

DATED THE _____ DAY OF _____, 2017.

DEVELOPMENT AGREEMENT

BETWEEN

OWNER : SRI TAPAN SARKAR

A N D

DEVELOPER : CHAKRABORTY NIRMAN PVT. LTD.

Drafted by -

MR. TAPAS HALDAR
Advocate
Sealdah Court, Kolkata – 700 014

DEVELOPMENT

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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10.11.17
 2-11452703

Certified that the document is admitted
 registration. The signature sheet/sheets
 & the endorsement sheet/sheets attached
 with this document are the part of this
 document.

Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs

10 NOV 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 10th day of November
 Two Thousand Seventeen (2017)

BETWEEN

SRI TAPAN SARKAR (PAN – HHZPS6617A), son of Late Birendra Chandra Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 47/D/11, Baisakhi Abasan, Salt Lake City, P.O. Sech Bhavan, P.S. Bidhannagar (North), Kolkata – 700 091, Dist. North 24-Parganas, hereinafter referred to and called as the "**LAND OWNER**" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all his legal heirs, executors, representatives, administrators and / or assigns) of the **ONE PART**.

A N D

CHAKRABORTY NIRMAN PRIVATE LIMITED, (having Pan AAECC1411G), a Private Limited Company registered under Companies Act. 1956, having its registered office at "Sujan Abasan" Flat No. G/B, BD-95/96/97, Samar Pally, Krishnapur, Kolkata – 700 102, being represented by its Managing Director **SRI SURAJIT CHAKRABORTY** (having Pan AFYPC5294B), son of Sri Nani Gopal Chakraborty, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at AF-358, Sarat Sarani, Krishnapur, Kolkata – 700 102, hereinafter referred to and called as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all their successor or successors in interest, executors, administrators, representatives and / or assigns) of the **OTHER PART**.

WHEREAS Bhairab Chandra Bagui and Akashay Kumar Bagui was having a portion of land under Mouza – Hatiara, P.S. Rajarhat, Touzi No. 169, C.S. Khatian No. 1175 and while enjoying the aforesaid portion of land jointly peacefully, freely and without any interruption from any corner whatsoever, the aforesaid Bhairab Chandra Bagui and Akashay Kumar Bagui died intestate and after that the legal heirs of Akshay Kumar Bagui i.e. the sons of Akshay Kumar Bagui i.e. Nityananda Bagui, Sudhangshu Sekhar Bagui and Bata Krishna Bagui became the Owners of Property left by Akshay Kumar Bagui and all of them were jointly seized and possessed and enjoying the property of their father peacefully, freely and without any interruption.

AND WHEREAS later on the said Nityananda Bagui, Sudhangshu Sekhar Bagui partitioned their land with the legal heirs of Bata Krishna Bagui and Bhairab Chandra Bagui and as per that partition 87 Sataks of land was under C.S. Khatian No. 1175 and C.S. Dag No. 4445 and 73 Sataks of land was under Dag No. 4451 and 25 Sataks of land

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

Q/N: 19-201718-009803877-1 Payment Mode Online Payment
BRN Date: 28/10/2017 15:30:11 Bank: Allahabad Bank
BRN: 281017000963078 BRN Date: 28/10/2017 15:31:17

DEPOSITOR'S DETAILS

Id No. : 15230001452703/3/2017
(Query No./Query Year)

Name : Mookherjee Consultancy
Contact No. : Mobile No. : +91 9831359397
E-mail :
Address : 104 Dum Dum Road Kolkata 30
Applicant Name : Mr SURAJIT CHAKRABORTY
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15230001452703/3/2017	Property Registration-Stamp duty	0030-02-103-003-02	4921
2	15230001452703/3/2017	Property Registration-Registration Fees	0030-03-104-001-16	1521

In Words : Rupees Six Thousand Four Hundred Forty Two only

Total

6442

was under Dag No. 4453 and as such total 1.85 Acres of land was under the possession and Owner of Nityananda Bagui, Sudhangshu Sekhar Bagui.

AND WHEREAS while they were enjoying the aforesaid land Revisional Settlement Record was started and as per R.S. Record 1.25 Acres of Land was under R.S. Khatian No. 1269, corresponding to R.S. Khanda Khatian No. 1911 and further 1.22 Acres of land was under R.S. Khatian No. 1269 corresponding to R.S. Khatian No. 1699 and the aforesaid land was recorded separately in the name of Nityananda Bagui and Sudhangshu Sekhar Bagui.

AND WHEREAS both Nityananda Bagui and Sudhangshu Sekhar Bagui after having their land as legal heirs from their father they started to sell or transfer their land into different piece and parcel of plot to the different persons under C.S. Dag No. 4445 corresponding to R.S. Dag No. 4472 and on 06.10.1967 they sold and transferred a piece or parcel of land measuring 6 Cottahs more or less to one Bimal Basu which was registered at the office of the A.D.S.R. Cossipore Dum Dum and recorded therein Book No. I, Volume No. 116, Pages 222 to 226, Being No. 8598 for the year 1967.

AND WHEREAS while seized and possessed of the aforesaid land by the Owner Bimal Basu, the said Bimal Basu sold and transferred a piece and parcel of land measuring an area of 2 Cottahs 11 Chittacks 7 Sq.ft. more or less under R.S. Khatian No. 1269, Khanda Khatian No. 1699, under R.S. Dag No. 4472 and also sold and transferred a piece & parcel of land measuring an area of 2 Cottahs 11 Chittacks 8 Sq.ft. more or less under R.S. Khatian No. 1269, Khanda Khatian No. 1911, R.S. Dag No. 4472 i.e. altogether 5 Cottahs 6 Chittacks 15 Sq.ft. of land to Sri Sanjoy Kumar Shaw, Sri Sanjib Kumar Shaw, Sri Sandip Kumar Shaw and sri Samir Kumar Shaw, all sons of Rameswar Lal Shaw, by virtue of a Deed of Conveyance, registered on 25.02.1988, registered at the office of the A.D.S.R. Bidhannagar vide Book No. I, Volume No. 30, Page No. 445 to 460, Being No. 1523 for the year 1988.

AND WHEREAS the said Sri Sanjoy Kumar Shaw, Sri Sanjib Kumar Shaw, Sri Sandip Kumar Shaw and sri Samir Kumar Shaw, recorded their names in the L.R. Record under L.R. Khatian No. 9365, 9366, 9367 & 9368 respectively.

