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District Sub-Registrar
 Purba Medinipur
 TAMULU

07 DEC 2020

DEVELOPMENT AGREEMENT

SOVA REAL ESTATE LLP

Partner

SOVA REAL ESTATE LLP

Partner

SOVA REAL ESTATE LLP

Maithye Bera

Partner

THIS DEVELOPMENT AGREEMENT made on this the
 4th Day of December, 2020 (Two Thousand and Twenty),

BETWEEN

LAND OWNERS:

(1) **SRI DHANANJAY KUMAR BERA** (PAN:
 AEGPB5827E, AADHAAR No.950441306407), Son of
 Late Sitaram Bera, by faith: Hindu, by nationality: Indian,
 by occupation: Business, at present residing at: Village
 Sahapur, Post Office & P.S. - Kolaghat, District: Purba
 Medinipur, PIN Code: 721134;

Arati Mahapatra

Pratap Bera.

Dhananjay Kr. Bera

Suman Maji

Sipra Bhowmik

Snehas Chatterjee

Arindam Bera

Arati Mahapatra

ক্রমিক নং: ৫৪৫

সিদ্ধান্তসংখ্যা: ৩০০০

তারিখ: ০৪-১২-২০২০

স্বাক্ষর: বিনয় কুমার বেড়া

পদ: মহাপুর

পোস্ট: কোলাখাট

জেলা: পূর্ব মেদিনীপুর

জেগত: আমীকুল ব্রহ্মান মর্ন



এ. ডি. এল. ডাটা, আমীকুল, কোলাখাট
সি.সি.সি. নং- ৪/১২ পূর্ব মেদিনীপুর

৫৪৫/২০



District Sub-Registrar
Purb Medinipur
Tamluk

০ 7 DEC 2020

(2) **SRI SUMAN MAJI** (PAN:ADSPM4638F, Aadhaar No. 738980110722), son of Sri Bangajiban Maji, by faith - Hindu, Citizen of India, by occupation - business, residing at Village - Paikpari, Post Office- Kolaghat, Police Station - Kolaghat, District - Purba Medinipur, PIN Code - 721134;

SOVA REAL ESTATE LLP

R. P. Saha

Partner

SOVA REAL ESTATE LLP

Arindam Bera

Partner

SOVA REAL ESTATE LLP

Wairthayee Bera

Partner

(3) **SRI SREERUP CHATTARAJ** (PAN: ACZPC7590C, AADHAAR NO.419207836446), S/o Sri Shyamal Baran Chattaraj, by faith-Hindu, by Nationality: Indian, by occupation - Service, residing at 58/23, Prince Anwar Shah Road (Lake Gardens), Lake, Kolkata, Post office - Lake Gardens, Police Station - Lake, Pin Code - 700045,

Arati Mahapatra

Pratap Bera.

Sipra Bhoswik

(4) **SRI ARINDAM BERA** (PAN No.BHFPPB8553A, AADHAAR No. 667451809294), son of Sri Dhananjay Kumar Bera, by faith-Hindu, by Nationality: Indian, by occupation - Business, residing at Village - Sahapur, Post Office - Kolaghat, Police Station - Kolaghat, District - Purba Medinipur, PIN Code - 721134;

Dhananjay K. Bera

Suman Maji

Sreerup Chattaraj

(5) **SRIMATI ARATI MAHAPATRA** (PAN: BHGPM1418J, AADHAAR NO. 234354654601), wife of Sri Pratul Kumar Mahapatra, by faith-Hindu, by Nationality: Indian, by occupation - House Wife, at present residing at Village - Sahapur, Post Office - Kolaghat, Police Station - Kolaghat, District - Purba Medinipur, PIN Code - 721134;

Arindam Bera

Dhananjay K. Bera

(6) **SRI PRATAP BERA** (PAN: AHNPB3915H, AADHAAR NO.321652312851), son of Late Kishan Chandra Bera, by faith - Hindu, by Nationality: Indian, by occupation - Service, residing at present at Shiva Apartment, Flat No.-201, 53-Bansdroni, Government Colony, Kolkata-700070; And

(7) **SRIMATI SIPRA BHOWMIK** (PAN: BBFPB6358F, AADHAAR NO. 438470954600), wife of Dr. Anil Kumar Bhowmik, by faith-Hindu, by Nationality: Indian, by occupation - House Wife, residing at Village & Post Office -Goura, Police Station - Daspur, District - Paschim Medinipur, PIN Code - 721146;

All hereinafter referred to as the Owner/ Occupier 1, Owner/ Occupier 2, Owner/ Occupier 3, Owner/ Occupier 4, Owner/ Occupier 5, Owner/ Occupier 6 and Owner/ Occupier 7 respectively, and jointly called and referred to as the **FIRST PARTY/OWNERS/ OCCUPIERS**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and permitted assigns) of the **FIRSTPART**.

-AND-

DEVELOPER:

M/s. SOVA REAL ESTATE LLP, a Limited Liability Partnership Firm incorporated under the Registrar of Companies, West Bengal under the Ministry of Corporate Affairs, Government of India, being LLP Identification No. AAE3783, PAN ACVFS7385K having

SOVA REAL ESTATE LLP
Anindam Bera
Partner

SOVA REAL ESTATE LLP
Sipra Bhowmik
Partner

Anati Mahapatra
Pratap Bera
Sipra Bhowmik

Prananjay Kr. Bera
Suman Nayak

Sheerup Chatteraj

SOVA REAL ESTATE LLP
Maitreyee Bera
Partner

Anindam Bera

S. Bhowmik
Adv.

registered office at Avanti Villa, Village - Sahapur, Post Office - Kolaghat, Police Station- Kolaghat, District - Purba Medinipur, Pin Code - 721134, being represented by its partners viz. 1) Mr. Dhananjoy Kumar Bera, son of Late Sitaram Bera, 2) Mr. Arindam Bera, son of Dhananjoy Kumar Bera and 3) Mrs. Maitreyee Bera, daughter of Sri Sambhunath Jana, all are residing at Village - Sahapur, Post Office - Kolaghat, Police Station- Kolaghat, District - Purba Medinipur, PIN Code - 721134 hereinafter called and referred to as the **SECOND PARTY/ DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context or meaning thereof mean and include its successors and/or successors-in-office and/or interest and assigns) of the **SECOND PART**

SUBJECT LAND:

Land measuring in aggregate about 42.75 decimals, be the same little more or less, in various plots of lands, adjacent to each other situate within Mouza - Paikpari, under Kola-2 Gram Panchayat, Post Office & Police Station - Kolaghat, District - Purba Medinipur more fully and particularly described in **FIRST SCHEDULE** herein below. Particulars of various plots of lands owned by the respective Owners herein are as below:

- (i) **LAND OWNED BY OWNER 1, SRI DHANANJOY KUMAR BERA: TOTAL: 8.0 DECIMAL (3.0 DECIMAL IN PLOT NO.1810**

SOVA REAL ESTATE LLP
Arindam Bera
Partner

SOVA REAL ESTATE LLP
Arindam Bera
Partner

Arati Mahapatra
Pratap Bera

Sitpra Bhosmit

SOVA REAL ESTATE LLP

Maitreyee Bera
Partner

Dhananjoy K. Bera

Suman Maji

Sneerup Chatterjee

Arindam Bera

Dhananjay Bera

**AND 5.0 DECIMAL IN PLOT NO.1812,
MOUZA- PAIKPARI):**

ALL THAT piece and parcel of free hold Land measuring about 8.0 Decimal (Eight Decimal), be the same a little more or less situate within Mouza - Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 470/1, Dag No. 1810 and 1812 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur, comprising of:

- (a) 0.50 Decimal in plot no. 1810, J.L. No.286, Mouza- Paikpari out of 1.50 Decimal which originally belonged to and possessed by Sri Santanu Banerjee son of Late Rajendra Nath Banerjee and Mrs. Hena Banerjee, wife of Late Rajendra Nath Banerjee, under R.S. Khatian No.913 and L.R. Khatian No.956 and sold, transferred and conveyed to Mr. Dhananjay Kumar Bera, son of Late Sitaram Bera, the Owner I herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 10th August 2015 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 15223 to 15235, Being No. 2636, for the Year 2015. Out of this 1.50 Decimal land 1.0 Decimal was transferred by Sri Dhananjay Kumar Bera to the adjacent Building Project, Avanti Villa Apartments and the

SOVA REAL ESTATE LLP SOVA REAL ESTATE LLP
Partner Partner
Ananda Ban

SOVA REAL ESTATE LLP
Partner
Wairnaya Bera

Anali Mahapatra
Pratap Saha

Sipra Bhosmik

Dhananjay K. Bera

Suman Maji

Sreeraj Chattaraj

Ananda Ban

Dhananjay
Kumar Bera

balance 0.50 Decimal is subject matter of this Agreement;

- (b) 2.50 Decimal land in the same plot no.1810, Mouza Paikpari, J.L. No.286 which originally belonged to and possessed by Sri Ajoy Kumar Banerjee, S/o Late Ramendra Nath Banerjee under R.S. Khatian No. 913, L.R. Khatian No.962 and New Khatian No.3477 and sold, transferred and conveyed to Mr. Dhananjay Kumar Bera, son of Late Sitaram Bera the Owner 1 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 17th August 2015 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 16832 to 16843, Being No. 2737 for the Year 2015 and is subject matter of this Agreement;

- (c) 5.0 Decimal land in plot no.1812, Mouza Paikpari, J.L. No.286 out of which 2.50 decimal originally belonged to and possessed by Srimati Soma Mondal Patra W/o Sri Goutam Kumar Patra of Village-Kashigori, Post-Gopalnagar, P.S.-Kolaghat, Purba Medinipur-721130 under Khatian No.3576 and 2.50 decimal belonged to and possessed by Srimati Namita Mondal W/o Sri Dilip Mondal of Village-Chakdogachhia, Post-Sreebora, P.S. - Kolaghat, Purba Medinipur-721130 under Khatian

SOVA REAL ESTATE LLP SOVA REAL ESTATE LLP
R. B. B. B. B. Partner
Anandam Bera Partner

SOVA REAL ESTATE LLP
Maitreyee Bera
 Partner

Anali Mahapatra
Pratap Bera
Silpa Bhosmik

Dhananjay K. Bera
Suman Maji

Shreerup Chattaraj

Anandam Bera

Somendra A.P.

