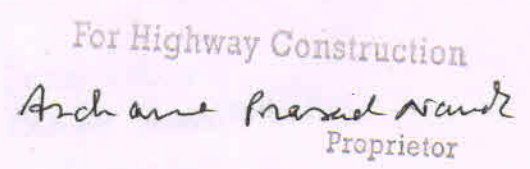


1.0



SRI KAMAKHYA PRASAD CHOUDHURY, son of Late Rohini Mohan Choudhury, by faith - Hindu, by nationality - Indian, by profession - Retired Person, residing at Kalyan Nagar, P.O. Kalyan Nagar, Via Panshila, P.S. Khardah, Dist. North 24 Parganas, Kolkata 700 112, hereinafter called the **LAND OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, administrators, legal representatives, assigns and / or nominees) of the **ONE PART.**

AND

M/S. HIGHWAY CONSTRUCTION a proprietorship firm having its registered office at - Narmada Apartment, 32/1, B. T. Road, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117 represented by his Proprietor **SRI ARCHANA PRASAD NANDI**, PAN : ABQPN0762K, son of Late Birendra Lal Nandi, of Kalyan Nagar, P.O. Rahara, P.S. Khardah, Dist. North 24 Parganas, hereinafter called and referred to as the **DEVELOPER/ BUILDER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns etc) the Third Party of the **THIRD PART** being the **CONFIRMING PARTY** herein.

WHEREAS Monorama Dey, wife of Late Shiba Prasad Dey of J.N. 2/9, New Jhil Road, P.S. Cossipore, Kolkata 700 002, purchased through a registered Deed of Sale, made on 12/11/1955 in the Sub-Registry Office

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For Highway Construction
Archana Prasad Nandi Contd....P/3
Proprietor

Barrackpore, entering in Book No. I, Volume No. 96, Pages from 168 to 172, Being No. 8214 for the year 1955 a plot of land measuring 6.5 Decimal i.e. 3 Cottahas 10 Chitakas 23 Sq.ft. in R.S. Khatian No. 65, R.S. Dag No. 228/410 and land measuring 4.5 Decimal i.e. 2 Cottahas 10 Chitakas in Dag No. 229/409 in total in two Dags 6 Cottahas 4 Chitakas 23 Sq.ft. lying and situated at Mouza - Kerulia, J.L. No. 5, R.S. No. 11, Touzi No. 172, P.S. Khardah, A.D.S.R.O. Barrackpore, within the limits of Khardah Municipality, Ward No. 7, from the then absolute owners Golam Ali Mistri and Chinu Banu Bibi.

AND WHEREAS said Monorama Dey sold the entire property to Kamakhya Prasad Choudhury the land owner herein through a registered Deed of Sale, made on 06/10/1980 in A.D.S.R. Office Barrackpore, entering in Book No. I, Volume No. 75, Pages from 160 to 166, Being No. 3701 for the year 1980 and Kamakhya Prasad Choudhury transferring a portion of the same recorded the remaining portion i.e. 8 Decimal in L.R. Settlement in his own name against Khatian No. 198, Dag No. 487 and his is now fully and lawfully seized and possessed of the same paying its taxes and rents properly to the proper authorities.

AND WHEREAS the said property is free from all encumbrances, charges, liens, lispens, attachments, trusts, etc. whatsoever or howsoever and the OWNER has marketable title to the said property with right to assign and transfer his title to the third parties.

For Highway Construction

Archan Prasad Ward Contd....P/4
Proprietor

Archan Prasad
AS.

AND WHEREAS the OWNER is desirous of developing the said property by demolition the existing building and constructing a multi-storied building thereon in accordance with the building plan to be sanctioned by the local Khardah Municipality.

