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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

P 501421

Government of West Bengal
 Department of Public Works
 and
 P.W.D.


 [Official Stamp/Signature]

21 FEB 2018

C. K. Saha
 P.O.
 21.2.18

DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made on this 21st day of February, 2018 AD.

BETWEEN

8394 19 FEB 2018

Sl. No. Dt. Rupees - 1000/-

M/s. Sri / Smt. Riyajee Developers Pvt Ltd

Address- 68/39 Manik Bandopadhyay

P.S.

Vendor- Sri K. Dey

Santosh Kr. Dey
ALIPORE POLICE COURT
Kolkata-27

8394 - 1000 X 1 = 1000/-

Joy Kumar Halder
S/o P. K. Halder
High Court
P.O. G.P.O, Here street
Kolkata - 700001
Advocate



Signature
19 FEB 2018
ABDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

(1) **Shekhar Nath Mahalanabish**, (having PAN No. **AEBPM6059C**), son of Late Rabindra Nath Mahalanabish, by Nationality Indian, presently residing at- EE- 170/A 2 Saltlake Sector II, Bidhannagar(M), Bidhannagar C.K Market, North 24 Parganas, West Bengal, Pin- 700091, (2) **Anjali Mahalanobish**, (having PAN No. **BISPM8823Q**) wife of Late Pradyot ALIAS Prodyut Mahalanobish, by Nationality Indian, residing at- 72 School Road, P.O.- Purba Putiary, P.S.- Regent Park, Kolkata 700093, (3) **Ashoke Mahalanobish**, (having PAN No. **BXDPM5924N**) son of Late Prodyut Nath Mahalanobish, by Nationality Indian, residing at- 72 School Road, P.O.- Purba Putiary, P.S.- Regent Park, Kolkata 700093, (4) **Sanghamitra Chowdhury**, (having PAN No. **AFGPC9041N**) wife of Tapendra Chandra Chowdhury and daughter of Late Pradyut Nath Mahalanabish, by Nationality Indian, residing at- 168 B Talbagan Chakdah, P.O.- Purba Putiary, P.S.- Regent Park, Kolkata 700093, (5) **Uttam Mondal**, (having PAN No. **AMIPM9045R**), son of Late Rashbehari Mondal, by Nationality Indian, residing at- 29, Manik Bandyopadhyay Sarani, (formerly known as Moore Avenue), P.O. & P.S.- Regent park, Kolkata - 700 040 hereafter referred to as the **OWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PARTY**.

A - N - D

PRIYA JEET DEVELOPERS PRIVATE LIMITED, (having PAN No. **AAECP6318B**), a company incorporated under companies Act 1956, having corporate Identity No. U70109WB2008PTC125084 (2008-2009) and having registered office at 68/39, Manik Bandyopadhyay Sarani (formerly known as Moore Avenue), Kolkata - 700 040 represented by its Managing Director, **(1) Sri Uttam Mondal**; (having PAN No. **AMIPM9045R**), son of Late Rashbehari Mondal, **(2) Smt. Sima Rani Mondal**, (having PAN No. **ALHPM5960D**), wife of Sri Uttam Mondal, both by Nationality Indian, both are residing at 29, Manik Bandyopadhyay Sarani, (formerly known as Moore Avenue), P.O. & P.S.- Regent park, Kolkata - 700 040 hereinafter collectively referred to as the **DEVELOPER/ SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators, legal representatives and/or assigns) of the **SECOND PARTY**.

WHEREAS one Priyanath Mahalanobish (since deceased) by virtue of a registered deed of sale (Bengali Kobala) which was recorded in Book No.1, Volume No.38 at pages 193-198 being Deed No.2204 for the year 1957 at the office of the Sub-Registrar at Alipore, purchased all that piece and parcel of land measuring more or less 20 ½ decimals comprised in Mouza - Purbaputiary, J. L. No.43, R.S. 275,

Khatian No.211 at Dag No.119 under the then Police Station - Tollygunge in the District of South 24 Parganas are now within the limits of the Kolkata Municipal Corporation Ward No.114 being the Municipal Premises No.72, School Road, P.O. - Purbaputary, P.S. - Regent Park, Kolkata - 700 093 and thus became the absolute owner of the said property having the absolute right, title and interest over the said land.

AND WHEREAS after purchase of the said property and while the said Priyanath Mahalanobish had been possessing the said landed property died intestate on February 7th, 1957 leaving behind his three sons, namely, a) JatindraNath Mahalanobish (since deceased), b) RabindraNath Mahalanobish (since deceased,) c) Prodyot alias Prodyut Mahalanobish (since deceased) and three daughters namely, a) Amiya Chakraborty , b) Preeti Roy Chowdhury (since deceased) , c) Tripti Chakraborty as his legal heirs and successors; Each of them became the absolute owner of undivided 1/6th share of the said property by inheritance and thus, Tripti Chakraborty became the owner of undivided 1/6th share of the property, i.e., 1489.66 sq. ft. more or less.

AND WHEREAS the aforesaid Jatindranath Mahalanobish died intestate on January 5, 1981 leaving behind his wife Himani Rani

Mahalanobish and b) one son, namely, Soumen Mahalanobish and c) one daughter Krishna Ghoshal who also died intestate leaving behind her two sons, namely, Siddhartha Ghoshal and Santanu Ghoshal.

AND WHEREAS the aforesaid Rabindra Nath Mahalanabish died intestate on June 3, 1996 leaving behind a) his wife Basanti Mahalanobish who died on May 26, 2001 and b) his son Shekhar Nath Mahalanabish being Owner/First Party No. 1 and c) one daughter Rita Bose as his only legal heirs.

AND WHEREAS the aforesaid , Prodyot Mahalanobish died intestate leaving behind a) his wife, Anjali Mahalanobish being Owner/First Party No 2, and b) one son Ashok Mahalanobish being Owner/First Party No.3 and c) one daughter Sanghamitra Chowdhury being Owner/First Party No.4.

AND WHEREAS in the light of the above said facts and circumstances the First Party/Owners 1 to 4 became the co-sharers having absolute right, title, interest over respective **undivided proportionate share of ALL THAT** piece and parcel of land measuring more or less 20½ decimals comprised in Mouza - Purbaputiary, J. L. No.43, R.S. 275, Khatiyani No.211 at Dag No.119 under the then Police Station - Tollygunge in the District of South 24 Parganas are now within the limits of the Kolkata Municipal Corporation Ward No.114 being the Municipal Premises No.72, School

Road, P.O. - Purbaputary, P.S. - Regent Park, Kolkata - 700 093 (hereinafter referred to as the said property) more fully and particularly mentioned in the First Schedule herein-below.

AND WHEREAS Amiya Chakraborty died on 04.08.1991 leaving behind her 4 sons namely Shankar Chakraborty, since deceased; Satyesh Chakraborty, Samir Chakraborty and Sachis Chakraborty ;

AND WHEREAS THE SAID Shankar Chakraborty died on 05.03.2002 leaving behind his wife Bhabani Chakraborty and one daughter Madhusree Banerjee .

AND WHEREAS the said Satyesh Chakraborty died on 27.04.2007 leaving behind his wife Anima Chakraborty, 1(one) son namely Tanaji Chakraborty and 1(one) daughter namely Sangeeta Roy.

AND WHEREAS the said Samir Chakraborty died leaving behind his wife Sandhya Chakraborty, 1(one) son Samarjit Chakraborty and 1(one) daughter Nina Thimaiya.

AND WHEREAS Priti Roy Chowdhury died leaving behind her 3 daughters namely Ranjana Adhya @ Adaya , Gopa Nandi and Mila Bhattacharjee.

AND WHEREAS by a registered Deed of Sale **dated 22.08.2013** registered in the office of Additional District Sub-Registrar at Alipore and recorded at page no. 2320 to 2340 of CD vol. no. 29 of 2013 of Book No.I being deed no.06960 for the year 2013 one of the co-sharers namely A) SMT. SANDHYA CHAKROBORTY wife of Late

Samir Chakraborty and B) SRI SAMARJIT CHAKRABORTY son of Late Samir Chakraborty ,transferred her all right, title and interest over ALL THAT the undivided and proportionate 1/24th share of the said property being piece and parcel of land measuring more or less 360.33 square feet with 100 square feet structure thereupon comprised in Mouza PurbaPutiary , J.L. no. 43 , Khatian No. 211 at R.s. Dag no. 119 as per R.S. 275 in the district of South 24 Parganas in favour of the Owner no. 5 .

