

874/2021

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787/21

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AA 932305

Doc - 1503-2-93435/2021

Case No - 158/21

Certified that the Document is admitted to Registration. The Signatures and the endorsement attached to this document are the part of this Document.

Additional Registrar

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made 20th day of January 2021.

A.R.A.
III

BETWEEN

Assesment

25 JAN 2021

2-93435/21
7:50 PM

J1 - 250

J2 - 700

950

46296
NO. DATE
15 JAN 2021
SOLD TO
ADDRESS
RS. 100/-



CODE NO. (1067)
LICENCED NO.
20 & 20A/1/95/28

ANJUSHREE BANERJEE
U. S. VENDOR (C.S.)
15/1/2021

15 JAN 2021

↳ Ranai Jhunjhunwala

BHAWANI URBAN HOUSING DEVELOPMENT PVT. LTD.

↳ Ranai Jhunjhunwala
Director

↳ LARICA ESTATES LTD.
Sashi Ch. Chakraborty

Director Mg. Director



Additional Registrar of Assurances
Kolkata

20 JAN 2021

Identified by me,
Dilip K. Kadel
Advocate.
(DILIP KUMAR KADEL)
15, Sri Hari Ram Coenka Street,
Kolkata - 700007,
P.S. - Bose, P.O. Burrabazar.
6, Old Post Office Street,
P.O. - G.P.O., P.S. Hare Street,
Kolkata-1.

LARICA ESTATES LIMITED (PAN-AAACL5431P) a company within the meaning of the Companies Act, 2013 and having its registered office at 7, Red Cross Place, 4th Floor, Kolkata-700001, P.O. GPO, P.S. Hare Street, represented by one of its Director and authorised signatory **Sri Satish Chandra Lakhota (PAN-ABAPL2094A) (AADHAR-978414728282)** son of Sri R.N. Lakhota, hereinafter referred to as the '**OWNER**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, successor or successors-in-interest and assigns) of the **ONE PART**.

AND

BHAWANI URBAN HOUSING DEVELOPMENT PVT. LTD (PAN-AAJCB5411G) a company within the meaning of the Companies Act, 2013 and having its registered office at 829/A, Lake Town, Block-A, Kolkata-700089, P.S. Lake Town, represented by one of its Director and authorised signatory **Shri Raunak Jhunjunwala, (PAN-AEYPJ0495G) (AADHAR-232981284549)** son of Shri Sushil Jhunjunwala, by faith Hindu, by occupation Business, by nationality Indian, residing at JJ House, Block-A, 829/A, Lake Town, Kolkata-700089, hereinafter referred to as the '**DEVELOPER**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, successor or successors-in-interest) of the **OTHER PART**:

WHEREAS

Premises No.2, Mirpara Lane, Konnagar, District-Hooghly, P.S-Uttarpara

- i) By virtue of a Deed of Conveyance dated 11th October, 1939, being Deed No.3395 of 1939 registered with Registrar of Assurances, Calcutta one Pulin Krishna Roy purchased and acquired "All That a piece and parcel of garden land measuring



[Handwritten signature]

20 JAN 2023

more or less 12 Bighas 3 Cottahs 12 Chittaks and 22 sq.ft lying and situate and being Premises No.2, Mirpara Lane, District-Hooghly, P.S-Uttarpara (parent land)" from Jaminy Prakash Ganguly and Isha Prakash Ganguly, against consideration and absolutely and forever.

- ii) While seized and possessed of the said Pulin Krishna Roy mutated his name with the then statutory authority and upon expiry of lease of M/s. D. Waldie & Company the said premises was further let out to M/s. Gillander Arbuthot & Company Ltd in the year August, 1942.
- iii) The said Pulin Krishna Roy died intestate on and around April, 1964 leaving behind his wife Gouri Bala Roy and only son Pradip Kumar Roy as his only legal heirs who jointly succeeded and inherited the said property of Pulin Krishna Roy, since deceased.
- iv) Due to efflux of time, one of the joint owners Gouri Bala Roy died leaving behind her last Will and Testament dated 06.01.1969, being Deed No.2 of 1969, registered before the Registrar of Assurances, Calcutta and recorded in Book No.3, Volume No.1, pages 93-99, being Deed No.2 of 1969, thereby bequeathing her share and interest in the above mentioned property in favour of her grandsons namely Pranab Kumar Roy, Prabir Kumar Roy, Prasanta Kumar Roy and Pinaki Kumar Roy. The said Will and Testament dated 06.01.1969 was probated on 25.06.1980 granted by 10th Additional District Judge, Alipore Court in Case No.4/80 on 25th June, 1980.
- v) Thus, Pradip Kumar Roy, Pranab Kumar Roy, Prabir Kumar Roy, Prasanta Kumar Roy and Pinaki Kumar Roy became joint owners of the said property.

- vi) By a Deed of Conveyance dated 19th May, 2007, being Deed No.592 of 2008, registered with ARA-III, Kolkata, the said owners Pranab Kumar Roy, Prabir Kumar Roy, Prasanta Kumar Roy, Pinaki Kumar Roy and Pradip Kumar Roy sold, transferred and conveyed 2.979 acres equivalent to 9 Bighas land more or less (out of the said parent land) butted and bounded together with the structure standing thereupon lying situate and being Premises No.2, Mirpara Lane, Konnagar, District-Hooghly, unto and in favour of M/s. Larica Estates Limited against consideration and absolutely and forever.
- vii) Upon such purchase the said owner M/s. Larica Estates Limited obtained vacant and khas possession of the said property after releasing the existing tenant.

Premises No.1, Mirpara Lane, District- Hooghly, P.S-Uttarpara

- viii) One Haward, the proprietor H.G. Refinery Company, by a Deed of Conveyance dated 25.05.1961, being Deed No.2483 of 1961, sold and transferred "All that piece and parcel of land containing an area of 01 Bigha 17 Cottahs 08 Chittaks and 31 sq.ft more or less (as per settlement record .62 acres) together with building, structures, offices, outhouses, works shops and other erection, erected and constructed thereupon or part thereof comprised in Dag No.8086 under Khatian No. 2096, Mouza-Konnagar, lying or situate at and being Municipal Holding No.1, Mirpara Lane, P.S-Serampore, District-Hooghly, Konnagar Municipality" unto and in favour of M/s. Hawyard Waldie Refinery Ltd, free from all encumbrances whatsoever against consideration and absolutely and forever.