No.3575. And the said Srimati Soma Mondal Patra and Srimati Namita Mondal, sold, transferred and conveyed the said landed property on plot No. 1812 measuring total about 5.00 Decimal to Mr. Dhananjay Kumar Bera, son of Late Sitaram Bera the Owner 1 herein upon valuable consideration mentioned therein by way of a Joint Deed of Sale dated 24th April 2018 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2018, pages 17959 to 17974, Being No. 1215 for the Year 2018 and is subject matter of this Agreement;

(ii) **LAND OWNED BY OWNER 2, SRI SUMAN MAJI: TOTAL: 12.0 DECIMAL IN PLOT NO.1810, MOUZA PAIKPARI:**

ALL THAT piece and parcel of free hold Land measuring about 12.0 Decimal (Twelve Decimal), be the same a little more or less situate within Mouza -Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 2553, Dag No. 1810 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur, comprising of:

- (a) 6.60 Decimal in plot no. 1810, J.L. No.286, Mouza-Paikpari, which originally belonged to and

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SOVA REAL ESTATE LLP
Anita Mahapatra,
Pratap Bera.
Sipro Bhousmik
Anindam Bera
Partner
Partner
Partner

SOVA REAL ESTATE LLP
Maitheya Bera
Partner

Dhananjay K. Bera
Suman Maji

Sreerup Chatterjee

Anindam Bera

Sreerup Chatterjee

possessed by Sri Sanjoy Kumar Banerjee and Sri Moloy Kumar Banerjee both sons of Late Ramendra Nath Banerjee, under R.S. Khatian No.913 and L.R. Khatian No.962 and New Khatian No.3475 & 3476 respectively and sold, transferred and conveyed to Sri Suman Maji, son of Sri Bangajiban Maji, the Owner2herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 17th August 2015 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 16870 to 16882, Being No. 2740, for the Year 2015. This 6.60 Decimal land and is subject matter of this Agreement;

- (b) 5.40 decimal out of 7.40Decimal land in the same plot no.1810, Mouza Paikpari, J.L. No.286 which originally belonged to and possessed by Srimati Chitra Banerjee, W/o Late Ramendra Nath Banerjee and Srimati Seema Ghatak W/o Sri Madhab Ghatak and Sri Ajoy Kumar Banerjee son of Late Ramendra Nath Banerjee under R.S. Khatian No. 913, L.R. Khatian No.962 and New Khatian No.3474, 3478 and 3477 respectively and sold, transferred and conveyed to Mr. Suman Maji, son of Sri Bangajiban Maji the Owner2 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 17th August 2015 which was

Suman Maji
Partner

Ananti Mahapatra
Partner
Pratap Bana
Partner
Sipra Bhowmik
Partner

Sanjoy Kr. Bera
Suman Maji
Sneerup Chattaraj

SOVA REAL ESTATE LLP
SOVA REAL ESTATE LLP
SOVA REAL ESTATE LLP
Partner
Partner
Partner
SOVA REAL ESTATE LLP
Partner
SOVA REAL ESTATE LLP
Partner
SOVA REAL ESTATE LLP
Partner

Ananti Bera

registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. 1, C.D. Volume No. 1118-2015, pages 16883 to 16897, Being No. 2741 for the Year 2015. Out of this 7.40 Decimal land, 2.00 Decimal land in the southern portion of the plot no.1810 adjacent to plot no. 1812 is retained by Sri Suman Maji for his own purposes and the balance 5.40 Decimal land owned by Sri Suman Maji is subject matter of this Agreement;

(iii) LAND OWNED BY OWNER 3, SRI SREERUP CHATTARAJ: TOTAL: 6.50 DECIMAL IN PLOT NO.1810, MOUZA PAIKPARI:

ALL THAT piece and parcel of free hold Land measuring about **6.50 Decimal**, be the same a little more or less situate within Mouza -Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 4033, Dag No. 1810 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur, which originally belonged to and possessed by Sri Santanu Banerjee son of Late Rajendra Nath Banerjee and Mrs. Hena Banerjee, wife of Late Rajendra Nath Banerjee, under R.S. Khatian No.913 and L.R. Khatian No.956 and sold, transferred and conveyed to Sri Sreerup Chattaraj, son of Sri Shyamal Baran Chattaraj, the Owner 3 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 10th August 2015

SOVA REAL ESTATE LLP SOVA REAL ESTATE LLP
Arati Mahapatra *Arindam Baran*
Pratap Baran Partner Partner

SOVA REAL ESTATE LLP

Maithrajes Baran
 Partner

Sipra Bhowmik

Dhananjay K. Baran
Suman Maji

Sreerup Chattaraj

Arindam Baran

Sreerup Chattaraj

which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 15249 to 15261, Being No. 2638, for the Year 2015 and is subject matter of this Agreement;

(iv) LAND OWNED BY OWNER 4, SRI ARINDAM BERA: TOTAL: 6.00 DECIMAL IN PLOT NO.1810, MOUZA PAIKPARI:

ALL THAT piece and parcel of free hold Land measuring about 6.00 Decimal, out of 6.50 decimal be the same a little more or less situate within Mouza - Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 4035, Dag No. 1810 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur; which originally belonged to and possessed by Sri Santanu Banerjee son of Late Rajendra Nath Banerjee and Mrs. Hena Banerjee, wife of Late Rajendra Nath Banerjee, under R.S. Khatian No.913 and L.R. Khatian No.956 and sold, transferred and conveyed to Sri Arindam Bera, son of Sri Dhananjoy Kumar Bera, the Owner4 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 10th August 2015 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 15210 to 15222, Being No. 2635, for the Year 2015. Out of this 6.50 Decimalland, 0.50 Decimal land is retained by Mr.

Chandra Mohan

SOVA REAL ESTATE LLP SOVA REAL ESTATE LLP
Arindam Bera Partner
Arindam Bera Partner
 SOVA REAL ESTATE LLP
Wairnreya Bera Partner
 SOVA REAL ESTATE LLP
Sri Arindam Bera
Sri Arindam Bera
 Sipra Bhousmik
Dhananjoy K. Bera
Suman Maji
Sreerup Chatterjee
Arindam Bera

Arindam Bera for his own purposes and 6.00 Decimalland is subject matter of this Agreement;

(v) **LAND OWNED BY OWNER 5, SRIMATI ARATI MAHAPATRA: TOTAL: 2.00 DECIMAL IN PLOT NO.1810, MOUZA PAIKPARI:**

ALL THAT piece and parcel of free hold Land measuring about 2.00 Decimal, be the same a little more or less situate within Mouza -Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 4034, Dag No. 1810 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur, which originally belonged to and possessed by Sri Santanu Banerjee son of Late Rajendra Nath Banerjee and Mrs. Hena Banerjee, wife of Late Rajendra Nath Banerjee, under R.S. Khatian No.913 and L.R. Khatian No.969 & 956 and sold, transferred and conveyed to Mrs. Arati Mahapatra, W/o Sri Pratul Kumar Mahapatra, the Owner 5 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 10th August 2015 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, and the same has been recorded in Book No. I, C.D. Volume No. 1118-2015, pages 15236 to 15248, Being No. 2637, for the Year 2015 and is subject matter of this Agreement;

Shrimati Arati

Dhananjay Kr. Bera

Suman Maji

Sneerup Chatterjee

Arindam Bera

*Arati Mahapatra
Pratul Bera -*

Sipra Bhownik

Arati Mahapatra

Partner

SOVA REAL ESTATE LLP

SOVA REAL ESTATE LLP

Arindam Bera

Partner

SOVA REAL ESTATE LLP

Maitheya Bera

Partner

(vi) **LAND OWNED BY THE OWNER 6, SRI PRATAP BERA: TOTAL 4.95 DECIMAL IN PLOT NO.1811, MOUZA PAIKPARI:**

ALL THAT piece and parcel of free hold Land measuring about 4.95 Decimal, be the same a little more or less situate within Mouza -Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 4624, Dag No. 1811 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur, which originally belonged to and possessed by Srimati Namita Paul W/o Late Tarak Nath Paul of Village- Kola, Post & P.S.-Kolaghat, Dist.- Purba Medinipur, under R.S. Khatian No.116/3 & 699/1 and L.R. Khatian No.699& 503/1 and sold, transferred and conveyed to Mr. Pratap Bera, son of Late Kishan Bera the Owner 6 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 8th November 2004 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, as Deed No. 2907 for the Year 2004 and is subject matter of this Agreement;

(vii) **LAND OWNED BY THE OWNER 7, SRIMATI SIPRA BHOWMIK: TOTAL 3.30 DECIMAL LAND IN PLOT NO.1811, MOUZA PAIKPARI:**

ALL THAT piece and parcel of free hold Land measuring about 3.30 Decimal, be the same a little more

SOVA REAL ESTATE LLP
Anindam Bera
Partner

SOVA REAL ESTATE LLP
S. Ghosh
Partner

SOVA REAL ESTATE LLP
Maitreyee Bera.
Partner

Arati Mahapatra
Pratap Bera.

Sipra Bhowmik

Dhananjay Kr. Bera

Suman Maji

Sneerup Chatterjee

Anindam Bera

S. Ghosh
Adv.

or less situate within Mouza -Paikpari, under Kola-2 Gram Panchayat, Block-Panskuar-II, J.L. No. 286, Khatian No. 4605, Dag No. 1811 at Village - Sahapur, Post Office & Police Station - Kolaghat, District - Purba Medinipur, which originally belonged to and possessed by Srimati Namita Paul W/o Late Tarak Nath Paul of Village- Kola, Post & P.S.-Kolaghat, Dist.- Purba Medinipur, under R.S. Khatian No.116/3 & 699/1 and L.R. Khatian No.699 & 503/1 and sold, transferred and conveyed to Srimati Sipra Bhowmik, w/o Dr. Anil Bhowmik, the Owner 7 herein upon valuable consideration mentioned therein by way of a Deed of Sale dated 8th November 2004 which was registered in the Office of the Additional District Sub-Registrar, Kolaghat, as the Deed No. 2908 for the Year 2004 and is subject matter of this Agreement;

WHEREAS the Owners herein being desirous to develop and construct multi storied building upon the Subject land, being plots of land owned by them respectively as stated herein above, approached the Developer herein for construction of a new building as per building plan to be approved by Kola-II Gram Panchayet and Rural Development Authority in the Zila Parisad of Purba Medinipur after being vetted technically by the P&RD Authority, Govt. of West Bengal, Salt Lake, at the costs and expenses of the Developer *inter alia* on the condition that the Owners herein shall respectively receive allocation of

Sipra Bhowmik

SOVA REAL ESTATE LLP
Anindam Bera
Partner

SOVA REAL ESTATE LLP
R. Bera
Partner

Anil Mahapatra
Balraj Bera
SIPRA Bhowmik

SOVA REAL ESTATE LLP
Maithreye Bera
Partner

Dhananjay K. Bera
Suman Raji

Sreerup Chatteraj

Anindam Bera

constructed areas and /or monetary compensation being agreed as follows in the form of the flats/covered space/constructed areas to be provided to the Owners as per details in Article IX herein below.

AND WHEREAS the parties hereto have agreed to execute this agreement for the purpose of development and construction of the new multi storied building and also for their respective allocations as mentioned herein and other terms and conditions hereinafter appearing.

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

ARTICLE - I DEFINITIONS

- 1. "Parties" shall mean collectively the Owners and the Developer and "Party" means either the Owners (collectively) or the Developer.
- 2. "Agreement" shall mean this Agreement along with all annexures and schedules attached hereto and all instruments supplemental to or in amendment or furtherance of this Agreement, entered into in writing, in accordance with its terms contained herein;
- 3. "Applicable Laws" shall mean all applicable laws, by-laws, rules, regulations, orders,

Shruti Adas

SOVA REAL ESTATE LLP *Anindoo Bera* Partner

SOVA REAL ESTATE LLP *R. Bose* Partner

SOVA REAL ESTATE LLP *Maithreyee Bera* Partner

Anjali Mahapatra
Pratip Bera

Sipra Bhosmit

Dhananjay K. Bera

Suman Maji

Sneerup Chatteraj

Anindoo Bera

ordinances, notifications, codes, guidelines, directions, judgments, decrees by any Governmental Body or Authority or local authority or judicial authority or statutory authority having jurisdiction, whether in effect on the date of this Agreement or thereafter;

4. "Approvals" shall mean and include any approvals, authorizations, permissions, no objection certificates, clearances, permits, sanctions, licenses, etc., in any form, whatsoever, including all renewals, revalidations, rectifications, revisions thereof and irrespective of its nomenclature which may be required under any Applicable Law from any Government Authority for sanction of Plans, construction, development, ownership, management, operation, implementation and completion of the Building, including any Completion Certificate and any Occupancy Certificate;

5. "Architect" shall mean such person or persons and/or firm or firms who may be appointed by the Developer from time to time at its own costs for preparation drawing and designing of the Plans and planning and supervision of the construction of the Building on the Said Land

Shamir Adv.

