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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 077184

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the 29th day of November, 2013, BETWEEN 1) SMT. ILA DAS, wife of late Monmohan Das, by faith a Hindu by occupation House wife, , 2) SRI JAYANTA DAS, and 3) SRI GOUTAM DAS, both sons of late Monmohan Das, by faith a Hindu, by occupation Business, all of them presently residing at 48, Rajdanga Main Road, also known as 1, Rajdanga School Road, P.S Kasba, Kolkata 700107, 4) SMT. NAMITA DAS, wife of Sri Subol Chandra Das, by faith a Hindu, by occupation House wife, residing at BB-109, Rajdanga Sarat Park, P.S. Kasba, Kolkata-700107, and 5) SMT. ANITA DEY, wife of Sri Kamal Krishna Dey, by faith a Hindu, by occupation House wife, residing at 26, Rajdanga Main Road, Ram Krishna Pally, P.S Kasba, Kolkata-700107, hereinafter jointly called and referred to as the OWNERS (which expression, unless excluded by or repugnant to the context, shall be deemed to mean and include their respective heirs, legatees, assigns, representatives etc.) of the FIRST PART

[Handwritten notes]
25/11/13
6/12/13
15/2/14

[Handwritten signature]

07 NOV 2013

5000/-

1819
A. No.
W/s. Sr/Smt.
Address.
P. S.
Vendor.

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

5000/-

- Inyanan

veti 6637

- Inyanan

veti-6638

2 m/44 m

veti-6639

Namita Das.

veti-6640

Anita Dey.

veti-6641

Gaelan Pan



District Sub-Registrar-III
Alipore, South 24-Parganas

29 NOV 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 1415 to 1450
being No 10303 for the year 2013.



(Rajendra Prasad Upadhyay) 09 December-2013
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal **District Sub-Registrar-III**
Alipore, South 24-Parganas



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Dood Number : I - 10303 of 2013
(Serial No. 10825 of 2013 and Query No. 1603L000019392 of 2013)

On 29/11/2013

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

Presented for registration at 18.20 hrs on :29/11/2013, at the Private residence by Sri Jayanta Das, one of the Executants.

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

Execution is admitted on 29/11/2013 by

1. Smt. Ila Das, wife of Late Monmohan Das , 1, Rajdanga School Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : House wife
 2. Sri Jayanta Das, son of Late Monmohan Das , 1, Rajdanga School Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : Business
 3. Sri Goutam Das, son of Late Monmohan Das , 1, Rajdanga School Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : Business
 4. Smt. Namita Das, wife of Sri Subol Ch Das , B B - 109, Rajdanga Sarat Park, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : House wife
 5. Smt. Anita Dey, wife of Sri Kamal Krishna Dey , 26, Rajdanga Main Road, Kolkata, Thana:-Kasba, P.O. :-Krishna Pally, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107, By Caste Hindu, By Profession : House wife
 6. Sri Sukhendu Maitra
 Proprietor, M/s. S M Construction, Nabapally, Sarat Park, Kolkata, Thana:-Kasba, P.O. :-Haltu, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
 , By Profession : Others
- Identified By Shiva Priya Majumder, son of . . ., Alipore Judges Court, Kolkata, Thana:-Alipore, P.O. :-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH
 24-PARGANAS

On 02/12/2013

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.-2,36,31,250/-



District Sub-Registrar-III
 Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
 DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 10303 of 2013
(Serial No. 10825 of 2013 and Query No. 1603L000019392 of 2013)

Certified that the required stamp duty of this document is Rs.- 40021 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 03/12/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 4, 5(f), 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 7742/- is paid , by the draft number 989536, Draft Date 28/11/2013, Bank Name State Bank of
India, GOLPARK, received on 03/12/2013

(Under Article : B = 7689/- ,E = 21/- ,H = 28/- ,M(b) = 4/- on 03/12/2013)

Deficit stamp duty

Deficit stamp duty Rs. 35021/- is paid , by the draft number 989537, Draft Date 28/11/2013, Bank :
State Bank of India, GOLPARK, received on 03/12/2013

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



(Signature)
District Sub-Registrar-III
Alipore, South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

AND

M/S S.M. CONSTRUCTION, a proprietorship Firm having its registered office at Sarat Park, Nabapally, P.O- Halty P.S-Kasba Kolkata - 700107, being represented by it's sole proprietor namely **SRI SUKHENDU MAITRA**, son of late Adhir Chandra Maitra, residing at Sarat Park, Nabapally, P.O- Halty P.S-Kasba Kolkata - 700107, hereinafter called the **DEVELOPER/PROMOTER** (which expression, unless excluded by or repugnant to the context shall be deemed to mean and include it's successor-in-interest, legatees, assigns, representatives, nominees etc) of the **SECOND PART.**

WHEREAS Sri Rabindra Narayan Sarkar and Sri Manindra Krishna Sarkar of 1/5, Moni Mukherjee Road, Ballygunje, ^{as vendor} by virtue of a Deed of Conveyance, registered in the office of S.R. Alipore and recorded in Book no. I, Vol. no. 37, from pages from 188 to 192, being no 1635, dated 24/02/1959, for valuable consideration mentioned therein ^{Sold to Churu Poddar & Co. as joint purchasers} as joint purchasers mentioned therein ALL THAT piece and parcel of land measuring 16 Satak be the same a little more or less lying, situated at Mouza Kasba, comprised in Dag no. 3232, khatian no.128, Touzi no. 145, R.S No. 233, J.L No. 13, Now being premises no. 1635, Rajdanga Main Road, Also known as 1, School Road, P.S Kasba, Kolkata-700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation and they thus became the joint absolute and exclusive owners free from all encumbrances.

AND WHEREAS while seized and possessed of and/or well and sufficiently to all that property the said Sri Rabindra Narayan Sarkar and Sri Manindra Krishna Sarkar of 1/5, Moni Mukherjee Road, Ballygunje as joint vendors by virtue of a Deed of Conveyance, registered in the office of S.R. Alipore and recorded in Book no. I, Vol. no. 37, from pages from 188 to 192, being no 1635, dated 20/03/1964, for valuable consideration mentioned therein mentioned therein sold, transferred, conveyed, assigned and assured unto and in favour of one Smt. Lilabati Dutta of 16/2, Garcha Second Lane, Kolkata-700019, a portion of the total land measuring 5 Satak out of 16 Satak of land, and retain for themselves balance area of land measuring 11 Satak, equivalent to 6(six) Cottahs and 2(two) sq. ft of land.