AND WHEREAS by a registered Deed of Sale **dated 16.12.2015** registered in the office of Additional District Sub-Registrar at Alipore and recorded at page no. 124261- to 124282 of CD vol. no. 1605 of 2015 of Book No.I being deed no.160508432 for the year 2015 one of the co-sharersnamely Bhawani Chakraborty, wife of Late Shankar Chakraborty ,transferred her all right, title and interest over ALL THAT the undivided and proportionate 1/24th share of the said property being piece and parcel of land measuring more or less 360.33 square feet with 100 square feet structure thereupon comprised in Mouza PurbaPutiary , J.L. no. 43 , Khatian No. 211 at R.s. Dag no. 119 as per R.S. 275 in the district of South 24 Parganas in favour of the Owner no. 5 .

AND WHEREAS by a registered Deed of Sale **dated 05.02.2016** in the office of Additional District Sub-Registrar at Alipore and recorded at page no. 24040 to 24059 of CD vol. no. 1605 of 2016 of

Book No.I being deed no.160500837 for the year 2016 one of the co-sharers namely Sachis Chakraborty , son of Late Amiya Chakraborty transferred her all right, title and interest over ALL THAT the undivided and proportionate 1/24th share of the said property being piece and parcel of land measuring more or less 360.33 square feet with 100 square feet structure thereupon comprised in Mouza PurbaPutiary , J.L. no. 43 , Khatian No. 211 at R.s. Dag no. 119 as per R.S. 275 in the district of South 24 Parganas in favour of the Owner no. 5 .

AND WHEREAS by a registered Deed of Sale **dated 20.12.2016** in the office of Additional District Sub-Registrar at Alipore and recorded at page no. 116451 to 116475 of CD vol. no. 1601 of 2016 of Book No.I being deed no.160103890 for the year 2016 the co-sharers namely A) SMT. ANIMA CHAKBORTY, wife of Late Satyesh Chakraborty, B) SMT. SANGEETA ROY , daughter of Late Satyesh Chakraborty, AND C) SRI TANAJI CHAKRABORTY , son of Late Satyesh Chakraborty jointly transferred her all right, title and interest over ALL THAT the undivided and proportionate 1/24th share of the said property being piece and parcel of land measuring more or less 360.33 square feet with 100 square feet structure thereupon comprised in Mouza PurbaPutiary , J.L. no. 43 , Khatian No. 211 at R.s. Dag no. 119 as per R.S. 275 in the district of South 24 Parganas in favour of the Owner no. 5 .

AND WHEREAS out of love and affection the said Tripti Chakraborty transferred her all right, title and interest over the undivided 1/6th share in the said property in favour of her niece, Sanghamitra Chowdhury by way of a registered deed of gift **dated 18.01.2017** being duly registered in the office of Additional District Sub-Registrar at Alipore and recorded at page no. 8478-8504 of vol. no. 1605 of 2017 and Book no.1 being deed no.160500328 for the year 2017.

AND WHEREAS the said Sanghamitra Chowdhury became the absolute owner of undivided (1/6th + 1/18th i.e. 2/9th share of the said property.

AND WHEREAS by a registered Deed of Sale **dated 26.4.2017** in the office of Additional District Sub-Registrar at Alipore and recorded at page no. 110285 to 110307 of CD vol. no. 1605 of 2017 of Book No.1 being deed no.160502278 for the year 2017 the co-sharers namely A) SMT. RANJANA ADHYA @ RANJANA ADAYA, daughter of Late Priti Roy Chowdhury, B) SMT. GOPA NANDI, daughter of Late Priti Roy Chowdhury, AND C) SMT. MILA BHATTACHARYA @ BHATTACHARJEE, son of Late Priti Roy Chowdhury jointly transferred her all right, title and interest over ALL THAT the undivided and proportionate 1/6th share of the said property being piece and parcel of land measuring more or less 1440 square feet with 100 square feet structure thereupon comprised in Mouza PurbaPutiary , J.L. no. 43 , Khatian No. 211 at R.s. Dag no.

119 as per R.S. 275 in the district of South 24 Parganas in favour of the Owner no. 5 .

AND WHEREAS by a registered Deed of Sale **dated 20.06.2017** in the office of Additional District Sub-Registrar at Alipore and recorded at page no. 95028 to 95049 of CD vol. no. 1605 of 2017 of Book No.I being deed no.160503575 for the year 2017 the co-sharers, namely A) SRI SAUMEN MAHALANABIS, Son of Late JatindraNath Mahalanabish, B) SRI SIDHARTHA GHOSAL son of Late Krishna Ghosal AND C) SRI SANTANU GHOSAL @ SANTANU DIPAK GHOSAL son of Late Krishna Ghosal jointly transferred her all right, title and interest over ALL THAT the undivided and proportionate 1/6th share of the said property being piece and parcel of land measuring more or less 1440 square feet with 100 square feet structure thereupon comprised in Mouza PurbaPutiary . J.L. no. 43 , Khatian No. 211 at R.s. Dag no. 119 as per R.S. 275 in the district of South 24 Parganas in favour of the Owner no. 5 .

AND WHEREAS in view of the aforesaid circumstances the Owners/First Party have their respective undivided proportionate shares in the schedule property as described below:

Sl. No.	Names of Owners/First Party	Extent of undivided share
1	Shekhar Nath Mahalanabish	1/12 th undivided proportionate share out of 20 ½ Dec. i.e. 1.708 decimal or i.e 744.83 sq.ft. more or less as per mention in earlier Deeds but 1.65 Dec.

		or 1 Cottah as per BL&LRO.
2	Anjali Mahalanobish	1/18 th undivided proportionate share out of 20 ½ Dec. i.e. 1.1388 decimal or 496.55 sq. ft. more or less as per mention in earlier Deeds but 1.09 Dec. or 10 chattak 30 Sqft. as per BL&LRO record.
3	AshokeMahalanobish	1/18 th undivided proportionate share out of 20 ½ Dec. i.e. 1.1388 decimal or 496.55 sq. ft. more or less as per mention in earlier deeds but 1.09 Dec. or 10 chattak 30 Sqft. as per BL&LRO record.
4	Sanghamitra Chowdhury proportionate share i.e. 1.1388 Decimal or 496.55 sq.ft proportionate share i.e 3.4166Decimal or 1489 .66 sq.ft.	1/18 th undivided more or less + 1/6 th undivided more or less out of 20 ½ Dec. i.e. 4.555 Decimal or 1986.21 sq.ft in total more or less as per mention in earlier deeds but 4.39 Dec. or 02 Cottah 10 chattak 30 Sqft. as per BL&LRO record.
5	UttamMondal	360.33 square feet x 4 =1441.32 square feet + 1440 square feet + 1441.32 square feet in total = 4322.64 square feet more or less as per Deed of Conveyance but 9.91 Dec. or 06 Cottah 00 chattak 08 Sqft. as per BL&LRO record.

AND WHEREAS the Owners/First Party desired to develop the schedule property. Some of the Owners executed an agreement with one another Developer's Company being M/S Glorius Construction Pvt. Ltd. having office at Municipal premises no. 27, School Road, Kolkata-700093 on 8th day of March, 2009 in accordance with the terms and conditions as stated therein and an unregistered General

Power of Attorney was also executed by the Owners/First Party in favour of one Samit Saha and Debasis Routh but on account of the disputes arose in between the Owners/First Party and the said Developer namely M/S Glorius Construction Pvt. Ltd. and the Power of Attorney executed in favour of the partners namely Samit Saha and Debasis Routh of the said developer was revoked by the Owners/First Party on June 3, 2011 and the same was also published in the Newspaper and communicated to the concerned attorney through the Advocate's letter.

AND WHEREAS by mutual consent the said Glorius Construction Pvt. Ltd and/or its Directors had relinquished all its right and interest in the scheduled property arisen out of the said agreement dated 8th March, 2009 on receipt of the consideration money by the subsequent agreement dated 26/9/12 and the Second Party herein has been agreed to enter into the agreement with the Owners/First Party for development of the schedule land. Thus, this agreement is being executed by and between the parties in the terms and conditions as stated herein below:

AND WHEREAS the owners desire to construct a multi storied building upon the said scheduled property, but on account of paucity of fund and lack of technical knowledge, the said desire could not be materialized and on fulfillment of such desire the owners herein were

in search of a person / firm / company who will undertake such constructional work on the said scheduled work by collecting men, materials and providing finance for construction of ground plus four storied building thereon.

AND WHEREAS knowing such desire of the owners, the developer herein became interested to undertake such constructional work by using his own finance and made a proposal to the owners to that effect and on discussion the owners herein became agreed to enter into an agreement allowing the said firm to undertake such construction on the said premises at the cost and expenses to be incurred by the said Developer under certain terms & conditions.