AND WHEREAS upon the aforesaid representation of the OWNER and subject to verification of the title of the OWNER concerning the said property, the DEVELOPER has agreed to develop the said property in accordance with the sanctioned building plan on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED AND DECLARED BETWEEN THE PARTY AS FOLLOWS :-

1. The Land lord named above will handover all the relevant documents, Title Deed, Parcha, Rent receipt, Municipal Tax receipt etc. in respect of the schedule mentioned property to the Promoter/Developer or to their agents for inspection and examination and also to verify the same.
2. The Promoter / Developer after an inspection and examination of title shall start construction work after getting the sanctioned plan from the local Khardah Municipality.

OWNER'S ALLOCATION :-

1. The Land Owner will get (a) Two flats measuring 750 sq.ft. including super built up area on the Second Floor (b) one shop measuring super built up area 100 sq.ft.

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For Highway Construction

Archan Prasad
Proprietor

Contd....P/5

2. Except the Flat and Shops the Land Owner will be entitled to get Rs.10,00,000/- (Rupees Ten Lakh) only in Cash in the following manner :-

- a) During agreement and registration of Power of Attorney Rs. 2,00,000/- (Rupees Two Lakh) only.
- b) During sanctioning plan Rs. 1,00,000/- (Rupees One Lakh) only.
- c) During completion of structure Rs. 2,00,000/- (Rupees Two Lakh) only.
- d) During finishing of Project Rs. 2,00,000/- (Rupees Two Lakh) only.
- e) During handover the Flat and Shops Rs.3,00,000/- (Rupees Three Lakh) only.

DEVELOPER'S ALLOCATION :-

Except the owner's allocation the remaining of the construction will be entitled to get the Developer as his remuneration.

OTHER POINTS

1. That if the Land Owner desirous / interested to purchase the flat in addition of the owner's allocation in that case the Land Owner will pay the market value accordingly.
2. That the name of Building will be settled with the mutual understanding between the Land Owner and Developer.
3. The Land Owner's Allocation Flats will be finished by tiles / marble floor, collapsible gate, Grill and Plaster of Paris.

For Highway Construction

Archana Prasad Nand
Proprietor

Contd....P/6

Archana Prasad Nand

4. That the Developer / Promoter will be responsible to pay all costs, charges incidental charge, damage, accidental charges fees regarding construction. The Developer will handle the all circumstances etc. The Land Owner will not be responsible for that.
5. That the Developer will complete the construction work within 2 (two) years from the date of receiving the sanction plan from the local Khardah Municipality.
6. The Developer / Promoter will start the construction work of said multi-storied building after receiving the sanction plan from the appropriate authority within 90 days.
7. The Promoter / Developer will take all the care and guidance in construction of the said proposed Building and will must use "A" class quality for construction of Building Materials and also engage all the contractors, planner, surveyor, electrician, interior decorator and all kinds of skilled labour in construction work and execute all the construction work under their supervision.
8. The Promoter/Developers will bear all the expenses of entire construction work of the Multi-storied Building alongwith the cost for water and electrification work to the said proposed Multi-storied Building.
9. The Promoter / Developers will construct shop rooms and residential flats in the proposed Building in proposed Flat and the measurement will be as per the specification of sanctioned plan or as per the choice of the customers.

For Highway Construction

Anchana Prasad Nanda
Proprietor

Contd....P/7

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10. The Promoter / Developers soon after completion of the project handover the Land-owner's allocation including common service area.

11. The Promoter / Developer can sale balance area of Construction including service area i.e. the Flats / units / Shops etc. to the intending purchaser / purchasers as per their choice, except the Land Owner allocation of construction including service area.

12. All the necessary papers and documents in respect of the property i.e. amalgamation, mutation, conversion etc. and all such costs shall be borne by the Promoter / Developer.

13. The existing structure will be demolished by the developer at his own risk and cost and the demolished materials will be the property of the developer.