<i>Arati Mahapatra Practising Architect</i>	SOVA REAL ESTATE LLP	SOVA REAL ESTATE LLP	<i>Anindam Bora</i>	SOVA REAL ESTATE LLP
<i>Sipra Bhosani</i>		<i>Prakash</i>	Partner	Partner
<i>Dhananjay K. Bora</i>				SOVA REAL ESTATE LLP
<i>Suman Raji</i>				<i>Maithreya Bora</i>
<i>Sreerup Chatteraj</i>				Partner
				<i>Anindam Bora</i>

and for all other matters which are connected therewith and/or incidental thereto;

6. "Built-up Area" in respect of any unit shall mean the plinth area of such unit and include, interalia, the area of the balconies (if any) attached thereto, the thickness of the external and internal walls thereof and the columns therein PROVIDED THAT if any walls or column be common between two units then only one-half of the area under such walls or column be included in each such unit.

7. "Common Areas, Installations and Facilities" shall mean the areas, facilities and amenities in the new building earmarked for common use and enjoyment of the Intending Transferees of the Units and shall include corridors, stairways, landings, lobbies, entrances, exits / gates, passageways, driveways, pathways, lifts, shafts / ducts, drains, sewers, pits, machine room, electrical wires, electric meters, common toilets, overhead tank, water tanks / reservoirs, pumps, motors, pipes, plumbing, periphery walls, projections, foundation, columns, supports, facilities, whatsoever, required for the use, enjoyment, establishment, maintenance and/or management of the new building(s) to be

SOVA REAL ESTATE LLP SOVA REAL ESTATE LLP
Anindam Ban Partner Partner

R. B. B. Partner

SOVA REAL ESTATE LLP
Maithreyee Bera Partner

Ananti Mahapatra
Pratyak Bera

Sigya Bhowmik

Dhananjay K. Bera

Suman Maji

Sreerup Chattaraj

Anindam Ban

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constructed at the Subject Land and/or the common facilities or any of them, as the case may be;

- 8. "Common Purposes" shall mean and include the purposes of managing, maintaining and up-keeping of the Building (and in particular the Common Areas, Installations and Facilities), rendition of services in common to the Intending Transferees, collection and disbursement of the common expenses and dealing with the matters of common interest of the Intending Transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas, Installations and Facilities, in common;

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- 9. "Completion" in respect of the Building shall mean the completion of the Construction of the Building as evidenced by the completion/ occupancy certificate issued by the appropriate authority.

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Suman Zingji

Sreerup Chatteraj

- 10. "Subject Land" shall mean and include ALL THAT plots of land adjacent to each other respectively owned by the Owners as aforesaid measuring in aggregate about 42.75 (Forty Two point Seven Five) Decimal more or less situate

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and lying at Mouza: Paikpari, J.L No. 286, Khatian No. 470/1, 2553, 4033, 4034, 4035, 4624 & 4605 and Dag No. 1810, 1811 and 1812 within the local limit of Kola-II Gram Panchayet, under Police Station: Kolaghat, Dist.: Purba Medinipur, as more fully described in the First Schedule hereunder written and are free from all encumbrances.

11. "Building" shall mean a Multi-Storied building to be known as AVANTI VILLA TOWER-2, to be constructed at the Subject Land in accordance with the plan to be sanctioned by the Kola-II Gram Panchayet/ P&RD Department in the Zila Parisad of Purba Medinipur after technically vetted by State P&RD, Salt Lake, as per specifications provided in Third Schedule herein below.

12. "Project" shall mean and include the Subject Land and the Building thereat with the Common Areas, Installations and Facilities and all open and covered spaces thereat.

13. "Building Plan" shall mean the plan for the construction of the Building or Buildings to be approved by Kola-II Gram Panchayet/the Panchayet and Rural Development Authority in

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the Zila Parisad of Purba Medinipur, Tamluk after being duly vetted technically by the P.&R.D., Govt. of West Bengal, Salt lake and shall include any renewal or amendments thereto and/or modifications thereof made or caused by the Developer with the consent of the Kola-II Gram Panchayet or P.& R. D. Department of Zila Parisad, Purba Medinipur, Tamluk and P.& R. D. Department, Salt Lake.

14. "Developer's Allocation" according to the context shall mean the units/ car parking areas/ other construction spaces in the Building after allocation of such areas to the Owners, as also stated in Article X herein below;

15. "Encumbrance" shall mean any mortgage, lien, charge, non-disposal or any other restrictive covenant or undertaking, right of pre-emption, easement, attachment or process of court, burdensome covenant or condition and/or any other arrangement which has the effect of constituting a charge or security interest or other third party right or interest or negative lien which could affect carrying out the construction and development and/or ownership of the Building;

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Suman Maji

Sreenup Chatteraj

Anindam Bera

Sreenup Chatteraj

16. "Force Majeure" shall mean any event preventing either Party from performing any or all of its obligations under this Agreement, which does not arise from and is not attributable to any acts, omission, breach or violation by such Party or any of its obligations under this Agreement but which arises from, or is attributable to acts of God, natural calamities, accidents, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented.

17. "Person" means any individual, company, corporation, partnership, limited liability partnership, joint venture, trust, unincorporated organization, government or governmental authority or agency or any other legal entity.

18. "Parking Spaces" shall mean and include the areas and spaces, either covered or open or stacked or mechanical, meant or earmarked or intended to be reserved in the Building for the purpose of parking of two or four wheeled vehicles of the Intending Transferees;

19. "Proportionate" or "Proportionately" or "Proportionate Share" insofar as the matters of Units and/or Intending Transferees and/or

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the Common Purposes are concerned, shall mean the proportion in which the total built-up area of an Unit may bear to the total built-up area of all the Units in the Building;

20. "Owner's Allocation" according to the context shall mean the units/ car parking areas allocated to the Owners as per details contained in Article IX in terms hereof;

21. "Super Built Up Area" of a Unit shall mean the Built-Up Area of such Unit and the proportionate undivided share of the common areas attributable to such Unit as determined and ascertained by the Developer in consultation with the Architect(s);

22. "Transfer"(with its grammatical variation) shall include transaction by sale.

23. "Transferable Areas" shall mean the Units, Parking Spaces, terraces, roofs, gardens, open spaces, with or without any facilities and all other areas at the Building capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also include any area, right or privilege at the Building

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Dhananjay K. Bera
Suman Zayji
Sneerup Chattaraj

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capable of being commercially exploited or transferred for consideration in any manner;

24. "Intending Transferees" or Transferees or Purchasers shall according to the context, mean all persons who have from time to time entered into agreement with the Developer and the Owners for the purpose of acquiring any Unit in the Building and shall also include the Owners herein in respect of their respective allocations herein.

25. "Units" shall mean the divided, demarcated and developed flats, spaces or other constructed areas in the Building to be constructed on the Subject Land which are capable of being independently and exclusively held used occupied and/or enjoyed by the respective transferees and shall include proportionate undivided share in the land underneath the respective unit;

26. "Realizations" shall mean and include the amounts received/ receivable against Transfer of the Units, Parking spaces and other Transferable Areas under Developer's Allocation.

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Suman Raji

Sreerup Chatterjee

Anindam Bora

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Maithreyee Bora
Partner

Sharmistha
Adhikari

The paragraph headings herein shall not form part of this Agreement and the same have been given only for the sake of convenience and shall not be taken into account for the construction or interpretation of any of the terms or provisions of these presents.

Words importing Singular Number shall include the Plural Number and vice-versa.

Words importing Masculine Gender shall include the Feminine Gender and Neuter Gender; similarly, words importing Feminine Gender shall include Masculine Gender and Neuter Gender; likewise Neuter Gender shall include Masculine Gender and Feminine Gender.

- 27. Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement, such notice, consent, approval, permission or certificate must (except where otherwise expressly specified), be in writing and sent by post to the said party at the address as mentioned above.

ARTICLE-II CONSIDERATION

In consideration of the Owners having agreed to permit the Developer to commercially exploit the Subject Land, being the plots of land owned by the Owners respectively and also in further consideration

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Partner

of transferring and selling their proportionate share in the Subject Land and the common areas and facilities of the building comprised at the Subject Land, included in the Developer's Allocation in the proposed new multistoried building, in favour of the Developer and/or his nominees and assignees, the Developer shall upon completion of the construction of the new proposed multistoried building hand over and deliver to the Owners their allocation, being the Owners' allocation as described in Article- IX hereunder written.

ARTICLE-III COMMENCEMENT

This Agreement shall commence and/or be deemed to have commenced on and with effect from the date of execution hereof.

ARTICLE-IV EXPLOITATION RIGHTS

The Owners doth hereby grant an exclusive right to the Developer to build Multi-storied building at the Subject Land as per sanctioned building plan of the proposed multistoried building consisting of several flats/ constructed areas/ covered spaces and to sell the said flats /constructed spaces/ covered spaces out of the Developer's allocation to the buyers of Developer's choice (except the owners' allocation). The Developer shall be solely and exclusively entitled to obtain necessary advances from intending Purchasers on such terms and conditions as the Developer may in his absolute discretion deem fit and proper and in that event, the Owners shall neither have

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<i>Pratap Bera</i>	<i>Arindam Bora</i>	<i>Arindam Bora</i>	<i>Arindam Bora</i>
<i>Sipra Bhawanik</i>		Partner	Partner
			SOVA REAL ESTATE LLP
			<i>Maitreyee Bera</i>
			Partner
<i>Dhananjay K. Bera</i>	<i>Arindam Bora</i>		
<i>Simran Singh</i>			
<i>Sneha Chatterjee</i>			

any objection nor any financial liability and responsibility.

ARTICLE- V BUILDING

1. The Developer shall prepare a plan for construction of a Multi-storied building on the Subject Land at his own costs and expenses and shall submit the plan to the Kola-II Gram Panchayet for such construction of the multistoried building to be known as AVANTI VILLA TOWER-2. It is proposed that a building with basement, ground and ten upper floors shall be constructed comprising of car parking & common areas on basement & ground floors and eight flats on each upper floor (Four 3BHK flats as blocks A,D,E & H, each measuring about 1270 Sq.ft. of super built up area and four 2BHK flats as blocks B,C,F & G, each measuring about 1000 Sq.ft. of super built up area). The Specifications for the Construction shall be as per Third Schedule hereinbelow with Common Areas, Installations & facilities as stated in Second Schedule hereinbelow.
2. The Developer shall appoint architect, engineer, mason, workers, durwan, mistries and shall pay their wages and salary and the Owners shall not be liable for the payment of the same.