AND WHEREAS while seized and possessed of the aforesaid land by said Sri Sanjoy Kumar Shaw, Sri Sanjib Kumar Shaw, Sri Sandip Kumar Shaw and Sri Samir Kumar Shaw, the said Land Owners sold and transferred a portion of land measuring 1 Cottahs 12 Chittacks 35 Sq.ft. more or less out of their total land measuring 5 Cottahs 6 Chittacks 15 Sq.ft. in favour of Sri Tapan Sarkar, the Owner herein, by virtue of a Deed of Sale dated 20.08.2007, duly registered in the office of the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Pages from 1195 to 1208, Being No. 00068 for the year 2012.

AND WHEREAS by virtue of the aforesaid Deed of Sale the said Sri Tapan Sarkar became the sole and absolute Owner of **ALL THAT** piece or parcel of a plot of sali land measuring an area of 1 Cottahs 12 Chittacks 35 Sq.ft. more or less together with structure thereon lying and situated at Mouza – Hatiara, J.L. No. 14, R.S. 188, Touzi No. 169, comprised in C.S. Dag No. 4445, R.S. Dag No. 4472 under C.S. Khatian No. 1175, R.S. Khatian No. 1269, R.S. Khanda Khatian No. 1699 & 1911, corresponding to L.R. Khatian No. 9365, 9366, 9367 & 9368, within the jurisdiction of Rjarhat at present New Town Police Station within the local limits of Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation, under Ward No. 21 (**ARUNACHAL HATIARA**), Additional District Sub-Registrar at Rajarhat New Town in the District of North 24-Parganas, particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**" and intended to develop the property by constructing or erecting a G+3 storied building thereon and having got to learn the same the Developer herein approached the Owner and after having a protracted discussion between the Parties they have agreed to enter into this Development Agreement under certain terms and conditions as follows :

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows-

1. That the present Agreement for Development shall deemed to have been commenced on and with effect from the execution of this Agreement.
2. **The Land Owner represents and declares as follows :**
 - a) That the Land Owner Sri Sukhdeb Bera hereof absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said Premises as sole Owner in respect of **ALL THAT** piece or parcel of a plot of sali land measuring an area of 1

Cottahs 12 Chittacks 35 Sq.ft. more or less together with structure thereon lying and situated at Mouza – Hatiara, J.L. No. 14, R.S. 188, Touzi No. 169, comprised in C.S. Dag No. 4445, R.S. Dag No. 4472 under C.S. Khatian No. 1175, R.S. Khatian No. 1269, R.S. Khanda Khatian No. 1699 & 1911, corresponding to L.R. Khatian No. 9365, 9366, 9367 & 9368, within the jurisdiction of Rjarhat at present New Town Police Station within the local limits of Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation, under Ward No. 21 (ARUNACHAL HATIARA) Additional District Sub-Registrar at Rajarhat New Town in the District of North 24-Parganas, The Land Owner shall mutate his name before the Bidhannagar Municipal Corporation and before other appropriate authority within a short span of time.

- b) That the said Premises is free from all encumbrances and the Land Owner has good, valid and lawful marketable title till date in all respect relating to the said Premises.
- c) That the said Premises of the Land Owner is also free from all kinds of charges, liens, lispens, attachments, trusts, acquisitions and requisitions of any nature whatsoever.
- d) That there is no excess vacant land at the said Premises within the meaning of the Urban Land (Ceiling and Regulation) Act. 1976, Further more, the said Premises nor any part or portion thereof is the subject matter of any notice of attachment under the Public Demands Recovery Act.
- e) That there is no bar legal or otherwise for the Land Owner to obtain the necessary consents and permission from the Competent Authority that may be required under the law of the land in dealing with the said Premises in any manner whatsoever.
- f) That the Land Owner as sole lawful Owner of the said Premises has every right and authority to sign and execute the present Agreement for Development with the Developer hereof.
- g) That the Land Owner had not been granted and /or agreed, committed or contracted or even entered into any Agreement for Sale, Agreement for Development or lease of the said Premises or any part or portion thereof with any person or persons other than the Developer hereof and the Land Owner till date neither created any mortgage, charge nor attach the said Premises with other encumbrances in any manner whatsoever.

- h) That the Land Owner has not yet done any act, deed, matter or thing whereby or by reason whereof the development of the said Premises by the Developer hereto may be prevented or affected in any manner whatsoever.

3. The Land Owner and the Developer doth hereby declare and covenant as follows :

- a) That in lieu of the consideration so mentioned in the First Schedule written hereinafter, the Land Owner hereby grant exclusive right and authority to the Developer to conduct the Development work in respect of the said Premises of the Land Owner by constructing thereon the proposed G+3 storeyed building in accordance with the sanctioned building plan of the Rajarhat Bidhannagar Municipal Corporation at present Bidhannagar Municipal Corporation and such construction of the building shall necessarily be completed within the period of 24 (Twenty Four) months from the date of obtaining the sanctioned building plan and / or having vacant possession of the premises, in the name of the Land Owner.
- b) That all application, building plan/s and other papers and documents that may be required by the Developer for the purpose of obtaining the sanction of the building plan/s shall be prepared by the Developer on behalf of the Land Owner at the Developer's costs and expenses. However, all such plan / application are to be signed by the Land Owner as and when so called upon by the Developer.
- c) That simultaneously with the execution of the present Agreement the Land Owner shall take necessary step to deliver the physical vacant possession of the said Premises unto and in favour of the Developer upon demolishing the existing structure at the costs and expenses of, the Developer so to start the development work thereon by the Developer in accordance with the sanctioned Building Plan from the competent Authority.
- d) That on and from the date of handing over possession of the said Premises by the Land Owner to the Developer, all Municipal rates and taxes also other outgoings in respect of the said Premises till such time the possession of the Land Owner's Allocation is being handed over, shall be borne and paid by the Developer. All outgoing on and from the date of delivery of possession of Land Owner's Allocation shall remain be the liability of the Land Owner and to be payable by the Developer.
- e) That the Developer shall be authorized in the name of the Land Owner in so far as necessary, to apply for having temporary and permanent connections of drainage,

sewerage, electricity, water supply and / or other utilities that may be required for the construction of building and enjoyment of the same for decent human habitation.