14. The Promoter / Developer will provide the facilities in the allocated portion of the Land Owner Flat/ unit in the proposed Multi-storied as follows :-

- 1) **DOORS** :- All Doors Frames will be good quality wood.
- 2) **WINDOWS** :- All Windows will be made of good quality aluminium frames and fitted with glass and covered with M.S. Grill.
- 3) **KITCHEN** :- Cooking platform will be Black Stone. Top space for Gas Cylinder and Shelves as required by the Land Owner and the wall above a cooking platform will be covered up to 3'-0" with Glazed tiles and fitted with one wash basin and tape water one.

For Highway Construction

Anchana Prasad Nair
Proprietor

Contd....P/8

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4) **TOILET / BATH ROOM** :- All pipe line will be concealed with necessary fitting with anglo Indian Pan or Comode, 1 (One) Shower, Bathroom with Glazed tiles upto 5'-6" in height will be provided with 6" skirting + 1 (One) tap water line each Toilet.

5) Pump to be operated for over head and under ground water reservoir.

6) **WALL** - External wall shall be 8" thick and partition wall between the flats and corridor shall be 5" thick and internal partition wall in flats shall be 3" thick.

7) **Wall Finish** - Outside wall shall be painted with good quality paint and the inside wall of each flat shall be finished with cement plaster and plaster of paris. The skirting of the Floors shall be of Marble.

8) **Electrification** - All electrical work shall be of concealed wiring as follows :-

a) Land Owner's allocation Flat shall be provided 12 (Twelve) electric point.

b) Land Owner's Flat shall be provided one entrance door with one door bell.

c) The Promoter / Developer will bear the cost of electricity connection to the Flat for the Land-owner's.

For Highway Construction

Arundhan Prasad Nand
Proprietor

Contd....P/9

Dr. Prasad Nand
Hr.

9) **EXTRA WORK** - Extra work if any over and above of the above mentioned facilities given by the Developer / Promoter shall be charged extra as decided by the a authorised Engineer of the Promoter / Developer. Such amounts shall be deposited before the execution of such work.

10) The Promoter / Developer will painted the out side wall of the Flat with quality paints.

11) Drains, sewers, main water connection from the Municipality to the under ground reservoir main water delivery pipe lines from underground reservoirs to overhead water tanks, all distribution pipe lines to kitchen and toilets or different units and / or to the common portions shall be provided by the Promoter / Developer.

12) Water sewerage evocation pipes from the units to main drains and sewers common to the building, water reservoirs pipe lines within the premises shall be provided by the Promoter / Developer.

13) Boundary walls, a main gate, drive ways to the premises shall be provided by the Promoter / Developer.

The Land Owner is hereby declare that if a separate Transformer fitting to the under schedule property I shall be provided that and the Land Lord also declares that the property in question is not the subject matter of



For Highway Construction

Anil Kumar Prasad Nair
Proprietor

Contd....P/10

the any suit or proceedings and nor it has been given to mortgage to any body nor have been taken any advance in respect of the schedule mentioned property from any nor it has attached any suit or proceeding or not make any security or the bond of third party, the Land-owner has full right, title and interest and valid good and marketable title over the schedule mentioned property and it is free from any sort of encumbrances whatsoever.

That the Land lord will never make any objection or obstruction to the smooth construction work of the Promoter / Developer till the agreement period will expired. On the other hand he will always advance his co-operation to the Promoter / Developer for completion of the project in time.

That after completion of the proposed building all such deed / deeds of the flats and commercial units shall be prepared and drafted by Developer's Advocate.

I, the Land Owner of the One part of this agreement and the Promoter / Developer of the Other Part of this agreement are hereby agree with the terms and conditions of this agreement and we the parties herein above alongwith our heirs and successors will abide by the terms and conditions of this agreement.