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<i>Suman Singh</i>	SOVA REAL ESTATE LLP	SOVA REAL ESTATE LLP
<i>Snehanu Chatteraj</i>	<i>Anjali Halaputra</i>	<i>Anandam Bera</i>
<i>Anandam Bera</i>	<i>Pratek Bera</i>	Partner
	<i>Sipra Shrivastava</i>	SOVA REAL ESTATE LLP
		<i>Maithreya Bera</i>
		Partner

3. The Developer is hereby authorized and empowered in relation to the said construction so far as may be necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other materials allocable to the Owners for the construction of the said Building and similarly to apply and obtain temporary and/or permanent connection of water electricity power and/or gas to the Building and other inputs and facilities required, for which purpose the Owners do hereby agree to execute in favour of the Developer such power of attorney to sign on behalf of the Owners all such applications and other documents as shall be required from time to time for the purpose of or otherwise for or in connection with the construction of the said building.

3. The owners shall not be liable for any workmen compensation and shall not be liable for any other liability arising from construction of the Building.

ARTICLE -VI OWNERS' REPRESENTATIONS

The Owners made the following several representations and assurances to the Developer which have been completely relied upon and believed to be true and correct by the Developer for

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<i>Suman Singh</i>	Partner	Partner	Partner
<i>Sreerup Chatteraj</i>			SOVA REAL ESTATE LLP
<i>Anindam Bora</i>			Partner
			<i>Maitreyee Bora</i>
			Partner

the purpose of entering upon this agreement and the transaction envisaged herein:

1. The Owners are the absolute owners of the Plots of Land owned by them respectively as stated herein;
2. The Owners have a good marketable title in respect of the Said Plots of land.
3. That the Subject Land and every part thereof are all free from all Encumbrances created or suffered by the Owners and without any claim, right, title, interest of any other person thereon or in respect thereof. The Owners have received no notice for acquisition or requisition nor are they aware of any claim of the Land Revenue Authority and/or Government and/or any other statutory body or Body Corporate affecting the Subject Land.
4. That the entire Subject Land is in khas vacant and peaceful possession of the Owners respectively.
5. The Owners after having acquired the Said Plots of Land have caused their names to be mutated in the relevant Land Records.
6. The Subject Land does not contain any excess vacant land under the Urban Land (Ceiling and

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Regulation) Act, 1976 or surplus land under West Bengal Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 or any other law whatsoever.

7. Neither the Subject Land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax arrears or any other Public Demand.
8. There is no impediment, obstruction, restriction or prohibition in the Owners entering upon this agreement and/or in development and transfer of the Units/ other constructed areas in the Building to be constructed by the Developer in terms hereof.
9. That the Owners have approved the transaction with the Developer envisaged herein freely and unequivocally and have good right, full power, absolute authority and indefeasible title to enter into this Agreement and perform and discharge the obligations contained herein.
10. That all original documents of title in respect of the Subject Land shall be handed over by the Owners respectively to the Developer on execution & registration of this Agreement.

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Sipra Bhownik

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Pratya Bera
Sipra Bhownik

SOVA REAL ESTATE LLP
Sharanjog K. Bera
Suman Maji
Sreenup Chattaraj
Apindam Bora

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11. The Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Subject Land or any part thereof can or may be impeached, encumbered or affected in title or would in any way impair, hinder and/or restrict the Development under this Agreement.

12. The Owners have not entered upon any agreement or contract with any other person in connection with the Subject Land or its development/ sale/transfer nor have otherwise dealt with the Subject Land or any part thereof prior to execution of this agreement;

13. There is no difficulty in the compliance of the obligations of the Owners hereunder.

ARTICLE - VII TITLE DEEDS

1. Title Deeds shall include the records of rights, documents, instruments, orders, cause papers, etc., in respect of or evidencing ownership of the Owners and those forming part of the chain of title.

2. The Developer shall be entitled from time to time and at all times to produce, give copies and

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extracts of and from the original Title Deeds before Government statutory bodies, courts, tribunals, judicial and quasi-judicial forums, service providers and other persons and authorities as may be required by the Developer.

- 3. The original title deeds shall always remain in custody of the Developer.

ARTICLE - VIII

DEVELOPER'S REPRESENTATIONS

The Developer made the following several representations and assurances to the Owners which have been completely relied upon and believed to be true and correct by the Owners for the purpose of entering upon this Agreement and the transaction envisaged herein:

- 1. The Developer has the required infrastructure, financial ability and expertise to commence and thereby complete the construction on the Subject Land within the time specified herein.
- 2. There is no impediment, obstruction, restriction or prohibition in the Developer entering upon this agreement and/or in developing the Subject Land in terms hereof;
- 3. That the Developer has approved the transaction with the Owners envisaged herein freely and unequivocally and has good right, full power and

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Anandam Bora

Shreerup Chatteraj Adv.

absolute authority to enter into this Agreement and perform and discharge the obligations contained herein.

ARTICLE - IX OWNERS' ALLOCATION

The Developer shall as mutually agreed among themselves hand over and/or deliver to the Owners the peaceful vacant possession of the owners' allocation in the following manner:

a. The Owner 1 shall receive:

- i. Two Nos 3BHK Flat each measuring about 1300Sqr. Ft. more or less of Super-built up area in Block "H" (North Eastern Corner of the Building) on the Ninth and Tenth Floors, and Two Nos 2BHK Flat each measuring about 1100 Sqr. Ft. more or less of Super-built up area in Block "G" (North Eastern Side of the Building) on the Ninth and 10th Floors.
- ii. Two Nos Car Parking Spaces of 150 sq. ft each in the Basement and Ground Floor to be allotted on final completion of construction by the Developer.

b. The Owner 2 shall receive:

- i. Four Nos 3BHK Flats measuring about 1300Sqr. Ft. more or less in Super-built up areas in Block "D" (South West Corner of the building) 6th & 7th Floors, In Block "E"

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(North-Western Corner) 4th Floor, in Block "A" 10th Floor (South-East Corner) and Three Nos. 2BHK Flats measuring about 1100 Sqr. Ft. more or less in Super-built up areas one in Block "B" 10th Floor (Southern Side) and in Block-"F" 4th & 5th Floors (Northern Side).

- ii. Two Nos Car Parking Spaces of 150 sq ft. each in the Basement to be allotted on final completion of construction by the Developer.

Total Super-built up area to be allotted is more or less 8800 Sft (4x1300+3x1100+300). This is based on construction of building with 10 upper floors subject to approval of the P&RD Authority. In case the final approval is received for construction up to 8 floors, the Owner 2 shall be entitled to receive three Nos. 3BHK Flats and Two Nos. 2 BHK Flats with Two Car Parking in the Basement, total Super-built up area being 6310 Sft little more or less.

c. The Owner 3 shall receive:

- i. One No. 3BHK Flat measuring about 1300 Sqr. Ft. more or less of Super-built up areas one in Block "D" (South East Corner of the Building) on 9th Floor and One 2BHK Flat

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measuring about 1100 Sqr. Ft. more or less of Super-built up areas in Block "C" (Southern Side of the building) on the 9th Floor.

- ii. One Car Parking Space of 150 sq. ft in the Basement to be allotted on final completion of construction by the Developer.

d. The Owner 4 shall receive:

- i. One 3BHK Flat measuring about 1300Sqr. Ft. more or less of Super-built up areas in Block "D" (South West Corner of the building) on 10th Floor and One No. 2BHK Flat measuring about 1100 Sqr. Ft. more or less of Super-built up area one in Block "C" (South Western Side of the building) on the 10th Floor.

e. The Owner 5 shall receive:

- i. One 2BHK Flat measuring about 1100 Sqr. Ft. more or less of Super-built up area in Block "B" (South Eastern Side of the building) on the 6th Floor.

f. The Owner 6 shall receive:

- i. One 3BHK Flat measuring about 1300Sqr. Ft. more or less of Super-built up area in Block "A" (South Eastern Corner of the building) on the 7th Floor.

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- ii. One No. Car Parking Space of 150 Sqr. ft in the Ground Floor independent Position under Block "B" to be allotted on final completion of construction by the Developer.
- iii. Further a sum of Rs.10 (Ten) Lakhs in two installments of Rs.5 (Five) Lakhs, subject to deduction of applicable TDS under the I.T. Act.

g. The Owner 7 shall receive:

- i. One 2BHK Flat measuring about 1100Sqr. Ft. more or less of Super-built up areas in Block "C" (Southern side of the building) on the 5th Floor.
- ii. One No. Car Parking Space of 150 sqr. ft in the Ground Floor independent Parking Position under Block "C" to be allotted on final completion of construction by the Developer.
- iii. Further a sum of Rs.4 (Four) Lakhs, subject to deduction of applicable TDS under the I.T. Act.

Allocation of Flats may be changed or adjusted in other floors any time during Construction with mutual consent of the respective Owner and the Developer. Alternatively, the respective Owner shall have discretion to authorize the Developer to sell the allotted flats and receive the proceeds

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thereof into his bank account as and when sold or advance received by the Developer, after deduction of applicable TDS under the I.T. Act.

Further at any time during the construction and particularly on payment of Rs.10 (Ten) lakhs by the Developer to the Owner 6 and Rs. 4 (four) lakhs to the Owner 7, the Developer shall be entitled to get a deed of conveyance executed and registered in its name for the plots of land respectively owned by each of the Owners. The cost of registration for the plots of land will be borne by the Developer. On completion of the Building, the Developer will execute and get registered deeds of conveyance for the allotted flats and car parking spaces in favour of the respective Owners and/ or their nominees and the costs of registration thereof will be borne by the Owners or the nominees.

ARTICLE - X DEVELOPER'S ALLOCATION

The Developer shall get his allocation, being the remaining flats /constructed area /covered areas of the proposed New Building to be constructed and erected by the Developer as per building plan sanctioned by the Kola-II Gram Panchayet/the Panchayet and Rural Development Authority of Zila Parisad, Purba Medinipur after duly vetted technically by the P&RD

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Dept, Govt. of West Bengal, Salt Lake, together with undivided proportionate share of land underneath of the building and common roof right with the common areas, installations and facilities in the proposed building after the **Owners' Allocation** as stated in Article IX herein above. The Developer shall sell the flats, covered/constructed area in his allocation to the intending Purchaser or Purchasers at such price and on such terms and conditions at his own discretion, as mutually agreed with the Intending Purchasers.

ARTICLE-XI POWER OF ATTORNEY

The Owners will execute a power of attorney after the registration of this Development Agreement in favour of the Developer or its Partner/ representative for due execution of the project and to take all steps necessary for development and construction envisaged herein.

Without affecting the obligation of the Owners to execute and/or register the agreement, final transfer deeds or other documents of transfer as applicable or absolving the Owners in any manner there from, the Owners shall by a Power of Attorney executed and registered by the Owners simultaneously with the execution hereof authorize the Developer to sign, execute the agreements for sale, sale deeds, agreements or deeds of Transfer and all other deeds, instruments and writings and with other connected

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Maitheya Bora
Partner*

powers and authorities on behalf of the Owners in respect of Transferable Areas or any part thereof. The authority under the powers of attorney shall be exercised subject to the following:

- i. While exercising the powers and authorities under the Power of Attorney to be granted by the Owners in terms hereof, the Developer shall ensure that the attorney so appointed shall not do any such act, deed, matter or thing which would in any way infringe on the rights of the Owners and/or go against the spirit of this agreement and if the attorney does so whereby the Owners suffer / incur any loss damage cost demand claim or proceeding, the Developer shall indemnify and keep the Owners fully saved harmless and indemnified in respect thereof.
- ii. In particular, the attorney shall not exercise the powers to execute the agreement or deed of transfer contrary to the provisions contained in this Agreement.
- iii. The granting of Power of Attorney shall not absolve the obligation of the Owners in respect of matters contained in the Power of Attorney or exercise of the same.