- f) That the Land Owner and the Developer shall exclusively be entitled to hold, possess and enjoy their respective allocation in the building with further right of transfer and / or to deal with or dispose of the same without any claim, demand, right or interest therein of the other part and shall further not in any way interfere or disturb the quiet and peaceful possession of the other.
- g) It is made clear that, save and except the Land Owner's Allocation so mentioned in Second Schedule, Part – I written hereinafter, all other floors and flats of the said proposed G+3 storeyed building will be the property of the Developer herein and if the Developer so desire, it can be dispose of by it in favour of the prospective buyer/s at such consideration or price that the Developer think fit and proper. after complete finishing of the property.
4. That the Land Owner hereof in connection with the present Agreement for Development as well as for all other related acts, deeds and things, sign and execute a registered General Power of Attorney unto and in favour of the Developer hereto empowering there under to do and perform all such acts, deeds and things that are required to be done for developing the said Premises by completing the construction work of the G+3 storeyed building and also to sale the flats, units and other constructed spaces of the building fallen under Developer's Allocation in favour of the prospective purchaser/s.
5. **Dealings of space of the Building :**
- a) The Developer shall on completion of the construction work of the building, put the Land owner in undisputed possession of the Land Owner's Allocation **TOGETHER WITH** the common right and interest on all common areas, facilities and provisions attached to and available with the building mentioned in the Second Schedule Part – I and such common right and interest are to be enjoyed collectively along with other Owners of Flat / Unit or Space of the building.
- b) That the Land Owner will be entitled to transfer or otherwise deal with the Land Owner's Allocation of the building according to his absolute discretion.
- c) That the Developer shall be exclusively entitled to the Developer's Allocation only of the proposed G+3 storeyed building with every right and authority to transfer or

otherwise deal with or dispose of the same without any right, claim or interest of any nature whatsoever there at of the Land Owner and the Land Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

6. **Right, Authority and Power of the Developer :**

- a) The Land owner hereof with regard to development of his said Premises by constructing thereupon a G+3 storeyed Building as well as to deal with and / or to dispose of the Developer's Allocation only of the said newly constructed G+3 Storeyed Building in terms of the present Agreement for Development, do hereby categorically nominate, authorized, empower, constitute and appoint the Developer Firm hereof and its Managing Director Sri Surajit Chakraborty, son of Sri Nani Gopal Chakraborty as Constituted Attorney of the land Owner to do, execute and perform or cause to be done, executed and perform all or any of the following acts, deeds and things relating to development of the said Premises of the Land Owner that is to say –
1. To defend possession, administer, manage, supervise, hold, maintain and develop the said Premises and each and every part thereof by constructing the G+3 storeyed Building thereon.
 2. To appear and represent me before the authorities of the Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation, C.E.S.C. Ltd., Zilla and Block Land & Land Reforms Office, Authorities under the Town and Country Planning Act, Kolkata Metropolitan Water and Sanitation Authority and before all other Statutory and Local Bodies as and when necessary for the purpose of and / or relating to all matter concerning development of the said Premises by constructing there upon a G+3 Storeyed Building on behalf of the Land Owner.
 3. To sign, verify and file applications, forms, building plans, documents and papers before the Rajarhat Gopalpur at present Bidhannagar Municipal Corporation or before other Statutory Authorities for the purpose of maintenance, administration, development and construction of Building on the said Premises.
 4. To sign, execute, submit and to take delivery of Site Plan, Building Plan, Building Occupancy / Completion Certificate or any Revised / Modified Building Plan/s, Documents, Statements, undertakings, Affidavits, Declaration, Indemnity Bond and all other related Papers that may be required for having the Building Plan

sanctioned and / or sanction of modified / revised Plan by the Authority of the Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation in respect of construction of building on the said Premises.

5. To sign and execute any Agreement for Sale / Memorandum etc. towards sale and Transfer of any Flat, Unit and / or Other Constructed Spaces of the Building fallen under Developer's Allocation only vide registered Agreement for Development together with proportionate share of land attributable thereto of the said Premises in favour of the intending Purchaser/s as Constituted Attorney.
6. To pay all Municipal and other Statutory rents, rates and taxes in respect of the said Premises as and when the same will be become due and payable and to obtain proper receipt in respect thereof.
7. To sign and execute any Agreement for Sale, Instrument or document for the purpose of transferring the said Premises or any part or portion thereof or any part or any Flat / Unit of the building fallen under Developer's Allocation only to the Intending Purchaser or Purchasers on such terms and conditions that the Attorney at his absolute discretion may deem fit and proper.
8. To accept any amount in Cash or by Cheque / Draft in the name of the Attorney or its Company against Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances from the Intending Purchaser or Purchasers and to be entitled to nominate the Intending Purchaser or Purchasers for Sale and / or transfer of any part or portion of the G+3 storeyed building fallen under Developer's Allocation only vide registered Agreement for Development together with undivided and proportionate share of land attributable thereto of the said Premises.
9. To sign, execute and present for Registration any Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances etc. in Land Owner name and on his behalf as Constituted Attorney in favour of the intending Purchaser/s of Flat / Unit of the building fallen under Developer's Allocation only together with proportionate undivided share of land attributable thereto of the said Premises and to present the said Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances for registration before the Competent Registration Authority.
10. To apply for and obtain temporary or permanent connections of Electricity, Water Supply, Cooking Gas, Telephone Line, Sewerage / Drainage Line and / or Connections of any other utilities that may be required for decent human habitation in the said Premises including the Building.

