , drawings , specifications , elevations , forms , applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions , consent , sanction or licence required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law.
- 6.2 To provide the Developer with appropriate powers as are or may be required in connection with sanction , construction , erection completion of the newly proposed building and to appear for and represent the Owners before all concerned authorities and to make sign and execute applications , declarations and other relevant papers and documents to appropriate

authorities for obtaining all quotas, entitlements, permits, licences and other allocations of building materials and/or for temporary and permanent connections of water, sewerage and electrically or as may required from time to time, in accordance with law and/or otherwise concerning negotiations for transfer of flats to the intending Purchasers of Developers share thereof and all cost and expenses in that respect shall be borne by the Developer and in this respect the Owners shall appoint SRI SAURAV MODAK son of Sri Subhas Chandra Modak and SMT. SUSMITA MODAK wife of Sri Avijit Modak, both Partners of M/S. MODAK COMPANY, the Developer Company herein as their Attorneys to do all the acts, deeds and things for completion of the newly proposed building in and upon the aforesaid premises.

ARTICLE - VII

- 7.1 In the event the Owners are desirous of having any additional or special type of fittings other than that provided hereunder written in their allocated portion or any part thereof, the Developer shall have the same duly provided subject to the costs, charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owners immediately on demand by the Developer.
- 7.2 The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and/or at the said building shall always remain common, impartible, indivisible and undivided whereas the Owners shall be at liberty to deal with their allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities. The Developer shall similarly be entitled to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law.

- 7.3 The format of the Draft Indenture of Conveyance, that may be required to be executed and registered by the Owners unto and in favour of the Developer and/or its nominee or nominees in respect of and/or relating to the Developer's allocated portions and/or any part thereof, shall be prepared by the Developer's Advocate Sri Subir Kumar Dutta and the Owners shall only execute Indenture of Conveyance (s) unto and in favour of the Developer and/or its nominee or nominees as the case may be subject to the terms and conditions provided herein.
- 7.4 Subject to the above restrictions and conditions contained herein the Attorney shall be entitled to enter into any contract or agreement relating to Developer's allocated portions on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the Owners shall execute required Indenture, unto and in favour of the said nominee or nominees of the Developer and cause the same registered in accordance with law and admit such execution registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto and paid and borne by the Developer and/or its nominee or nominees, as the case may be.

ARTICLE - VIII COMMON OBLIGATIONS

- 8.1 On and from the date of completion of the building in accordance with law, the Owners as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default :-
- a. To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees charges, impositions and outgoing to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective Owners and recorded in writing

and the parties hereto shall keep each other duly indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other.

- b. To pay punctually and regularly to pay their respective proportionate part of share of service charges for the common areas and facilities and until formation and registration of the said premises under provisions of the West Bengal Apartments Act and the Rules framed thereunder, the Developer shall be entitled to collect and provided the required services thereof.
- c. To abide by all laws , rules and regulations and orders of the enactments the Government and/or Local Bodies or otherwise issued and/or imposed upon in accordance with law , as the case may be and shall attend to and answer and the responsible for any deviation, violation and/or breach thereof in any manner.

ARTICLE - IX MISCELLANEOUS

- 9.1 This Agreement shall always be treated as an agreement by and between "Principal" to "Principal". The Owners and the Developer have entered into this Agreement purely as a Contract and nothing contained herein shall be deemed to construed or constitute as Partnership between the Owners and the Developer or an Association or persons . Nothing in these presents , shall be construed as a sale , demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owners or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the

Developer to develop the same there under subject to the terms and conditions of these presents .

- 9.2 Within one month from the date of obtaining sanction of building plan from the Rajpur Sonarpur Municipality the Owners shall hand over peaceful and vacant possession of the aforesaid premises to the Developer and as from the date of delivery of possession of the said premises by the Owners in favour of the Developer , the possession of the said the premises along with the rights of the Developer in respect of the said premises by virtue of this presents and/or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Owners provided the Developer is carrying on with the project in terms of this agreement .
- 9.3 The Owners also hereby accord their consent to amalgamated the schedule below property with its adjoining one or two premises as per convenience of the Developer and further hereby confirm to execute such other deeds and documents as required for the amalgamation of the said premises with its adjoining one or two premises.
- 9.4 The Owners shall be entitled to demolish the existing building at their own cost and expenses and shall enjoy the sale proceeds of the salvage for which the Developer shall have no objection for the same .
- 9.5 It is also agreed and accepted between the parties hereto that the Owners shall have the right to egress and ingress during the time of construction in and upon the Premise for observation and supervision of the constructional work of the new proposed building to be constructed as per the sanctioned building plan.
- 9.6 If the Developer fails and or neglects to complete the building and handover Owner's allocated portion in the new proposed building to the Owners herein within the specified time at stated hereinabove then in such case the