- ix) While seized and possessed of, the said M/s. Hawyard Waldie Refinery Ltd was amalgamated/merged with a company namely M/s. Gillander Arbuthot & Company Ltd and the assets of the said company M/s. Hawyard Waldie Refinery Ltd including the said property, by virtue of an order dated 13.09.1976, passed in C.P. No.484 of 1976, by the Hon'ble High Court at Calcutta, vested with the said M/s. Gillander Arbuthot & Company Ltd.
- x) M/s. Gillander Arbuthot & Company Ltd was the absolute owner and/or was seized and possessed of "All that piece and parcel of land containing an area of 01 Bigha 17 Cottahs 08 Chittaks and 31 sq.ft more or less (as per settlement record .62 acres) together with building, structures, offices, outhouses, works shops and other erection, erected and constructed thereupon or part thereof comprised in Dag No.8086 under Khatian No. 2096, Mouza-Konnagar, lying or situate at and being Municipal Holding No.1, Mirpara Lane, P.S-Serampore, District-Hooghly, Konnagar Municipality" and while seized and possessed of by a Deed of Conveyance dated 23rd August, 2005, registered with ARA-III, Kolkata, being Deed No.382 of 2005 duly sold, transferred and conveyed the said property and in favour of M/s. Shloke Properties & Investments Pvt. Ltd, free from all encumbrances whatsoever against consideration and absolutely and forever.
- xi) Thus, M/s. Shloke Properties & Investments Pvt. Ltd, became owner of the said property and by a Deed of Conveyance dated 24th February, 2011, registered with ARA-III, Kolkata, being Deed No.292 of 2011 duly sold, transferred and conveyed the said property unto and in favour of M/s. Larica Estates Limited, free

from all encumbrances whatsoever against consideration and absolutely and forever.

- xii) Thus, the said M/s. Larica Estates Limited, became an owner and/or is absolutely seized and possessed of the said property being Premises No.1, Mirpara Lane, Konnagar, comprising of 1 Bigha 17 Cottahs 8 Chittaks and 31 sq.ft of land with structure thereupon.

Premises No.63/A, G.T. Road (E), Konnagar, District-Hooghly, P.S-Uttarpara.

- xiii) By virtue of a Bengali Deed of Partition dated 17.01.1956, being Deed No. 217 of 1956, one Jatindra Nath Chattopadhyay became an absolute owner and/or was seized and possessed of "All that piece and parcel of land containing an area of 09 Cottahs 12 Chittaks and 35 sq.ft more or less used for cultivation of fishing comprised in Dag No.8089 under Khatian No. 2982, Mouza-Konnagar, P.S-Serampore, District-Hooghly, Konnagar Municipality" and while seized and possessed of by a Deed of Settlement dated 17th January, 1964 being Deed No.196 of 1964, settled the said property unto and in favour of his four sons namely Hari Nath Chattopadhyay, Raghu Nath Chattopadhyay, Shambhu Nath Chattopadhyay and Shib Nath Chattopadhyay, keeping life interest in the said property for himself and his wife Annapurna Chattopadhyay.
- xiv) The said Jatindra Nath Chattopadhyay died in the year 1966, and his wife on 31.12.1971 and upon their death, the said property devolved upon the said four sons in equal proportion.

- xv) One of his son Hari Nath Chattopadhyay by a registered Kobala dated 12.06.1972, being Deed No.2813 of 1972, sold transferred and conveyed his 1/4th share or interest in the said property unto and in favour of Shambhu Nath Chattopadhyay.
- xvi) By a registered Kobala dated 16.01.1996, being Deed No.142 of 1996, the said Shambhu Nath Chattopadhyay sold transferred and conveyed a portion of his share or interest in the said property measuring more or less 01 Cottahs 02 Chittaks and 09 sq.ft comprised in Dag No.8089, unto and in favour of Raghu Nath Chattopadhyay and Shib Nath Chattopadhyay and retained the remaining portion measuring 03 Cottahs 11 Chittaks 25 sq.ft.
- xvii) The said Shambhu Nath Chattopadhyay died intestate on 24.01.1997, leaving behind his surviving wife Sumitra Chatterjee and two sons namely Goutam Chatterjee and Uttam Chatterjee as his only legal heirs succeeding to the said property and while seized and possessed of, the said legal heirs by a Deed of Sale dated 07.08.1998, jointly sold transferred and conveyed their entire share in the said property unto and in favour of Raghu Nath Chattopadhyay and Shib Nath Chattopadhyay, against consideration and absolutely and forever.
- xviii) Thus, Raghu Nath Chattopadhyay and Shib Nath Chattopadhyay became absolutely seized and possessed of the entire property and by a Deed of Conveyance dated 13.03.2007, being Deed No.2300 of 2007, duly sold transferred and conveyed their entire share in the said property unto and in favour of M/s. Shloke Properties & Investments Pvt. Ltd, free from all encumbrances whatsoever against consideration and absolutely and forever.

- xix) Thus, M/s. Shloke Properties & Investments Pvt. Ltd, became owner of the said property and by a Deed of Conveyance dated 24th February, 2011, registered with ARA-III, Kolkata and being Deed No.291 of 2011 duly sold, transferred and conveyed the said property and in favour of M/s. Larica Estates Limited, free from all encumbrances whatsoever against consideration and absolutely and forever.
- xx) Thus, the said M/s. Larica Estates Limited, became an owner and/or is absolutely seized and possessed of the said property being Premises No.63/A, G.T. Road (E), Konnagar, District-Hooghly, P.S-Uttarpara.
- xxi) By the aforesaid transactions, the said owner herein M/s. Larica Estates Limited has become an absolute owner and/or is seized and possessed of entire contiguous land duly butted and bounded and measuring 11 Bighas 7 Cottahs 5 Chittaks 11 sq.ft lying situate and being Premises 1 & 2, Mirpara Lane, Konnagar and 63/A, G.T. Road, Konnagar, P.S-Uttarpara, District-Hooghly, Mouza-Konnagar, J.L. No.7, comprising in full or part Dag Nos. 13816, 13817, 13818, 13823, 13824, 13827 and 13828.
- xxii) While seized and possessed of, the said owner M/s. Larica Estates Limited mutated its name with appropriate authorities in respect of the above plots of land and were allotted new khatian numbers.
- xxiii) On August, 2011, it came to the knowledge of the owner herein from West Bengal Heritage Commission that the structure standing thereupon at Premises No.2, Mirpara Lane, Konnagar, is related to Master Artist Abanindranath Tagore and on 23rd May, 2012 the said West Bengal Heritage Commission informed

the owner that construction over the said premises could be permitted subject to compliance of the terms and conditions as mentioned therein and the owner by its letter dated 24th May, 2012, accepted the terms and conditions and upon such acceptance West Bengal Heritage Commission by its letter dated 12th July, 2012 permitted the owner herein to take up real estate project on the said vacant land subject to compliance of the terms and conditions.