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Pratap Beza. *Partner* *Partner*
Simran Singh *Sipra Brownik* *Partner*
Sreerup Chattaraj *SOVA REAL ESTATE LLP*
Partner *waitreyee Beza.*
Partner
Anindam Bera

iv. Notwithstanding anything contained in the Power of Attorney, signatures of the respective Owners may be mandatory for any sale agreement executed by the Developer on behalf of the Owners.

ARTICLE-XII COMMON OBLIGATIONS

The Owners shall pay proportionate rents and taxes assessed for their flats to the Gram Panchayet / Municipality from the date of possession of the said Flats in their respective allocation. The Owners shall also pay proportionate common expenses and maintenance charges for their flats etc. to the Owners' Association punctually. The Owners shall not be liable for the Taxes of the flats in Developer's allocation. The Developer or his nominees shall be liable to pay Tax assessed for their respective flats/covered spaces etc. Apart from the above, the Owners shall before taking possession of their allocation pay to the Developer applicable Goods & Service Tax and all the proportionate charges, expenses and security deposit for service connection and installations of main power in the New Building and electricity meter for supply of power to their respective allocation (including proportionate cost of transformer and generator). The Owners shall also make deposit with the Developer for maintenance, taxes, sinking fund etc. at such rate and in such

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Dhananjay Kr. Bera

Simran Singh

Sreerup Chatterjee

Anandam Bera

Anand Mahapatra

Rajesh Bera

Sipra Bhawanik

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Rajesh Partner
Anandam Bera Partner

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Waiteyee Bera Partner

manner as required from the Purchasers of the Developer's allocation.

ARTICLE-XIII OWNERS' OBLIGATIONS

The Owners shall be wholly responsible and liable to cause and ensure the availability of the Subject Land in terms hereof for the purpose of development and construction. In connection with the Subject Land as a whole and each and every part thereof, the Owners shall be bound to comply with and meet the following criterions and requirements:

1. The Owners shall hand over vacant and peaceful possession of the Subject Land to the Developer for the purpose of Development and make out and keep and maintain, at its costs, good marketable title to the Subject Land.
2. That during the continuance of this agreement, the Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the New Building.
3. The Subject Land and each part thereof shall always be free of and from all kinds of Encumbrances created or suffered by the Owners. The Subject Land and each and every part thereof shall also be free from any vesting under the Estates Acquisition Act, the Land Reforms Act and/or the Urban Land (Ceiling & Regulation) Act or any other law and there shall be no

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Chananjoy K. Bera Antri Mahapatra
Pratap Bera.

Suman Nayak

Sreenay Chattaraj

Anindam Bera

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Partner Partner

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Wairtheye Bera
Partner

Sipra Bhousmik

restriction or prohibition under the said or any other laws for its development and/or Transfer in any manner.

4. The Owners shall execute a Registered General Power of Attorney in favour of the Developer to facilitate the construction of the building according to the sanctioned plan and to sell/transfer its allocation and in case of death of any of the Owners herein, his/ her or their heirs shall execute Power of Attorney or Powers of Attorney in favour of the Developer empowering him to sell flats and covered spaces in Developer' allocation and also authorizing the Developer to enter into agreement with intending Purchaser or Purchasers, and to receive all earnest moneys and all Realizations and to execute sign and register such Deed of Conveyance or Conveyances of proportionate undivided share of land or flats and covered spaces/constructed area in Developer's allocation. Be it stated here that the Developer shall be solely and absolutely entitled to sell/transfer his allocation and to receive the earnest money and Realizations in respect of such sale and he shall not have to credit such amount in the account of the Owners and in that event the Owners shall not have any claims or demands for the same.
5. Simultaneously with the execution of these presents, the Developer and/or his representatives

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Arati Mahapatra
Pooja Bera

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Suman Smaji

Sneerup Chattaraj

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Partner

Anindam Sen

S. Bhosrnik
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shall have free access to the Subject Land for the purposes of soil testing, mapping and other works necessary for the Development and construction at the Subject Land and also the Owners shall always render all help and support to the Developer.

6. The Owner 1 to 7 herein and each of them doth hereby undertake not to raise any dispute at any time hereafter relating to handing over to them the covered space/flats as their allocation in the proposed new multistoried building.
7. The Owners shall pay and clear up to date Property Tax and any other dues or taxes, if any outstanding in respect of the Subject Land. Such taxes & outgoings for the period after execution of this Agreement shall be borne and paid by the Developer, and after completion of construction shall be borne and paid by the intending Purchasers in proportion to their respective units.
8. Unless otherwise expressly mentioned, the Developer shall not be liable for any costs, charges, outgoings and expenses on any account whatsoever in respect of the several obligations of the Owners contained herein and the Owners shall be exclusively liable therefore.
9. The Owners shall render all assistance and co-operation to the Developer and sign execute and submit and deliver at the costs and expenses of the Developer all plans, specifications,

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Sipra Bhosnik

Dhananjay K. Bera

Suman Zaji

Sreerup Chattaraj

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Maithreyee Bera
Partner

Arindam Bera

undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time.

- 10. The Developer shall neither be liable and responsible for any personal liabilities of the Owners. The respective Owners will be responsible for their personal liabilities and they will be liable to pay all damages of the Developer and also refund all moneys with cost and damages with interest as per demands of the Developer.

ARTICLE-XIV

DEVELOPERS' OBLIGATIONS AND RIGHTS

- a. The Developer shall in terms of this Agreement construct the said multistoried building on the land in accordance with the plan to be sanctioned by Kola-II Gram Panchayet subject to technical vetting by the Panchayet and Rural Development Authority of Zila Parisad, Purba Medinipur and P&RD, Salt Lake with consent of other appropriate authority or authorities.
- b. The Developer shall complete the multi storied building within 60(Sixty) months from the date of sanction of the building plan, unless prevented by any Force Majeure event. If the Developer fails to complete the building within time, then a further period of six months shall

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Shovanjoy Kr Bora Anati Mahapatra
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Sipra Bhownik
Suman Maji

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Anindam Bora

be extended as grace period, subject to prevailing laws. In case even after the extended period, the said building is not completed, the Owners shall be entitled to get the same completed at the cost and expenses on account of the Developer, to be appropriated from Realizations of Developer's Allocation.

- c. The Developer shall pay and bear all Taxes and other taxes payable for the Subject Land from the date of his taking possession of the Subject Land till the date of delivery of possession of the flats to the Owners and the intending Purchasers. After possession, the Owners and the Purchasers shall pay the taxes in proportion of their respective allocations.
- d. The Developer shall construct erect and carry out the development at the Subject Land in a good and workman like manner, at its own cost & expenses and at its sole risk in accordance with the Building Plans and do all such acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules in force at the relevant time.
- e. With effect from the date of execution of this Agreement, the Developer shall take necessary steps for the development of the Subject Land at the Developer's risk and cost. The Developer shall be free to set up site office and, put up the

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Rajapera.

Sipra Bhawanik

Shamanjoy K. Bora

Suman Maji

Sreerup Chatteraj

Anindam Bora

Sreerup
Chatteraj

hoardings/boards. The Developer shall at all times ensure compliance with any restrictions imposed in this respect by any statutory authorities.

- f. The Developer at its own costs and responsibility shall obtain from the Authorities, sanction of the Plans in connection with development. In this regard it is clarified that (i) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the construction of the Building, and (ii) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer.
- g. The Developer shall be entitled to make any variation and/or modifications in the Plans and/or specifications and/or construction of the building, as may be required to be done from time to time at the instance of the concerned municipality or the sanctioning authority or other appropriate authorities or under any statute or under the advice of the Architect.
- h. All persons employed by the Developer for the purpose of construction such as Architects, contractors, laborers, care-takers, etc., shall be the persons under appointment from and/or employees of the Developer and the Owners shall not in any way be liable or responsible for

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Amit Mahapatra

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Rajeshwar

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Sipra Bhownik

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Dhananjay Kr. Bera

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Suman Maji

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Sreerup Chatterjee

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Anindam Bora

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their salaries, wages, remuneration etc., or their acts in any manner whatsoever and the Owners shall be kept protected and harmless against any action, if taken or threatened to be taken against the Owners for non-compliance or violation of the said requirements.

- i. The Developer shall be responsible to arrange all necessary finances and/or funds and/or moneys. For this purpose, the Developer shall be entitled to raise construction finance from any bank or financial institution against charge on the Receivables from Developer's Allocation under this Agreement. The Owners agree to deposit Title Deeds of the Subject Land for said financing; Provided that no charge is created on any part of the Owners' Allocation. The Developer also undertakes to cause refund of loans and payment of all interests, charges, costs and expenses as may from time to time be necessary or required for the construction of the Building and in this regard the Owners shall not be liable or responsible.
- j. The construction of the Building shall be completed by the Developer in all respects including Common Areas, Installations and Facilities and essential services including drainage, sewerage, water, electricity, telephone and any other essential connections, landscaping and electrification of such Common Areas,

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<i>Ratap Bera</i>		
<i>Sipra Bhowmik</i>		<i>Anandam Bera</i> Partner
<i>Dhananjay K. Bera</i>		
<i>Suman Zingji</i>		
<i>Suresh Chatterjee</i>		
<i>Anandam Bera</i>		
		SOVA REAL ESTATE LLP
		<i>Maitreyee Bera</i> Partner

Installations and Facilities, as may be required for beneficial use of the Units.

- k. The Developer shall comply with the provisions of all statutes, rules and regulations as are applicable in connection with the construction of the Building.
- l. The Developer shall be entitled to initiate any proceedings/litigation against third parties in the Court in exercise of the authority given to the Developer under this Agreement.
- m. The Developer shall also be entitled for itself and on behalf of the Owners, as the case may be, to handle, deal with and/or to look after all matters, disputes, litigations, cases, issues that may arise out of the activities while developing the Subject Land and construction of the Building thereat, at its own cost and expenses, as also those arising with the Transferees, if any. It is however clarified that all costs and expenses relating to dispute, litigation, etc. relating to title of the Subject Land shall be borne and reimbursed by the respective Owner to the Developer.
- n. The Developer will not, at any cost, burden the Owners with any payments and outgoings to be made by the Developer as a result of any litigation and/or dispute arising out of the activities of the Developer while carrying out its obligations.