AND WHEREAS while seized and possessed of and/or well and sufficiently to all that remaining land measuring 11 Satak equivalent to 6(six) Cottahs

and 2(two) sq.ft be the same a little more or less the said Sri Rabindra Nanayan Sarkar and Sri Manindra Krishna Sarkar of 1/5, Moni Mukherjee Road, Ballygunje subsequently as joint vendors by virtue of a Deed of Conveyance, registered in the office of S.R. Alipore and recorded in Book no. 1 Vol. no. 44, from pages from 261 to 263, being no 2080, dated 21/03/1964, for valuable consideration mentioned therein sold, transferred, conveyed, assigned and assured unto and in favour of one Sri Gurupada Bhadra, son of late Raicharan Bhadra of Bangla, Mahestala, District 24 Parganas South.

AND WHEREAS the Sri Gurupada Bhadra, as sole, absolute and exclusive owner, for valuable consideration, by virtue of a Deed of Conveyance, registered in the office of S.R. Alipore and recorded in Book no. 1 Vol. no. 30, from pages from 275 to 280, being no 1149, dated 14/03/1973, sold, transferred, conveyed, assigned and assured unto and in favour of one Sri Manamohan Das, son of late Makhan Lal Das of Rajdanga, Haltu, District 24 Parganas So All That land measuring 11 Satak, equivalent to 6(six) Cottahs and 2(two) sq.ft be the same a little more or less lying, situated at Mouza Kasba, comprised in Dag no. 3232, khatian no.128, Touzi no. 145, R.S No. 233, J.L No. 13, Now being premises no. 1635, Rajdanga Main Road, Also known as 1, School Road, P.S Kasba, Kolkata-700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 107 more fully described in the Schedule thereunder, written free from all encumbrances and by virtue of the said registered Deed of Conveyance the said Sri Manamohan Das thus became sole, absolute and exclusive owner of the said property and subsequent to the said purchase, got his name mutated in the records of right of the Calcutta Corporation now the Kolkata Municipal Corporation and had been enjoying sixteen annas right, title and interest in the said property free from all encumbrances, charges, demand, claims etc. in any manner whatsoever.

AND WHEREAS while seized and possessed of the said land, the said Manamohan Das, a Hindu, died intestate on 24th June, 1975 leaving behind his wife Smt. Ila Das, two sons namely Sri Jayanta Das, and Sri Goutam Das, and two daughters namely Smt. Namita Das and Smt. Anita Dey, i.e the First Part herein, as his successors-in-interest, heirs, legatees etc and upon the demise of the said Manamohan Das, all his right, title and interest in his said property as per the provision of Hindu law automatically

devolved upon his said wife two sons and two daughters each of whom thus acquired $1/5^{th}$ undivided share in the said property.

AND WHEREAS the owners i.e the First Part herein for better living, intended to develop the said plot of land measuring 6 cottahs 2 sq.ft more or less there by constructing a multi storied building comprising flats/units, car parking space etc after obtaining sanction plan from competent authority but after having realized involvement of huge fund, man power and lack of technical knowledge in the proposed project, the owners i.e the First Part herein have jointly decided to enter into an agreement with a Developer/Promoter who would be able to undertake the said project at it's own cost and considering the experience of the Second Part herein, the First Part has agreed to enter into an agreement for development with certain terms and conditions.

AND WHEREAS after having worked out the feasibility of the project, the DEVELOPER/PROMOTER i.e the Second Part herein has agreed to undertake the project.

THE OWNERS FURTHER DECLARE :-

- a) There are no suits and/or proceeding and/or litigation pending in respect of the premises or any part thereof.
- b) No person other than the owners has any right, title and interest of any nature whatsoever in the said premises or any part thereof.
- c) The right, title and interest of the owners in the premises are free from all encumbrances whatsoever and they have a good and marketable title thereto.
- d) There is no thika tenant in the premises and the owners have received no notice of any such claim or proceedings.
- e) No part of the premises has been or is liable to be acquired under the Urban Land (ceiling & Regulations) Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.



f) The premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice of intimation about any such proceeding has been received or come to the notice of the owners.

g) 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.

h) The owners have not in any way dealt with the premises whereby the right, title and interest of the owners therein is or may be affected in any manner whatsoever.

i) There are no debotter Trust, Wakfs, tombs, mosques, Burial grounds and/or any charge or encumbrances relating to or in the premises or any part thereof.

NOW THIS INDENTURE WITNESSETH :-

THE OWNERS shall mean and include 1) **SMT. ILA DAS**, wife of late Monmohan Das, by faith a Hindu by occupation House wife, , 2) **SRI JAYANTA DAS**, and 3) **SRI GOUTAM DAS**, both sons of late Monmohan Das, by faith a Hindu, by occupation Business, all of them presently residing at 48, Rajdanga Main Road, also known as 1, Rajdanga School Road, P.S Kasba, Kolkata 700107, 4) **SMT. NAMITA DAS**, wife of Sri Subol Chandra Das, by faith a Hindu, by occupation House wife, residing at BB-109, Rajdanga Sarat Park, P.S Kasba, Kolkata-700107, and 5) **SMT. ANITA DEY**, wife of Sri Kamal Krishna Dey, by faith a Hindu, by occupation House wife, residing at 26, Rajdanga Main Road, Ram Krishna Pally, P.S Kasba, Kolkata-700107 of the land and premises mentioned hereinabove and their respective heirs executors, administrators, legal representatives, successors-in- interest and or assigns.