xxiv) On 07.01.2019, by a representation to the Konnagar Municipality the owner expressed its desire to consume permitted sanctioned area (FAR) of composite Premises of 1 & 2, Mirpara Lane, with 63/A, G.T. Road, by construction of multi-storied buildings at the land of **Lot-A** admeasuring an area of 3 Bigha 10 Chittak 39 sq.ft and the land of **Lot-B**, admeasuring 8 Bighas 6 Cottahs 9 Chittaks 17 sq.ft, be the same little or more less together with the pucca structure will be gifted to Konnanagar Municipality.

xxv) In continuance to such arrangement and such division, Konnagar Municipality by its letter dated 31st January, 2019, accepted the proposal of the owner herein thereby permitting to consume sanctioned area (FAR) of the composite Premises Nos. 1 & 2, Mirpara Lane and 63/A, G.T. Road, Konnagar, Hooghly, by construction of multi storied building/s, complex on the land "Lot-A" admeasuring an area of 3 Bighas 10 Chittaks 39 sq.ft and in lieu of such permitted construction memory of the Master Artist Abanindranath Tagore could be maintained on the land "Lot-B". Such arrangement was confirmed and accepted by the owner herein by its letter dated 31st January 2019.

- xxvi) In furtherance of such arrangement, duly concurred accepted consented confirmed and permitted by Konnagar Municipality, the owner herein by a Deed of Gift dated 5th March, 2019, being Deed No.842 of 2019, executed between the owner herein M/s. Larica Estates Limited, being the Donor therein and Konnagar Municipality, being the Donee therein, the donor out of respect towards Master Artist Abanindranath Tagore demised and gifted "All that piece and parcel of land admeasuring 8 Bighas 6 Cottahs 9 Chittaks 17 sq.ft be the same or little more or less together with a pucca structure standing lying and situate and being composite premises being Premises No.1 & 2, Mirpara Road and 63/A, G.T. Road, Konnagar, P.S-Uttarpara, District-Hooghly comprised in full or part Dag Nos.13816, 13817, 13818, 13823, 13824, 13827 and 13828, under Mouza-Konnagar, Ward No.15, Konnagar Municipality" (being Lot-B). The said Konnagar Municipality is now being seized and possessed of the demised land and dealing with the said plot of land solely. All liabilities, for development and maintenance of the said demised land is being exclusively borne by the said donee.
- xxvii) After the transfer and demise of the above Lot-B, the owner herein is now seized and/or possessed of remaining land, out of the composite premises duly butted bounded demarcated distinct and separately identifiable and marked as **Lot-A** being "All that piece and parcel of land measuring more or less 1 Acre 8 decimals equivalent to 3 Bighas 10 Chittaks 39 sq.ft comprised in Dag No.13816 (as per plot information by WBUDMA and parcha) under Khatian No.17699 (New) being Premises No.63/A, G.T. Road (E), Konnagar, Hooghly (Lot-A)" (hereinafter referred to as the "**said premises**" and morefully described in **Schedule** written hereunder) and upon being seized and possessed of

applied for sanction of a plan for construction over the said land (Lot-A) and to such application, the Chairman, Konnagar Municipality by his letter dated 02nd August, 2019 approved the applied plan for construction over the said land being Lot-A. It has been further declared that the Lot-A premises, where the proposed construction would take place, after amalgamation, would be known as Premises No.63/A, G.T. Road, Konnagar, Hooghly.

- xxviii) Be it recorded here that as per the parcha and Plot Information the said Premises No.63/A, G.T. Road, Konnagar, Hooghly is comprised of 3 Bighas 00 Cottahs 10 Chittaks and 39 sq.ft (1.080 Acres) comprised in single Dag No.13816, Khatian No.17699 but as per the sanctioned plan and assessment roll issued by Konnagar Municipality the said premises is comprised in L.R. Plot Nos. 13816, 13817, 13827 and 13828, Khatian Nos.11336, 11337, 11338 and 11334. It is also recorded in the parcha issued by the competent authority in the name of the owner that the new Khatian No.17699 derived from the Khatian Nos.11336, 11337, 11338 and 11334.
- xxix) In furtherance of such approval of plan CESC Ltd has also agreed to supply electricity to the said land being Premises No.63/A, G.T. Road (E), Konnagar, Hooghly (Lot-A).
- xxx) By the above arrangements, Konnagar Municipality is now thus seized and possessed of Lot-B duly butted bounded demarcated distinct and identifiable for the purpose mentioned in the concerned gift deed and M/s. Larica Estates Limited is seized and possessed of Lot-A duly butted bounded demarcated distinct and identifiable each having absolute right and authority to deal

with the land its development and maintenance etc without any interference from any corner whatsoever.

- xxxii) The owner herein has confirmed and assured that the said Lot-A, being Premises No.63/A, G.T. Road (E), Konnagar, measuring more or less 1 Acre 8 decimals equivalent to 3 Bighas 10 Chittaks 39 sq.ft comprised in Dag No.13816 under Khatian No.17699 (New) Hooghly is absolutely free from all encumbrances mortgages charges liens lispendens attachments trusts debutters leases tenancies alignment acquisition requisition and liabilities whatsoever or howsoever.
- xxxiii) The Owner has a clear and valid marketable title in respect of the said premises and is in peaceful physical and vacant possession of the same being duly butted and bounded without any claim or demand interruption disturbance or hindrance of any nature whatsoever or howsoever either by Konnagar Municipality or by any other party.
- xxxiiii) There is no pending suit or litigation or proceeding filed by or against the said premises in any court of law.
- xxxv) The Owner has not entered into any agreement for sale, lease, development, tenancy or otherwise for transfer of its rights title, interest or possession in the said premises or any part thereof nor has in any way created any third party interest over and in respect of the said premises.
- xxxvi) There is no legal bar or impediment of any nature whatsoever or howsoever which may prevent the owner herein from developing the said premises for development as envisaged herein.