Developer shall be liable to pay a compensation of Rs. 5,000/- (Rupees Five thousand) only per month to the Owners during the period of delay until the Owners have rehabilitated in the Owner's allocated portion of the new proposed building.

- 9.7 All the dues, arrears or outstanding in respect of the said Premises on account of The Rajpur Sonarpur Municipality taxes, levies whatsoever till the date of execution of this agreement shall be to the account of the Owners and as from this date shall be borne and paid by the Developer or their nominee or nominees being the prospective Flat/Unit Purchasers either in respect of the aforesaid Premises or the constructed area forming part of the Developer's allocation.
- 9.8 It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds matters and things not herein specified may be required to be done, executed and performed and for which the Developer shall require adequate powers and authorities from the Owners and for such matters, the Owners shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the Owners and or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.
- 9.9 It is furthermore agreed by and between the parties hereto that if the total F. A. R. as to be sanctioned as on date is changed due to enactment of the new building rule of The Rajpur Sonarpur Municipality prior to obtaining sanction of building plan then in such case the Owners' allocation may in such case be altered and/or modified as per viability of the project.

- 9.10 It is clarified that all works of development shall be done by the Developer at its own costs and expenses but for and on behalf of themselves and/or their nominee/ nominees in respect of the Developer's Area and for and on behalf of the Owners in respect of the Owners' Area.
- 9.11 The consideration for the purposes herein shall be the construction costs of the Owners' Area to be incurred by the Developer and any further amounts if any agreed hereunder .
- 9.12 All municipal taxes and other outgoings in respect of the said premises upto the date of handing over possession of the said premises to the Developer shall be borne and paid by the Owners and thereafter shall be borne by the Developer . At the expiry of 30 (thirty) Days from the date , the Developer service to the Owners a notice of completion of the Owners' Allocation under the terms of this agreement , the liability of the Developer to pay the Municipal taxes and other liabilities in respect of the Owners' Allocation would cease to continue.
- 9.13 Till such time the Association or body is not formed , the premises shall be managed and maintained by the Developer and the cost thereof would be borne and paid by the Owners and the Developer or their respective nominees in their respective proportionate share. The rules and regulations for such management and maintenance shall be as such as may be duly agreed upon by the Owners herein and the Developer .
- 9.14 Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.
- 9.15 The certificate of the Architect relating to completion of construction/ development and the costs incurred therefore shall be final .
- 9.16 The notice of completion issued by the Developer by registered post or by such similar acceptable mode addressed to the Owners and sent to their

respective last known address or addresses intimating that the Owners' Area completed in the manner stated herein and is ready for delivery shall completely absolve the Developer of its obligation to deliver the Owners' Area to the Owners under this Agreement .

ARTICLE - X FORCE MAJURE

- 10.1 The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, labour unrest, and/or any other acts or commission beyond the control of the Developer affected thereby and also non-availability of essential materials like cement, steel, etc. and shall be suspended from the obligation during the duration of the "FORCE MAJURE".

ARBITRATION - XI

Disputes relating to this Agreement or its interpretation shall be referred to the Arbitration of an Arbitral tribunal, consisting of Two Arbitrators (Tribunal), one each to be appointed by the Parties hereto and the Third if required to be appointed by the two Arbitrators so appointed. The Award of the Tribunal shall be final and binding on the Parties. The Arbitration proceedings will be in Kolkata unless otherwise agreed.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring 3 Cottahs 6 Chittaks be the same a little more or less, together with building standing thereon admeasuring 700