THE DEVELOPER/PROMOTER/CONFIRMING PARTY shall mean and include **M/S S.M CONSTRUCTION**, a proprietorship Firm having it's registered office at 2, Sarat Park, Nabapally, P.O- Haltu P.S-Kasba Kolkata - 700107, being represented by it's sole proprietor namely **SRI SUKHENDU MAITRA**, son of late Adhir Chandra Maitra, residing at 8,

Sarat Park, Nabapally, P.O- Hattu P.S-Kasba Kolkata - 700107, hereinafter called the DEVELOPER/PROMOTER which includes it's successor or successors-in- interest, legal representatives, nominees and/or assigns.

THE PURCHASER/S shall mean and include his/her/their respective heirs, executors, administrators, legal representatives, successor or successors-in-interest, and/or assigns.

LAND shall mean ALL THAT piece and parcel of total land measuring 6(six) Cottahs and 2(two) sq.ft be the same a little more or less lying, situated at Mouza Kasba, comprised in Dag no. 3232, khatian no.128. Touzi no. 145, R.S No. 233, J.L No. 13, Now being premises no. 1635, Rajdanga Main Road, ~~near intersection of P.S. Kasba~~ P.S Kasba, Kolkata-700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 107, Assessee no. 31-107-16-2369- more fully described in the Schedule hereunder written, free from all encumbrances, claims, demands action etc. more fully described in the schedule hereunder written and clearly shown in the Map/Plan annexed hereto marked with RED border.

PLAN shall mean the plan to be sanctioned and approved by the Kolkata Municipal Corporation and shall also, wherever, context permits, include such plans, drawings, designs, elevations and specification to be prepared by the Architect, including any variations/modifications therein if any.

PROJECT shall mean the work or development undertaken by the Developer in pursuance thereof till the development of the premises be completed and possession of the complete unit/flat is taken over by the respective flat/unit owners.

BUILDING shall mean the said proposed multistoried building to be constructed on the land, comprised in the said premises fully mentioned and described in the schedule 'A' hereunder written.

THE SAID PREMISES shall mean and include ALL THAT piece and parcel of total land measuring 6(six) Cottahs and 2(two) sq.ft be the same a little more or less lying, situated at Mouza Kasba, comprised in Dag no. 3232, khatian no.128, Touzi no. 145, R.S No. 233, J.L No. 13, Now

being premises no. 1635, Rajdanga Main Road, ~~Kolkata~~ P.S Kasba, Kolkata-700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 107, Assessee no. 31-107-16-2369-29, more fully described in the Schedule hereunder free from all encumbrances, claims, demands action etc. more fully described in the schedule hereunder written and clearly shown in the Map/Plan annexed hereto marked with RED border and includes all common areas and/or parts and facilities thereof.

OWNERS' ALLOCATION/AREA shall mean

Total 50% (fifty) of the super built up constructed area as per building plan to be sanctioned by the Municipal Authority and the Owners' share shall be allotted in the proposed building upon completion, along with undivided, impartible, proportionate share of land underneath attributable to the said area of the owners and the final distribution of flats of the owners shall be one entire floor on the second floor and entire third floor of the proposed building along with fifty percent of car parking space in the ground floor. The parties herein have agreed to execute and sign a supplementary Agreement in that regard, if necessary.

OWNERS' MONETARY CONSIDERATION beside the 50% share area in the proposed building the owners herein shall be entitled to receive a total sum of Rs. 25,00,000/- (Rupee Twenty five lakhs) only from the Developer as non refundable consideration to be paid in the manner hereinafter written.

DEVELOPER/PROMOTER'S area shall mean the 50% (fifty percent) of the super built up constructed area along with 50% (fifty percent) of the car parking spaces as per the plan to be sanctioned by the Municipal Authority of the flats/units, car parking space in the ground floor, however such shares of owners as well as developer/promoter shall include common areas, parts, passages, space etc. along with undivided impartible proportionate share of land underneath and the Developer's share shall be shall be one entire floor on the first floor and entire fourth floor of the proposed building along with fifty percent of car parking space in the ground floor after obtaining sanction of plan.

THE FLAT/UNIT shall mean and include the absolute right, title or interest of and in the said flat / unit and the properties appurtenant thereto and the proportionate undivided ownership in the land underneath the said building together with the common areas and parts and easements granted and/or to be enjoyed by the owners and other purchaser/s subject to the easements reserved to the owners and the Developer/ Promoter and/or the obligations to be observed by the owners and other purchaser/s and payment of the proportionate common expenses and costs of maintenance herein.

PROPERTIES APPURTENANT THERETO shall mean and include the common areas and/or parts and/or amenities and facilities of the said building together with the easements rights hereby granted and/or to be enjoyed by the owners and other purchaser/s as morefully mentioned in the schedule hereunder written and the proportionate undivided share, right, title and interest in the land underneath the said building and premises.

SUPER BUILTUP AREA shall mean and include proportionate share of common services and the built up areas of the flat calculating measurement from outer wall to the outer wall including staircase landing and other constructed common areas.

COMMON EXPENSES shall mean and include all expenses to be incurred by the co-owners for the maintenance, management and up-keep of the said building and premises and/or expenses for common purpose of the co-owners including those mentioned in the schedule hereto upon completion and handing over of the flats to respective owner.

COMMON PURPOSES shall mean the purpose of managing and maintaining the said building and premises and in particular the common areas and parts thereof collection and disbursement of money from co-owners in common interest and in relation to their mutual rights and enjoyment of their respective flats and/or undivided portions or land exclusively and the said building and easements appurtenant thereto.

COMMON AREAS AND PARTS shall mean and include the portions of the land building or structures described in the schedule hereunder written to be used and enjoyed in common with others.

Sign

EASEMENT GRANTED TO THE CO-OWNERS shall mean those easements, Quasi-easements right to be granted by the owners/owners to the purchaser/s as mentioned and described in the schedule hereunder written.

COMMON USER RIGHT TO COMMON PASSAGE OR PATHWAYS shall mean the right of common user of the common paths, passages entrances and areas to be enjoyed with the owners or occupiers of other flats of the said building. This also comes within the expression 'common Areas' which includes corridor, passage, stair case, stair landing, electric meter room, lift, lift shaft, pump room, water reservoir, over head water tank, and all other common areas, including terrace/ roof, space and attachments to be used commonly by the occupants of the building with easement rights as mentioned in the Schedule hereunder written.