- xxxvi) The developer is a renowned company having great experience of construction who is in the construction line for several years and has resources to take up the construction of the said premises on certain terms and conditions.
- xxxvii) The owner herein is intended to develop the said premises and with a view of the same, contacted with the developer herein to undertake the development of the said premises by constructing new multi-storied building/s thereupon comprising of several self-contained residential flats/units/commercial spaces according to the sanctioned building plan to be duly sanctioned by the Konnagar Municipality from its own financial resources and endeavor for ultimate transfer thereof to the intending purchaser/s on the terms and conditions as agreed herein and contained hereunder.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this agreement the parties hereto have mutually agreed for development and for constructing new multi-storied building/s on the said premises and it is hereby mutually agreed to covenanted and declared by and between the parties hereto as follows:

ARTICLE NO. I

DEFINITION: unless the context or subject otherwise, requires, words of expression contained in this agreement shall have the following meaning.

- a) **OWNER:** shall mean the owner named above including its legal representatives, successors, successors-in-office, executors, administrators and assigns.

- b) **DEVELOPER/BUILDER:** shall mean the developer named above and include legal representatives, successors, successors-in-office, executors, administrators and assigns.
- c) **PURCHASER/S:** shall mean and include any intending person, persons, individual, company, partnership firm, Body of Individuals etc. interested in purchasing unit/commercial spaces in the proposed new building/s at the said premises.
- d) **THE SAID PREMISES/PROPERTY:** shall mean and include "All that piece and parcel of land measuring more or less 1 Acre 8 decimals equivalent to 3 Bighas 10 Chittaks 39 sq.ft comprised in Dag No.13816 under Khatian No.17699 being Premises No.63/A, G.T. Road (E), Konnagar, Hooghly (Lot-A)".
- e) **THE NEW BUILDING/S:** shall mean and include the new proposed building consisting of spaces and/or flats, commercial units, car parking and other structures to be constructed on the said premises according to the building plan to be sanctioned by Konnagar Municipality.
- f) **SANCTIONED BUILDING PLAN:** shall mean and include the plan for construction of the proposed multi storied building and/or other structures as may be sanctioned by the Konnagar Municipality and/or other appropriate authority or authorities including all or any amendments thereto and/or modification, elevations, designs, maps, drawings and other specification thereof as may be made from time to time for the construction of the proposed multi storied building.
- g) **COMMON PARTS/Common Facilities:** shall mean and include the entrance corridors, lobbies, landings, staircases, lift, lift well, lift room, roof/terrace, users right of the building, electric meter

room, water pump room, underground and overhead water reservoir, passage and airway, and all open spaces including other common areas, covered spaces, caretaker room, security room, generator room, generator machine etc. whatsoever of the building as may be required for the beneficial use and enjoyment and maintenance of new building and part thereof of the unit holders of the said building.

- h) **FLAT/UNIT:** shall mean any self-contained residential space/commercial unit or apartment in the premises including car parking spaces and all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed together with undivided and impartible right title and interest in the said premises.
- i) **MEASURING OF THE FLAT AREAS:** shall according to its context mean plinth area of the flats in the building including the balconies and open spaces, if any, adjacent to the said flats and also the thickness of the peripheral walls, internal walls and pillars and also the proportionate shares or area in the staircase and lobbies of the building.
- j) **THE SALEABLE AREA/SPACE:** The saleable space shall mean the space in the building available for independent sale, transfer, use and occupation along with undivided proportionate interest and share or common area as defined hereinbefore.
- k) **SUPER BUILT UP AREA:** shall mean the area to be certified by the architect who shall determine the covered area of the said flat/unit/apartment together with the portion of the staircase, common area and such proportionate share in the common parts as per applicable laws.

- l) **ROOF:** shall mean and include the entire open space of the ultimate roof and/or top of the building excluding the space required for the installation of the overhead water tank, T.V. antenna, V-SAT and other facilities.
- m) **PROPORTIONATE SHARE :** shall mean the proportion in which the covered area of the flat to the total covered area of the premises provided that where it refers to share of any municipal rates and/or taxes amongst the common expenses, then such share of whole, shall be determined on the basis of which such rates and/or taxes being respectively levied i.e. in case the basis of any levy be area, rental, income or user, then the same shall be shared on the basis of area, rents, income or user respectively of the respective flats.
- n) **COMMON EXPENSES:** all costs of maintenance, operation, replacing, white washing, painting, rebuilding, reconstruction, decorating, redecorating, and lighting the common parts, etc. salaries of all persons employed, insurance premium, electricity bills, lift etc.
- o) **ARCHITECT:** shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and valid license as Building Architect to be appointed and/or nominated by the Developer.
- p) **APPLICABLE LAWS:** both the parties shall comply with the acts, provisions, regulations, directives, directions, notifications, circulars and rules of all applicable laws, Goods and Services Tax Act, 2017 (GST), West Bengal Housing Industry Regulatory Act, 2017 (WBHIRA) and/or any equivalent state act and/or central act and Income Tax Act, 1956.

q) **CO-OWNER:** shall mean all persons who have agreed to own units/flats/apartments/commercial units/car parking space in the proposed building in the said premises including the owner/developer for un-acquired units till acquired and/or allotted.

r) **OWNER' ALLOCATION/CONSIDERATION:** shall mean and include:

- a) ALL THAT proportionate 29% (Twenty-Nine Percent) of the Net Sales Proceed (as defined in clause-x) received by the developer herein on account of sale of all the flats and units in the said project.
- b) Rs.1,50,00,000/-(Rupees One Crore Fifty Lakhs) only as refundable and/or appropriable interest free security deposit, to be deposited, by the developer with the owner herein, at the time of execution of this development agreement.
- c) Rs.1,50,00,000/-(Rupees One Crore Fifty Lakhs) only as refundable and/or appropriable interest free security deposit, to be deposited, by the developer with the owner herein, after receiving and obtaining sanctions, permissions, no objection certificates, consents from all concerned authorities, municipalitica and banks.
- d) That the aforesaid interest free security deposit of Rs.3 crores, received by the owner herein shall be fully exhausted against the proportionate Net Sales Proceed as per a ratio of 75:25 and after exhaustion of the said security deposit the agreed ratio of 71:29 in terms of clause(a) as above shall be applicable. It is clarified that 4% less payment than agreed

ratio to the owner will be treated as adjusted against repayment of security deposit.

