

684/2021

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AE 289394

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

Additional Registrar of Assurances-IV, Kolkata

PATHARGHATA

DEVELOPMENT AGREEMENT

10 FEB 2021

1. Date: 10<sup>th</sup> February, 2021

2. Place: Kolkata

*M. 106*  
*2/20/21*  
*13,57,000/-*  
*2025d.*  
*not match with rate. Wt*

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
FO \_\_\_\_\_

10 FEB 2021  
SUPRIYAN SIKHERJEE  
Licensed Stamp Vendor  
C. S. Court  
2 & 3, K. S. Roy Road, KOLKATA

RAVENTURE PVT. LTD.  
Merlin Infinite, Unit-606  
2nd Floor, Salt Lake City

10 FEB 2021  
10 FEB 2021



ADD \_\_\_\_\_  
OF ASSURANCE - KOLKATA  
10 FEB 2021



**Govt. of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**GRIPS eChallan**

**GRN Details**

<b>GRN:</b>	192020210223489628	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	09/02/2021 12:30:23	<b>Bank/Gateway:</b>	SBIPay Payment Gateway
<b>BRN :</b>	9247537477525	<b>BRN Date:</b>	09/02/2021 12:02:54
<b>Gateway Ref ID:</b>	IGAKLUSCH5	<b>Method:</b>	State Bank of India NB
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2000201713/2/2021

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	SHARMISHTHA PAUL
<b>Address:</b>	DN-51, Merlin Infinite, 8th Fl Salt Lake City
<b>Mobile:</b>	8017268804
<b>Contact No:</b>	09874466235
<b>Depositor Status:</b>	Advocate
<b>Query No:</b>	2000201713
<b>On Behalf Of:</b>	Miss SHARMISTHA PAUL
<b>Identification No:</b>	2000201713/2/2021
<b>Remarks:</b>	Sale, Development Agreement or Construction agreement

**Payment Details**

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000201713/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2000201713/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>4941</b>

**IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.**





### 3. Parties

**MAKSUDA KHATUN, (having PAN - ANSPK6847J), (AADHAR No. 9075 9577 9848) (Ph. No. - 9153687733)** wife of Dr. Md. Sirazul Hoque, by faith- Muslim, by Occupation - Business, residing at Village Chota Goga, P.O. & P.S. Labpur, District Birbhum, West Bengal, Pin-731303.

Hereinafter referred to as the **OWNER** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its heirs, successor-in-interest, nominees, executors, administrators and/or assigns) of the **FIRST PART**.

**AND**

**4. M/S. DHARITRI INFRAVENTURE PVT. LTD. (having PAN AAFCD3234P)**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at DN - 51, Merlin Infinite Building, 6<sup>th</sup> Floor, Unit - 606, Salt Lake, Sector - V, Post Office & Police Station - Electronic Complex, Kolkata - 700 091, District - North 24 Parganas, being represented by its Directors namely **(1) SMT. DIPANWITA SAMANTA (having PAN CFRPS3473K) (Aadhar No. 357245389481) (Ph. No. 8013014445)**, wife of Sri Suman Jana, by faith - Hindu, by nationality- Indian, by occupation- Business, residing at Premises No. 196, Canal Street, 4<sup>th</sup> Floor, near Sreebhumi Sporting Club, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas **and (2) SRI VICKY SINGH (having PAN CIEPS6214G) (Aadhar No. 657913246457) (Ph. No. 9007412207)**, son of Late Ranjit Singh, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Premises No. 5/H/1, Bagmari Road, Post Office - Kankurgachi, Police Station - Manicktala, Kolkata - 700 054, District - North 24 Parganas.

Hereinafter referred to and identified as **DEVELOPER** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its successor-in-interest, nominees, executors, administrators and/or assigns) of the **SECOND PART**.