AND WHEREAS for avoiding any future litigations and complications, both the Owners and the Developer became agreed on certain terms and conditions and certain rights and obligations of which both the Parties will be binding upon which is hereinafter appearing.

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

ARTICLE - I
(DEFINITIONS)

Unless in this presents it is repugnant or inconsistent with:

1. **DEVELOPMENT AGREEMENT** means this Joint Venture Agreement executed by and between the OWNER and DEVELOPERS herein on this 21st day of February Two Thousand Eighteen.

2. **OWNERS** shall mean all the parties described hereinbefore as OWNERS/ FIRST Party

3. **DEVELOPERS / BUILDERS** shall mean **Priya Jeet Developers Private Limited**, having registered office at 68/39, ManikBandyopadhyaySarani (formerly known as Moore Avenue), Kolkata - 700 040 represented by its Managing Director, **1) Sri Uttam Mondal**; son of Late Rashbehari Mondal, **2) Smt. Sima Rani Mondal**, wife of Sri Uttam Mondal both residing at 29, Manik Bandyopadhyay Sarani, (formerly known as Moore Avenue), Kolkata - 700 040.

4. **SAID PLOT AND/OR LAND** shall mean all that piece and parcel of land measuring more or less 20 ½ decimals comprised in Mouza - Purbaputiary, J. L. No.43, R.S. 275, Khatian No.211 at Dag No.119 under the then Police Station - Tollygunge in the District of South 24 Parganas are now within the limits of the Kolkata Municipal Corporation Ward No.114 being the Municipal Premises No.72, School

Road, P.O. – Purbaputuary, P.S. – Regent Park, Kolkata – 700040 more fully and particularly described in the First Schedule hereunder.

5. **ARCHITECT** shall mean such person or firm who may be appointed as Architect by the Developers.

6. **BUILDING** shall mean the **Ground Plus Four storied Building** so to be constructed at the said plot of land in accordance with the building plans to be sanctioned by the appropriate authority of Kolkata Municipal Corporation with all its variations in accordance with law .

7. **COMMON SPACE AND FACILITIES** means and shall include corridor, passage ,ways, landing, stair-case, roof, lift ,water pump, etc. with electric installation and other spaces and facilities along with the right of easement whatever necessary for the maintenance and management and /or peaceful use of the Building to be constructed AND the same is described in the FOURTH SCHEDULE hereunder..

8. **COMMON EXPENSES** shall mean and include the cost of operating up-keeping and maintaining, as and when required, the common services and facilities of the building and shall include all taxes, charges, salaries, premium and other expenses payable in

respect hereof or incidental thereto as fully described in the FIFTH SCHEDULE hereunder written.

9. **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable and allocable to the said Units/Flats/Garages/Shop Rooms/Spaces to be constructed.

10. **PLANS** shall mean such building plan or plans as may be sanctioned by the appropriate authority of Kolkata Municipal Corporation for the construction of the **Ground Plus Four Storied Building** on the said plot of land more fully and particularly described in the **FIRST SCHEDULE** hereunder written together with all its amendments and modifications as may be done from time to time subject to sanction of the aforesaid Corporation.

11. **OWNERSHIP** shall mean the said unit to be constructed and erected by the Developer in terms of the agreement and the same shall always belong to and/or vest in the purchaser/purchasers subject to purchasers making payment of all the amounts payable by the purchasers to Developer in term of the Agreement.

12. **CO-PURCHASER/CO-BUYER/CO-OWNER** shall mean and include all the persons who have purchased or agreed to purchase the respective flat/flats and/or other space to be constructed as garage,

shop rooms in the building and/or other occupiers of the respective portions of the building including owner and developers.

13. TRANSFER with its grammatical variations shall include a transfer by possession and by other means adopted for effecting what is understood as a transfer for flat/unit in **Ground Plus Four Storied Building** to the purchasers.

14. TRANSFEREES shall mean the purchasers of Developers' share to whom any flat and/or, garage and/ or shop room and/or commercial space and/ or other space in the said building will be transferred.

15. SPECIFICATIONS shall mean the materials and specifications as are recommended by the Architect/Engineer for the time being and the same shall be final conclusive and binding on the Purchasers more fully and particularly described in the SEVENTH SCHEDULE hereunder written.

16. UNIT shall mean flats/apartments and /or commercial space and/or other space or spaces intended to be built-up and constructed by the Developers and/or constructed area capable of being exclusively held or occupied by any Owner /Purchaser/Transferee/ co-owner/co-purchaser/co-buyer.

17. **WORD** used in singular shall include plural and vice versa AND **WORD USED IN MASCULINE** shall include the feminine and neuter gender and viceversa.

ARTICLE-II

- 1 **OWNER'S SHARE/ALLOCATION** shall mean all that
- a) **ONE FLAT** of having more or less **1120 square feet** super built up area consisting of 3 (three) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 2nd floor on North West side of **Block A** along with 1(one) car parking on ground floor in favour of Anjali Mahalanabish and Ashoke Mahalanabis jointly being the Owner no.s 2 & 3 and
 - b) **ONE FLAT** of approximately **1300 square feet** super built up area more or less consisting of 3(three) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony on 2nd floor on North East side of **Block B** in favour of Sanghamitra Chowdhury being the Owner no. 4 and
 - c) **ONE FLAT** of approximately **780 square feet** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony on 4th floor on South East Side of **Block A** along with 1(one) open car parking space on ground floor in favour of Shekhar Nath Mahalanabish, Owner no. 1.

d) **6(SIX) flats in favour of the Owner no. 5 i.e. Uttam Mondal** the details of which is as follows :

- i) **One flat of 785 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 1st floor on South West side of **Block A** along with 1(one) car parking on ground floor and
- ii) **One flat of 785 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 3rd floor on South West side of **Block A** along with 1(one) car parking on ground floor and •
- iii) **One flat of 780 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 3rd floor on South East side of **Block A** along with 1(one) car parking on ground floor and
- iv) **One flat of 780 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 4th floor on South West side of **Block A** along with 1(one) car parking on ground floor and
- v) **One Flat of 775 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room,

1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 1st floor on North East side of **Block B** and

- vi) **One flat of 1080 Sq.ft** super built up area more or less consisting of 3(three) bedrooms, 1 (one) living dining room, 1(one) kitchen, 2(two) toilets, 1(one) balcony situated on 1st floor on South East side of **Block B** along with 1(one) car parking on ground floor to be built in the scheduled land along with the undivided proportionate share of the said land underneath fully and particularly described in the FIRST SCHEDULE hereunder TOGETHER WITH common area and facilities mentioned in the FOURTH SCHEDULE hereunder written AND cost and expenses and outgoings and obligations mentioned in the FIFTH SCHEDULE hereunder written AND several restrictions mentioned in SIXTH SCHEDULE hereunder written and which will be allocated to the Owners / First Party no. 1 to 5 as stated above subject to the conditions stated as follows :

- a) As earlier it was agreed by and between the parties that the Owner no. 1 will get a flat of approximately 650 sq.ft super built up area but now it is agreed by and between the parties that upon payment of Rs. 1(one) lakh at the time of delivery of possession to the developer by the owner no 1, one flat of approximately **780 square feet** super built up area consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony on 4th floor on South

East Side of **Block A** along with 1(one) open car parking space on ground floor will be allotted to him .

- b) The consideration money of **Rs. 10,000/- (Rupees Ten Thousand)** only has already paid to the OWNER no. 3 on 26th September 2012 details of the payment of which is mentioned in Second Schedule.

OWNERS' SHARE/ALLOCATION is more fully and particularly described in the **SECOND SCHEDULE** hereunder written.

The Owners further undertakes that after as per Building Plan being sanctioned by the Kolkata Municipal Corporation if the area of any flat of the Owners' allocation varies, the owners will remain bound to accept the same and the difference in the super built up area , if any will be compensated by consideration money being valued as per Government rate prevailing at the time of delivery of possession of the flats by the Developers to the Owners . Owners will not interfere with any right reserved by the Developer.

2. **DEVELOPER'S SHARE** shall mean the entire portion save and except the Owners' share/allocation of the said building comprised in any floor of the Building to be constructed on the said plot of land comprising of the flat and/or garage and/or Shop room and/or other space along with undivided proportionate share of the said land described in the First Schedule TOGETHER WITH common area and facilities mentioned in the **FOURTH SCHEDULE** hereunder written

TOGETHER WITH cost and expenses and outgoings and obligations mentioned in the FIFTH SCHEDULE hereunder written TOGETHER WITH several restrictions mentioned in SIXTH SCHEDULE hereunder written and all other areas including open space, covered space, common area and other rights allotted to the Developer hereinafter referred to as the "**DEVELOPER'S ALLOCATION**" which is more fully and particularly described in the **THIRD SCHEDULE**.