In consideration of the Developer having agreed to bear the entire cost of construction and charges, the owner shall transfer undivided proportionate share of the land unto and in favour of prospective purchasers of units or unto the developer as the case may be.

- s) **DEVELOPERS' ALLOCATION:** shall mean and include **ALL THAT** the balance of 71% (Seventy One percent) of the Net Sales Proceed (as defined in clause-x), received by the developer herein on account of sale of all the flats and units in the said project save and except for exhaustion of the said security deposit as mentioned above.

However, if any further construction is possible and allowed to be constructed on the roof subject to sanctioned plan by the Konnagar Municipality, the terms and conditions including sharing ratio shall apply mutatis mutandis on such further construction.

- t) **INTEPRETATION:** Any reference to statute shall include any statutory extension or modification/amendments and its enactment of such statute and the rules regulations or orders made therein. Any covenant, by the Developer and/or other owner not to do or commit act, deed or thing shall mean and include their respective obligations not to permit such act or thing to be done or committed.

- u) **MARKETING AGENT:** shall mean and refer to any company or any firm, through whose single window all the flats/units, commercial space and other saleable area of the said project, may be sold in the open market to prospective buyers. The developer, in its sole discretion **and if necessary**, shall appoint such marketing agent for such single window sale. The said marketing agent shall, in

discussion and consultation with the owner and developer, fix the absolute/base market price of the said units/commercial space/salable areas, below which no units/commercial space will be sold (both owners' allocation and developers' allocation) to any prospective buyer along with all specified charges (as defined in clause-y) over and above the fixed/base price. The developer shall have exclusive, unfettered and absolute right to retain and own all specified charges (as defined in clause-y) over and above the fixed/base price of the units/commercial space/salable areas and the owner herein shall have no claim or demand to such **specified charges**. Entire costs and marketing charges shall be exclusively and solely borne by the developer only.

- v) **FORMATION OF ASSOCIATION MAINTENANCE COMPANY:** shall mean and refer to any company, association, society to be constituted and formed for the purpose of maintenance and looking after the new building/s as per the provisions of laws applicable and enforceable at that point of time. Until formation of the said associations/maintenance company for the new building the prospective purchasers shall be liable and agrees to make payment of the proportionate share of the maintenance charges as well as proportionate share of rates and taxes to the Developer or any other authority without any abatement or adjustment for any reason whatsoever and the owner agrees not to withhold payment of the same on any account whatsoever. For any unsold unit, both the owner herein and the developer shall be liable to pay the proportionate maintenance charges as well as proportionate share of rates and taxes to the developer herein as per their sharing ratio.
- w) **GROSS SALES PROCEED:** Gross Sale proceeds shall mean and include entire consideration money/monies, including specified

charges received by the developer herein on account of sale of salable space/flats/units to prospective buyers.

- x) **NET SALES PROCEED:** Net Sale proceeds shall mean the amount, being the absolute fixed price/base price of salable space/flats/units exclusive of specified charges.
- y) **SPECIFIED CHARGES/COSTS:** shall mean and include all charges, costs and taxes including PLC charges, additional work costs, Height Charges, escalation charges and amenities charges and/or any charges charged above the fixed price/base price of the flats.
- z) **RECEIPTS/PAYMENTS:** All monies/consideration on account of sale of salable space in the said project shall be received by the developer herein in its name and shall appropriate the same through an escrow account in terms of this agreement.
- aa) **DATE OF POSSESSION:** shall mean the near exact date when the completion certificate is issued in respect of the said project from the Konnagar Municipality.
- bb) **SINGULAR:** shall mean and include plural and vice versa.
- cc) **MASCULINE:** shall mean and include feminine and vice versa.

ARTICLE II: COMMENCEMENT

This agreement shall be deemed to have been commenced on and from and with effect from the date of execution of these presents.

ARTICLE III: OWNERS' REPRESENTATIONS ON TITLE

The owner is absolutely seized and possessed of the said premises and/or otherwise well and sufficiently entitled in respect of the said property more fully described in the Schedule hereunder written and it has not deposited original title deeds and documents in respect of the said property with any person with an intention to create equitable mortgage or as security for performance of any act or payment of any money and it has not entered into any agreement for sale and/or development in respect of the said property with any person or company whosever and also after execution of this agreement it shall not in any manner encumber, mortgage, sell, transfer, let out, demise or otherwise deal with or dispose of the said property except in the manner as hereinafter expressly provided.

ARTICLE IV: DEVELOPER'S REPRESENTATION

- a) The Developer having inspected the said property as also the copies of title deed and other documents and papers concerning or relating to the said property and have been duly satisfied themselves with regard to the right, title and interest of the owner. However, in case of any defect relating to the right, title and interest being found, or any issue or dispute surfaced or encountered from any statutory authorities, the owner shall rectify and/or cause such defects to be rectified to make the title perfect at its cost. Alternatively, the developer may opt for cancellation of this development agreement and can claim for refund of its entire security amount.
- b) The Developer has sufficient knowledge and experience in the matter of development of immoveable properties and construction of new building and has sufficient means of necessary finance as may be required for carry out the development of the said property and construction of the said building.

- c) The Developer, simultaneously with the execution of these presents, has received the vacant and peaceful possession of the said property free from all encumbrances whatsoever.
- d) The Developer shall carry out the development in respect of the said property after the owner herein handover permissions/licenses/conversion certificates/amalgamation certificates from respective authorities in respect of the said property to the Developer.
- e) The developer shall be only liable for liabilities as expressed and agreed herein and shall be not liable to bear any liability, whether of any development, maintenance or any other liability, in respect of Plot Lot-B.
- f) The developer shall not be bound to perform any act or fulfill any obligation, save and accept as mutually agreed, accepted and expressly written herein. Any internal document, exchanged between the owner and Konnagar Municipality fastening any liability over the owner herein shall not automatically fasten such liability over the developer herein, and the owner shall be solely responsible and liable to act, and perform such obligation and bear such liabilities.