**Owners and Developer collectively Parties and individually Party.**

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

### 5. Subject Matter of Agreement

**5.1 Development and Commercial Exploitation of Said Property:** Agreement between the Owners and the Developer with regard to development and commercial exploitation by constructing multi storied/high rise buildings, hereinafter called the **Project**, (in the manner specified in this Agreement) over the vacant "**BASTU**" land admeasuring **2.25 (Two point Two Five) Decimals**, more or less equivalent to approximately **1.36 (One point Three Six) Katha** more or less comprised in



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**R.S/L.R Dag Nos. 2341, 2332 and 2340, recorded in R.S/L.R Khatian No. 7081,** lying and situated at Mouza- Patharghata, J.L.NO. 36, under Patharghata Gram Panchayat, within the jurisdiction of Police Station- Rajarhat, District: North 24 Parganas, State of West Bengal, described in the **1<sup>st</sup> Schedule** below (**Said Property**).

## **6. Representations, Warranties and Background**

**Owners' Representations:** The Owners have represented and warranted to the Developer as follows:

**6.1.1. Absolute Ownership of the land:** The Owners are in absolute and peaceful possession and enjoyment of the said entire piece and parcel of the said land without any obstruction and interference of any nature, from anybody or from anywhere.

**6.1.2. Owners to Ensure Continuing Marketability:** The Owners ensure that Ownership titles of the Said property shall remain marketable and free from all encumbrances till the completion of development of the Said Property.

**6.1.3. No Previous Agreement:** The Owners undertake that neither they have leased out, mortgaged, nor entered into any Agreement for sale, transfer, development of the Said Property with any other person/s or any other entity entered into.

The Owners further represents that the said Property is not mortgaged to any financial institutions, Banks or Non-banking Institutions or to any third Party.

Furthermore the Owners represents that the Said Property is not leased out to any Individual/s, HUF(s), Company/ies, Firm/s, Trust/s, Banking and Non Banking Institutions or any other financial institutions or any Government Authority/s etc.

The Owners also represents that they have not entered into any Agreement for Sale, Deed of Conveyance(s), or any other deeds or covenants, registered or unregistered with any Individual, Banks or Non-Banking Institutions, HUF(s), Company/ies, Firm/s, Trust/s.

The Owners further represents that they have not entered into any Development Agreement, registered or unregistered in favour of any Company, Firm/s, Individual, and Government Bodies in respect of the said Property; and as such no Power Attorney was executed in favour of any Company, Firm/s, Individual, and Government Bodies for the development on the Said Property.

**6.1.4 No Requisitions or Acquisitions:** The Said property or any part thereof is not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings have been received or come to the notice of the Owners and the Said property is not attached under any Decree or Order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand. Further the said plot is not affected by provisions of the Urban Land (Ceiling & Regulation) Act, 1976.



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**6.1.5. The Authority of the Parties:** The Parties hereto have full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

**6.1.6. No Prejudicial Act:** The Owners shall not do nor permit any one to do any act, deed, matter or thing which may affect the development, construction and marketability of the said Complex or which may cause charge, encroachments, litigations, trusts, liens, lispendens, attachments and liabilities on the Said Land or the project or on the Co-Owner cum Developer.

**Developer's Representations:** The Developer has represented and warranted to the Owners as follows:

**6.2.1 Infrastructure and Expertise of Developer:** The Developer is carrying on business in the real estate sector and having compatible infrastructure and expertise in this field.

**6.2.2. No Abandonment:** The Developer shall not abandon, delay or neglect the project of development of the Said property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Land.

**6.2.3. Decision to Develop:** Pursuant to preliminary discussion held between the parties, the Owners and the Developer of the Said Property, have decided to jointly develop the Said Project on schedule mentioned land wherein the Owners will offer land & the Developer will put its expertise and funds needed for the project to develop the same. The salient terms of the understanding between the Parties are that the Developer shall have **58% share (Fifty Eight Percent)** of the sanctioned area in the Project and the Owners collectively shall have **42% (Forty Two Percent)** share in the sanctioned area in the Project.