Sq.ft. pucca Nineteen years old structure comprised in Mouza - Elachi , J. L. No. 70, R.S. No. 223, Touji No. 110, comprised in R.S. Dag No. 225, presently L.R. Dag No. 263, appertaining to R.S. Khatian No. 666 , presently L.R. Khatian No. 666, at present lying within the limits of The Rajpur Sonarpur Municipality Ward No. 26 , know known and numbered as Municipal Holding No. 8. S. N. Ghosh Avenue, Elachi, Police Station - Sonarpur, District 24 Parganas South , together with all easement and use meant and all rights of ingress and egress rights and the said land is butted and bounded in the following manner:-

- ON THE NORTH : . By 6'-0" wide Common Passage
- ON THE EAST : By part of Dag No. 225 (land of Dr. Bidyut Dutta Roy)
- ON THE SOUTH : By Dag No. 223 (land of Mondal brothers) .
- ON THE WEST : By part of Dag No. 225 (land of Mr. Rakesh Tandon)

THE SECOND SCHEDULE ABOVE REFERRED TO
SPECIFICATION OF WORK *
(MANNER OF COMPLETION OF THE NEW BUILDING)

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be standard quality and according to the plans and advice of the architect and including the following :-

The building will be a G+4 RCC building with the following facilities:-

- Superior Designed luxurious flats.
- Attractive Elevation of the Building.
- Well-decorated lobby.
- Intercom facility.
- Landscaping where possible.
- Anti-termite treatment of building-foundation.

- CONSTRUCTION : RCC structure with 10"7/8" thick external and 5"7/3" thick brick partition walls.
- CEMENT : ULTRATECH, LAFARGE, AMBUJA
- STEEL : Good quality TMT bars will be provided.
- FLOORING : Building staircase and landings will be of Good Quality marble with ornate railing.
Drawing-cum-Living room to have marble flooring.
All Bedrooms to have cut size marble flooring of good quality.
Bathrooms will have marble flooring with Designer glazed tiles.
All other rooms to have marble flooring. Floor of Commercially sanction space in the Ground Floor shall be of Marble.
- BUILDING LOBBY : Flooring will be same as that of the stairs and landings
- ELECTRIC LINES : Concealed electric copper lines with adequate electric points in all rooms with standard design Semi-modular switches of standard make. One A.C. Point to be provided in master Bed room only . one A.C. Point in Commercially sanction space in the Ground Floor for Studio .
- DOORS/LOCKS : Main door of each Flat will be thick solid paneled wood door with both sides polishes with magic eye and with Godrej Premium Night Latch.
Other doors will be flush door with both sides paint.
Door frame will be of Malaysian Sal.

- WINDOWS** : Aluminium windows with integrated grills for all rooms.
Luvre for bathrooms. Collapsible Gate for the Owners in two Flats only .
- SANITARY & PLUMBING** : Inside plumbing line will be concealed with PVC pipes.
Outside plumbing line in PVC pipes. Commode & cistern will be of PARRYWARE / HINDUSTHAN / CERA make.
Basin of Parryware will be put.
C.P. fittings will be of standard make.
Glazed tiles will be put to a height of 7 ft.
Geysers in one Bathroom only .
- KITCHEN** : Counter top will be of Black Granite.
Glazed tiles will be up to an height of 2 ft. above the counter top. Single stainless steel sink will be put.
- WATER SUPPLY** : Underground reservoir for Municipal water with one submersible pump/Centrifugal pump, overhead water tank.
All interconnecting plumbing, valves and delivery pipelines to be installed.
- PAINTING** : Inside walls of the building will be Plaster of Paris.
- ROOF** : Roof tiles with Water-proofing treatment.
- LIFT & MACHINERY** : Reputed make (from Ground floor to Top floor).

IN WITNESSES WHEREOF the parties hereto set, sealed and subscribed their respective hands and seal on this day, month and year above first above written.

SIGNED AND DELIVERED by
The OWNERS at Kolkata

in presence of
1) Pradip Roy
Alipore Police Court.
Kol-27.

2) Arupit Halder
37 Garia Place
Kol-86

Arun Chandra Majumdar
(ARUN CHANDRA MAJUMDAR)

Gautam Majumdar
(GAUTAM MAJUMDAR)

SIGNED AND DELIVERED by
The DEVELOPER at Kolkata

in presence of :
1) Pradip Roy
Alipore Police Court.
Kol-27.

2) Arupit Halder
37 Garia Place
Kol-86

WS. MODAK COMPANY
Sumita Modak
Partner
FOR SELF AND AS CONSTITUTED
ATTORNEY OF
SRI. SAURAV MODAK.