ARTICLE V: OWNER' AND DEVELOEPRS' JOINT OBLIGATION.

- a) After handing over vacant and peaceful possession of the said premises unto the developer and if permitted by respective statutory authorities, the developer shall start demolition of the old structure, if any, and at its sole discretion shall utilize any proceeds and sale of the salvage or any other material. The cost of such demolition including the removal of the debris if any shall also be borne by the developer solely.

- b) The owner shall handover all original title documents/papers related to the said premises to the developer herein and the developer shall be entitled to mortgage the said title documents against obtaining financial assistance/ project loan over the said premises. Interest and charges payable on such financial assistance/ project loan shall be the exclusive liability of the developer herein. The owner herein shall have no liability whatsoever in respect of any project loan.
- c) That the owner shall bear all costs and necessary charges for sanctioning of plan and payment of fees to the concerned municipalities and shall do everything in getting the said plan sanctioned by the Municipality.
- d) That on the building plan being sanctioned by the Konnagar Municipality and after getting necessary statutory approvals from all quarters the developer shall start construction of the said building according to the direction and specification and shall complete the building with fixture and fittings within 48 months from the date of the said sanctioned plan and after getting necessary statutory approvals from all quarters with a liberty of grace period of 06 months reckoned from the last day of expiry of 48 months and shall submit a completion certificate, issued by Konnagar Municipality, to the owner herein.
- e) The developer herein shall be at liberty to enter into agreement with prospective buyers of the several flats, parking spaces, garages etc, for the said project through a marketing agent (if appointed)/single window system, at the proposed multi-storied building/s with proportionate undivided share or interest in the land over which the proposed building will be constructed and shall be entitled to receive all monies/consideration amount

from prospective buyers in an escrow account. Total proceeds from such agreements/sale shall be received and deposited by the developer in the said escrow account, and out of such total sale proceeds the developer herein shall be entitled to retain all specified charges (as defined in clause-y), upfront from such total sale proceeds, before appropriation and distribution of the same between the parties in terms of (clause-r) herein but subject to refund/appropriable of interest free security deposit as mentioned above.

- f) Retention of any unit/commercial space by any of the party herein, is permissible and all terms and conditions shall apply mutatis mutandis to such retention. Furthermore, parties herein may alter and modify their individual sharing ratios if required and mutually permitted.
- g) All disputes and differences between the parties hereto in any way related to this agreement and/or arising out of the provisions hereof shall be referred for arbitration. The owner and developer will appoint the arbitrator jointly. Such arbitration shall otherwise be in accordance with the provisions of the Arbitration & Conciliation Act, 1996 as amended till date and the outcome of the said arbitration proceedings shall be final and binding upon the parties hereto.
- h) The owner shall execute and register a deed of General Power of Attorney in favour of the Developer on the date of this agreement to facilitate the formalities of construction, as well as to raise further funds by way of booking flats, and spaces, for sale and transfer of units/commercial space, and also for proper preparation, execution, presentation and registration of

documents of the said saleable areas unto the prospective buyers.

- i) Both the parties may prepare further documents and papers as to properly commission the said project and such documents and papers shall become piece and parcel of this document.
- j) The owner shall complete the process of obtaining fresh sanction plans/permissions at its own costs and charges and shall pay all outstanding arrears of municipal taxes, Khazna, electricity charges and other outgoing if any in respect of the said premises till the execution of this development agreement. Charges for drawing and planning shall be solely paid by the developer.
- k) The developer shall be entitled to put its signboards on the said premises stating the name of the developer, its address and other particulars as may be required from the date of execution of this agreement.
- l) The owner shall have no right or power to terminate this agreement within the stipulated period provided the developer does not violate any of the terms and conditions contained in this agreement.
- m) It is further specifically agreed that a notice addressed to either party by a registered post with A/D shall be deemed a valid notice duly served upon the parties.
- n) That the developer herein shall not cause any unnecessary delay (subject to force majeure) for construction of the said proposed building.
- o) If the project is not materialized due to force majeure, the owner shall refund the entire security amount to the developer without

any interest and/or charges upon it. If the project cannot be materialized due to any reasons and/or fault, except force majeure, the parties shall mutually decide about their respective remedies.

- p) Both the parties herein shall be liable and/or amenable to any law or enactment, if brought into existence during the continuation of this project.

ARTICLE VI-FORECE MAJEURE

- i) The parties hereto shall not be considered to be liable for any obligation hereunder to the context that the performance of the relative obligation is prevented by the existence of a force majeure.
- ii) Force majeure shall mean any pandemic, lockdowns, flood, earthquake, riot, war storm, civil commotion, strikes or from other acts beyond the control of the parties hereto.

ARTICLE - VII -MISCELLENEOIOUS

- i) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating of any right, title or interest in respect thereof of the developer nor this development agreed be construed any partnership agreement or arrangement other than an exclusive license to the developer to commercially develop the same in terms hereof.

- ii) That the developer shall be authorized to apply for and obtain connection of water, electricity to the new building for the purpose of construction or enjoyment of the building.
- iii) The developer shall:
 - i) Install all electricity, gas, water, and telecommunications, serves and surface and soil water drainage to the premises and shall ensure that the same connect directly to the mains thereby benefitting all the intending buyers.
 - ii) Serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.
 - iii) Give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said premises and pay all costs, fees and outgoing incidental to or consequential, on any such notice and indemnified the owner from and against all costs charges, claims actions suit and proceedings.
 - iv) Remain responsible and completely liable for due compliance with all statutory requirements whether local, state or central in respect of complying of provisions under various laws and shall also remain responsible for any deviation in construction which may not be in

accordance with the plan and has agreed to keep the owner saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

- v) Remain responsible for any accident and/or mishap taking place while undertaking demolition and/or clearance of the site and also while constructing erecting and completing the said project and/or new building and/or buildings in accordance with the said plan and has agreed to keep the owner save harmless and fully indemnified from and against all costs charges claims actions suit and proceedings.
- vi) Incur all costs charges and expenses for the purpose of constructing, erecting and completing the said new buildings in accordance with the said plan.
- vii) Not to allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said premises or any part or portion thereof.
- viii) Not to exposé the owner to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said project.