ARTICLE - III
(BUILDING)

1. The Developer will at their own cost and expenses construct and complete the **Ground Plus Four Storied Building** on the said plot within the time specified hereunder in accordance with the sanctioned building plan with materials and specifications as shown in the SEVENTH SCHEDULE hereunder written or as may be specified by the Architect from time to time which may have extended meaning in future in accordance with the terms and conditions of this Agreement.

2. Subject to the terms and conditions mentioned herein, the decision of the Developer regarding the quality of the materials and/or any specification certified by its Architect/Engineer shall be final and binding between the parties hereto.

3. The Developer at its own cost and expenses shall install and erect the said building and also pump, water storage tank, overhead reservoirs, in the said building .Temporary electric connection without fittings shall be provided in the Building by the Developer at its cost and expenses until permanent electric connection is obtained and other facilities as agreed by the Developer will be provided by the Developer in the building having self contained flat/flats constructed for sale of flat/flats and other spaces but separate electric meters shall however be arranged upon payment of costs as would be required for installations of such meter for supply of electricity in each flat by the respective purchaser/transferee.

4. The Developer shall be authorized in the name of the owner so far as necessary to apply for obtain quotas entitlements and other allocation of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to apply similarly for and obtain temporary and permanent connections of water, electric power, drainage sewerage to the said building and other facilities required for construction or enjoyment of the building for which the owner shall execute in favour of the Developer General Power of Attorney (both registered and unregistered) or other authority or authorities as shall be required by the Developer.

5. The Developer shall at its own cost and expenses construct and complete the **Ground Plus Four Storied Building** including the owners' allocation in accordance with the sanctioned building plan and as per specification of materials mentioned in the SEVENTH SCHEDULE hereunder written within **a period of 36 months from the date of sanction of the building plan** by the Appropriate Municipal Authority or the delivery of vacant possession of the said building whichever will be later .

6. All costs, charges and expenses including Municipal Fees and Architect'/Engineers' Fees during the period of and relating to and/or concerning construction of the building shall be borne and paid by the Developer and the Owner shall not bear any cost and/or expenses in any respect.

ARTICLE - IV
(COMMENCEMENT AND TERM)

This agreement will commence on and from the date of signing this agreement and shall remain in force until all the flats and/or other space comprised in the Developers' Share or any other right will be transferred to the transferees and the Developer is responsible to complete the construction of the building and within a period of 36 months from the date of sanction of the building plan by the Appropriate Authority of Kolkata Municipal Corporation or from the date of delivery of vacant possession whichever will be later. Such

term of this contract may be extended on account of FORCE MAJEURE or otherwise for unavoidable delay which is beyond the control of the Developer and the Developer will not remain responsible for any such delay.

ARTICLE V
(DEVELOPERS' OBLIGATIONS)

1. The Developer hereby agrees and covenant with the Owners not to do any act deed or thing whereby the owners are prevented from enjoying or selling/assigning and or disposing or otherwise dealing with any of the owners' share/ allocation in the building.
2. The Developer will remain bound to install or effect separate electric connection and/or separate electric meter to each of the flat allotted to the owners at the cost of the owners.

ARTICLE - VI
(OWNERS' OBLIGATIONS)

1. The Owner nos. 1 to 4 have agreed to handover the possession of the undivided proportionate share of the scheduled property under their occupation , more fully and particularly described in the FIRST SCHEDULE hereunder written, to the Developer at the time of execution of this agreement.

2. Subject to preceding clauses, the Owner hereby grant exclusive permission to the Developer to construct, erect and complete the proposed **Building** on the proportionate share of the said plot of land including the owners' allocation of the said proposed building in accordance with the sanctioned building plan as per specification mentioned in the SEVENTH SCHEDULE hereunder written.

3. The Developers' shall be exclusively entitled to the Developers' allocation in the building with the rights to transfer or otherwise deal with or dispose of the same and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developers' allocation by the developer or Developer's purchaser or nominee and Developer will be entitled to all sale consideration of Developer's allocation.

4. The Owner shall execute a registered General Power of Attorney authorizing the Developer to make agreement for sale and conveyance or conveyances to transfer and convey the flat or flats, commercial space of the proposed building comprised in the Developers' allocation only and the Owner will remain responsible to execute and/or sign the Deed of conveyance, if required, by signing on behalf of owner unto and in favor of the intending buyers of the flats including proportionate share of land comprised in the Developers' Share as nominee of the Developers. The Developer shall be entitled to sell out

its/his allotted portion to any purchaser or purchasers to be selected by the Developer and will be entitled to receive entire sale consideration in its/his own name and will be entitled to sign and execute and register necessary Deed of Conveyance or Conveyances on behalf of the owner and to present the said Deed of Conveyance or Conveyances before any Registrar, Additional Sub-Registrar or Sub-Registrar competent to Registrar the documents and to admit the execution thereof on behalf of the owner.

5. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said **Ground Plus Four Storied Building** on the said plot of land by the Developer.

6. The Owners hereby agree and 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 of the Developer's allocation and/or selecting the person in whose favor the Developer shall sell/transfer the Developer's allocation.

7. The Owners agree and undertake that in the event of any death of anyone of the Owners before completion of the project this

Agreement shall subsist and the terms and conditions agreed upon herein between the parties hereto shall be binding upon the legal heir or heirs and successors-in-interest of the owner and they shall do all such acts, deeds and things do and perform and discharge their duties as successors-in-interest of the owner in the terms of this agreement. That in case of death of the Owner the legal heirs and representatives of the said deceased owner shall be bound to execute to the Developer fresh Power of Attorney (Both registered and unregistered) on the same terms and conditions without any change of any terms and conditions or demands mentioned in these presents.

8. That the Owners undertake that during the continuance of this agreement they must not enter into any agreement with the third party to negotiate in respect of the aforesaid plot of land or any part thereof more fully and particularly described in the FIRST SCHEDULE hereunder written in any way whatsoever.

9. The Owners undertake and declare that before commencement of this agreement any other preceding agreement with any third party, if any, in connection with the said land mentioned in the First Schedule had been cancelled and the owner will execute a registered Deed of Declaration to that effect that no other Development Agreement and/or any Agreement for Sale and/or any other agreement executed by the Owner with any third party in respect of

the property mentioned in the SCHEDULE A is in force on the date of commencement of this agreement.

10. The Owners further undertake and declare that they have furnished the details of co-sharers of the scheduled land by inheritance or otherwise without suppressing any fact and in contrary thereto the Owners will remain bound to indemnify the Developer against any claim, if any, raised in future by any other person claiming him/her as a legal heir or successor in respect of the scheduled property.

11. It is agreed that the owners will pay all taxes and/or rates due to any authority in respect of the scheduled property till the date of delivery of possession and upon completion of the proposed **Building** and upon handing over the possession of the Owner allocated portion by the Developer all proportionate levies and taxes which will be finally assessed by the Corporation relating to the Owners' allocated portion in the proposed **Ground Plus Four Storied Building** will be paid by the Owners from the date of taking over the possession of his allotted portion.

12. The owner shall not be entitled to claim any other portion or portions of the constructed proposed **Building** other than the owners' allocated share and/or portion mentioned in SECOND SCHEDULE

hereunder written. Further the owner shall not be entitled to claim any amount of sale proceeds of the Developer's allocated portion, nor shall be entitled to claim any aforesaid amount of sale proceeds of Developers' allotted portion received by the Developer as Constituted Attorney on behalf of the Owners' herein. The owner, Developer and/or its nominees shall have common right over the land, passage, underground water reservoir overhead water tank, stair, stair case, drainage, septic tank, open spaces, landing, roof etc. mentioned in the FOURTH SCHEDULE written below in common with the Developer and/or with the purchasers of the flat/unit under developers' allocated portion.

13. The Developer shall be entitled to fix its sign board on the said property, plots of building and flat for advertisement and insertions and insertions in news papers or other advertising media and to choose a name of the new **Ground Plus Four Storied Building**.

14. It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of the Developer's Allocation (except the Owner allocation) with different prospective buyers and simultaneously sell out Developers' allotted flats or other spaces to the prospective buyers against such monetary consideration which shall be determined solely by the Developer in which the Landowner shall not interfere in any manner whatsoever for the purpose of execution of

the deed of conveyance in respect of the different portion in favor of different buyers and for that the Developer will be entitled to sign on behalf of the owner.