FORCE MEJURE CLAUSE shall mean and include earth quake, tempest, flood, fire and other natural calamities.

SYNDICATE shall mean the association or a scheme for forming an association of all the owners of flats including an ad-hoc committee for interim period if and when formed in future for the purpose of the said building and properties appurtenant thereto and all its affairs including repairs, maintenance, up-keep and protection as well as payment of taxes and all other common purposes.

ADVOCATE shall mean and include SRI SHIVA PRIYA MAJUMDER and his associates of P-411/E Gariahat Road Kolkata-700029.

NOW THIS AGREEMENT FURTHER WITNESSETH AS FOLLOWS:

1. The owners have appointed the said **M/S S.M CONSTRUCTION**, a proprietorship Firm having it's registered office at 2, Sarat Park, Nabapally, P.O- Haltu P.S-Kasba Kolkata - 700107, being represented by it's sole proprietor namely **SRI SUKHENDU MAITRA**, son of late Adhir Chandra Maitra, residing at Sarat Park, Nabapally, P.O- Haltu P.S-Kasba Kolkata - 700107, hereinafter called the **DEVELOPER/PROMOTER** i.e the second part as the Developer/Promoter of **ALL THAT** piece and parcel of total land measuring 6(six) Cottahs and 2(two) sq.ft be the same a little more or less lying, situated at Mouza Kasba, comprised in Dag no.

3232, khutian no.128, Touzi no. 145, R.S No. 233, J.L. No. 13, Now being premises no. 1635, Rajdanga Main Road, ~~At present known as S. S. Road~~, P.S Kasba, Kolkata-700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 107, Assessee no. 31-107-16-2369 ~~more~~ more fully described in the Schedule hereunder written, free from all encumbrances, claims, demands action etc. *Signature*
more fully described in the schedule hereunder written and herein after called the "said property" and Developer/ Promoter has accepted such appointment on the terms and conditions hereunder contained.

2. **DEVELOPMENT OF THE PREMISES TO BE DONE IN THE FOLLOWING MANNER:-**

- a) Simultaneously with the execution of this Agreement the Developer has paid to the owners herein a sum of Rs 7,00,000/- (Rupees Seven lakhs) only as part payment out of total sum of Rs 25,00,000/- (Rupees twenty five lakhs) only as non refundable money, which the owners have duly acknowledged to have received the said sum as clearly written in the Memo of Consideration and the Developer herein under takes to pay the balance sum of Rs 18,00,000/- (Rupees eighteen lakhs) only within 30 (Thirty) days from the date of getting sanction plan from the Kolkata Municipal Corporation. The owners herein have handed over the original deeds and other documents of title relating to the said premises to the Developer/ Promoter to enable him to start development work on the said property.
- b) After the signing of this Development Agreement, any time the Developer/ Promoter shall have the right and shall be entitled to enter upon the premises and do soil testing and all other preparatory works as may be necessary for the construction of the proposed building to sanction plan at the costs and expenses of the Developer.
- c) The Developer shall at its own costs shall prepare the plan and approve the same by the owners and construct proposed building after getting sanction plan.

d) The plan for the new building shall be got prepared by the Architect and shall be submitted to the Kolkata Municipal Corporation for necessary sanction in the name of the owners at the costs and expenses of the Developer/ promoter. The Developer/ Promoter shall also cause such change to be made in the plans as the Architect may advice, which must be approved by the concerned authorities from time to time.

e) Within 24 (twenty four) months from the date of getting building sanction plan from the Kolkata Municipal Corporation the Developer shall complete the said proposed building in accordance with the sanction plan and shall first deliver possession of the owners' allocation to the owners in habitable condition complete in all respect before handing over Developer's allocation to any purchaser, as per the particulars mentioned in the specifications attached hereto, with such reasonable changes as may be advised by the Architects, SUBJECT TO the owners' consent and meeting their obligations hereunder written and also subject to force majeure clause, and in that event such time stipulation shall be extended further if necessary, failing which either the owners herein shall have the right to cancel the agreement or shall claim a sum of Rs.25,000/- (rupees twenty five thousand) only per month as damages/compensation from the Developer till the owners' allocation is handed over to them as stated herein above.

f) The Developer shall construct such maximum area as can be constructed on the premises in a viable manner, permissible under the Building Rules and Regulations and by laws of the Municipality and in conformity with the plans which must be approved by the proper authority.

g) The owners shall give their consent to the modification of sanction of the plans necessary and shall give such other consents, sign such papers, documents, deeds and undertakings and render such co-operation, as may be required by the Developer/ Promoter for modification of building sanction plan or otherwise for the construction and complete of the New Building, i.e. the project and maximum F.A.R shall be distributed between the First part and the Second part herein on the basis of 50%-50%.

h) In case it be required to pay any outstanding dues to the Municipality or any other outgoings and liabilities in respect of the



premises, till the date of the handing over of the vacant possession of the land/property herein referred to the Developer then the owners shall pay such dues and bear the costs and expenses thereof. After delivery of the possession of the vacant land, the liability for payment of Municipal taxes shall be that of the Developer/Promoter and upon completion of the new Building, the respective unit owners shall pay the same after the handing over to the owners' area i.e. to say that after completion of the proposed building and handing over flats including owners' 50% area the respective flat owners shall be liable to pay Municipal Taxes, rates, and other out goings, impositions, maintenance charges etc. in respect of their respective flat and the owners herein shall exclusively be liable to pay such Municipal Taxes, rates, and other out goings, impositions, maintenance charges etc. in respect of their 50% share in the property. The Developer shall try to get maximum F.A.R. permissible under law and distribute the same between the parties herein on the basis of 50%-50% share.

i) Upon being inducted into the premises, the Developer shall be at liberty to do all works as be required for the project and to utilize the existing facilities if any in the premises at it's own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities at his own costs for the project including payment of all charges, bills to be imposed for availing such facilities and utilities by the Departments concerned and the owners shall sign and execute all papers and documents thereof.

j) On and after the delivery of possession of the premises by the owners to the Developer/Promoter, the Developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the project. It is clarified that at any time after the execution hereof, the owners shall permit the Developer/Promoter to enter upon the premises to survey the same, cause soil testing and all other works.