DRAFTED BY :-

Subir Kumar Dutta
SUBIR KUMAR DUTTA

Advocate. WB-2165/99.

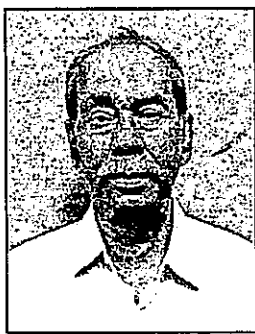
Alipore Civil and Criminal Court, Kolkata - 700 027.

TYPED BY :

Malay Roy Choudhury
KHELAGHAR

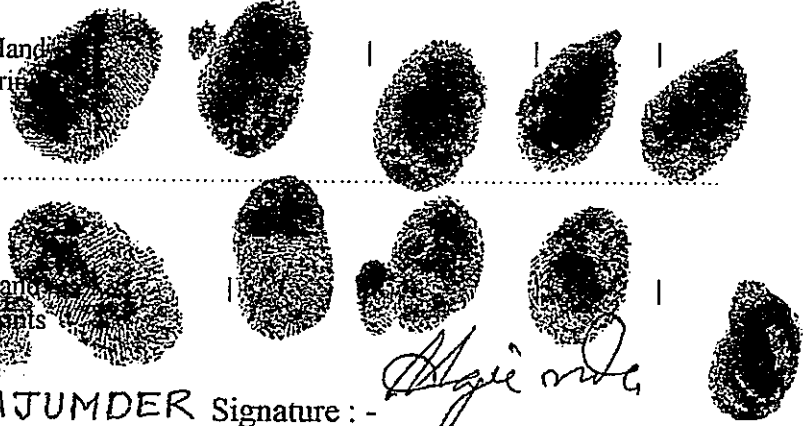
18, Moore Avenue, Kolkata - 700 040.