- ix) Shall be solely and completely liable for all the materials, fittings and constructions and has agreed to keep the owner save harmless and fully indemnified from and against all costs charges claims action suit and proceedings.
- x) That the developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission of the developer in or related to the construction of the said new building.
- xi) That the developer hereby undertakes to keep the owner indemnified against all actions, suits, costs and proceedings and claims that may arise out of the developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein. For any matter raised under this clause, only developer will be responsible to solve the matter legally and the same may apply to the owner vice versa.
- xii) The developer shall after completion of the said project shall take steps for obtaining completion certificate, to be issued by Konnagar Municipality, and shall serve a copy thereof to the owner herein thereby intimating the owner about completion of the project.

ARTICLE VIII-JURISDICTION

Only Courts in the competent jurisdiction of Kolkata shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

ARTICLE IX-LEGAL DOCUMENTATION

Mr. Vineet Tibrewal, Advocate, for both the owner and developer herein, shall prepare all legal documents, papers, deeds, agreements and/or any other documents, pertaining to this project.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring more or less 1 Acre 8 decimals equivalent to 3 Bighas 10 Chittaks 39 sq.ft comprised in Dag No.13816 (as per plot information by WBUDMA and parcha) under Khatian No.17699 (New) being Premises No.63/A, G.T. Road (E), Konnagar, P.S.Uttarpala, District-Hooghly-712235 (Lot-A) and butted and bounded:

On the North	:	Mirpara Lane
On the South	:	Land of Habibur Rahaman
On the East	:	Gifted land of owner to Konnagar Municipality
On the West	:	G.T.Road

IN WITNESS WHEREOF, the parties above hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of:

1. *Sripati Das, Advocate*
6, Old Post Office St.
KOL-1.
2. Goutam Das
17 D, Swinhoe Lane
KOL 42

LARICA ESTATES LTD.

Satish Ch. Kalluwal
Director Mag. Director

Signature of the Owner

SIGNED, SEALED AND DELIVERED

In the presence of:

1. *Sripati Das, Advocate*
2. Goutam Das

BHAWANI URBAN HOUSING DEVELOPMENT PVT. LTD.

Manoj Thuykhunwala
Director

Signature of the Developer

Drafted by *Vineet Tibrewal*
(Vineet Tibrewal)
Advocate-670/2001
6, Old Post Office Street
Kolkata-700 001.

MEMORANDUM OF CONSIDERATION

Received with thanks the below mentioned sum from the Developer herein in terms of clause (r) of Article 1, in the following manner:

<u>Cheque</u>	<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
920144	15.10.2020	SBI		50,00,000.00
452101	19.01.2021	Kotak Mahindra Bank	Salt Lake	1, 00,00,000.00
TOTAL				<u>1, 50,00,000.00</u>

(Rupees One Crore Fifty Lacs) only

WITNESSES:

1. *Deep D. Dahiya* Advocate.























2. *Gautam Das*

LARICA ESTATES LTD.

Satish Ch. Lakshmi
Director Mg. Director

Signature of Owner

SPECIMEN FORM FOR TEN FINGER PRINT

	<i>Satish Ch. Lalohar</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
	<i>Dandu Thunjunwala</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19032000093435/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Satish Chandra Lakhota 7, Red Cross Place, 4th Floor, Kolkata-700001,, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Land Lord [LARICA ESTATES LIMITED]		409 	Satish Chandra Lakhota 20/1/2021
2	Mr Raunak Jhunjunwala JJ House, Block-A, 829/A, Lake Town, Kolkata-700089, P.O:- Lake Town, P.S:- Lake Town, Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700089	Representative of Developer [BHAWAN I URBAN HOUSING DEVELOPMENT PVT. LTD]		408 	Raunak Jhunjunwala 20.01.2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DILIP KUMAR KADEL Son of Late ATMARAM KADEL 6, Old Post Office St, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mr Satish Chandra Lakhotia, Mr Raunak Jhunjhunwala		 410	 20/01/2021

(Probit Kumar Golder) 20/01/2021
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 III KOLKATA
 Kolkata, West Bengal



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

GRN: 19-202021-020866607-8

Payment Mode : Net Banking-SELF

GRN Date: 19/01/2021 19:42:58

Payment Gateway SBI EPay-State Bank of India

BRN : 7243182170940

BRN Date: 19/01/2021 19:45:09

SBI ePay txn No. : CHF5486663

SBI ePay txn Date. 19/01/2021 19:43:39

DEPOSITOR'S DETAILS

Name : VINEET TIBREWAL

Id No. : 2000093435/3/2021

Contact No.

null

E-mail :

Mobile No. +91 9830122967

Address :

6 OLD POST OFFICE STREET KOLKATA 01

User Type :

Advocate

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000093435/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	7
2	2000093435/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	75000
			Total Amount	75007

In Words : Rupees Seventy Five Thousand Seven Only.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA


SATISH LAKHOTIA

RAM NIWAS LAKHOTIA

05/09/1953

Permanent Account Number

ABAPL2094A


Signature



11052013

Satish Ch Lakhota



ভারত সরকার
Government of India



সতীশ লাখোটীয়া
Satish Lakhota
পিতা : রাম নিবাস লাখোটীয়া
Father : Ram Niwas Lakhota
জন্মতারিখ / DOB : 05/09/1953
পুরুষ / Male



9784 1472 8282

আধার - সাধারণ মানুষের অধিকার

Satish Ch. Lakhota

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAACL5431D

नाम /NAME
LARICA ESTATES LIMITED

नियमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
06-01-1998

Bhas
आयकर अधिनियम, 1961-XXI
COMMISSIONER OF INCOME TAX, W.B. - XI

LARICA ESTATES LTD.