k) The owners' area shall be constructed by the Developer for and on behalf of the owners and/or for their nominees. The 50% of the areas of the proposed Building shall be constructed by the Developer for and on behalf of itself and/or its nominees.



l) The owners shall be entitled to the units comprised in the owners' allocation in the New Building TOGETHER WITH the undivided proportionate share in the common portions of the land, the roof and/or terrace of the new Building and the Developer/Promoter shall be entitled to the units comprising it's allocation in the new building TOGETHER WITH the undivided proportionate share in the common portions of the land, the roof and/or terrace of the new Building.

m) The owners and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal therewith in any manner they deem fit and proper SUBJECT HOWEVER to the general restrictions for mutual advantage inherent in the ownership flat scheme. They will also be at liberty to enter into agreement for sale of their respective areas SAVE that the owners shall adopt the same agreement as the Developer may adopt in it's agreement with the owners of the Developer's/Promoter's area at least in so far as the same relates to common portions, common areas and common expenses and other matters of common interests. At any time after delivery of possession to the owners of the owners' area, the undivided, impartible, proportionate share in the land shall be retained by the owners and the balance undivided, impartible proportionate share in the land shall be sold and conveyed, absolutely by the owners to the Developer/ Promoter and/or it's nominees and the consideration for the same shall be the cost of construction of the owners' area and no further amount except mentioned under the "OWNERS' ALLOCATION" shall be payable to the owners. The costs of preparation, stamping and registration of the conveyance shall be borne and paid by the respective Purchaser/Transferees.

3. IT IS FURTHER CLARIFIED AS FOLLOWS:-

a) The Developer/Promoter will provide electricity connection and water connection for the entirety of the New Building including the owners' i.e First part area as be required to obtain electricity from the C.E.S.C. and water connection from K.M.C, the cost for such connection shall be paid by the Developer.

b) Upon completion of the new building thereof and/or floors therein, from time to time, the Developer/Prompter shall maintain and manage the same in accordance with such rules as may be framed by the Advocate of

Developer and be in conformity with the other buildings containing ownership flats till an association and/or housing society is formed. The Developer/ Promoter and the owners and/or other purchasers/Transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management and upon formation of such association and/or housing society, the Developer/promoter shall hand over all such responsibilities in favour of the association and/or housing society for future management and maintenance. However the responsibility for maintenance of the building shall remain with the Developer strictly for twelve (12) months from the date of getting completion certificate and thereafter the Developer herein shall hand over the said responsibility unto and in favour of the Flat owners'. The flat/units in the building shall be used for residential purpose.

c) If so required by the Developer/Promoter the owners shall join and/or cause such persons as may be necessary to join as confirming parties in any documents, conveyance and/or any other documents of transfer that the Developer/Promoter may enter into with any person who desires to acquire flats/units comprised in the Developer's/Promoter's area and similarly the Developer shall join in respect of the Owners' Area.

d) The Developer shall keep the owners saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings that may arise in pursuance hereof including.

i) All claims or demands that may be made due to anything done by the Developer during construction of the New Building, including, claims by the owners' of adjoining properties, for damage to their building shall be borne by the Developer.

ii) All claims and demands of the suppliers, contractor, workmen and agents of the Developer, on any account whatsoever, including any accident or other loss shall be handled and borne by the Developer.

iii) Any demand and/or claim made by the unit owners of the Developer's/Promoter's area.

iv) Any action taken by the corporation and/or any other authority for any illegal or faulty construction or otherwise of the New Building even

For

after the handing over to the owners and other unit holders and all costs and expenses for such action shall also be handled and borne by the Developer.

- e) The owners shall keep the Developer saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings, that may arise in connection with the title or any other matter related thereto the said property more fully described in the schedule "A" hereunder written.
- f) Simultaneously with the execution hereof, the owners have granted to the Developer Power of Attorney, authorizing the Developer/Promoter to do all act as be necessary for the completion of the project on behalf of the owners.
- g) The Developer/Promoter shall indemnify and keep the owners indemnified in respect of all costs, expenses, damages, liabilities, claim and/or proceedings arising out of any act done by the Developer/Promoter in pursuance of the authorities/power granted as aforesaid. The owners will have no obligation to financial claim or other legal violation of the project.
- h) The owners shall give such co-operation to the Developer/Promoter and sign such papers, confirmation and/or authorities as may be reasonably required by the Developer/Promoter from time to time for the project, at the costs and expenses of the Developer/Promoter.
- i) In case any of the parties hereto is unable to fulfill their/its obligations hereunder, within the time hereinabove mentioned due to any reason beyond their/its control, then and in such event, the time for the performance of their/its obligations shall be extended for such time as may be mutually decided.
- j) In case any of the parties hereto commit any default in fulfillment of their/its obligations contained herein, then and in such event, the other party shall be entitled to specific performance and/or damages.



- f) The Developer herein, with the strength of this Agreement shall not be entitled to obtain any loan from any Bank, financial institutions keeping the properties as a security for re-payment of any loan.
- h) This Agreement shall never be construed or considered to be any partnership business.
- m) By and under this agreement for development the owners agreed with the Developer for the development of the said property inter alia on the condition that the Developer shall be entitled to develop the said property at its own cost and expenses according to the sanction building plan obtained from the Kolkata Municipal Corporation and will realize the cost of construction of the development by selling the flats along with car parking space except the portions allotted to the owners to be constructed there at.
- n) By virtue of this instant Agreement and the power of attorney the Developer/Promoter shall get a Plan sanctioned from the Kolkata Municipal Corporation for the purpose of construction of the proposed building.
- o) If the Developer gets any additional sanction for additional construction after due clearance from the owners, in that event such additional portion shall be shared by the owners and the Developer/Promoter herein in the manner as already settled in between the parties herein.