11. To receive the consideration money from the Purchaser/s in the name of the Attorney or its Company towards Sale and Transfer of the Flat / Unit / Constructed Spaces of the Building fallen under Developer's Allocation only together with proportionate share of land attributable thereto of the said Premises and to grant proper receipt there for and to give full discharge to the Purchaser/s.
12. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning the said Premises or any part or portion thereof.
13. To instruct the Advocate / Lawyers for preparing and / or drafting such Agreement, Deed/s, Documents and other such papers that may be necessary for the purpose of Sale and Transfer of the said Premises or part or portion of the Building over and above the said Premises fallen under Developer's Allocation.
14. To appear and represent the Land Owner before the Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Notary Public and before other Officer or Officers or Authority or Authorities having jurisdiction over and above the said Premises and to present for registration and to acknowledge and register or have registered and perfected all Agreement for Sale, Deed of Conveyance or Conveyances, Memorandum, Instruments, writings etc. executed in my name and on my behalf as duly appointed Attorney relating to Sale and Transfer of Flat/s, Unit/s and other constructed Spaces of the G+3 storeyed Building fallen under Developer's Allocation only in terms of the registered Agreement for Development as I could do the same if personally and / or physically present.
15. To sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings in Land Owner's name and on his behalf relating to the said Premises or construction of the G+3 storeyed Building or in any way connected therewith.
16. For all or any of the purposes herein before stated and to appear and represent the Land Owner before all such authorities having jurisdiction over and above the said Premises and to sign, execute and submit all papers and documents for development and construction of the G+3 storeyed building on the said Premises or in any way connected / related therewith.

7. **Consideration**

- a) The Developer being the party of the Other Part hereof shall be at liberty with exclusive right and authority to negotiate for the sale of floors / flats of the building under construction together with proportionate share of land only Developer's Allocation attributable thereto with any prospective Purchaser/s at such consideration and on such terms and conditions that the Developer shall think fit and proper. The Land Owner hereto however, without raising any objection, at the request of the Developer if so required, shall execute and register the necessary Deed of Conveyance/s unto and in favour of the Purchaser or Purchasers towards sale of flats and / or units and spaces of the building as and when so called for **PROVIDED HOWEVER** that, the Land Owner as Vendor in all such Deed of Conveyance/s shall not claim or be entitled to claim any amount towards the value of constructed area or towards the Consideration value of proportionate share of land of the said Premises as the Consideration amount relating thereto have agreed to be paid by the Developer to the Land Owner through the free of cost allocation of all that Land Owner's Allocation together with payment of refundable cash consideration amount so particularly mentioned in the Second Schedule, Part - I written hereinafter.
- b) It is categorically agreed to and declared by the Land Owner hereof that, as the entire cost of construction of the proposed buildings and other miscellaneous expenses relating thereto are to be borne by the Developer exclusively without any investment on the part of the Land Owner for that very reason, the consideration money receivable towards sale / transfer of flat/s, units and / or spaces of Developer's Allocation in the proposed building including earnest money or booking amount there for shall be received and appropriated exclusively by the Developer for all time to come hereafter and neither the Land Owner nor any one on their behalf will be entitled to claim any part or portion of the said consideration amount on any ground whatsoever.

8. **Building and other related matters :**

- 8.1 The Developer shall at the Developer's own cost and risk make the construction and complete the G+3 storeyed buildings on the said Premises in accordance with the sanctioned building plan with such materials and with such specifications so mentioned in the Third Schedule hereunder written and that may be recommended by the Architect engaged by the Developer from time to time. However, the Land

Owner will have the right of inspection during period of construction. If it is found that the measurement of the Flat of the Land Owner's Allocation is excess in that case the Land Owner shall compensate to the Developer at the prevailing market rate. Similarly if the measurement of the Flat of the Land Owners is less than that rate. Similarly if the measurement of the Flat of the Land Owners is less than that have been stated in the Second Schedule Part - I the Developer shall compensate the Land Owner at the prevailing market rate.

- 8.2. Subject to as aforesaid, the decision of the Architect regarding the quality of the materials so to be used for construction of the proposed building at the said Premises of the Land Owner will be treated as final and the same will be operated with all its binding effect on the Parties hereof.
- 8.3. The Developer shall install and erect in the said building at the Developer's own costs pump set, deep tube well, water storage tank / over-head water reservoir, electric wiring, fittings and installations and other facilities that may required to be provided in a G+3 storeyed building having self contained flats and constructed area for sale on Ownership basis.
- 8.4. The Developer shall be authorized in the name of the Land Owner to apply for and obtain allocations of cement, all type of steel, bricks, other building materials and accessories allocable to the Land Owner for the construction of the building and similarly to apply for and obtain temporary and permanent connections of water supply, electric supply, telephone, cooking gas and sewerage line connection.
- 8.5. The Developer shall at its own costs and expenses and without creating any financial or other liability upon the Land Owner construct and complete the said G+3 storeyed buildings having residential flats and other units in terms of the sanctioned Building Plan.
- 8.6. On and from the date of taking over possession of the said Premises by the Developer for starting the constructional work of the said proposed building, any liability becoming due on account of Municipal rates and taxes as also other outgoings in respect of the said Premises for new construction of the building, shall be borne and paid by the Developer. It is made specifically clear that, all outstanding dues on account of Municipal rates and taxes as also other outgoings in respect of the said Premises till the date of handing over possession of the said Premises to the Developer hereof in terms of the present Agreement for starting the constructional work of the proposed building shall remain be the liability of the

Land Owner and shall be borne and paid by the Land Owner as and when called upon by the Developer without raising any objection relating thereto.

- 8.7. The Land Owner and the Developer shall punctually and regularly pay all rates and taxes to the authority for their respective allocations in the new building as and when the same will become due and payable.
- 8.8. It is categorically agreed that, the Developer hereof will be entitled to enjoy its allocations / portions in the said new building forever with absolute right and authority to hold, use, occupy, enjoy, transfer, sale, gift, lease, mortgage and assign the same in any manner they like without any objection relating thereto on the part of the Land Owner and all such right, interest, possession and authority of the Developer hereto in no way could be taken off or infringed by the Land Owner under any circumstances.
- 8.9. As soon as the building is completed, the Developer shall serve written notice to the Land owner requiring the Land Owner to take possession of the Land Owner's Allocation in the building. After 30 (Thirty) days from the date of service of such notice and at all time thereafter the Land Owner shall be responsible for payment of all Municipal and Statutory taxes, rates, duties and other impositions including regular payment of monthly maintenance charges that are payable in respect of the Land Owner's Allocation in the building. However, the said rates and charges shall be payable on pro-rata basis if the same being levied on the building as a whole.
- 8.10. As and from the date of handing over physical delivery of possession of the Land Owner's Allocation, the Land Owner shall also be held responsible to bear and pay to the Developer (till the formation of Flat Owners' Allocation) all service charges for enjoying the common facilities and amenities of the building payable in respect of the Land Owner's Allocation. Such charges are to include proportionate share of premium for the insurance of the Building, water, fire and scavenging charges, expenses for sanitation, electricity, renovation, replacement, repair and maintenance charges for the building and of all common pipes electrical and mechanical equipments, pumps, motors and other electrical and mechanical installations, appliances and equipments including lift and lift shaft, stair ways, corridors, passage ways, gardens, park ways and other facilities whatsoever provided for common use of the occupants of the building.