15. Simultaneously with the execution of these presents the Developer shall demolish the existing old dilapidated building and remove the debris. The debris and all other rubbish and other materials coming out from the existing building shall be the property of the Developers.

16. The owners will not interfere with any right reserved by the Developer in any way and the owners will remain bound to take delivery of possession of the owners' allocation within 1 month from the date of receipt/service of notice for delivery of possession issued by the Developer.

17. The Owners will remain bound to provide their addresses to the Developer after being shifted to the new address. If the notice for delivery of possession be dispatched to the address mentioned herein or supplied by the owners and if the notice remains unclaimed or refused to be accepted by any of the owners that will amount to be served upon the concerned owner.

ARTICLE - VII
(OWNER RIGHT)

The owner shall be entitled to transfer and otherwise deal with the owner's allocation in the building in the manner they like more fully and particularly described in the SECOND SCHEDULE hereunder written. The Owners will not have any right to interfere or raise any objection to the right reserved by the Developer.

ARTICLE - VIII
(CONSIDERATION)

In Lieu Owner's allotted portion mentioned above and on payment of some consideration as stated hereunder the owner do hereby grant, exclusive right to the Developer to construct one **Ground Plus Four Storied Building** on the land described in the FIRST SCHEDULE and also authorize Developer herein to sell its (i.e. developer) allotted portion to the intending purchaser or purchasers to be selected by the Developer.

ARTICLE - IX
(DEVELOPERS' RIGHT)

1. The Developer will hold possession of the said plot of land and the Developer shall have the authority to construct the **Ground Plus Four Storied Building** on the said plot of land of the said premises mentioned in the First Schedule written below, sanctioned by Kolkata Municipal Corporation as per terms and conditions of this agreement.

2. If any amendment or modification is to be required in the said building plans the same shall be made by the Developer at its own cost and expenses on behalf of the Owner and the Developer will pay and bear all fees including Architect's fees and Corporation charges and expenses required to be paid or deposited, for such amendment and/or modification of the building plans.

3. The Developer will be entitled to enter into agreement with the intending Purchaser for selling their (Developers') allotted portion (excluding to Owners' share) and shall settle terms with the prospective buyers of flats and will be entitled to execute the Agreement or Agreements by signing on behalf of the owner in favour prospective purchaser or purchasers in respect of Developer's Allotted portion and Developer will be entitled to sell its/his allotted portion with the proportionate share of the said land to the said intending buyers and will be entitled receive the earnest money and/or part payment and also the entire sale consideration of Developer's Allotted portion. The Developer will be entitled to deliver the flat or flats of Developer's Allotted portion to any intending purchaser or purchasers to be nominated by it/him.

4. The Developer reserves its right to use or to make further construction on the roof in accordance with law and in that case the extended construction will be considered as the part of the BUILDING

and will be included in all definitions or clauses mentioning the term "Building" mentioned herein and the roof upon the extended construction will be considered as roof as common space . The owners and/or any person claiming through the owners or any purchaser will have no right to interfere or raise any objection to the right reserved by the Developer.

5. The Developer shall also be entitled to accept and receive the entire sale consideration price of the said flats, from the prospective buyers relating to Developers' allocated share in the said proposed **Building** referred to as the saleable area and can issue receipt acknowledging such amount.

ARTICLE - X
(Miscellaneous)

1. The Owner and Developer have entered in this Agreement purely for construction and development of the said land mentioned in the First Schedule hereunder by constructing **Building**.

2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds/ acts and things not herein specified may be required to be done by the Developer and for which Developer may need the authority of the owner and various applications and other document may be required

to be signed or made by the owner relating to which specified provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and things and the Owners, if necessary, shall execute necessary papers, forms, documents, additional power of attorney or attorneys, writing, writings as may be required by the Developer for the purpose and the Owners also undertake to sign perform and execute all such acts, deeds, matters and things which will be required for the purpose of satisfaction of this agreement.

3. Any notice required to be given by the Developer shall be deemed to have been served upon the owner if delivered by hand and duly acknowledgement or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served to the Developers, if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due to the Developer at its/his above named address.

4. Any dispute or difference which may arise between the parties regarding the construction meaning and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction shall be in accordance with law in any courts at Kolkata.

5. The Developer / Parties will have right to amalgamate the different plots, if necessary.
6. Amendments of this Agreement may be made on mutual consent of the parties.
7. If any clause of the Agreement will be declared illegal/invalid by any court of law, the agreement excluding that clause will remain in force.

ARTICLE - XI
[OWNERS' REPRESENTATION AND INDEMNITY]

1. The Owners hereby undertake that the Developer will be entitled to the sale consideration and shall enjoy Developers' allocation without any interference or disturbance from the owner.
2. The Owners also further declare that they will never execute any instrument or their predecessor-in-interest never executed any instrument in respect of the property under this agreement and even if so the said instruments have no force at all and nobody including their inheritance cannot in anyway take advantage of the said instruments.

3. The owners declare that the said property is free from all encumbrances, charges and lis-pendence and no one excepting owners is having right, title, interest over the property and the owners are entitled to enter into this agreement with the developer and owners do hereby keep indemnified the developer for any losses may be suffered by the developer due to defect in the title of the owner or any sort of mis-representation made by the Owners.

4. The Owners also declare that there is no other Development Agreement in force with any third party in respect of the property mentioned in the FIRST SCHEDULE.

5. The Owners declare that they will have no right to interfere with the right reserved by the Developer.

ARTICLE - XII
(DEVELOPER'S REPRESENTATION AND INDEMNITY)

1. The Developer hereby undertakes to keep the owner indemnified from against all third party's claim and actions arising out of any part of the act or commission of the Developer in or relating to the construction of the said building.

2. The Developer undertakes to comply with all the formalities the obligations stated herein for the purpose of Development and/or construction of the said building within the stipulated period and

shall hand over the peaceful and vacant possession of the owner's allocation to the owner after completion of the building and having the Completion certificate forthwith.

3. The Developer reserves its right to use or to make further construction on the roof in accordance with law and in that case the extended construction will be considered as the part of the BUILDING and will be included in all definitions or clauses mentioning the term "Building" mentioned herein and the roof upon the extended construction will be considered as roof as common space. The owners and/or any person claiming through the owners or any purchaser will have no right to interfere or raise any objection to the right reserved by the Developer.

ARTICLE - XIII
(FORCE MAJEURE)

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performances of the relating obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the durations of the force majeure.

2. Force majeure shall mean earthquake, riot, war, storm, tempest civil commotion which is beyond the control of any of the parties.

ARTICLE - XIV
(TITLE DEED)

The original papers of the said land, more fully and particularly described in the First Schedule hereunder written, during the continuation of this Agreement and shall be kept with the Developer till completion of the sale of the flats comprised in the Developer's allocation and all interested person shall be entitled to have inspection and make extract there from.

ARTICLE - XV
(JURISDICTION)

The Owners shall have the right to sue against the Developer under Specific Relief Act in the event of failure to deliver vacant possession to the Owner share by the Developer as per SECOND SCHEDULE within the stipulated period. The Developer also shall have the option to enforce specific performance of contract in case of failure on the part of the owner to comply with any or more provisions of this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO:

Schedule A
[DESCRIPTION ON ENTIRE LAND]

ALL THAT piece and parcel of land measuring more or less 20 ½ decimals measuring about 8929.80 square feet more or less having multiple structure 4500 sq. ft. comprised in Mouza - Purbaputuary, J. L. No.43, R.S. 275, Khatian No.211 at Dag No.119 under the then Police Station - Tollygunge in the District of South 24 Parganas are now within the limits of the Kolkata Municipal Corporation Ward No.114 being the Municipal Premises No.72, School Road, P.O. - Purbaputuary, P.S. - Regent Park, Kolkata - 700 093 which is butted and bounded by as follows:

ON THE NORTH : 13 ft. Wide K.M.C. Road

ON THE SOUTH : Vacant Land

ON THE EAST : Land of Mr. Nandy @ Nandi

ON THE WEST : 16 ft. Wide K.M.C. Road

SCHEDULE B
[DESCRIPTION OF LAND INVOLVED IN THIS AGREEMENT]

ALL THAT piece and parcel of undivided un-demarcated PLOT OF LAND OUT of THE ENTIRE PLOT OF LAND measuring more or less 20 ½ decimals measuring about 8929.80 square feet more or less comprised in Mouza - Purbaputuary, J. L. No.43, R.S. 275, Khatian No.211 at Dag No.119 under the then Police Station - Tollygunge in the District of South 24 Parganas are now within the limits of the