[Handwritten signature]
AS

For Highway Construction

Anchane Prasen *[Handwritten signature]*
Proprietor

Contd....P/11

SCHEDULE OF THE PROPERTY

ALL THAT the piece or parcel of Bastu land measuring 8 Decimal i.e. **5 (Five) Cottahas** more or less 100 sq.ft. RTS structure thereon lying and situated under District - North 24 Parganas, P.S. Khardah, **Mouza - Kerulia**, J.L. No. 5, R.S. No. 1.1, Touzi No. 172, R.S. Khatian No. 65, L.R. Khatian No. 198, **R.S. Dag No. 228/410 & 229/409, L.R. Dag No. 487**, within the limits of Khardah Municipality, Ward No. 7, which is butted and bounded by :-

ON THE NORTH	:	Property of Saraswati Dey.
ON THE SOUTH	:	Property of Putul Ran Das.
ON THE EAST	:	Property of Jiban Bose.
ON THE WEST	:	30'-0" wide of Old Calcutta Road.

Archana Prasad
Ad.

For Highway Construction

Archana Prasad
Proprietor

Contd....P/12

IN WITNESSES WHEREOF we the parties herein set and subscribed our hands and seal on this Indenture being fully conversent with the contents and in presents of the witnesses on the day, month and year first above written.

WITNESSES :-

1. Sudipta Paul
Sodepur, 24pgs (N)

Kamakhyas Prasad Choudhury.
SIGNATURE OF THE LAND OWNER

2. Dilip Kumar Biswas
Rahara. 24pgs (N)

For HIGHWAY CONSTRUCTION
Archanas Prasad Nandi
Proprietor
SIGNATURE OF PROMOTER / DEVELOPER

Drafted & Prepared by :

D. Biswas

(Sri Dilip Kumar Biswas)
Advocate
Sealdah Civil Court

Composed by:

A. Routh
(Amar Routh)
A.D.S.R.O. Sodepur

For Highway Construction
Archanas Prasad Nandi
Proprietor

Contd....P/13

RECEIVED from the within named ^{Developer} ~~Purchaser~~ the within mentioned sum of **Rs. 2,00,000 (Rupees Two Lacs)** only being the full and final payment as within mentioned paid by him to us as per memo below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cash/Cheque No.</u>	<u>Bank & Branch</u>	<u>Amount</u>
Through Cheque			Rs 2,00,000/-

Rs. 2,00,000/-

Witnesses :-

1. Srabanti Chowdhury.
Kalyan Nagar via - Panshila
P.S - Khardah Pin - 700112

2. Dilip Kumar Biswas
Rahara - 246880

Kamakhya Prasad Chowdhury.
Signature of the ~~Developer~~ Land owner

For Highway Construction
Archan Prasad Mondal
Proprietor

Major Information of the Deed

No :	I-1524-04976/2016	Date of Registration	9/5/2016 12:04:10 PM
Query No / Year	1524-1000325612/2016	Office where deed is registered	
Query Date	31/08/2016 11:12:24 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D K Biswas Sealdah Civil Court,Thana : Entaly, District : Kolkata, WEST BENGAL, Mobile No. : 9830923708, 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 82,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,050/- (Article:48(g))	Rs. 2,210/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-487	LR-198	Bastu	Bastu	5 Katha	9,70,000/-	82,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	9,70,000 /-	82,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

06/09/2016 Query No:-15241000325612 / 2016 Deed No : I - 152404976 / 2016, Document is digitally signed.

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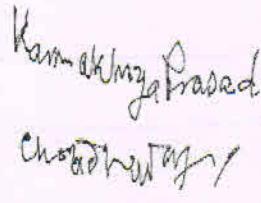


For Highway Construction

Archana Prasad Nanda
Proprietor

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
Mr Kamakhya Prasad Choudhury Son of Late Rohini Mohan Choudhury Executed by: Self, Date of Execution: 05/09/2016 , Admitted by: Self, Date of Admission: 05/09/2016 ,Place : Office			
05/09/2016	LTI 05/09/2016	05/09/2016	
Kalyan Nagar, P.O:- Kalyan Nagar Via Panshila, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Status :Individual			

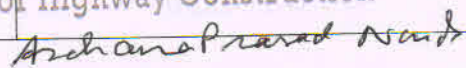
Developer Details :

SI No	Name, Address, Photo, Finger print and Signature
1	M/s Highway Construction 32/1 B T Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 Status :Organization