Thumb Fore Middle Ring Little



Left Hand
Finger Prints

Right Hand
Finger Prints



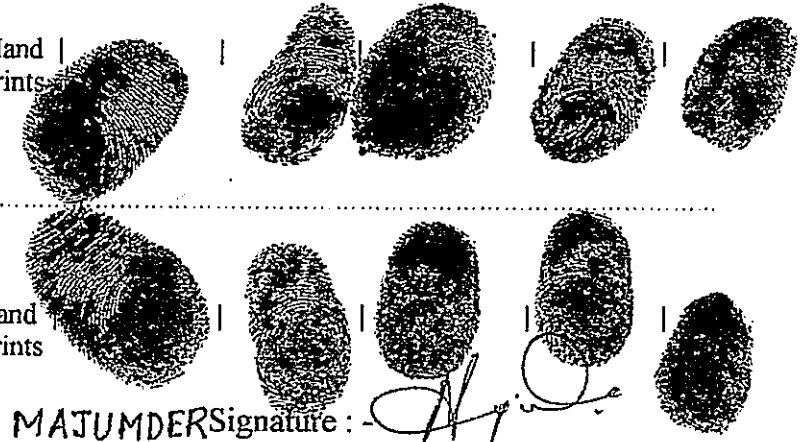
Name :- ARUN MAJUMDER Signature :-

Thumb Fore Middle Ring Little



Left Hand
Finger Prints

Right Hand
Finger Prints



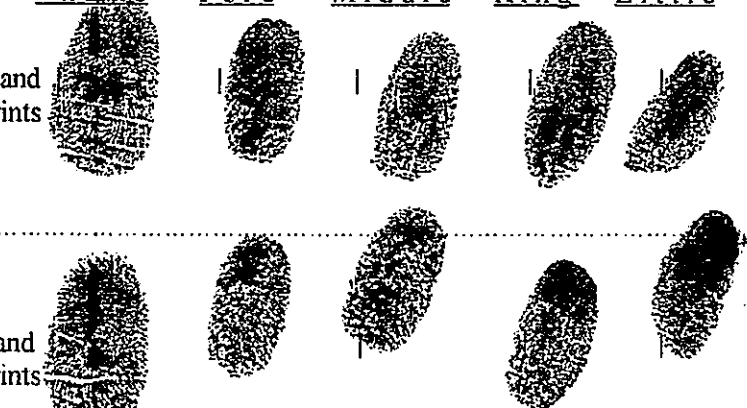
Name :- GAUTAM MAJUMDER Signature :-

Thumb Fore Middle Ring Little



Left Hand
Finger Prints

Right Hand
Finger Prints



Name :- SUSMITA MODAK Signature :-

MS. MODAK COMPANY

Susmita Modak
Partner



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

| | | |
|--|---|--|
| Query No / Year | 1604-1000053347/2017 | Office where deed will be registered |
| Query Date | 20/02/2017 12:59:11 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24 Parganas |
| Applicant Name, Address & Other Details | Subir Dutta Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836974709, Status : Advocate | |
| Transaction | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Set Forth value | Market Value | |
| Rs. 2/- | Rs. 28,54,969/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 5,020/- (Article:48(g)) | Rs. 53/- (Article E, E, M(b), H) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | |

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi

| 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-263 | LR-666 | Bastu | Bastu | 3 Katha 6 Chatak | 1/- | 23,66,719/- | Width of Approach Road 6 Ft. |
| Grand Total : | | | | | 5.5688Dec | 1/- | 23,66,719/- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 700 Sq Ft. | 1/- | 4,88,250/- | Structure Type: Structure |

Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 19 Years, Roof Type: Pucca, Extent of Completion: Complete

Total : 700 sq ft 1/- 4,88,250/-

Prayon - R50/17.

Land Lord Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|------------|--|
| 1 | Shri Arun Majumder Son of Late Surendra Chandra Majumder Sugam Park, 195 Netaji Subhas Road, Block/Sector: E1, Flat No: 104, P O:- Narendrapur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. BPPPM2156A, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 2 | Shri Gautam Majumder Son of Shri Arun Majumder Sugam Park, 195 Netaji Subhas Road, Block/Sector: E1, Flat No: 104, P.O:- Narendrapur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Developer Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|------------|--|
| 1 | Shri Saurav Modak Son of Shri Subhas Chandra Modak M/s Modak Company Partner, CB147, sector I., Block/Sector: Company Pan AAXSM7557M, P.O:- Bidhan Nagar, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJGMP5912Q, Status :Individual, Executed by Attorney | Individual | Executed by Attorney |
| 2 | Smt Susmita Modak Wife of Shri Avijit Modak 37, Garia Place, Partner M/s Modak Company, Block/Sector: Company Pan AAXSM7557M, P.O.- Gana, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPM9072D, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Attorney Details :

| SI No | Name & Address | Attorney of |
|-------|--|-------------------|
| 1 | Smt Susmita Modak Wife of Shri Avijit Modak 37 Garia Place, M/s Modak Company Pan No AAXSM7557M, P.O:- Garia, P.S:- Sonarpur, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No ALCPM9072D, | Shri Saurav Modak |

Identifier Details :

| Name & address |
|--|
| Mr Pradeep Roy Son of Late Parimal Roy Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India. Identifier Of Shri Arun Majumder, Shri Gautam Majumder, Smt Susmita Modak, Smt Susmita Modak |

| Transfer of property for L1 | | |
|-----------------------------|----------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Arun Majumder | Shri Saurav Modak-1.39219 Dec,Smt Susmita Modak-1.39219 Dec |
| 2 | Shri Gautam Majumder | Shri Saurav Modak-1.39219 Dec,Smt Susmita Modak-1.39219 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Arun Majumder | Shri Saurav Modak-175 Sq Ft,Smt Susmita Modak-175 Sq Ft |
| 2 | Shri Gautam Majumder | Shri Saurav Modak-175 Sq Ft,Smt Susmita Modak-175 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 22/03/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 05/04/2017) for registration
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs 50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ARUN CHANDRA MAJUMDAR
SURESH CHANDRA MAJUMDAR



01/11/1942

Permanent Account Number

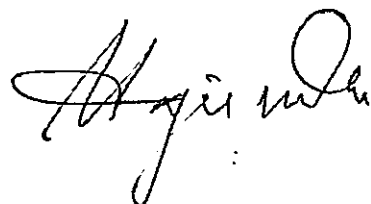
BPPPM2156A

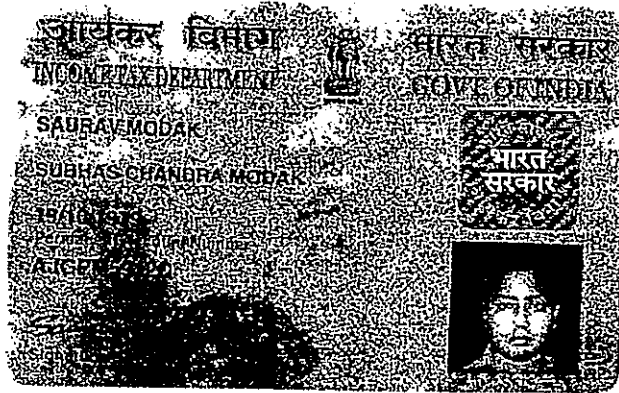

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.


इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTHISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.







Samar N. dahi






ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD LLH4579546
 পরিচয় পত্র

Elector's Name Susmita Modak
 নির্বাচকের নাম সুমিতা মোদক
 Husband's Name Abhijit Modak
 স্বামীর নাম অভিজিৎ মোদক
 Sex F
 লিঙ্গ স্ত্রী
 Age as on 1.1.2006 26
 ১.১.২০০৬ এ বয়স ২৬

SUSMITA MODAK
SAMIR KUMAR BHATTACHARYA
 Permanent Account Number
PANCPM9072D
 Signature

Susmita Modak

आयकर विभाग
INCOME TAX DEPARTMENT
MODAK COMPANY

भारत सरकार
GOVT. OF INDIA

08/02/2012

Permanent Account Number
AAXEM7587M

Signature

In case this card is lost / found, kindly inform / return to
Income Tax PAN Service Centre, LIMITED
Plot No. 3, Sector 11, CBD Belapur,
Mumbai - 400 611

यदि इस कार्ड खोना/प्राप्त करना, कृपया सूचना दें/वापस करें।
आयकर पैन सेवा केंद्र, लिमिटेड
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
मुंबई - 400 611

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No. | I-1604-00781/2017 | Date of Registration | 23/02/2017 |
| Query No./Year | 1604-1000053347/2017 | Office where deed is registered | |
| Query Date | 20/02/2017 12:59:11 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Subir Dutta Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836974709, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth Value | Market Value | | |
| Rs. 2/- | Rs. 28,54,969/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 5,020/- (Article:48(g)) | Rs. 53/- (Article:E, E, M(b), H) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :


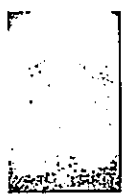
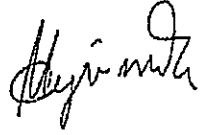

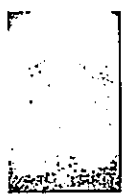
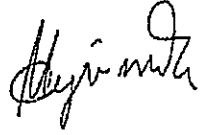

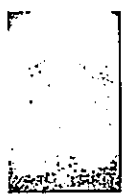
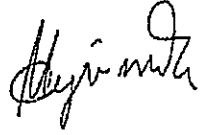
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi



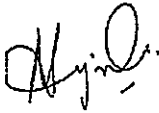
| Sch No. | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|---------------|---------|------------------|--------------------------|-----------------------|--------------------------------|
| L1 | LR-263 | LR-666 | Bastu | Bastu | 3 Katha 6 Chatak | 1/- | 23,66,719/- | Width of Approach Road: 6 Ft., |
| Grand Total : | | | | | 5.5688Dec | 1 /- | 23,66,719 /- | |

Structure Details :



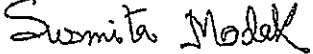


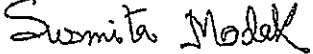


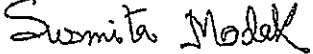
| Sch No. | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 700 Sq Ft. | 1/- | 4,88,250/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 19 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 700 sq ft | 1 /- | 4,88,250 /- | |

Land Lord Details :

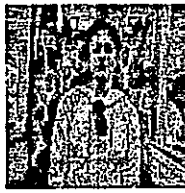

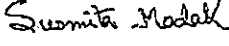
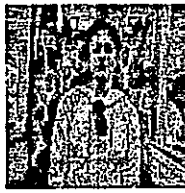

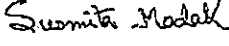
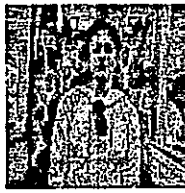