SCHEDULE 'A'

ALL THAT piece and parcel of total land measuring 6(six) Cotahs and 2(two) sq.ft be the same a little more or less lying, situated at Mouza Kasba, comprised in Dag no. 3232, khatian no.128, Touzi no. 145, R.S No. 233, J.L No. 13, Now being premises no. 1635, Rajdanga Main Road, ~~Baranagar~~ ~~Baranagar~~, P.S Kasba, Kolkata-700078, District 24 Parganas South, Now within the jurisdiction of the Kolkata Municipal Corporation, under Ward no. 107. Assessee no. 31-107-16-2369-⁹ free from all encumbrances, claims, demands action etc. clearly shown in the Map/Plan annexed hereto marked with RED border butted and bounded:

Page 12

ON THE NORTH : By Municipal Road known as ¹ ² Rajdanga Main Road.

ON THE SOUTH: By land under Dag no 3232 ¹ ² Rajdanga School RD.

ON THE EAST : By land under Dag no 3233.

ON THE WEST : By land under Dag no 3231.

Raymond

SCHEDULE- "B"

(OWNERS' ALLOCATION/AREA)

Total 50% (fifty) of the super built up constructed area as per building plan to be sanctioned by the Municipal Authority and the Owners' share shall be allotted in the proposed building upon completion, along with undivided, impartible, proportionate share of land underneath attributable to the said area of the owners and the final distribution of flats of the owners shall be entire second floor and entire third floor of the proposed building along with fifty percent of car parking space in the ground floor and Rs 25,00,000/- (rupees twenty five lakhs) only as non-refundable amount. The parties herein have agreed to execute and sign a supplementary Agreement in that regard, if necessary.

SCHEDULE- "C"

(DEVELOPER/PROMOTER'S ALLOCATION/AREA)

DEVELOPER/PROMOTER'S area shall mean 50% (fifty percent) of the super built up constructed area along with 50% (fifty percent) of the car parking spaces as per the plan to be sanctioned by the Municipal Authority of the flats/units, car parking space in the ground floor, however such shares of owners as well as developer/promoter shall include common areas, parts, passages, space etc. along with undivided impartible proportionate share of land underneath and the Developer's share shall be entire floor on the first floor and entire fourth floor of the proposed building along with fifty percent of car parking space in the ground floor after obtaining sanction of plan.

Raymond

SCHEDULE-D

(PARTICULARS OF EASEMENTS, PRIVILEGES AND COMMON AMENITIES REFERRED TO ABOVE FOR THE BENEFICIAL USE)

AND ENJOYMENT OF THE FLATS/UNITS BY ALL THE CO-OWNERS).

1. All right and privileges of vertical and lateral support, easements, quasi-easements appendages and appurtenances belongings and/or appurtenances to the proposed flats which will be usually held used occupied or enjoyed therewith or known as part or parcel thereof or appertaining thereto which are hereinafter more fully specified excepting and reserving unto the Owners, the promoter's right etc. more particularly set out in the Schedule hereinafter referred.
2. The right of use in common with the owners, Developer and other persons deriving title under and the owners and occupiers of other flats regarding use and enjoyments of the common space, main entrances, drains, sewers, pipe lines, electric lines and other common parts and passages
3. The right of protection of the flats/units by and from other flats/units or portions thereof so far as it can protect the same.
4. The right of ingress and egress from the entrances, passages of the said premises in common with the co-owners.
5. The right with workmen and materials of entry into the any flat/unit for the purpose of repairing, replacing cleaning and inspection, so far as may be necessary, allows any pipes, drains, wires conducts, installed or passed through the said flat/unit.

SCHEDULE 'E'

(THE RIGHT OF EASEMENT AND PRIVILEGES RESERVED TO THE OWNERS AND PROMOTER).

1. The right to make such variation and/or modification in the plan, specification, or construction of the proposed building as may necessary to be done at the instance of the Government. The Municipal Corporation or any other local authorities or under any structure or due to any eventually or under the advice of the Architect or otherwise without resource to or hindrance or objection or claim by or on behalf of the purchaser but without causing any loss or damages to the purchaser.



2. The right in common with the purchaser and or other person/persons entitled to the other part or parts of the said proposed building including ingress to and egress out of the said proposed building bearing and paying common expenses for their maintenance with other occupiers of the said proposed building.

3. The rights of passage in common with the Purchaser/and the other persons as aforesaid or electricity, water, telephone and soil pipes from and to any part or other parts or part of the said building through the pipes, drains, wires, conduits, cables P.V.C pipe line and posts lying or being in under through or over the said proposed building and the land appurtenant thereto or along side thereof as far as may be reasonably necessary but without any damage to the said proposed building and the occupation of other persons of other portion or portions of the said proposed building and bearing and paying common expenses for the maintenance of the common passage and other facilities with the other occupiers of the building.

4. The right with or without workmen with the necessary materials to enter from time to time upon the said property but without causing any inconvenience to occupiers thereof for laying pipes drains wires and conduits as aforesaid and for the purpose of repairing including inspection thereof. Provided always that the owners and promoter and/or such other person or persons shall give to the Purchaser a prior fortnight written notice of their intention for such entry as aforesaid.

5. The right of protection of other portion or portions of the said proposed building by ~~all its parts~~ or otherwise in any manner to lessen or diminish the support at present enjoyed by other part or parts of the said proposed building.

6. The right to form an ad-hoc committee or Association of all the flats and car parking spaces owners for the purpose or maintenance of the building and/or management of its affairs after twelve months from the date of handing over the flats to the respective owners and thereby be relieved and discharges and from all obligations of the Developer/Promoter and so



that all such rights and obligations shall be deemed to have vested in the said Ad - hoc committee or Association with immediate effect.

SCHEDULE 'F'

**(THE COVENANTS CONDITIONS AND OBLIGATIONS TO BE
OBSERVED AND PERFORMED BY THE ALL THE CO-OWNERS.)**

1) The all the co-owners shall maintain at his/her own costs their respective Flat/Unit in good condition and order and shall abide by all laws, bye- laws, rules and regulations of the Central/state Government, concerned Municipal Authority and other statutory authorities or local body and shall attend answer and be responsible for all deviations, violations and breach of any other statutory conditions of the law, rules and regulations and shall preserve and perform all the terms and conditions herein contained, and in so far as the said flat/unit is concerned and keep the owners and the Promoter fully indemnified against all claims, demand, sanctions, proceedings and liabilities in respect thereof.