**6.2.4. Owners' Allocation:** Parties have agreed that the Owners shall be entitled 42% of the total sanctioned FAR or 42% of the total sanctioned constructed area whichever is higher in the project in form of self contained flats, garages and commercial areas together with the respective undivided share, rights, title and interest in the Common Parts and Amenities and underlying Land (hereinafter referred to as the "**Owners' Allocation**") and shall be entitled to sell, transfer, assign, convey, lease or otherwise dispose of the Units comprised in the said Owners' Allocation in any manner whatsoever, at their absolute discretion, subject however to the terms and conditions of this Agreement and shall further be entitled to all proceeds and income from any such sale, transfer, assignment, conveyance, lease or other disposal of the said Units comprised in the said Owner's Allocation. Owners are also entitled 42% of Open and covered car parking area respectively as per sanctioned plan. The owners shall sale their respective shares, if required, at a market price as stipulated by the developer or above such rates till the 12 months from handover of possession of individual owner's allocation/share in the project. After expiry of 12 months from the handover of the possession of individual completion of the project the owner's allocation/share, the owners shall sale their respective shares and/or flats, if required, at a price as decided by the owners only.

**6.2.5. Developer's Allocation:** Parties have agreed that the Developer's shall be



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entitled 58% of the total sanctioned FAR or 58% of the total sanctioned constructed area whichever is higher in the project in form of self contained flats, garages and commercial areas together with the respective undivided share, rights, title and interest in the Common Parts and Amenities and underlying Land (hereinafter referred to as the "**Developer's Allocation**") and shall be entitled to sell, transfer, assign, convey, lease or otherwise dispose of the Units comprised in the said Developer's Allocation in any manner whatsoever, at their absolute discretion, subject however to the terms and conditions of this Agreement and shall further be entitled to all proceeds and income from any such sale, transfer, assignment, conveyance, lease or other disposal of the said Units comprised in the said Developer's Allocation. **Developers are also entitled 58% of Open and covered car parking area respectively as per sanctioned plan.**

Furthermore if the Developer build/construct any type of construction in the complex/project which are not considered as FAR or not fall under the FAR, in that case the Owners' are also entitled 42% of that construction area.

If the Developer demarcated any space/portion of the project as Open Car Parking or using any portion of the project as Open car parking, in that case the Owners' are also entitled 42% of that Open Car parking.

**6.2.6. Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions for the said Complex are being recorded by this Agreement.

## **7. Basic Understanding**

**Development of Said Property and Commercial Exploitation of Said Project:** The Parties have mutually decided to take up the development of the Said Property by way of construction of multi storied buildings/highrise thereon and commercial exploitation of the same with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs.

**Nature and Use of Said Project:** The Said Project shall be constructed in accordance with Architectural Plans (**Building Plans**) as prepared by an architect (**Architect**) and approved by the appropriate authority, as a Project comprising of primarily residential buildings (with construction of commercial buildings in consultation with the owners) and ancillary facilities and other areas, with specified areas, amenities and facilities to be enjoyed in common.

**Appointment of Contractors etc:** The Developer shall in consultation with the Owners appoint contractors, sub-contractors, agents, sub-agents etc. for the development of the Said Project, at their own costs and expenses.

**No Liability for Taxes:** The Owners shall not be liable for any income tax, wealth tax or any other levies of Taxes in respect of amount of revenue received by Developer towards its share and vice-versa the Developer is also not liable for the amount of revenue received by the Owners towards their share. Furthermore, the



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levies or taxes of the Statutory Government Bodies implied on the Said Property will be paid up to date by the Owners, before the handing over of the Said Property for Development to the Developer. If any extra cost is being incurred by either of the parties which fall within the liability of the other party/s, the same will be adjusted accordingly upon mutual decisions between the parties hereto.

**Sale of Respective shares of the Owners:** Upon Consent of the other Owners, an Owner can sell and/or transfer its/his/her proportionate share in the said property to any or all the Owners without effecting this Agreement.

**Modification in share:** It is the mutual covenant of the parties hereto that the share in sanctioned area can be modified at subsequent stage hereinafter upon written consent of all the parties hereto, it is further mutually agreed by and between the parties to this Agreement, that in case the parties hereto opt for extra square feet or any added area apart from the allotted area, then in that case the party/s opting for the same will be liable to pay the extra cost @Rs.2500/- per square feet upto 100 sq.ft. built up area for such extra square feet or added area, **and beyond 100 sq. ft., if the owners demand for any further added area, the extra square feet so demanded will be charged at prevailing market value.**

**Maintenance:** Both the Owners and the Developer shall mutually frame a scheme for the management and administration of the Said Project and the maintenance shall be handed over to a professional agency. Both the Owners and the Developer will mutually and jointly take all decisions for the management of the common affairs of the Said Project.