- 8.11. Any transfer relating to any portion of the Land Owner's Allocation in the new buildings shall be subject to the provisions contained hereof and the respective transferee shall always be held responsible to honour all the terms and conditions of the present Agreement without raising any objection therefor.
- 8.12. Both the Developer and the Land Owner herein shall enjoy their respective allocations / portions in the said G+3 storeyed buildings forever with absolute right and authority to hold, use, occupy, enjoy, transfer, sale, gift mortgage and assign the same in any manner they like. All such right and authority of the Parties hereto in no way could be taken off or infringed by either of the Party under any circumstances.
- 8.13. On completion of the entire construction work of the proposed G+3 storeyed buildings, the Developer at its own costs and arrangements shall obtain the requisite Building Completion / Occupancy Certificate from the authorities of the Bidhannagar Municipal Corporation and hand over a Photo Copy of the same to the Land Owner for his record.

9. LAND OWNER'S OBLIGATION

- 9.1. The Land Owner doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the lawful construction of the said G+3 storeyed building on the said premises.
- 9.2. The Land Owner doth hereby further covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and / or disposing of any part or portion of the Developer's Allocation of the said G+3-storeyed building together with proportionate share of land of the said premises in favour of the intending Purchaser/s.
- 9.3. The Land Owner doth hereby agree and covenant with the Developer not to let out, grant lease, mortgage, assign and / or to create charge or part with possession of the said Premises or any portion thereof in favour of any Third Party without the consent in writing of the Developer.
- 9.4. The Land Owner hereto will have no right, authority and power to terminate and / or revoke the registered General Power of Attorney as well as the present Agreement for Development within the period of construction of the said G+3 storeyed building. The registered General Power of Attorney including the present Agreement for Development shall remain operative and in full force and effect until and unless

entirety of the Developer's Allocation in the said G+3 storeyed building are being disposed of. The Owner shall have every liberty to sell or transfer his allocated portion to any person or persons.

- 9.5. The Land Owner shall declare boundary declaration, if required gift a required portion of land to Bidhannagar Municipal Corporation.
- 9.6. If the area of the Flat / Unit is increased in case of Owner's Allocation in that case the owner shall compensate the Developer at the market price of the prevailing rate and similarly if the area of the Owner's Allocation is decreased in that case the Developer shall compensate the owner at the aforesaid Rate.

10. DEVELOPER'S OBLIGATION

- 10.1. The Developer doth hereby agrees and covenants with the Land Owner to complete the construction work of the proposed G+3 storeyed building within the period of 24 (Twenty Four) months from the date of obtaining the sanctioned Building Plan from the authorities of the Bidhannagar Municipal Corporation or from the date, the Land Owner allowing the Developer to start the construction work of the building whichever is later.
- 10.2. The Developer doth hereby agrees and covenants with the Land Owner not to let out, grant lease, mortgage, assign and / or to create charge of Developer's Allocation without handing over Land Owner's Allocation. That the Developer doth hereby agrees to handover the title deed (original) to the Land Owner at the time of handing over the peaceful possession if the Developer receive the original deed and other papers (original).
- 10.3. The Developer shall make all endeavor to obtain permission from the appropriate authority to operate the lift of the building if provided before obtaining completion certificate from the appropriate authority.
- #### 11. LAND OWNER'S INDEMNITY
- 11.1. The Land Owner hereby undertake to keep the Developer indemnified against all Third Party claim regarding the title of the said Premises during the constructional work upon completion of which the Developer shall be entitled to use and enjoy its allocated space without any interference on the part of the Land Owner.
- 11.2. The Land Owner hereof undertake not to create any kind of charge or mortgage including that of equitable mortgage in respect of the said Premises or on any part or portion thereof by depositing the Title Deed of the said Premises at any time during the subsistence of the present Agreement.
- 11.3. The Land Owner hereof also categorically undertake to compensate the Developer hereof for sustaining any loss and damage due to defect in the title of the Land

Owner in respect of the said Premises or due to claim of any Third Party regarding the said Premises or any part or portion thereof by reason whereof the constructional work of the Building on the said Premises as well as due disposal of Flats / Units thereof fallen under Developer's Allocation are being prevented.

12. **DEVELOPER'S INDEMNITY**

The Developer hereby undertakes to keep the Land Owner indemnified against all Third Party claim and actions arising out of any sort of act or omission of the Developer in relation to the making of construction of the proposed G+3 storeyed building on the said premises of the Land Owner in terms of the present Agreement.

13. **MISCELLANEOUS**

- 13.1. The Land Owner and the Developer have entered into the present Agreement purely as a contract and nothing contained herein shall deem to be construed as a Partnership between the Developer and the Land Owner or as a Joint Venture between the Parties hereto in any manner nor the Parties hereto constitute an Association of persons.
- 13.2. Immediately after handing over of physical possession of the said Premises by the Land Owner to the Developer, the Developer shall start the construction work of the proposed G+3 storeyed building on the said Premises upon obtaining the Sanctioned Building Plan within 6 (six) months.
- 13.3. The Land Owner hereby agree to abide by all the rules and regulations to be formed by any Society / Association of Flat Owners of the building who will be in charge of management of the affairs of the building and / or common parts / areas thereof and hereby accord their respective consent to abide by all such rules and regulations.
- 13.4. The name of the building / apartment will be given by the Developer at its discretion upon completion of the constructional work of the building / apartment.
- 13.5. Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said Premises or any part thereof to the Developer by the Land Owner or creating any Title in respect thereof in favour of the Developer other than an exclusive license / permission to the Developer to develop the same in terms of these present **PROVIDED HOWEVER** the Developer shall be entitled to

borrow money from any Bank or Banks or from any individual or financial institutions or from any financier for the purpose of completion of the constructional work of the said building against Developer's Allocation without creating any financial liability on the Land Owner or affecting his estate and interest in the said Premises and it being expressly agreed and understood that, in no event the Land Owner nor any part of his estate shall be held responsible And / or make liable for payment of any dues to such Bank or Banks, Financial Institutions / Financier and for that purpose the Developer shall keep the Land Owner indemnified against all actions, suits, proceedings, costs, charges and expenses thereof. It is categorically mentioned here that the Developer shall not deposit the Original title deed in the name of the Land Owner in respect of the Schedule land to any Bank or financial institution for the purpose of completion of constructional work. The Land Owner shall deposit the original title deed and any other relevant papers and documents such as Parcha, Khajanas, Receipts etc. to the Developer on or immediate after execution of this agreement and the Developer shall return the original title deed and other papers on completion of the said proposed building.