Kolkata Municipal Corporation Ward No.114 being the Municipal Premises No.72, School Road, P.O. – Purbaputuri, P.S. – Regent Park, Kolkata – 700 093 which is butted and bounded by as follows:

ON THE NORTH : 13 ft. Wide K.M.C. Road

ON THE SOUTH : Vacant Land

ON THE EAST : Land of Mr. Nandy @ Nandi

ON THE WEST : 16 ft. Wide K.M.C. Road

SECOND SCHEDULE ABOVE REFERRED TO:
(Owner's Allocation)

OWNER'S SHARE/ALLOCATION shall mean all that

- a) **ONE FLAT** of having more or less **1120 square feet** super built up area consisting of 3 (three) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 2nd floor on North West side of **Block A** along with 1(one) car parking on ground floor in favour of Anjali Mahalanabish and Ashoke Mahalanabis jointly being the Owner no.s 2 & 3 and
- b) **ONE FLAT** of approximately **1300 square feet** super built up area more or less consisting of 3(three) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony on 2nd floor on North East side of **Block B** in favour of Sanghamitra Chowdhury being the Owner no. 4 and

- c) **ONE FLAT** of approximately **780 square feet** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony on 4th floor on South East Side of **Block A** along with 1(one) open car parking space on ground floor in favour of Shekhar Nath Mahalanabish, Owner no. 1.
- d) **6(SIX) flats in favour of the Owner no. 5 i.e. Uttam Mondal** the details of which is as follows :
- i) **One flat of 785 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 1st floor on South West side of **Block A** along with 1(one) car parking on ground floor and
- ii) **One flat of 785 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 3rd floor on South West side of **Block A** along with 1(one) car parking on ground floor and
- iii) **One flat of 780 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 3rd floor on South East side of **Block A** along with 1(one) car parking on ground floor and

- iv) **One flat of 780 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 4th floor on South West side of **Block A** along with 1(one) car parking on ground floor and
- v) **One Flat of 775 Sq.ft** super built up area more or less consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony situated on 1st floor on North East side of **Block B** and
- vi) **One flat of 1080 Sq.ft** super built up area more or less consisting of 3(three) bedrooms, 1 (one) living dining room, 1(one) kitchen, 2(two) toilets, 1(one) balcony situated on 1st floor on South East side of **Block B** along with 1(one) car parking on ground floor be built in the scheduled land along with the undivided proportionate share of the said land underneath fully and particularly described in the FIRST SCHEDULE hereunder **TOGETHER** WITH common area and facilities mentioned in the FOURTH SCHEDULE hereunder written AND cost and expenses and outgoings and obligations mentioned in the FIFTH SCHEDULE hereunder written AND several restrictions mentioned in SIXTH SCHEDULE hereunder written and which will be allocated to the Owners / First Party no. 1 to 5 as stated above subject to the conditions stated as follows :

- a) As earlier it was agreed by and between the parties that the Owner no. 1 will get a flat of approximately 650 sq.ft super built up area but now it is agreed by and between the parties that upon payment of Rs. 1(one) lakh at the time of delivery of possession to the developer by the owner no 1, one flat of approximately **780 square feet** super built up area consisting of 2(two) bedrooms, 1 (one) living dining room, 1(one) kitchen , 2(two) toilets, 1(one) balcony on 4th floor on South East Side of **Block A** along with 1(one) open car parking space on ground floor will be allotted to him .
- b) That mean all that the payment of consideration money of **Rs. 10,000/- (Rupees Ten Thousand Only)** has already paid to the OWNER no. 3 on 26th September 2012 details of payment of which is given below.

The Owners further undertakes that after as per Building Plan being sanctioned by the Kolkata Municipal Corporation if the area of any flat of the Owners' allocation varies, the owners will remain bound to accept the same and the difference in the super built up area, if any will be compensated by consideration money being valued as per Government rate prevailing at the time of delivery of possession of the flats by the Developers to the Owners. Owners will not interfere with any right reserved by the Developer.

Owners will not interfere with any right reserved by the Developer.

THIRD SCHEDULE ABOVE REFERRED TO:
(Developer's Allocation)

ALL THAT remaining portion of the newly constructed Building excluding the Owners' Share /Allocation and comprised in ground floor, second floor, third floor and fourth floor to be constructed on the said plot of land comprising of the flat and/or other space along with undivided proportionate share of said land TOGETHER WITH common area and facilities mentioned in the FOURTH SCHEDULE hereunder written TOGETHER WITH cost and expenses and outgoings and obligations mentioned in the FIFTH SCHEDULE hereunder written TOGETHER WITH several restrictions mentioned in SIXTH SCHEDULE hereunder written and all other areas including open space, covered space, common area and all right of easement and/or other right as required for peaceful enjoyment of the same.

FOURTH SCHEDULE ABOVE REFERRED TO:
[Common Areas and Facilities]

The common areas and the common parts mentioned in this agreement:

- a) Staircase on all the floors.
- b) Staircase landing on all floors including the roof of the building.

- c) Water tank, water pipes and other common plumbing installations.
- d) Electrical wiring meters.
- e) General common elements of all appurtenance and facilities and other items which are not part of the "SAID UNIT".
- f) All land and premises described in the Second Schedule hereinabove written whether improved or unimproved.
- g) Exterior conducts utility lines and underground storage tanks.
- h) Public connection meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside the complex.
- i) Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
- j) All elevations including shafts walls machine rooms and apartments facilities.
- k) All other facilities of elements or any improvement outside the unit but upon the said building which is necessary for convenient to the existence management operation maintenance and safety of the building or normally in common use.
- l) The foundation fittings columns girders beams supports exterior walls of the "SAID UNIT", side or interior load bearing walls within the complex or concrete floor slab except the roof slab and all concrete ceiling and all stair cases in the said buildings.

- m) Conduits utility lines telephone and electrical systems contained within the said building.

FIFTH SCHEDULE ABOVE REFERRED TO:
[Costs expenses and outgoings and obligations for which all
Purchasers are to contribute proportionately.]

- a) The expenses for maintaining, repairing, decorating act, of the main structure and in particular the matter pit and drains, water pipes, electric wires in and under or upon the building and enjoyed or used by the owner in common with the other occupiers other Vendors and the main stair case, entrance, passage, landing associations room of the building and the boundary walls etc.

- b) The costs of cleaning and lighting the passage landings staircase and other common parts of the building as enjoyed or used by the intending purchaser and/or co-sharer in common with the owner as aforesaid.

- c) The cost of decorating the exterior of the building.

- d) The cost of working and maintenance of electrical installations and over lights, service charges.

- e) Municipal Taxes and other Taxes/Levies.

f) The flat owner association may determine other incidental expenses for the maintenance of the building.

SIXTH SCHEDULE ABOVE REFERRED TO

a) Not to carry on or permit to be carried on upon the "SAID UNIT" any offensive of unlawful business whatsoever not to do or permit to be done anything in the said unit which may be illegal or forbidden under any law forth time being in force.

b) Not to demolish or cause to be demolished or damaged the "SAID UNIT" or any part thereof.

c) Not to do or permit to be done any deed or thing which may render void or void able any insurance of any flat/unit or any part thereof or cause any increased premium to be payable in respect thereof.

d) Not to claim division or partition of the said land and / or the common areas.

e) Not to decorate the exterior of the building unit / flat which will be harmful for the UNIT STRUCTURE of the Building.

- f) Not to throw or accumulate any dirt rubbish or other refuse or permit the same to be thrown or accumulated in his said unit or any portion of the building.

SEVENTH SCHEDULE ABOVE REFERRED TO:

1. **Foundation** : The building is designed of R.C.C. footings and frame.
2. **Walls** : All the external wall shall be 200 mm thick brick wall with cement plaster. All internal partition walls shall be 75 mm thick brick wall with both side cement plaster. Walls between two flats 125 mm thick.
3. **Doors** : All Sal/Hillock wood frames and all door shutters shall be 32 mm thick flush doors with commercial ply. Verandah door will be flush door with water proof ply & bathroom door will be of PVC door.
4. **Window** : All the windows shall be Aluminum channel sliding with grill

5. **Verandah Grills** **MS** : Verandah will be covered with grill up to a height of 1m.
6. **Flooring** : All the flooring shall be in complete in Marble finish / Vitrified Tiles, skirting in 100 mm high kitchen and bath with privy and W.C. flooring complete marble finish. The toilet shall have 6'-0" high glazed tiles (white printed or designed or colored) as per developers choice over skirting on all sides, Kitchen shall have a table of 5'x2'6" Granite top with stainless steel sink along with glazed tiles up to a height of 2'6" on black stone top.
7. **Internal Finish** : All internal walls and ceiling of living rooms and verandah completely finished with Putti.
8. **Sanitary Plumbing** **&** : All the internal horizontal soils and waste water pipe shall be 50 mm & 100 mm dia C.I./PVC pipes joint in cement. All the vertical soil, vent and waste pipes shall be 50 mm, 100 mm dia polythene pipes joint with cement mortar and exposed to wall. All rain water pipes shall be 100 mm dia in polythene. All the water supply pipes shall be G.I./PVC exposed to walls.