2) All the owners shall contribute and pay the proportionate share towards Municipal Taxes, Multistoried building tax, surcharge, and all other taxes and imposition that may be levied by the Central or State Government or by any local body and also pay proportionate share towards the costs, expenses and out goings in respect of the common areas, parts, facilities, amenities and convenience which will be enjoyed by him/her in common with others and such apportionment shall be made by the Syndicate, House Owners Association, the limited company or incorporated body as may be formed in future on actuals which shall be final and binding on the co-owners.

3) That no co-owners shall do or cause to be done any act or omission which may in any manner prejudice the rights of the other co-owners or occupiers of the other flats and any portion of the said proposed building in any manner and in their peaceful and convenient enjoyment of their flats and car parking space.



- 4) The co-owners and their servants and agents shall not in any way obstruct or cause to be obstructed the common areas, common parts, paths, passages, driveways, of the said premises nor store therein any rubbish or other materials, goods or furniture nor shall do or cause to be done any act deed matter or thing whereby the use and enjoyment of the common areas, parts, facilities and conveniences of the said premises be in any way prejudice affected or vitiated.

SCHEDULE 'G'

(THE RECURRING COMMON EXPENSES, COSTS AND CHARGES AND OTHER OUT GOINGS TO BE PAID IN PROPORTIONATE SHARE BY THE CO-OWNERS OF THE FLATS/UNITS)

1. The Municipal rates and taxes, multi -storied or property tax/taxes and all others statutory charges and levies in respect of the said premises.
2. The expenses for maintaining and repairing the entire Flat/Unit and other areas adjacent thereto sewers, drains, gutters, rain water pipes, electric wiring in or upon the said land enjoyed or used in common by the Owners and the owners and occupiers together with the expenses for maintaining and repairing the passage, boundary walls, compounds landings etc.
3. The costs of repairing, white washing, colour washing, colour painting and decorating the exterior of the building and other parts and portions thereof.
4. The costs of cleaning and lighting the passages around the said flat or portions of the said proposed building.
5. The salaries of darwans, sweeper, electrician and other maintenance staffs.
6. Maintenance of lift, lift's shaft and it's machine and other electrical parts and components.



IN WITNESS WHEREOF the parties hereto have put their respective sign,
seal, and signature on the day month and year first above written.

SIGNED, SEALED AND DELIVERED BY
THE OWNERS, IN KOLKATA.

IN PRESENCE OF:

Shirapriya Majumdar
Adv

১৪ন ভূমি ১০-৫-১০

২০/৫/১০
Namita Das.
Anita Dey.

৩০/০৫/১০
Tugun D.

SIGNED, SEALED AND DELIVERED BY
THE DEVELOPER IN KOLKATA
IN PRESENCE OF

Shirapriya Majumdar
Adv

১৪ন ভূমি ১০-৫-১০

১০/৫/১০

Drafted by

Shirapriya Majumdar
ADVOCATE

Typed by

R.D.

SPECIFICATIONS OF CONSTRUCTION

1. LOCATION: PREMISES NO 1635 RAJDANGA MAIN ROAD, KOLKATA-700107

2. LAND PARTICULAR: The premises comprises of a free hold land measuring 6(six) cottahs 2(two) ^{sq ft} be the same a little more or less. The plot is on a 40(forty) feet road on the ----- side having best possible means of access to light and ventilation.

3. CONCEPT

Extremely simple and very efficient planning is the concept of the design. The Interior space is planned for efficient ventilation and lighting, well integrated with the landscaping design of the entire compound.

ARCHITECTURAL FEATURE

BUILDING

The proposed building will be ground plus four storied building with main entrance to the building from the 40 feet road on the ----- side.

APARTMENT

There will be four flats on the second floor and four flats on the third floor in respect of owners' allocation in the proposed building.

COMMON AREA

The main entrance, all the passages around the building, stair case, stair landing, lobby, roof/terrace, pump room, care taker room. All the passages around the building will be finished with citu mosaic, the stair case, stair landing and lobby will be finished with white marble.

COMMON FACILITIES

WATER:

Corporation water. A pump and motor from Cronipon Greaves or equivalent pump and motor set will be provided.

ELECTRICITY:

Centralized duct is envisaged for running all electricity and telephone cables. MCB system will be provided in each flat.

SPECIFICATION OF MATERIAL FOR CONSTRUCTION OF GROUND PLUS STORIED RESIDENTIAL BUILDING.**BUILDING**

1. The building is R.C.C Frame (M20 grade) ground floor building.
2. The foundation of the building is R.C.C isolated footing.
3. Slab thickness is 4" or as per structural design.
4. 8"th. 5"th brick work in walls with (1:6, 1:6 & 1:4) cement, sand, mortar respectively.

PLASTERING:

- a) Outside 3/4thick (1: 6 cement-sand-mortar)
- b) Inside 1/2 thick (1: 5 cement-sand-mortar)
- c) Ceiling bed concrete surface thick (1: 4 cement-sand-mortar)

ROOF TREATMENT

PCC with water proofing compound

FLOORING

1. Floors of all bed rooms, living, dining and verandah shall be finished with white Marble Slab with marble skirting.
2. R.C.C cooking platform will be of black granite with high glaze polish.
3. Bath room and kitchen floor will be of same white marble.
4. Glazed colour tiles shall be fixed on the walls of the bath room upto 7 feet high from the floor level.
5. Service area such as pump room, garage space, and other mandatory areas shall be finished with citu mosaic.
6. In the kitchen above the cooking platform suitable and matching colour tiles of the abovementioned brand shall be fixed on the wall upto 2 feet 6 inches.
7. One stainless steel sink will be provided at the kitchen.

Sam

DOORS AND WINDOWS

DOORS

5" * 2" wooden door frames with 30 mm thick commercial flush door /panel door. Main door with CP Wood with high gloss finish.

Windows

Standard Aluminum sliding windows with grill or wooden window frame with grill with high gloss finish.

Wall Finishing

Cement plaster with high quality Plaster of Paris.