**Maintenance Charge:** The Developer in consultation with the Owners shall hand over the management and maintenance of the Common Portions and services of the Said Project to a professional agency which shall collect the costs and service charge therefore (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the Said Project, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical, along with gardening and cleaning of service and common areas and amenities, and Mechanical equipment and other installations, appliances and equipments

## **8. Development and Commencement**

**8.1 Development:** The Parties hereby accept the Basic Understanding between them as recorded in Clause 6.3, 6.4, 6.5, 6.6 and 6.7 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement.

**8.2 Commencement and Tenure:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above (**Commencement Date**) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed and all saleable spaces in the Said Project are transferred and sold



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completely or till this Agreement is terminated in the manner stated in this Agreement.

## **9. Pre-Sanction Activities, Sanction and Construction**

**9.1 Payment of Land Revenue:** The Owners shall, make payment of up to date land revenue in respect of the Said Property.

**9.2 Architects and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architect and other consultants for development of the said property. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owners shall have no liability or responsibility.

**9.3 Construction of Said Complex:** The Developer shall, at its own costs and expenses construct, erect, and complete the Said Complex in accordance with the sanctioned Building Plan. In this regard it is clarified that **(1)** the Said Complex may, at the option of the Developer, be constructed and delivered in phased manner and **(2)** the Said Complex may be separate and distinct clusters of new buildings with some common amenities.

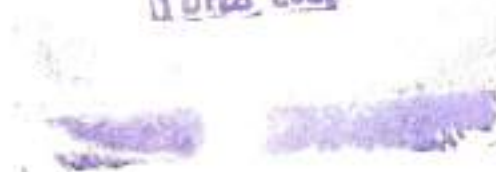
**9.4 Commencement Date:** The date of commencement shall be deemed to be from the date of the Plan Sanctioned from the Concerned Statutory Body and obtaining the approval from the WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY. However, the Developer should get and/or obtained all the sanctioned plan from the concerned statutory bodies and others approval from the others statutory authorities within twelve months from the date of execution of this Development Agreement and Power of Attorney and in case the Developer fails to obtained all the sanctioned plan and others statutory permission and/or approval within twelve months from the date of execution of this development agreement and Power of Attorney, in that case the Owners' are at liberty to cancel this agreement and developer is bound to accept the same without raising any objection and claim. So, the date of commencement of construction of the project shall be deemed to be from the date of the sanctioned plan and other approvals from the statutory authorities or within a period of twelve months from the date of execution of this agreement and Power of Attorney, whichever is earlier.

**9.5 Completion Time:** With regard to time of completion of the Project, it has been agreed by and between the Parties that the Developer shall construct, erect and complete the Said Complex/Project within **36 (Thirty Six) months** from the date of commencement of construction (Completion Date) provided however the Completion Date may be extended for a grace period of 6 (six) months more to complete the project and to deliver the owner's allocation share. If the Owners' allocation will not be delivered within the stated period, the Developer shall liable to



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pay Rs.2500/-(Two Thousand Five Hundred) per katha land per month to the Owners as compensation till the delivery of owners' allocation and Developer should pay such compensation without making any delay.

As per the discussion from the end of Dharitri Infraventure Pvt. Ltd. the developer will be liable to pay Rs.2500/- (Two Thousand Five Hundred Only) per landlord per month as compensation till the delivery of owners' allocation.

**9.6 Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.

**9.7 Modification of Building Plans:** Any amendment or modification to the Building Plans will to be made by the Developer in consultation from owners within the permissible limits of the Planning Authorities.

**9.8 Responsibility of the Owners:** The Owners will be involved in all major matters but shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owners shall co operate for successful completion of the said complex.

## **10. Powers and Authorities**

**10.1 Power of Attorney for Construction and Sale:** Simultaneously with the execution of this Agreement, the Owners have granted to the Developer and/or its nominees a Power of Attorney for construction of the Said Complex and to negotiate and sale of the apartments/ flats within Developer's allocation in the said complex and receive consideration therefore and shall also issue money receipt(s) to the intending purchaser and do all necessary documentation for the sale of the said units within the developer's allocation with the intended purchaser as necessary. The Owners shall grant the power to the Developer to execute, admit and/or present, register Agreement for Sale, Deed of Conveyance or any other documents within Developer's allocation only as to be required from time to time.