All the sanitary and each toilet of 1 no. white European/Indian commode with low downplasto cistern, 1 non white basin would be provided and shower with cold water provision. All bathroom fittings such as stop cock, bib cock, pillar cock etc. will be in Jaquar/Essco.

- 9. Roof** : Net Cement
- 10. Water Supply** : Each flat will be provided water supply line from over head tank. Overhead tank shall be fitted up by water pump from underground (semi) water reservoir for all the flats K.M.C. water will be provided.
- 11. Extra Charges** : Extra charges shall be applicable for transformer, Power backup and Mother Meter.
- 12. Extra Work** : The developer will charge for all extra works other than the specification above.

IN WITNESS WHEREOF the Owner and the Developer hereto set and subscribed their respective hands and seals to this Deed on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

By the **OWNER** at Kolkata

In the presence of :-

i) Joy Kumar Halder
(Advocate)
High Court, Calcutta.

ii) Sahasrajit Ray
96, Chandi Ghosh Road
Kolkata - 700 090

1. Shekhar Nath Mahalanobish
Ajeli Mahalanobish

2.
3. Ashoke Mahalanobish

4. Sengharnitachowdhury

5. Chittam Mondal

SIGNATURE OF THE OWNERS

For PRIYA JEET DEVELOPERS (P) LTD

For PRIYA JEET DEVELOPERS (P) LTD

Chittam Mondal
DIRECTOR

Sirnarayan Mondal
DIRECTOR

SIGNATURE OF THE DEVELOPER

RECEIPT

RECEIVED a sum of **Rs. 10,000/- (Rupees Ten Thousand Only)** on
by cash as consideration from the herein named owner.

MEMO OF CONSIDERATION

SLNO	NAME	BANK	CHEQUENO	DATE	AMOUNT
1.	Ashoke Mahalanobish	Cash	X	26/09/2012	10,000/-

TOTAL : Rs. 10,000/-

i) Joykumar Halder
(Advocate) **(Rupees Ten Thousand Only)**

ii) Sahasrajit Ray

Ashoke Mahalanobish

SIGNATURE OF THE OWNERS

Drafted and prepared by :

Pankaj Chatterjee
Advocate
Regd NO - WPT/382/P3.

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature *Sheran Nath Mahalanobish*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ANJALI MAHALANOBISH

Signature *Anjali Mahalanobish*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ASHOKE MAHALANOBISH

Signature *Ashoke Mahalanobish*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANGHAMITRA CHOWDHURY

Signature Sanghamitra Chowdhury



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name UTTAM MONDAL

Signature Uttam Mondal



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SIMA RANI MONDAL

Signature Sima Rani Mondal

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

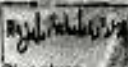
ANJALI MAHALANOBISH

RAMCHANDRA MUKHERJEE

24/12/1930

Permanent Account Number

BISPM8823Q


Signature



Anjali Mahalanobish

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTITSI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

ASHOKE MAHALANOBISH
PRODYUT NATH MAHALANOBISH

25/12/1953
 Permanent Account Number
BXOPM5924N


 Signature




Ashoke Mahalanobish

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

इस कार्ड के खोने/पाने या कृपया सूचित करें/लौटायें :
 आयकर पत्र सेवा यूनिट, UTTISI,
 प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
 नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANGHAMITRA CHOWDHURY
PRADYUT NATH MAHALANABISH

02/01/1958

Permanent Account Number

AFGPC9041N

Sanghamitra Chowdhury
Signature



Sanghamitra Chowdhury

In case this card is lost /
Income Tax PAN Service Unit,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

Form / return to :

यह कार्ड खो जाने पर कृपया सूचित करें/सीटिंग :
आयकर पैन सेवा यूनिट, L1181,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Uttam Mondal

आयकर विभाग
INCOME TAX DEPARTMENT
UTTAM MONDAL
RASHBENARI MONDAL

28/06/1969
Permanent Account Number
AANPM9045R

Uttam Mondal
Signature

भारत सरकार
GOVT. OF INDIA



01000182

आयकर विभाग

INCOME TAX DEPARTMENT

SIMA RANI MONDAL

SANTI BHANGAR

03/12/1978

Permanent Account Number

ALHPM59800

Sima Ranimondal

Signature



भारत सरकार


GOVT OF INDIA




27/03/2010



celtane Montel


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

ZZC1320704




নির্বাচকের নাম : জয় কুমার হালদার
 Elector's Name : Joy Kumar Halder
 পিতার নাম : পঞ্চু কুমার হালদার
 Father's Name : Panchu Kumar Halder
 লিঙ্গ/Sex : পুরু/ M
 জন্ম তারিখ/ Date of Birth : 08/01/1987

Joy Kumar Halder

ZZC1320704

ঠিকানা:
 ডালি পারা দক্ষিণাংশ, কোলকাতা মিউনিসিপাল
 কর্পোরেশন, রিজেন্ট পার্ক, দক্ষিণ ২৪ পরগণা, ৭০০০৯৩

Address:
 DHALI PARA DAKSHINANGSHI,
 KOLKATA MUNICIPAL CORPORATION,
 REGENT PARK, SOUTH 24 PARGANAS,
 700093

Shakman

Date: 21/09/2010

১৫২-টলিগঞ্জ বিধান সভার নির্বাচন অফিসের
 প্রতিনিধিত্ব করে স্বাক্ষর করা হল।
 Facsimile Signature of the Electoral
 Registration Officer for
 152-Tollyganj Constituency

কোন পরিবর্তন হলে যখন ঠিকানা পরিবর্তন করা হয় তখন এ কার্ড
 পুরানো ঠিকানা ওঠা পরিস্থিতিতে পুরাতন কার্ড নষ্ট করে নতুন কার্ড
 পরিবর্তনকারী ব্যক্তি প্রাপ্ত হবেন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEBPM6059C



नाम / Name
SHEKHAR NATH MAHALANABISH

पिता का नाम / Father's Name
RABINDRA NATH MAHALANABISH

जन्म की तारीख / Date of Birth
14/12/1953

A PAN Application Only. Special Card No. 1400 unless Physically Signed



105630078

Shekhar Nath Mahalanabish

इस कार्ड के खोने / क्रेते पर सूचना सुविधा करें / लौटाने :
आयकर सैन सेवा एकाई, एन डब्ल्यू डी एस
5 वीं मंजिल, मास्टर स्टारिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Master Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Banglora Chowk,
Pune - 411 016.

Tel: 91-20-2721 8088, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-018105180-1

Payment Mode Online Payment

GRN Date: 20/02/2018 19:10:06

Bank: ICICI Bank

BRN: 1397025488

BRN Date: 20/02/2018 19:11:33

DEPOSITOR'S DETAILS

Id No. : 16050000281717/7/2018

[Query No./Query Year]

Name : UTTAM MONDAL

Contact No. : Mobile No. : +91 9836687555

E-mail :

Address : 6839 MB SARANI KOLKATA 700040

Applicant Name : Mr JOY KUMAR HALDER

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050000281717/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	18021
2	16050000281717/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	121

Total

19142

In Words : Rupees Nineteen Thousand One Hundred Forty Two only

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-018105180-1

Payment Mode Online Payment

GRN Date: 20/02/2018 19:10:06

Bank : ICICI Bank

BRN : 1397025488

BRN Date: 20/02/2018 19:11:33

DEPOSITOR'S DETAILS

Name : UTTAM MONDAL

Id No. : 16050000281717/7/2018

[Query No./Query Year]

Contact No. :

Mobile No. : +91 9836887555

E-mail :

Address : 6839 MB SARANI KOLKATA 700040

Applicant Name : Mr JOY KUMAR HALDER

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050000281717/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	18021
2	16050000281717/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	121