- 13.6. The Land Owner hereby grant exclusive authority to the Developer for amalgamating his said Premises with any other adjacent Plot of Land and to start development work and / or construction of Building on the said amalgamated Plot of Land if the Developer hereof so desire and the Land Owner by signing this present Agreement endorse his consent with regard thereto.

14. FORCE MAJEURE

- 14.1. The parties hereto shall not considered to be held liable and / or responsible for any obligation performance of which would have been prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure".
- 14.2. "Force Majeure" shall mean flood, earthquake, riot, war, storm, tempest, strike and / or any other act or commission beyond the control of the Parties hereto.
- 14.3. If the construction work of the said G+3 storeyed building would not have been completed within the stipulated period of 24 (Twenty four) months from the date of obtaining sanction plan for any of the reason beyond the control of the Developer and mentioned under this Article, in that event, the period of completing the constructional work of the said buildings will be extended for a further period of 6

(six) months. If the possession of the Land Owner's Allocation would not have been delivered within the aforesaid extended period, the Developer will pay the damages and / or penalty of Rs. 5,000/- (Rupees Five Thousand) only per month to the Land Owner till the possession is handed over for next 6 (six) months.

- 14.4. It is made clear that, upon completion of the construction work of the building the Land Owner will have common right over the Top roof of the building along with other flat owners / occupiers of the buildings and will have the common responsibility to maintain, preserve and protect the Top roof and other parts of the building upon payment of requisite monthly maintenance charges there for along with the other flat owners of the building without any delay or default.
- 14.5. In case of violation of any of the terms and conditions of the present Agreement by either of the Parties hereof, the aggrieved party will be entitled to sue for specific performance of the present Agreement against the other vide terms and conditions of the present Agreement.
- 14.6. The total time limit shall be 30 months from the date of obtaining sanctioned plan.
- 14.7. A supplementary Agreement may be made after receiving the sanctioned plan for determination of the Owner's Allocation specifically.

15. JURISDICTION

The Courts of North 24-Parganas alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of the present Agreement between the Parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO (THE LAND / SAID PREMISES)

ALL THAT piece or parcel of a plot of sali land measuring an area of 1 Cottahs 12 Chittacks 35 Sq.ft. more or less together with 200 Sq.ft. ^{R.T} structure thereon lying and situated at Mouza – Hatara, J.L. No. 14, R.S. 188, Touzi No. 169, comprised in C.S. Dag No. 4445, R.S./L.R. Dag No. 4472 under C.S. Khatian No. 1175, R.S. Khatian No. 1269, R.S. Khanda Khatian No. 1699 & 1911, corresponding to L.R. Khatian No. 9365, 9366, 9367 & 9368, within the jurisdiction of Rjarhat at present New Town Police Station within the local limits of Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation, under Ward No. 21 (ARUNACHAL HATIARA), Kolkata – 700 157, Additional District Sub-Registrar at

Rajarhat New Town in the District of North 24-Parganas and which is butted and bounded as follows :

<u>ON THE NORTH</u>	:	By 10' ft. wide common Passage
<u>ON THE EAST</u>	:	By Land of Plot No. C Sukdeb Roy & Joydeb Bera
<u>ON THE SOUTH</u>	:	By R.S. Dag No.
<u>ON THE WEST</u>	:	By Plot No. A Sova Roy.

THE SECOND SCHEDULE ABOVE REFERRED TO
(PART - I)

THE LAND OWNER'S ALLOCATION : The Land Owner hereof in consideration of allowing the Developer to develop his said Premises so stated in the First Schedule written hereinabove by raising the construction of a G+3 storeyed building thereon the Land owner will be entitled to get 36% covered area of the proposed building on the basis of the proportionate FAR considering or calculating or reckoning the area of land of the Land Owner of the newly proposed G+3-storeyed building together with right and interest on all common areas, facilities and amenities attached to and available with the building on account of Land Owner's Allocation. The Developer will construct the said residential Flats in accordance with the specifications mentioned in the Third Schedule written herein after. Covered area means area of Flat / Garage Space / Unit plus proportionate share of stair and lift and lift shaft. A Garage Space measuring about 250 Sq.ft. built up area on the Northern portion of Ground Floor and remaining area will be given from South-West portion of First Floor.

That apart from the allocation of above stated 36% covered area, the Developer has also agreed to pay to the Land Owner the sum of Rs. 1,50,000/- (Rupees One Lac Fifty Thousand) only towards "Refundable Consideration Amount" at the time of execution of this Development Agreement. The said refundable amount will be returned by the Land Owner on or before the date of receiving his possession.

Save and except the above said 36% completely finished covered area and Payment of Refundable consideration amount, the Land Owner will not be entitled to get any further or other allocation and / or consideration from the Developer against development of his said Premises.

The Land Owner shall get one covered Garage Space measuring 250 Sq.ft. and Flat on the First Floor, South-West side depending on the FAR of his land.

PART - II

THE DEVELOPER'S ALLOCATION : Save and except the Land Owner's Allocation so stated in Part - I hereinabove, all other remaining constructed area of the proposed G+3 storeyed building shall belong to the Developer hereof on account of Developer's Allocation. The said allocated area comprising of Flats / Floors / Spaces / Car Parking Area / Constructed areas for all time to come will be treated as Developer's Allocation together with undivided proportionate and impartible share of land attributable thereto of the said Premises in terms of the provisions of the present Agreement with further right of dealing with and / or to dispose of the said allocation according to Developer's absolute discretion for all time to come hereafter without any objection relating thereto on the part of the Land Owner hereof with further right of receiving and appropriating the entire sale proceeds relating to such allocation without having any liability thereof in whatsoever nature it may be to the Land Owner.