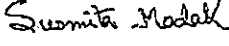
| Sl No. | Name Address | Photo | Finger print and Signature | | | | | | | | | | | | | |
|---|---|---|---|-------------|-----------|--|---|---|---|------------|--|-------------------|------------|--|--|--|
| 1 | <table border="1" style="width: 100%;"> <tr> <th>Name</th> <th>Photo</th> <th>Fingerprint</th> <th>Signature</th> </tr> <tr> <td> Shri Arun Majumder Son of Late Surendra Chandra Majumder Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>23/02/2017</td> <td></td> <td>LTI 23/02/2017</td> <td>23/02/2017</td> </tr> </table> | Name | Photo | Fingerprint | Signature | Shri Arun Majumder Son of Late Surendra Chandra Majumder Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Office |  |  |  | 23/02/2017 | | LTI 23/02/2017 | 23/02/2017 | | | |
| Name | Photo | Fingerprint | Signature | | | | | | | | | | | | | |
| Shri Arun Majumder Son of Late Surendra Chandra Majumder Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Office |  |  |  | | | | | | | | | | | | | |
| 23/02/2017 | | LTI 23/02/2017 | 23/02/2017 | | | | | | | | | | | | | |
| Sugam Park, 195 Netaji Subhas Road, Block/Sector: E1, Flat No: 104, P.O:- Narendrapur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. BPPPM2156A, Status :Individual | | | | | | | | | | | | | | | | |

| 2 | Name | Photo | Fingerprint | Signature |
|---|--|---|--|---|
| | Shri Gautam Majumder Son of Shri Arun Majumder Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Office |  23/02/2017 |  LTI 23/02/2017 |  23/02/2017 |
| Sugam Park, 195 Netaji Subhas Road, Block/Sector: E1, Flat No: 104, P.O:- Narendrapur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Form 60/61 supplied, Status :Individual | | | | |


Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|---|--|---|--|--------------|-----------|---|--|---|--|
| 1 | Shri Saurav Modak Son of Shri Subhas Chandra Modak M/s Modak Company Partner,CB147,sector I,, Block/Sector: Company Pan AAXSM7557M, P.O:- Bidhan Nagar, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJGMP5912Q, Status :Individual | | | | | | | | |
| 2 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Susmita Modak Wife of Shri Avijit Modak Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Office </td> <td>  23/02/2017 </td> <td>  LTI 23/02/2017 </td> <td>  23/02/2017 </td> </tr> </tbody> </table> <p>Wife of Shri Avijit Modak Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPM9072D, Status :Individual</p> | Name | Photo | Finger Print | Signature | Smt Susmita Modak Wife of Shri Avijit Modak Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Office |  23/02/2017 |  LTI 23/02/2017 |  23/02/2017 |
| Name | Photo | Finger Print | Signature | | | | | | |
| Smt Susmita Modak Wife of Shri Avijit Modak Executed by: Self, Date of Execution: 23/02/2017 , Admitted by: Self, Date of Admission: 23/02/2017 ,Place : Office |  23/02/2017 |  LTI 23/02/2017 |  23/02/2017 | | | | | | |

Attorney Details :

| Sl 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> Smt Susmita Modak Wife of Shri Avijit Modak Date of Execution - 23/02/2017, , Admitted by: Self, Date of Admission: 23/02/2017, Place of Admission of Execution: Office </td> <td>  Feb 23 2017 1:19PM </td> <td>  LTI 23/02/2017 </td> <td>  23/02/2017 </td> </tr> </tbody> </table> <p>37 Garia Place, M/s Modak Company Pan No AAXSM7557M, P.O:- Garia, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALCPM9072D, Status : Attorney, Attorney of : Shri Saurav Modak</p> | Name | Photo | Finger Print | Signature | Smt Susmita Modak Wife of Shri Avijit Modak Date of Execution - 23/02/2017, , Admitted by: Self, Date of Admission: 23/02/2017, Place of Admission of Execution: Office |  Feb 23 2017 1:19PM |  LTI 23/02/2017 |  23/02/2017 |
| Name | Photo | Finger Print | Signature | | | | | | |
| Smt Susmita Modak Wife of Shri Avijit Modak Date of Execution - 23/02/2017, , Admitted by: Self, Date of Admission: 23/02/2017, Place of Admission of Execution: Office |  Feb 23 2017 1:19PM |  LTI 23/02/2017 |  23/02/2017 | | | | | | |