Representative Details :

SI No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Archana Prasad Nandi Son of Late Birendra Lal Nandi Date of Execution - 05/09/2016, , Admitted by: Self, Date of Admission: Sep 5 2016 , Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Sep 5 2016 12:34PM</td> <td>LTI Sep 5 2016 12:34PM</td> <td>Sep 5 2016 12:34PM</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Archana Prasad Nandi Son of Late Birendra Lal Nandi Date of Execution - 05/09/2016, , Admitted by: Self, Date of Admission: Sep 5 2016 , Place of Admission of Execution: Office				Sep 5 2016 12:34PM	LTI Sep 5 2016 12:34PM	Sep 5 2016 12:34PM	
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Sep 5 2016 12:34PM	LTI Sep 5 2016 12:34PM	Sep 5 2016 12:34PM											
Kalyan Nagar, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABQPN0762K, Status : Representative, Representative of : M/s Highway Construction (as director)													

Identifier Details :

Name & address	
Smt Sudipta Parui Wife of Late Samir Parui Sodepur, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Identifier Of Mr Kamakhya Prasad Choudhury, Shri Archana Prasad Nandi	
	05/09/2016 For Highway Construction  Proprietor

Transfer of property for L1		
	From	To. with area (Name-Area)
	Mr Kamakhya Prasad Choudhury	M/s Highway Construction-8.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kamakhya Prasad Choudhury	M/s Highway Construction-100 Sq Ft

Endorsement For Deed Number : I - 152404976 / 2016

On 31-08-2016

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 82,60,000/-

Maitreyee Ghosh

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

On 05-09-2016

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 11:59 hrs on 05-09-2016, at the Office of the A.D.S.R. SODEPUR by Shri Archana Prasad Nandi ,.

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

Execution is admitted on 05/09/2016 by Mr Kamakhya Prasad Choudhury, Son of Late Rohini Mohan Choudhury, Kalyan Nagar, P.O: Kalyan Nagar Via Panshila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Retired Person

Indetified by Smt Sudipta Parui, Wife of Late Samir Parui, Sodepur, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By Profession House wife

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

Execution is admitted on 05/09/2016 by Shri Archana Prasad Nandi director, M/s Highway Construction, 32/1 B T Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Smt Sudipta Parui, Wife of Late Samir Parui, Sodepur, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By Profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,210/- (B = Rs 2,189/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 2,210/-



06/09/2016 Query No:-15241000325612 / 2016 Deed No : I - 152404976 / 2016, Document is digitally signed.

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of Stamp Duty

that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Draft Rs 5,050/-,
Rs 5,000/-

tion of Stamp

Stamp: Type: Impressed, Serial no 821, Amount: Rs.5,000/-, Date of Purchase: 18/08/2016, Vendor name: S Dey

Description of Draft

Draft(other) No: 199532000442, Date: 03/09/2016, Amount: Rs.5,050/-, Bank: STATE BANK OF INDIA (SBI),
ANNADAPURI

L

Trideeb Kumar Acharjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

06/09/2016 Query No:-15241000325612 / 2016 Deed No :I - 152404976 / 2016, Document is digitally signed.

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Digitally signed by Trideeb Kumar Acharjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

06-10-2016 16:28:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas

This document is digitally signed.



For Highway Construction
Anshuma Prasad Nandi
Proprietor

of Registration under section 60 and Rule 69.

ed in Book - I

e number 1524-2016, Page from 147925 to 147947

No 152404976 for the year 2016.



Digitally signed by TRIDEEB KUMAR
ACHARJEE
Date: 2016.09.06 16:30:10 +05:30
Reason: Digital Signing of Deed.

L

(Trideeb Kumar Acharjee) 06-09-2016 16:30:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

06/09/2016 Query No:-15241000325612 / 2016 Deed No :I - 152404976 / 2016, Document is digitally signed.

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For Highway Construction

Achana Prasad Das
Proprietor