THE THIRD SCHEDULE ABOVE REFERRED TO (SPECIFICATIONS)

BUILDING : The building will be erected on R.C.C. framed structure according to approved design and drawing of the sanctioned plan.

WALLS : Brick masonry for the outer wall will be 8³/₅" thick, Partition wall will be 5" and 3" thick with a minimum height as per sanction plan. The outer wall will be of cement Plaster and the inside wall will be finished with Plaster of Paris.

WINDOWS : Sliding Aluminium windows with integrated grills painted with synthetic enamel paint and fitted with 3 mm glass panel.

DOORS : Door Frame will be made of quality Sal Wood and the door panels will be made of water proof commercial flush type. The door of the Toilet of the Flat are to be made of P.V.C.

FLOORING : Entire flooring work will be made of Ordinary White Marble Blocks having skirting of 5" height.

KITCHEN : Black stone cooking platform will be provided with Sink and Drawing Board. The Dado upon the Cooking Platform upto 2' feet height will be fitted with Glaze Tiles with provision of Exhaust Fan point.

TOILET : Bath Room will be provided with Commode or Orissa Type long pan. The walls of the Toilet upto 5' feet height will be fitted with Glazed Tiles and the Floor will be made of White Marble Blocks and / or Marble of 2' x 2' size. One Cistern, One Shower and 2 (two) Bib-Cocks will be provided in bath Room with one wash basin.

WATER SUPPLY : Round the clock water supply will be provided in the building through installation of Submersible Pump with provision of Over head water reservoir.

ELECTRICITY : Concealed copper wiring with provision of 2 (two) Light Points and 1 (One) Fan Point in each Bed Room / Drawing and Dining Space apart from provisions of 15 Amp. Plug point in Kitchen and Toilet. All Light, Fan and Plug point will be fitted with Modern Switches. The Developer will bear the costs of installation of Main Meter of the Building, at its own arrangement without any liability there for on the part of the Land Owner. However, the costs of separate Electric Meter relating to his allocation are to be borne by the Land Owner @ Rs.25,000/- per meter

LIFT : The Developer will provide 1 (one) Lift in the Building having the carrying capacity of 4 (four) persons.

ROOF AND TERRACE : The roof of the building will be finished with roof tiles and the terrace will be finished with proper cementing.

EXTRA WORK : Any work other than specified above will treated as Extra Work and will be carried on only upon prior payment of costs and expenses there for.

IN WITNESS WHEREOF the Parties hereto doth hereunto set and subscribed their respective hand and seal in presence of the witnesses named herein below on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of -

WITNESSES :

1. Rajdeep Haldar
980 S.H.K.B Sarani
KOL - 700074

2. Tapas Haldar
(Adv)
Sealdah Court
KO-14

Tapas Sarani

SIGNATURE OF THE LAND OWNER
OF THE ONE PART

Drafted & Explained by -

Tapas Haldar
WB-1418/2000
Mr. Tapas Haldar
Advocate
Sealdah Court,
Kolkata - 700 014

CHAKRABORTY NIRMAN PVT. LTD

Sasmit Chakraborty
Managing Director

SIGNATURE OF THE DEVELOPER
OF THE OTHER PART

RECEIVED from the within named Developer the within mentioned of Rs. 1,50,000/- (Rupees One Lac Fifty Thousand) only as refundable consideration against development of the said Premises so stated herein before in the manner as follows :

MEMO OF CONSIDERATION

Cash/

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
541336	31.10.2017	P.N.B., Patipukur Br.	Rs.1,50,000.00

TOTAL

Rs.1,50,000.00

(Rupees One Lac Fifty Thousand Only)

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of -

WITNESSES :

1. Rajdeep Halder

2. Tapas Halder (Atr)

Tapam Sarkar

SIGNATURE OF THE LAND OWNER
OF THE ONE PART

TEN FINGER PRINT



Taxan Saka



Little



Ring



Middle



Fore



Thumb

Left Hand



Thumb



Fore



Middle



Ring



Little

Right Hand



Sajeet Chit



Little



Ring



Middle



Fore



Thumb

Left Hand



Thumb



Fore



Middle

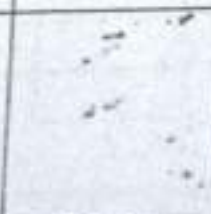


Ring



Little

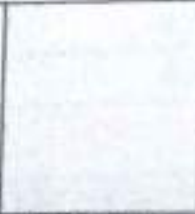
Right Hand



Little



Ring



Middle

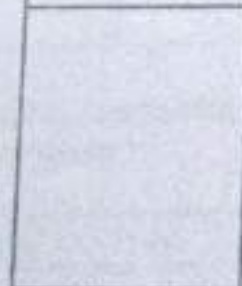


Fore



Thumb

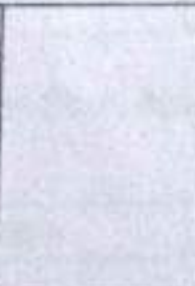
Left Hand



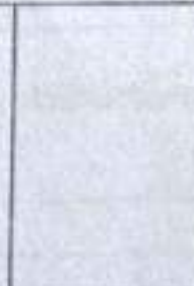
Thumb



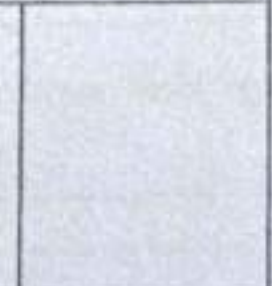
Fore



Middle



Ring



Little

Right Hand

Major Information of the Deed

Deed No.:	I-1523-11000/2017	
Deed No / Year	1523-0001452703/2017	Date of Registration
Deed Date	25/10/2017 8:44:41 AM	Office where deed is registered
Applicant Name, Address & Other Details	A. D. S. R. RAJARHAT, District: North 24-Parganas	
Transaction	SURAJIT CHAKRABORTY AF-358, Sarat Sarani, Krishnapur, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700102, Mobile No. : 9830728854, Status : Buyer/Claimant	
(2110) Sale, Development Agreement or Construction Agreement	Additional Transaction	
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]	
Rs. 5/-	Market Value	
Stampduty Paid(SD)	Rs. 19,39,548/-	
Rs. 5,021/- (Article:48(g))	Registration Fee Paid	
Remarks	Rs. 1,521/- (Article:E, E, B)	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)	