Identifier Details :

| Name & address | |
|---|------------|
| Mr Pradeep Roy Son of Late Parimal Roy Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Arun Majumder, Shri Gautam Majumder, Smt Susmita Modak, Smt Susmita Modak | |
|  | 23/02/2017 |

| Transfer of property for E1 | | |
|-----------------------------|----------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Arun Majumder | Shri Saurav Modak-1.39219 Dec,Smt Susmita Modak-1.39219 Dec |
| 2 | Shri Gautam Majumder | Shri Saurav Modak-1.39219 Dec,Smt Susmita Modak-1.39219 Dec |

| Transfer of property for S1 | | |
|-----------------------------|----------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Shri Arun Majumder | Shri Saurav Modak-175 Sq Ft,Smt Susmita Modak-175 Sq Ft |
| 2 | Shri Gautam Majumder | Shri Saurav Modak-175 Sq Ft,Smt Susmita Modak-175 Sq Ft |

Endorsement For Deed Number : I - 160400781 / 2017**On 20-02-2017****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 28,54,969/-



Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-02-2017**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 13:15 hrs on 23-02-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt Susmita Modak ,.

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

Execution is admitted on 23/02/2017 by 1. Shri Arun Majumder, Son of Late Surendra Chandra Majumder, Sugam Park, 195 Netaji Subhas Road, Sector: E1, Flat No: 104, P.O: Narendrapur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Retired Person, 2. Shri Gautam Majumder, Son of Shri Arun Majumder, Sugam Park, 195 Netaji Subhas Road, Sector: E1, Flat No: 104, P.O: Narendrapur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service, 3. Smt Susmita Modak, Wife of Shri Avijit Modak, 37, Garia Place, Partner M/s Modak Company, Sector: Company Pan AAXSM7557M, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Pradeep Roy, , Son of Late Parimal Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Executed by Attorney

Execution by Smt Susmita Modak, , Wife of Shri Avijit Modak, 37 Garia Place, M/s Modak Company Pan No AAXSM7557M, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as the constituted attorney of Shri Saurav Modak M/s Modak Company Partner, CB147, sector I, , Sector: Company Pan AAXSM7557M, P.O: Bidhan Nagar, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700064 is admitted by him

Indetified by Mr Pradeep Roy, , Son of Late Parimal Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Draft Rs 4,920/-, by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1805, Amount: Rs.100/-, Date of Purchase: 14/02/2017, Vendor name: L K Das

Description of Draft

1. Draft(other) No: 622313000443, Date: 22/02/2017, Amount: Rs.4,920/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR



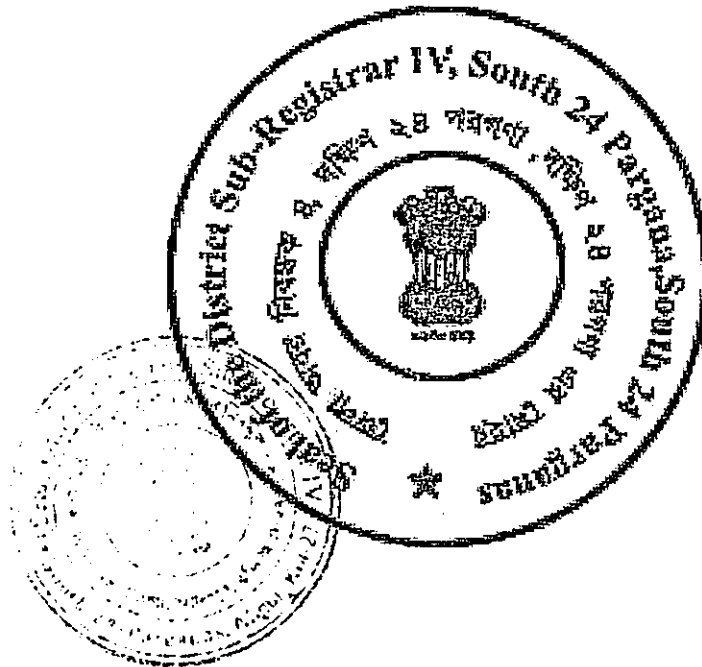
Tridip Misra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 21882 to 21922

being No 160400781 for the year 2017.



Digitally signed by TRIDIP MISRA
Date: 2017.02.23 17:39:21 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 23/02/2017 17:39:20
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)