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Suman Singh
Sreerup Chatterjee
Anindam Bera

Anali Halababata
Pratap Bera.
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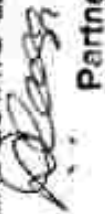
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Partner

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Partner

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Maitreyee Bera
Partner

- o. All applications, plans, papers and other documents as required for the purpose of obtaining necessary sanction from the appropriate authorities have been prepared and submitted by the Developer after approval from the Owners. All costs and expenses including Architect's fees charges and expenses required to be paid or deposited for the purpose shall be borne by the Developer.
- p. The Developer shall be solely and absolutely entitled to demolish the existing building/ structures standing on the Subject Land and all the debris and building materials shall belong to the Developer for which none of the Owners herein shall have any claims or demands.
- q. During the period of construction of the Building, the Owners may undertake periodical inspection of the Building, assisted by an Engineer, if felt necessary. Suggestions/observations, if made on such inspection, shall be communicated to the Developer, who shall discuss the same with the Architect and implement the same, if feasible.
- r. The Developer shall be entitled to develop and construct the Building at the Subject Land in accordance with the Plan. The type of construction and specification of materials to be used for the construction of the building shall be of standard quality as mutually agreed by the

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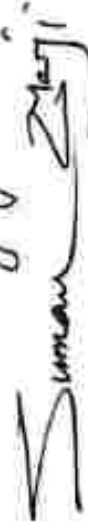

 Partner


 Anati Mahapatra


 Pratap Bera.


 Sipra Bhownik


 Phananjoy Ks Bera


 Suman Maji


 Sreerup Chatterjee


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parties hereto, as more fully described in Third Schedule herein below.

- s. The Developer shall be entitled to apply for and to obtain temporary and/or permanent connections of water, electricity, power, drainage, sewerage and/or other utilities, inputs and facilities from all State or Central Government Authorities and statutory or other bodies required for the construction and use of the proposed Building, at its own cost and the Owners shall sign all the papers etc. as may be required for the purpose.
- t. The Developer shall be entitled to pay various fees, costs and charges to concerned authorities as may be necessary for the purpose of carrying out the development work on the Subject Land and to claim refund of such deposits so paid and to give valid and effectual receipts in connection with the refund of such deposits in its own name or in the name of the Owners or in the joint name, as may be required.
- u. The Developer shall abide by all laws, by-laws, rules and regulations of the appropriate Government and local bodies relating to development of the Subject Land and to be observed by it under this Agreement and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, by-laws, rules and regulations. The

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 Partner

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Suman Maji
Sreerup Chatteraj

Anand Bora

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Developer hereby agrees to keep the Owners saved harmless and indemnified against all punitive actions, loss, damage, accidents, mishaps, liabilities, fines, penalties, compensation, costs charges and expenses concerning the development of the Subject Land.

- v. The Developer shall, in consultation with the Architect, determine and ascertain the super built-up / built-up / carpet / chargeable area of the spaces in the Building.
- w. The Developer shall be deemed to have constructed and completed any constructed area in the Building if the Developer has constructed the same as per the agreed specifications and provided reasonable ingress and egress and obtained water, electricity and drainage connections and obtained the Completion Certificate/Occupancy Certificate from the Appropriate Authority in respect thereof.
- x. All Common Areas, Installations and Facilities in the Building shall be managed by the Developer throughout the subsistence of this Agreement and thereafter till the management thereof is handed over to the Association formed for the purpose.
- y. The Developer shall make all compliances under Goods and Services Tax Act, and relating to all other taxes, impositions or levies, as may

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Partner

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Anindya Bera
Partner

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Wairtreye Bera
Partner

be imposed or levied by any statutory or governmental body or authority upon the development of the Subject Land or matters connected therewith (Taxes), if any, relating to the development and construction of the Building. The Developer shall also make all compliances relating to TDS on all payments made in course of construction of the Building.

- 2. The Developer shall be solely and absolutely entitled to sell, transfer and convey to any intending Purchasers ALL THAT his allocation being the Developer's Allocation in the proposed new multistoried building as his own property and none of the Owners shall either raise any objection for the same or claims or demands any amounts from the Developer for the same.

ARTICLE-XV RESTRICTIONS

- 1. The Owners shall abide by all laws, Bye-laws, rules and regulations of Association/Society that may be formed in the newly constructed Building in due course for Common Purposes.
- 2. The Owners shall not cause any obstruction or throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the

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Pratap Bera.
Sipra Bhowmik
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Suman Maji
Sreerup Chattaraj
 SOVA REAL ESTATE LLP
Pranav Sr. Partner
Maithyea Bera.
 SOVA REAL ESTATE LLP
Pranav Sr. Partner

compound corridors or any other portions of the building.

ARTICLE - XVI PARTIES' COVENANTS

The Owners do hereby covenant with the Developer as follows:

1. That each and every representation made by the Owners hereinabove is true and correct and the Owners agree and covenant to perform each and every representation.
2. That with effect from the date of execution hereof, the Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of their respective Plots of Land comprised in the Subject Land or any part thereof or any development to be made thereat.
3. That the Owners shall not cause any interference or hindrance in the sanction/ modification/ alteration of Sanction Plans in terms hereof and

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Pratik Bera *Partner* *Partner*
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Shamanjoy K. Bera
Suman Maji
Sneerup Chattaraj
Arindam Bera
Maitreyee Bera
Partner
Partner

Shamanjoy K. Bera

construction and development on the Subject Land by the Developer as per the procedure laid down herein and not to do any act deed or thing whereby any right of the Developer hereunder may be affected.

4. The Owners shall not act in any manner which is detrimental to this Agreement or goes against the terms and conditions of this Agreement.

The Developer does hereby covenant with the Owners as follows:

1. That each and every representation made by the Developer hereinabove is true and correct and the Developer agrees and covenants to perform each and every representation.
2. The Developer doth hereby agree and covenant with the Owners not to do any act deed or thing whereby any right or obligation of the Owners hereunder may be affected or the Owners are prevented from making or proceeding with the compliance of the obligations of the Owners hereunder.
3. The Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and shall not do or permit any act or omission

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Dhananjay K. Bera
Suman Daji
Sreenup Chatteraj

Anindam Bora

Shovika Bera

contrary to the terms and conditions of this Agreement in any manner.

- 4. The Developer shall not act in any manner which is detrimental to this agreement or goes against the terms and conditions of this Agreement.

ARTICLE - XVII GENERALLY

- 1. The Developer shall be authorized and empowered and wherever possible in its own name as Developer to apply for and obtain all permission, approval and clearances from any authority whether local, state or central for the construction of the Building and also to sign and execute all plans sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time.
- 2. The Developer hereby agrees and covenants with the Owners not to transfer and/or assign this Agreement or any rights or benefits hereunder in favour of any third party, without the prior written consent of the Owners.
- 3. The Developer shall indemnify and always keep the Owners, its employees, assigns and agents indemnified and harmless against:

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 Partner

SOVA REAL ESTATE LLP
Pratap Beza
 Partner

SOVA REAL ESTATE LLP
Pratibha Beza
 Partner

SOVA REAL ESTATE LLP
Sipra Bhownik
 Partner

SOVA REAL ESTATE LLP
Phaneroj kr Beza
 Partner

SOVA REAL ESTATE LLP
Suman Ziaji
 Partner

SOVA REAL ESTATE LLP
Sreeraj Chittaraj
 Partner

SOVA REAL ESTATE LLP
Arindam Beza
 Partner

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Maitreyee Beza
 Partner

- a) Any and all losses, expenses, claims, costs and damages suffered, arising out of, or which may arise in respect to any non-compliances, by the Developer, of the Applicable Laws for development and construction of the Building.
- b) All claims, damages, compensation or expenses payable in consequence of any injury or accident or death sustained by any workmen or other persons during construction and/or up to the completion of the construction of Building in all respect up to handing over possession of Units to the intending purchasers;
- c) Any lien or charges claimed or enforced against any material supplied in construction of the Building by any supplier of such materials.
- d) All acts, commissions, omissions, negligence and deviation in respect of the sanctioned Plans with such modification as are approved by the concerned authority in regard to meeting its obligations as herein mentioned and against all claims, demands, right and actions of all workmen, engineers, architects and their successors to be employed in the construction of Building.

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Anindam Bar Partner
Anindam Bar Partner

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Waitheya Beza Partner
Waitheya Beza Partner

SOVA REAL ESTATE LLP
Ante Mahapatra
Ratna Saha
Sipra Bhosnik

SOVA REAL ESTATE LLP
Shanujoy Kar Bara
Suman Maji
Sreerup Chatterjee
Anindam Bar

Shanujoy Kar Bara
 Adv.

4. If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall inform the other Party in writing within 30 (thirty) days of the commencement of the event of Force Majeure specifying the nature and extent of the circumstances giving rise to the event/s of force majeure as well as cessation of the Force Majeure event.
5. If at any time additional/further constructions become permissible on the Subject Land due to change in any law or Building Rules or otherwise, then such additional/further constructions shall be made by the Developer at its own costs. The additional/ further constructions, if made, shall be considered part of Developer's Allocation.
6. All cost of stamp duty and registration fees and charges to the concerned authorities, if any, required to be paid for registration of this Agreement and all incidental or miscellaneous and other charges and/or expenses to be incurred in respect thereof shall be paid by the Developer.

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 Partner
 SOVA REAL ESTATE LLP
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 Sipra Bhowmik

Dhananjay K. Bera
 Suman Maji

Sreerup Chatteraj

Arindam Bera

ARTICLE - XVIII

DISPUTE RESOLUTION AND FORUM

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1. In case of any dispute, differences or questions arising out or in the terms of this Agreement and/or with regard to the interpretation, meaning or scope of this Agreement or any rights and liabilities of the parties under this Agreement or out of this Agreement or in any manner whatsoever concerning this Agreement, the parties shall endeavor to settle the dispute amicably. In case no amicable settlement is arrived, the same shall be referred to the arbitration to be adjudicated by an arbitral tribunal consisting of three Arbitrators with each party appointing one Arbitrator and the two Arbitrators so appointed shall appoint the third Arbitrator. The arbitration shall be held according to the rules of the Arbitration and Conciliation Act, 1996, and/or statutory modification or enactment thereto. The Award made and published by the Arbitrators shall be final and binding on the parties. The seat of Arbitration shall be held in Kolkata and the language shall be English.
2. Appropriate Court at the District: Purba Medinipur or Courts of Kolkata alone shall have the exclusive jurisdiction to try, entertain and consider all actions, suits and proceedings arising out of this Agreement.

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 Partner
 SOVA REAL ESTATE LLP
 Maitreyee Bose
 Partner

SOVA REAL ESTATE LLP
Ritesh
 Partner

Anita Mahapatra
Ritesh
Sipra Bhownik

Dhimanjoy Roy
Suman
Sreerup Chaturaj

Anindam Bose

Dhimanjoy Roy

ARTICLE – XIX MISCELLANEOUS

1. All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of dispatch of such notice by prepaid registered speed post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.
2. Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons. Each party shall keep the other party indemnified from and against the same and this Agreement shall be binding on the legal heirs executors, representatives and assigns of the parties hereto.
3. Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights nor shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision. A waiver on one occasion shall not be deemed to be

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Sipra Bhosmit

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Suman Ziaji

Seemantang

Anindam Bora

Phananjay Kr. Beza

waiver of the same or any other breach or non-fulfillment on a future occasion.

4. Neither party hereto can unilaterally cancel or rescind this agreement at any time.

5. This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions, correspondence and agreements between the Parties, written oral or implied.

6. If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect other provisions of this Agreement.

7. No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the parties.

8. In case, the owners' allocation in the new building is less than their allocated area agreed herein, then the Developer shall pay to the Owners, the amount of the lesser area as per the then prevailing rate.