[Signature]
Director Mg. Director

Satish Ch. Kahlolu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAUNAK JHUNJHUNWALA

SUSHIL KUMAR JHUNJHUNWALA

06/10/1984
Permanent Account Number

AEYPJ0495G

Radhai Jhunjhunwala
Signature



28/10/2016

Radhai Jhunjhunwala



भारत सरकार
GOVERNMENT OF INDIA



रुनाक जून्जुनवाला
Raunak Jhunjunwala
जन्म साल / Year of Birth : 1984
पुरुष / Male



2329 8128 4549

आधार - साधारण मानुषेर अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

S/O सुशील कुमार जून्जुनवाला,
अण.नेताजी स्पोर्टिंग क्लब, जे.जे.
हाउस, ८२९/ए, ब्लॉक -ए
लेकटाउन, लेकटाउन स्.०,
कोलकाता, ओयेस्ट बेङ्गल, 700089

Address:

S/O Sushil Kumar Jhunjunwala,
OPP.NETAJI SPORT-
ING CLUB, J.J. HOUSE,
829/A, BLOCK -A
LAKETOWN, Lake Town
S.O, Lake Town, Kolkata,
West Bengal, 700089

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Raunak Jhunjunwala

भारत सरकार

GOVERNMENT OF INDIA

To
Dilip Kumar Kadel
S/O Late Atama Ram Kadel
15 Sir Hari Ram Goenka Street
BURRABAZAR Barabazar H.O
Kolkata
West Bengal 700007

1401/2012

60441357



UG70641357284



आपका आधार क्रमांक / Your Aadhaar No. :

8014 4239 5438

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Dilip Kumar Kadel
Year of Birth : 1974
Male



8014 4239 5438

आधार — आम आदमी का अधिकार

Dilip Kadel

33

DATED THIS DAY OF JANUARY, 2021

BETWEEN

LARICA ESTATES LTD.

...OWNER

AND

BHAWANI URBAN HOUSING
DEVELOPMENT PVT. LTD

...DEVELOPER

DEVELOPMENT AGREEMENT

Vinaet Tibrewal
Advocate
C/o. J.P. Tibrewal & Co.
Advocates
6, Old Post Office Street,
Kolkata-700001

Major Information of the Deed

Deed No :	I-1903-00787/2021	Date of Registration	25/01/2021
Query No / Year	1903-2000093435/2021	Office where deed is registered	
Query Date	14/01/2021 6:08:22 PM	1903-2000093435/2021	
Applicant Name, Address & Other Details	VINEET Tibrewal 6, Old Post Office St, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830122987, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 10,64,80,089/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,050/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: G. T. Road - Konnagar, Road Zone : (Holding located on GT Road -- Holding located on GT Road) , Mouza: Konnagar, Premises No: 63/A, , Ward No: 15 JI No: 7, Pin Code : 712235

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-13816 (RS :-)	LR-17699	Bastu	Bastu	3 Bigha 10 Chatak 39 Sq Ft	2,00,000/-	10,64,80,089/-	Property is on Road
Grand Total :					100.1206Dec	2,00,000 /-	1064,80,089 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LARICA ESTATES LIMITED 7, Red Cross Place, 4th Floor, Kolkata-700001,, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BHAWANI URBAN HOUSING DEVELOPMENT PRIVATE LIMITED 829/A, Lake Town, Block-A, Kolkata-700089,, P.O:- LAKE TWON, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

S No	Name,Address,Photo,Finger print and Signature
1	Mr Satish Chandra Lakhotia Son of Mr R N Lakhotia 7, Red Cross Place, 4th Floor, Kolkata-700001,, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx4A, Aadhaar No: 97xxxxxxxx8282 Status : Representative, Representative of : LARICA ESTATES LIMITED (as director)
2	Mr Raunak Jhunjunwala (Presentant) Son of Mr SUSHIL JHUNJHUNWALA JJ House, Block-A, 829/A, Lake Town, Kolkata-700089, P.O:- Lake Town, P.S:- Lake Town, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5G, Aadhaar No: 23xxxxxxxx4549 Status : Representative, Representative of : BHAWANI URBAN HOUSING DEVELOPMENT PRIVATE LIMITED (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DILIP KUMAR KADEL Son of Late ATMARAM KADEL 6, Old Post Office St, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr Satish Chandra Lakhotia, Mr Raunak Jhunjunwala			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	LARICA ESTATES LIMITED	BHAWANI URBAN HOUSING DEVELOPMENT PRIVATE LIMITED-100.121 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: G. T. Road - Konnagar, Road Zone : (Holding located on GT Road -- Holding located on GT Road) , Mouza: Konnagar, Premises No: 63/A, , Ward No: 15 JI No: 7, Pin Code : 712235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 13816, LR Khatian No:- 17699	Owner:নারিকা এস্টেট লিমিটেড, Gurdian:ডিরেক্টর , Address:সাত রেড ক্রস প্লেস , Classification:বালু, Area:1.08000000 Acre,	LARICA ESTATES LIMITED

Endorsement For Deed Number : I - 190300787 / 2021

On 20-01-2021

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

Presented for registration at 19:50 hrs on 20-01-2021, at the Private residence by Mr Raunak Jhunjunwala .,

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 10,64,80,089/-

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

Execution is admitted on 20-01-2021 by Mr Satish Chandra Lakhota, director, LARICA ESTATES LIMITED (Private Limited Company), 7, Red Cross Place, 4th Floor, Kolkata-700001,, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr DILIP KUMAR KADEL, , Son of Late ATMARAM KADEL, 6, Old Post Office St, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 20-01-2021 by Mr Raunak Jhunjunwala, director, BHAWANI URBAN HOUSING DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 829/A, Lake Town, Block-A, Kolkata-700089,, P.O:- LAKE TWON, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

Indetified by Mr DILIP KUMAR KADEL, , Son of Late ATMARAM KADEL, 6, Old Post Office St, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 22-01-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2021 7:45PM with Govt. Ref. No: 192020210208666078 on 19-01-2021, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 7243182170940 on 19-01-2021, Head of Account 0030-03-104-001-16

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Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 25-01-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 66/-

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1. Stamp: Type: Impressed, Serial no 46296, Amount: Rs.50/-, Date of Purchase: 15/01/2021, Vendor name: Anjushree Banerjee



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 58671 to 58721
being No 190300787 for the year 2021.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2021.02.12 19:47:06 +05:30
Reason: Digital Signing of Deed.

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West Bengal.

(This document is digitally signed.)