Total

19142

In Words : Rupees Nineteen Thousand One Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1605-01022/2018	Date of Registration	21/02/2018
Query No / Year	1605-0000281717/2018	Office where deed is registered	
Query Date	20/02/2018 12:42:35 PM	A D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	JOY KUMAR HALDER HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836687555, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,02,32,179/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article 48(g))	Rs. 121/- (Article: E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: School Road (Purba Putiary), Premises No. 72, Ward No: 114









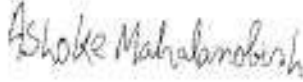
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		8929.8 Sq Ft		88,82,179/-	Width of Approach Road: 16 Ft.
Grand Total :					20.4642Dec	0 /-	88,82,179 /-	

Structure Details :


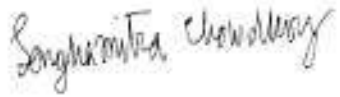


Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4500 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 4500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		4500 sq ft	1 /-	13,50,000 /-	

Major Information of the Deed :- I-1605-01022/2018-21/02/2018

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name SHEKHAR NATH MAHALANABISH Son of Late RABINDRA NATH MAHALANABISH Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office			
		21/02/2018	LTI 21/02/2018	21/02/2018
EE-170/A2 SALLAKE, Block/Sector: II, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEBPM6059C, Status :Individual, Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office				
2	Name ANJALI MAHALANOBISH Wife of Late PRADYOT Alias PRODYUT MAHALANOBISH Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office			
		21/02/2018	LTI 21/02/2018	21/02/2018
72, SCHOOL ROAD, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BISPMB8823Q, Status :Individual, Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office				
3	Name ASHOKE MAHALANOBISH Son of Late PRODYOT MAHALANOBISH Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office			
		21/02/2018	LTI 21/02/2018	21/02/2018
72, SCHOOL ROAD, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BXDPM5924N, Status :Individual, Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office				

Major Information of the Deed :- I-1605-01022/2018-21/02/2018

4	Name SANGHAMITRA CHOWDHURY Wife of TAPENDRA CHANDRA CHOWDHURY Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
		21/02/2018	LTI 21/02/2018	21/02/2018
168, TALBAGAN, P.O:- PURBA PUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFGPC9041N, Status :Individual, Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office				
5	Name UTTAM MONDAL Son of Late RASHBEHARI MONDAL Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
		21/02/2018	LTI 21/02/2018	21/02/2018
29, MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMIPM9045R, Status :Individual, Executed by: Self, Date of Execution: 21/02/2018 , Admitted by: Self, Date of Admission: 21/02/2018 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRIYA JEET DEVELOPERS PRIVATE LIMITED 68/39, MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, District-South 24-Parganas, West Bengal, India, PIN - 700040 , PAN No. : AAACP6318B, Status :Organization, Executed by: Representative

Representative Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	UTTAM MONDAL (Presentant) Son of Late RASHBEHARI MONDAL Date of Execution - 21/02/2018, , Admitted by: Self, Date of Admission: 21/02/2018, Place of Admission of Execution: Office			
		Feb 21 2018 3:09PM	LTI 21/02/2018	21/02/2018

Major Information of the Deed - I-1605-01022/2018-21/02/2018

29 MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMIPM9045R Status : Representative, Representative of : PRIYA JEET DEVELOPERS PRIVATE LIMITED (as MANAGING DIRECTOR)

2 Name	Photo	Finger Print	Signature
SIMA RANI MONDAL Wife of UTTAM MONDAL Date of Execution - 21/02/2018, , Admitted by: Self, Date of Admission: 21/02/2018, Place of Admission of Execution: Office	 Feb 21 2018 3:08PM	 L1 21/02/2018	 21/02/2018
29 MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALHPM5960D Status : Representative, Representative of : PRIYA JEET DEVELOPERS PRIVATE LIMITED (as MANAGING DIRECTOR)			

Identifier Details :

Name & address	
JOY KUMAR HALDER Son of P K HALDER HIGH COURT, P.O:- GPO, P.S.- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of SHEKHAR NATH MAHALANABISH, ANJALI MAHALANOBISH, ASHOKE MAHALANOBISH, SANGHAMITRA CHOWDHURY, UTTAM MONDAL, UTTAM MONDAL, SIMA RANI MONDAL	
	21/02/2018

Major Information of the Deed :- I-1605-01022/2018-21/02/2018

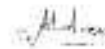
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHEKHAR NATH MAHALANABISH	PRIYA JEET DEVELOPERS PRIVATE LIMITED-4.09283 Dec
2	ANJALI MAHALANOBISH	PRIYA JEET DEVELOPERS PRIVATE LIMITED-4.09283 Dec
3	ASHOKE MAHALANOBISH	PRIYA JEET DEVELOPERS PRIVATE LIMITED-4.09283 Dec
4	SANGHAMITRA CHOWDHURY	PRIYA JEET DEVELOPERS PRIVATE LIMITED-4.09283 Dec
5	UTTAM MONDAL	PRIYA JEET DEVELOPERS PRIVATE LIMITED-4.09283 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SHEKHAR NATH MAHALANABISH	PRIYA JEET DEVELOPERS PRIVATE LIMITED-900.00000000 Sq Ft
2	ANJALI MAHALANOBISH	PRIYA JEET DEVELOPERS PRIVATE LIMITED-900.00000000 Sq Ft
3	ASHOKE MAHALANOBISH	PRIYA JEET DEVELOPERS PRIVATE LIMITED-900.00000000 Sq Ft
4	SANGHAMITRA CHOWDHURY	PRIYA JEET DEVELOPERS PRIVATE LIMITED-900.00000000 Sq Ft
5	UTTAM MONDAL	PRIYA JEET DEVELOPERS PRIVATE LIMITED-900.00000000 Sq Ft

Endorsement For Deed Number : I - 160501022 / 2018

On 20-02-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 1,02,32,179/-



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 21-02-2018

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

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

Major Information of the Deed :- I-1605-01022/2018-21/02/2018

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

Presented for registration at 13.06 hrs on 21-02-2018, at the Office of the A.D.S.R. ALIPORE by UTTAM MONDAL.

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

Execution is admitted on 21/02/2018 by 1. SHEKHAR NATH MAHALANABISH, Son of Late RABINDRA NATH MAHALANABISH, EE-170/A2 SALLAKE, Sector: II, P.O: BIDHANNAGAR, Thana: Bidhannagar, North 24-Parganas WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Others, 2. ANJALI MAHALANOBISH, Wife of Late PRADYOT Alias PRODYUT MAHALANOBISH, 72, SCHOOL ROAD, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 3. ASHOKE MAHALANOBISH, Son of Late PRODYOT MAHALANOBISH, 72, SCHOOL ROAD, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 4. SANGHAMITRA CHOWDHURY, Wife of TAPENDRA CHANDRA CHOWDHURY, 168, TALBAGAN, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Others, 5. UTTAM MONDAL, Son of Late RASHBEHARI MONDAL, 29, MANIK BANDYOPADHYAY SARANI, P.O: REGENT PARK, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others

Indetified by JOY KUMAR HALDER, Son of P K HALDER, HIGH COURT, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-02-2018 by UTTAM MONDAL, MANAGING DIRECTOR, PRIYA JEET DEVELOPERS PRIVATE LIMITED (Private Limited Company), 68/39, MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by JOY KUMAR HALDER, Son of P K HALDER, HIGH COURT, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 21-02-2018 by SIMA RANI MONDAL, MANAGING DIRECTOR, PRIYA JEET DEVELOPERS PRIVATE LIMITED (Private Limited Company), 68/39, MANIK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by JOY KUMAR HALDER, Son of P K HALDER, HIGH COURT, P.O: GPO, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 121/- (B = Rs 100/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 121/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2018 7:11PM with Govt. Ref. No: 192017180181051801 on 20-02-2018, Amount Rs: 121/-, Bank: ICICI Bank (ICIC0000006), Ref. No 1397025488 on 20-02-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 19,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no B394, Amount: Rs. 1,000/-, Date of Purchase: 19/02/2018, Vendor name: S K De
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2018 7:11PM with Govt. Ref. No: 192017180181051801 on 20-02-2018, Amount Rs: 19,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No 1397025488 on 20-02-2018, Head of Account 0030-02-103-003-02



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-01022/2018-21/02/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2018, Page from 37359 to 37431
being No 160501022 for the year 2018.



Digitally signed by MD SHADMAN
Date: 2018.03.06 16:20:21 +05:30
Reason: Digital Signing of Deed.

Shadman

(Md Shadman) 06/03/2018 16:20:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)



Signature.....

21 FEB 2018

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.