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<i>Phanraj Kori Bera</i>	SOVA REAL ESTATE LLP	SOVA REAL ESTATE LLP	<i>Anindam Bera</i>	SOVA REAL ESTATE LLP
<i>Simam Maji</i>	<i>Arati Mahapatra</i>	<i>R. Debra</i>	<i>Anindam Bera</i>	<i>Anindam Bera</i>
<i>Seerup Chatteraj</i>	<i>Palap Bera</i>	Partner	Partner	Partner
<i>Anindam Bera</i>	<i>Sipra Bhousmik</i>			SOVA REAL ESTATE LLP
				<i>Maithey Bera</i>
				Partner

Likewise, if the owners' allocation is more than the agreed area, then the Owners shall pay to the Developer the amount of excess area as per the then prevailing rate.

9. It is understood that from time to time to facilitate the construction of the building by the Developer, various acts, deeds, matters and things not herein specified, may be required to be done by the Developer, for which the Developer may require the authority of the Owners and various application and other documents may be required to be signed or made by the Owners relating to which no specific provisions have been made herein, the Owners undertake to execute any such additional power of attorney and /or other authorization as may be required by the Developer for the purpose and also undertake to sign and execute all such additional applications and other documents as may be required for the purpose.

10. Upon completion of the building, the Owners or their assigns at the request of the Developer shall execute appropriate Sale Deeds/Conveyances of their respective plots of Land or in respect of undivided share in Subject Land proportionate to the Units and other covered spaces in favour of the Developer and/or its nominated Transferees. The Stamp duty and transfer charges including

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Amali Mahapatra
Pratap Barua

Sipra Bhowmik

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Sumana Barua

Sreerup Chatterjee

Anindam Bora

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Maithreyu Barua
Partner

Chamanjoy Barua

registration fees payable for the transfer shall be borne by the Transferees. Developer may also execute the Conveyance Deed or Deeds by virtue of the Power of Attorney to be granted by the Owners or their assigns.

11. It is further agreed by and between the parties that if the existing building rules of Panchayet are changed and modified, then this Agreement shall be modified accordingly, so far as the same relates to Owners' Allocation.

THE FIRST SCHEDULE ABOVE REFERRED

TO: (SUBJECT LAND)

ALL THAT a piece and parcel of land measuring about 42.75 Decimals in various plots of land comprised in Dag No. ^{R-5. of LR} 1810, 1811 and 1812 under Khatian No. 470/1, 2553, 4033, 4034, 4035, 4624 and 4605, more or less and adjacent to each other situated at Mouza: Paikpari, J.L. No.: 286, within Kola-II Gram Panchayet, Police Station: Kolaghat, District: Purba Medinipur. Butted and bounded as follows:-

ON THE NORTH : House of Sri Gour Sen on on Plot No. 1811 and Vacant Plot No. 1806 belonging to Debasish Manna and brothers

ON THE SOUTH : Residential Flats of Avanti Villa Apartments on plot

Arati Mahapatra
Pratap Barua
Sipra Bhawanik

Chananjoy Kr. Bara
Suman Maji
Seemay Chatteraj

SOVA REAL ESTATE LLP
Partner

SOVA REAL ESTATE LLP
Partner

SOVA REAL ESTATE LLP
Partner
Wairtheye Bebra.

Arindam Bara

Arindam Bara

- 1859 and residential flats of Binapani Apartments on Plot 1812.
- ON THE EAST** : House of Sri Asish Chakraborty on plot No. 1809 and House of Late Ram Mahapatra on plots No. 1808 & 1809.
- ON THE WEST** : Common Passages on Plot No.1811 and Land on plot No.1812 owned by Dhananjay Kumar Bera allowed as common passage.

**THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of common areas and facilities of the proposed new building)**

1. The land on which the building is located with all easement rights and appurtenances belonging to land and building.
2. The foundation, columns, girders, beams, supports, main walls, lobbies, corridors of the newly constructed building.
3. Stair case and lights in the stair case.
4. Lift with Lift room on the roof
5. Under ground water reservoir.
6. Overhead water tank.

SOVA REAL ESTATE LLP
Anindam Bera
Partner

SOVA REAL ESTATE LLP
Dileep
Partner

SOVA REAL ESTATE LLP
Maitreyee Bera
Partner

Anati Mahapatra
Pratap Bera.

Sipra Bhowmik

Dhananjay K. Bera

Suman Maji

Sneerup Chatteraj

Anindam Bera

Dhananjay K. Bera

7. Electric pump and motor for lifting water from the underground reservoir to the overhead tank.
8. Meter room under the staircase.
9. Boundary walls.
10. Outer wall of the building mentioned above.
11. Landscaping & beautification
12. Septic Tank.
13. Passage for egress and ingress in or out of the constructed Building.
14. Water pipe line for lifting water from underground reservoir to overhead tank and from over-head tank to the respective flats.
15. Main entrance gate.
16. Roof of the top floor of the building.

**THE THIRD SCHEDULE ABOVE REFERRED TO
(The building and specifications of Units)**

1. STRUCTURE:

The main structure will be of reinforced cement concrete (1:2:4). It comprises of column beams, foundation etc. complete.

2. BRICK WORK:

The external walls will be of 1:5 Cement and sand, brick work with 230 mm thickness with fly ash and concrete bricks. All the internal walls will be 75 mm, except the flat separating walls,

SOVA REAL ESTATE LLP
Anandam Bera
Partner

SOVA REAL ESTATE LLP
R. Bless
Partner

SOVA REAL ESTATE LLP
Maitheya Bera.
Partner

Arati Mahapatra
Anandam Bera.

Sipra Bhowmik

Dhananjay K. Bera

Suman Singh

Sneerup Chatteraj

Anandam Bera

Shruti
Bera.

stair walls and balcony walls which will be 125 mm thick.

3. **EXTERNAL WALLS:**

External walls will be done with complete plaster and finished with two coat cement paint.

4. **INTERNAL WALLS:**

Internal partition wall will be done with complete plaster, finished with wall putty.

5. **FLOORING:**

Flooring will be with marble or tiles with 6" skirting in all rooms.

6. **HARDWARE:**

Staircase railing will be of M.S. Grills, to suit with aesthetics of the building. Hardware fittings and fixture will be provided of standard make and quality.

7. **DOORS:**

All the doors shutter of 30 mm. thick will be flush type doors frame, made by Sal wood, and all door finished with two quoted enamel paints.

8. **WINDOWS:**

All windows would be of steel grills with inside aluminum sliding fitted with glass pane (except kitchen and toilet, steer window with sun shed). All veranda will be enclosed by steel grills.

9. **TOILET:**

Toilets will be provided with flash P.V.C doors with 3/4th concealed PVC pipe line (I.S.)

SOVA REAL ESTATE LLP SOVA REAL ESTATE LLP

Address

Partner

Arindam Bora
Partner

SOVA REAL ESTATE LLP

Maithreyee Beza
Partner

Arati Mahapatra
Pratap Beza

Sipra Bhosmik

Dharmajoy Kr Beza

Sreenup Chatteraj
Suman Chaji

Arindam Bora

Shruti
Arindam

connected from general water supply from overhead tank with water connection from Gram Panchayet or own water source, standard white color Indian pan or commode with low down cistern, toilets walls will have glazed tiles upon 6'-0" height all around and 5'-6" height in bath area and flooring will be marble/ tiles and one wash basin.

10. **KITCHEN:**

Kitchen will have one Black stone shelf with 2'-6" glaze tiles from the top of Black stone and one stainless steel sink with two taps.

11. **ELECTRICAL:**

All electrical line will be concealed, all materials will be of I.S.I. two light points, one fan point, one plug point and one power point in each bed room (Dining room- two light points, one fan point, one plug point and one power point; Kitchen- one light point, one 15 amp plug point, one exhaust fan point; Toilet- one light point, one power point for geyser and one point for exhaust fan; Balcony- one light point, common light point for stairs and common service areas).

12. **WATER SUPPLY:**

From Panchayet water supply line or own source.

N.B.: Extra work and fittings and better quality of fittings, extra electrical point's fittings will be provided on extra costs payable in advance.

SOVA REAL ESTATE LLP SOVA REAL ESTATE LLP
Anindam Bora Partner Anindam Bora Partner

SOVA REAL ESTATE LLP
Maithreyee Bora Partner

Address Partner

Anita Mahapatra
Pratibha Bora

Sipra Bhowmik

Dhananjay K. Bora

Suman Maji

Shreeraj Chatteraj

Anindam Bora

Shreeraj
Anita

IN WITNESS WHEREOF the Parties above-named have set and subscribed their respective hands and seal on the day, month and year first above written.

Drafted by:

Chinmoy Bhowmik

Chinmoy Bhowmik
Advocate

Enrolment No. WB/673/2003
Judges' Court, Purba Medinipur.

Dhimanjoy K. Bera

Suman Maji

Sreerup Chattaraj

Prindam Bera

Computer Typed by:

Avijit Jana

Avijit Jana,
Brindabanpur P.S.-Kolaghat,
Purba Medinipur

✓ Arati Mahapatra
Pratap Bera

Sipra Bhowmik

WITNESSES:

1. Jyanta Ghosh
vill. - Beripha.

2. Avijit Jana

3. Kalpana Khatua (Jana)
vill. - Gopalraja

SOVA REAL ESTATE LLP

Dheera

Partner

SOVA REAL ESTATE LLP

Prindam Bera

Partner

SOVA REAL ESTATE LLP

Maitreyu Bera

Partner

This deed is executed in presence of 3 witnesses and completed by total 70 pages.



SRI DHANANJAY KUMAR BERA:

Land Owner No.-1 and on behalf of Developer M/s. SOVA REAL ESTATE
LLP.

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Dhananjay Kumar Bera



Land Owner No.-2 SRI SUMAN MAJI

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Suman Maji

Suman Maji



So *Sreeerup Chattaraj*

Land Owner No.-3 SRI SREEERUP CHATTARAJ:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Sreeerup Chattaraj



SRI ARINDAM BERA:

Land Owner No.-4 and on behalf of Developer M/s. SOVA REAL ESTATE LLP.

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

*Shrivastava
A.H.*

Arindam Bera



Land Owner No.-5 SRIMATI ARATI MAHAPATRA:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Arati Mahapatra



Land Owner No.-6 SRI PRATAP BERA

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Pratap Bera

Signature



Land Owner No.-7 SRIMATI SIPRA BHOWMIK:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Sipra Bhowmik



Mrs. Maitreyee Bera

On behalf of Developer M/s. SOVA REAL ESTATE LLP.

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Maitreyee Bera

Sipra Bhowmik



SRI AVIJIT JANA: (Identifier)

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H.F					
R.H.F					

Avijit Jana

Avijit
Jana



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



GRN: 19-202021-015681139-8
GRN Date: 04/12/2020 16:56:28
BRN : 2999427643903
SBI ePay txn No. : IGAJZCTZM4

Payment Mode : Net Banking-SELF
Payment Gateway SBI EPay-State Bank of India
BRN Date: 04/12/2020 17:02:12
SBI ePay txn Date: 04/12/2020 16:57:27

DEPOSITOR'S DETAILS

Name : SOVA REAL ESTATE LLP Id No. : 2001581496/9/2020
Contact No. 9874721298
E-mail : sovarealestate1lp@gmail.com Mobile No. +91 9564053320
Address : KOLAGHAT JASAR ROAD
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001581496/9/2020	Property Registration- Registration Fees	0030-03-104-001-16	14007
2	2001581496/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	35001
Total Amount				49008

In Words : Rupees Forty Nine Thousand Eight Only.