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Anunachal(Hatiara), Mouza: Hatiara

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4472	LR-9365	Bastu	Bastu	1 Katha	1/-	10,44,999/-	Width of Approach Road: 10 Ft.,
L2	LR-4472	LR-9366	Bastu	Bastu	6 Chatak	1/-	3,91,875/-	Width of Approach Road: 10 Ft.,
L3	LR-4472	LR-9367	Bastu	Bastu	6 Chatak	1/-	3,91,875/-	Width of Approach Road: 10 Ft.,
L4	LR-4472	LR-9368	Bastu	Bastu	35 Sq Ft	1/-	50,799/-	Width of Approach Road: 10 Ft.,
TOTAL :					2.9677Dec	4 /-	18,79,548 /-	
Grand Total :					2.9677Dec	4 /-	18,79,548 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Developer Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Fingerprint	Signature
Mr TAPAN SARKAR Son of Late Birendra Chandra Sarkar Executed by: Self, Date of Execution: 10/11/2017 Admitted by: Self, Date of Admission: 10/11/2017 ,Place : Office			
10/11/2017	10/11/2017	LTI	10/11/2017

47/D/11, Baisakhi Abasan, Salt Lake City, P.O:- Sech Bhavan, P.S:- North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: HHZPS6617A, Status :Individual, Executed by: Self, Date of Execution: 10/11/2017
 Admitted by: Self, Date of Admission: 10/11/2017 ,Place : Office

Developer Details :

Sl No Name,Address,Photo,Finger print and Signature

1	CHAKRABORTY NIRMAN PRIVATE LIMITED Sujan Abasan BD-95/96/97, Samar Pally, Flat No: G/B, P.O:- Krishnapur, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AAECC1411G, Status :Organization, Executed by: Representative
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Representative Details :

Sl No Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SURAJIT CHAKRABORTY (Presentant) Son of Mr Nani Gopal Chakraborty Date of Execution - 10/11/2017, , Admitted by: Self, Date of Admission: 10/11/2017, Place of Admission of Execution: Office			
Nov 10 2017 12:49PM	10/11/2017	LTI	10/11/2017

AF-358, Sarat Sarani, P.O:- Krishnapur, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFYPC5294B Status : Representative, Representative of : CHAKRABORTY NIRMAN PRIVATE LIMITED (as Managing Director)

Identifier Details :

Name & address

Mr Rajdeep HALDAR
 Son of Late Tapas Halder
 980, S.H.K.B Sarani, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074
 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr TAPAN SARKAR, Mr SURAJIT CHAKRABORTY

Copy Holder

10/11/2017

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr TAPAN SARKAR	CHAKRABORTY NIRMAN PRIVATE LIMITED-1.65 Dec
Transfer of property for L2		
No	From	To. with area (Name-Area)
	Mr TAPAN SARKAR	CHAKRABORTY NIRMAN PRIVATE LIMITED-0.61875 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN SARKAR	CHAKRABORTY NIRMAN PRIVATE LIMITED-0.61875 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN SARKAR	CHAKRABORTY NIRMAN PRIVATE LIMITED-0.0802085 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
	Mr TAPAN SARKAR	CHAKRABORTY NIRMAN PRIVATE LIMITED-200.00000000 Sq Ft

and Details as per Land Record

strict: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: unachal(Hatiara), Mouza: Hatiara

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 4472(Corresponding RS Plot No:- 4472), LR Khatian No:- 9365	Owner:সমীর কুমার সাই, Gurdian:রামেশ্বর, Address:নিজ, Classification:শাসি, Area:0.01000000 Acre,
L2	LR Plot No:- 4472(Corresponding RS Plot No:- 4472), LR Khatian No:- 9366	Owner:সমীর কুমার সাই, Gurdian:রামেশ্বর, Address:নিজ, Classification:শাসি, Area:0.01000000 Acre,
L3	LR Plot No:- 4472(Corresponding RS Plot No:- 4472), LR Khatian No:- 9367	Owner:সন্দীপ কুমার সাই, Gurdian:রামেশ্বর, Address:নিজ, Classification:শাসি,
L4	LR Plot No:- 4472(Corresponding RS Plot No:- 4472), LR Khatian No:- 9368	Owner:সমীর কুমার সাই, Gurdian:রামেশ্বর, Address:নিজ, Classification:শাসি, Area:0.01000000 Acre,

Endorsement For Deed Number : I - 152311000 / 2017

2017 Query No:-15230001452703 / 2017 Deed No :I - 152311000 / 2017, Document is digitally signed.

2017

Statement of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 48/-

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 10-11-2017

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 12:28 hrs on 10-11-2017, at the Office of the A.D.S.R. RAJARHAT by Mr SURAJIT CHAKRABORTY ,

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

Execution is admitted on 10/11/2017 by Mr TAPAN SARKAR, Son of Late Birendra Chandra Sarkar, 47/D/11, Baisakhi Abasan, Salt Lake City, P.O: Sech Bhavan, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Business

Indetified by Mr Rajdeep HALDAR, . . Son of Late Tapas Haldar, 980, S.H.K.B Sarani, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-11-2017 by Mr SURAJIT CHAKRABORTY, Managing Director, CHAKRABORTY NIRMAN PRIVATE LIMITED (Private Limited Company), Sujan Abasan BD-95/96/97,Samar Pally, Flat No: G/B, P.O:- Krishnapur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Mr Rajdeep HALDAR, . . Son of Late Tapas Haldar, 980, S.H.K.B Sarani, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,521/- (B = Rs 1,500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2017 3:31PM with Govt. Ref. No: 192017180098038771 on 28-10-2017, Amount Rs: 1,521/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 281017000963078 on 28-10-2017, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty required for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-, by Rs 4,921/-

Stamp

Type: Impressed, Serial no 1175, Amount: Rs.100/-, Date of Purchase: 07/11/2017, Vendor name: Ranjita

Receipt of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB on 28/10/2017 3:31PM with Govt. Ref. No: 192017180098038771 on 28-10-2017, Amount Rs: 4,921/-, Bank: Rajshahi Bank (ALLA0210031), Ref. No. 281017000983078 on 28-10-2017, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2017, Page from 324739 to 324777
Being No 152311000 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.11.15 10:49:35 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15-11-2017 10:49:31
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)