Electrical

Modular switches with ISI mark with concealed fire proof wiring (Havell/Finclex). Adequate power points in all the rooms, Toilets & kitchen.

Toilet

To be provided with standard Commode or Indian style or as per requirement with lowdown porcelain Cistern (Hindware/Parryware), Wash Basin, glass tray, mirror and shower with taps from Jaquar.

Cooking Platform

Finished with Granite top and fitted with one stainless steel sink and two water taps. Glazed tiles upto 2' 6" height above the platform.

Fittings

Godrej Night Latch in main entrance door and 4 Lever Mortice Lock in other doors fitted with brass handles and stopper.

Water Supply

Adequate water supply will be provided by KMC and underground overhead reservoirs will be provided for supply. A



pump and motor will be provided to ensure smooth supply of water from under ground reservoir to over head tank

Power Supply

Power supply will be provided in the building during occupation through temporary connection and each Buyer has to obtain individual meter. The meter room will be provided in the ground floor.

Lift

One 4 passenger semi automatic (Kone/Otis) lift will be provided.

Captive Power

Suitable capacity generator (Kirloskar) will be provided for residential flats as per requirement and capacity as power back up.

SANITARY AND PLUMBING(INTERNAL)

BATH ROOM

- a) White porcelain basin (Cera/Hindware/Parryware).
- b) One western Commode (Cera/Hindware/Parryware)
- c) White low-down cistern PVC for commode.
- d) One steel shower(Jaquar) and hot and cold tap (Jaquar).
- e) All the bib-cocks and taps will be of Jaquar or equivalent brand.
- f) Hot and Cold concealed ISI GI lines.
- g) One bib-cock near Commode.

SANITARY AND PLUMBING(EXTERNAL)

- a) All rain water pipes, soil and waste water pipes shall be of high density PVC pipes.
- b) All under ground sewers line, gully pit, etc shall be of earthenware.
- c) Distribution of water line of over-head reservoir shall be from ISI brand G.I



ELECTRICAL

Concealed type point wiring with copper cable (Havell/Finolex) will be provided for flat.

BED ROOMS

- 1) Two three pin plug point (5AMP) for T.V and Computer.
- 2) Two light points
- 3) One fan point.
- 4) One extra switch board near Bed table.
- 5) One AC power point (15AMP)

LIVING/DINING

- 1) Three light points;
- 2) One or two points;
- 3) One power point (15AMP) for Fridge;
- 4) Two-Three point plugs for T.V and others;
- 5) One Telephone point;
- 6) One TV/Cable point;

KITCHEN

- 1) One light point;
- 2) One exhaust fan point;
- 3) One power point (15AMP)
- 4) One three pin plug point (15AMP)
- 5) One three pin plug water filter point (5AMP)

TOILETS

- 1) One light point;
- 2) One three pin plug point;
- 3) One three pin plug point;
- 4) One three pin plug point (5AMP);



VERANDAH

- 1) One light and one fan point and one 5 Amp plug point;

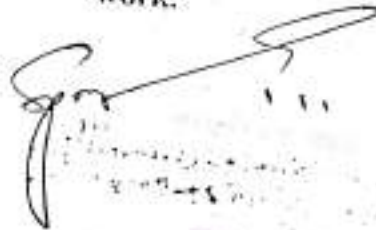
COMMON SPACES

- 1) Light point on entrance lobby, landing and roof;
- 2) Light point in garage and on the service areas;

FINISHING

- 1) All out surface of steel or wooden windows shall be painted according elevation and choice of architect and the owners;
- 2) All interior surface walls shall have Plaster of Paris finish only;
- 3) All the exterior walls shall be painted with weather coat premium colour of reputed Company (Asian paints/Dulux/Berger etc.);
- 4) Over head Tank on the roof as per sanction plan;
- 5) Under ground Tank as per sanction plan;

NOTE: Extra cost shall have to be paid against any extra work.



Chq No - 008586 dt 29.11.2017 Amount - 3,00,000/-



MEMO OF CONSIDERATION

Received from the within named Developer a sum of Rs 7,00,000/- (Rupees seven lakhs) only as part payment against the full and final sale consideration of Rs. 25,00,000/- (Rupees twenty five lakhs) only as non refundable amount as per this Development Agreement.

Details of payment

Chq No. 634378 Allahabad Bank dt 29/11/17 Rs 7,00,000/-

Rs. 7,00,000/-

(Rupees seven lakhs) only

WITNESS

1. Shri. V. S. Jeyaraj

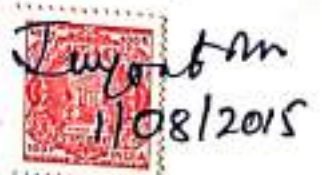
2.

Dr. S. S. Jeyaraj

- 1) Shri. V. S. Jeyaraj
- 2) Namita Das
- 3) Anita - Sey.
- 4) Gauram Ram.
- 5) Jeyaraj

OWNERS

Chq No - 419691 Allahabad Bank dt 01/8/2015 Rs 4,00,000/-

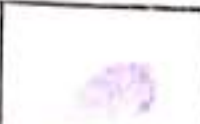
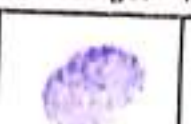
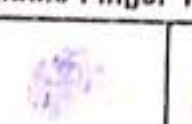
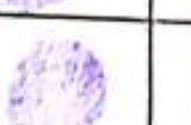
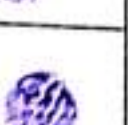


Chq No - 032608 Axis Bank dt 18/11/2015 Rs 4,00,000/-

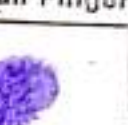
Chq No - 032667 Axis Bank dt 30.03.2016

Rs. 7,00,000/-



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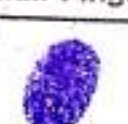
Name
 Signature 2017/47N

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	right hand					

Name
 Signature Goulam Das

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	left hand					
	right hand					

Name
 Signature Tayant Das

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	left hand					
	right hand					

Name
 Signature Namita Das



Anita Dey

Signature Anita Dey

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left hand				
right hand				



Name Subhendu Maity

Signature Subhendu Maity

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left hand					
right hand					

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name