Major Information of the Deed



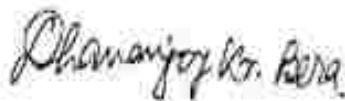





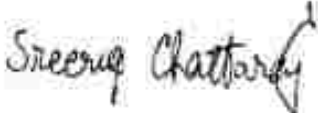
Deed No :	I-1101-08578/2020	Date of Registration	07/12/2020
Query No / Year	1101-2001581496/2020	Office where deed is registered	
Query Date	01/12/2020 12:44:02 PM	1101-2001581496/2020	
Applicant Name, Address & Other Details	Dhananjay Patra Bankurachak, Thana : Kolaghat, District : Purba Midnapore, WEST BENGAL., Mobile No. : 8016159868, Status : Attorney of Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 14,00,000/-]		
Set Forth value	Market Value		
Rs. 21,000/-	Rs. 1,89,56,632/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,001/- (Article:48(g))	Rs. 14,039/- (Article:E, B)		
Remarks			






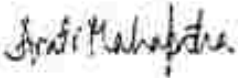





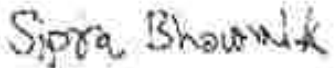
Land Details :

District: Purba Midnapore, P.S:- Kolaghat, Gram Panchayat: KOLA-II, Mouza: Paikpari, JI No: 286, Pin Code : 721134

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1810		Bastu	Bastu	29.5 Dec	10,000/-	1,30,81,185/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	RS-1812		Bastu	Bastu	5 Dec	10,000/-	22,17,150/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	RS-1811		Bastu	Bastu	8.25 Dec	1,000/-	36,58,297/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
		TOTAL :			42.75Dec	21,000 /-	189,56,632 /-	
		Grand Total :			42.75Dec	21,000 /-	189,56,632 /-	

Land Lord Details :

Sr No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dhananjoy Kumar Bera (Presentant) Son of Late Sitaram Bera Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office			
	07/12/2020	07/12/2020	07/12/2020	
Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7E, Aadhaar No: 95xxxxxxxx6407, Status :Individual, Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office				
2	Name Mr Suman Maji Son of Mr Bangajiban Maji Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office			
	07/12/2020	07/12/2020	07/12/2020	
Paikpari, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8F, Aadhaar No: 73xxxxxxxx0722, Status :Individual, Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office				
3	Name Mr Sreerup Chattaraj Son of Mr Shyamal Baran Chattaraj Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office			
	07/12/2020	07/12/2020	07/12/2020	
58/23, Prince Anwar Shah Road Lake Gardens Lake, P.O:- Kolkata, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx0C, Aadhaar No: 41xxxxxxxx6446, Status :Individual, Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office				









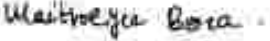
4	Name Mr Arindam Bera Son of Mr Dhananjoy Kumar Bera Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office	Photo  07/12/2020	Finger Print  LTI 07/12/2020	Signature  07/12/2020
Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx3A, Aadhaar No: 66xxxxxxxx9294, Status :Individual, Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office				
5	Name Mrs Arati Mahapatra Wife of Mr Pratul Kumar Mahapatra Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office	Photo  07/12/2020	Finger Print  LTI 07/12/2020	Signature  07/12/2020
Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx8J, Aadhaar No: 23xxxxxxxx4601, Status :Individual, Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office				
6	Name Mr Pratap Bera Son of Mr Kishan Chandra Bera Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office	Photo  07/12/2020	Finger Print  LTI 07/12/2020	Signature  07/12/2020
Shiva Apartment Flat No 201, 53 Bansdrani, Governm, P.O:- Kolkata, P.S:- Sova Bazar Street, District:-Kolkata, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx5H, Aadhaar No: 32xxxxxxxx2851, Status :Individual, Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office				
7	Name Mrs Sipra Bhowmik Wife of Dr Anil Kumar Bhowmik Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office	Photo  07/12/2020	Finger Print  LTI 07/12/2020	Signature  07/12/2020

Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx8F,
 Aadhaar No: 43xxxxxxxx4600, Status :Individual, Executed by: Self, Date of Execution:
 04/12/2020
 , Admitted by: Self, Date of Admission: 07/12/2020 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Sova Real Estate Llp Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 , PAN No... ACxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dhananjay Kumar Bera Son of Late Sitaran Bera Date of Execution - 04/12/2020, , Admitted by: Self, Date of Admission: 07/12/2020, Place of Admission of Execution: Office			
	Dec 7 2020 2:35PM	LTI 07/12/2020	07/12/2020	
Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sova Real Estate Llp				
2	Name	Photo	Finger Print	Signature
	Mr Arindam Bera Son of Mr Dhananjay Bera Date of Execution - 04/12/2020, , Admitted by: Self, Date of Admission: 07/12/2020, Place of Admission of Execution: Office			
	Dec 7 2020 2:36PM	LTI 07/12/2020	07/12/2020	
Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sova Real Estate Llp (as developer)				
3	Name	Photo	Finger Print	Signature
	Miss Maitreyee Bera Daughter of Sambhunath Bera Date of Execution - 04/12/2020, , Admitted by: Self, Date of Admission: 07/12/2020, Place of Admission of Execution: Office			
	Dec 7 2020 2:36PM	LTI 07/12/2020	07/12/2020	
Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sova Real Estate Llp (as developer)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Jana Son of Late Ranjit Jana Vill.- Brindabanpur, P.O:- Mecheda, P.S:- Koiaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137			<i>Avijit Jana</i>
	07/12/2020	07/12/2020	07/12/2020
Identifier Of Mr Dhananjay Kumar Bera, Mr Suman Maji, Mr Sreerup Chattaraj, Mr Arindam Bera, Mrs Arati Mahapatra, Mr Pratap Bera, Mrs Sipra Bhowmik, Mr Dhananjay Kumar Bera, Mr Arindam Bera, Miss Maitreyee Bera			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dhananjay Kumar Bera	Sova Real Estate Lip-4.21429 Dec
2	Mr Suman Maji	Sova Real Estate Lip-4.21429 Dec
3	Mr Sreerup Chattaraj	Sova Real Estate Lip-4.21429 Dec
4	Mr Arindam Bera	Sova Real Estate Lip-4.21429 Dec
5	Mrs Arati Mahapatra	Sova Real Estate Lip-4.21429 Dec
6	Mr Pratap Bera	Sova Real Estate Lip-4.21429 Dec
7	Mrs Sipra Bhowmik	Sova Real Estate Lip-4.21429 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Dhananjay Kumar Bera	Sova Real Estate Lip-0.714286 Dec
2	Mr Suman Maji	Sova Real Estate Lip-0.714286 Dec
3	Mr Sreerup Chattaraj	Sova Real Estate Lip-0.714286 Dec
4	Mr Arindam Bera	Sova Real Estate Lip-0.714286 Dec
5	Mrs Arati Mahapatra	Sova Real Estate Lip-0.714286 Dec
6	Mr Pratap Bera	Sova Real Estate Lip-0.714286 Dec
7	Mrs Sipra Bhowmik	Sova Real Estate Lip-0.714286 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Dhananjay Kumar Bera	Sova Real Estate Lip-1.17857 Dec
2	Mr Suman Maji	Sova Real Estate Lip-1.17857 Dec
3	Mr Sreerup Chattaraj	Sova Real Estate Lip-1.17857 Dec
4	Mr Arindam Bera	Sova Real Estate Lip-1.17857 Dec
5	Mrs Arati Mahapatra	Sova Real Estate Lip-1.17857 Dec
6	Mr Pratap Bera	Sova Real Estate Lip-1.17857 Dec
7	Mrs Sipra Bhowmik	Sova Real Estate Lip-1.17857 Dec

07-12-2020

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

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

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

Presented for registration at 13:15 hrs on 07-12-2020, at the Office of the D.S.R. - I PURBA MIDNAPORE by Mr Dhananjoy Kumar Bera , one of the Executants.

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 1,89,56,632/-

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

Execution is admitted on 07/12/2020 by 1. Mr Dhananjoy Kumar Bera, Son of Late Sitaram Bera, Sahapur, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721134, by caste Hindu, by Profession Business, 2. Mr Suman Maji, Son of Mr Bangajiban Maji, Paikpari, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721134, by caste Hindu, by Profession Business, 3. Mr Sreerup Chattaraj, Son of Mr Shyamal Baran Chattaraj, 58/23, Prince Anwar Sheh Road Lake Gardens Lake, P.O: Kolkata, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Service, 4. Mr Arindam Bera, Son of Mr Dhananjoy Kumar Bera, Sahapur, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721134, by caste Hindu, by Profession Business, 5. Mrs Arati Mahapatra, Wife of Mr Pratul Kumar Mahapatra, Sahapur, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721134, by caste Hindu, by Profession Business, 6. Mr Pratiap Bera, Son of Mr Kishan Chandra Bera, Shiva Apartment Flat No 201, 53 Bansdroni, Governm, P.O: Kolkata, Thana: Sova Bazar Street, , Kolkata, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 7. Mrs Sipra Bhowmik, Wife of Dr Anil Kumar Bhowmik, Goura, P.O: Goura, Thana: Daspur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession House wife

Identified by Mr Avijit Jana, , , Son of Late Ranjit Jana, Vill.- Brindabanpur, P.O: Mecheda, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by profession Others

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

Execution is admitted on 07-12-2020 by Mr Arindam Bera, developer, Sova Real Estate Lp, Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134

Identified by Mr Avijit Jana, , , Son of Late Ranjit Jana, Vill.- Brindabanpur, P.O: Mecheda, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by profession Others

Execution is admitted on 07-12-2020 by Miss Maitreyee Bera, developer, Sova Real Estate Lp, Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134

Identified by Mr Avijit Jana, , , Son of Late Ranjit Jana, Vill.- Brindabanpur, P.O: Mecheda, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by profession Others

Execution is admitted on 07-12-2020 by Mr Dhananjoy Kumar Bera,

Identified by Mr Avijit Jana, , , Son of Late Ranjit Jana, Vill.- Brindabanpur, P.O: Mecheda, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,039/- (B = Rs 14,000/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 14,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2020 5:02PM with Govt. Ref. No: 192020210156811398 on 04-12-2020, Amount Rs: 14,007/-, Bank: SBI EPay (SBIEPay), Ref. No. 2999427643903 on 04-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 5,000/-.

Duty-online = Rs 35,001/-

Description of Stamp

1. Stamp; Type: Impressed, Serial no 546, Amount: Rs.5,000/-, Date of Purchase: 04/12/2020, Vendor name: Amirul Rahaman Khan

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2020 5:02PM with Govt. Ref. No: 192020210156811398 on 04-12-2020, Amount Rs: 35,001/-, Bank: SBI EPay (SBIPay), Ref. No. 2999427643903 on 04-12-2020, Head of Account 0030-02-103-003-02



Abhijit Bera
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PURBA
MIDNAPORE
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1101-2020, Page from 184056 to 184153
being No 110108578 for the year 2020.



Digitally signed by ABHIJIT BERA
Date: 2020.12.07 15:10:30 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 2020/12/07 03:10:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PURBA MIDNAPORE
West Bengal.

(This document is digitally signed.)