**10.2 Further Acts:** Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake that it shall be executed without any dispute as and when necessary (1) Agreements for Sale and Conveyances for Sale within Developer's allocation, if required (2) all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

## **11. Financials**



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**11.1 Project Finance:** The Developer, for the purpose of having financial assistance of the complex, may avail for financing of the Project (**Project Finance**) through a Bank/Financial Institution/others by mortgaging Developer's allocation only in the said project. Such Project Finance can be secured on the construction work-in-progress/receivables. It being expressly agreed and declared that Developer and/or his nominee and/or nominees shall be solely liable and/or responsible for repayment of the said loan and/or banking facilities and in no event owners shall be liable for repayment of the same and in any event developer agrees and undertakes to indemnify the owners to that effect.

## **12. Dealing with Constructed Area.**

**12.1 Marketing:** It has been agreed that the complex will be marketed mainly through marketing agent to be appointed by Developer.

**12.2 Proportionate handover of the Owner's entitlement:** The Developer shall upon completion of the Said Project, shall hand over the proportionate share of the owners' entitlement and/or owners' allocation. Owners' will jointly get 42% of the total sanctioned FAR or 42% of total sanctioned constructed area in the project in form of self-contained flats, garages and commercial areas with such specification approved by the appropriate authority during approval of building sanctioned plan together with the respective undivided share, rights, title and interest in the Common Parts and Amenities and underlying Land. The aforesaid 42% share will be given from each floor on alternative side in the proposed building and/or complex. Owners are also entitled 42% of Open and covered car parking area respectively as per sanctioned plan.

Further more if the Developer build/construct any type of construction in the complex/project which are not considered as FAR or not fall under the FAR, in that case the Owners' are also entitled 42% of that construction area.

If the Developer demarcated any space/portion of the project as Open Car Parking or using any portion of the project as Open car parking, in that case the Owners' are also entitled 42% of that Open Car parking.

However, after preparation of the floor plan, the flats, garages and commercial areas within the owners allocation will be demarcated in the Floor Plan and a copy of the said demarcated floor plan will be supplied to the Owners along with a supplementary development agreement (if required) denoting the flats, garages and commercial areas within the purview of the Owners' allocation.

**12.3 Possession to the Landowners:** On completion of the project, the Developer will handover undisputed possession of the Owners' Allocation in form of self contained flats, garages and commercial areas with such specification approved by the appropriate authority during approval of building sanctioned plan and/or such specification which will be given to the prospective buyers' flat in the project together with all rights of the common facilities and amenities to the Owners' with possession letters and other required documents such as completion certificate, etc.



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Registrar of Companies

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**12.4 Amenities, Generator, Electricity and other Charges:** The Owners will pay a lump sum amount of Rs.1,00,000/- (One Lakh) per unit at the time of taking possession of their respective share within the Owners' Allocation on account of Generator charges including installation charges, Sub-station Construction Cost and Electric Transformer installation charges including deposit demanded by the appropriate authorities, Electric meter charges, Water connection Charges including deposit, membership fees for the purpose of using amenities like Amphitheater, Club house, Chess room, Swimming Pool, Children Play Area, Community Party Lawn, community hall, Sewage Treatment, Wet & Dry Garbage Pit, Swimming Pool, Landscaped Garden, Fountain, Intercom Connectivity, Lift, Power Backup for Lift & Common Areas, 100% power backup of flat, Close Circuit TV etc. and others common amenities or facilities in the proposed project. The Developer will not claim any further amount or charges and/or any other charges from the owners on account of any other amenities or facilities in the proposed project. In case of any requirement for addition or alteration in internal specification/s, as may be required by the owners, the additional charges for such change, if required, will be applicable and paid by the owners above named.

### **13. Municipal Taxes and Outgoings**

**13.1 Relating to Prior Period:** All Municipal rates and taxes and outgoings (collectively **Rates**) on the Said Property relating to the period prior to the date of this agreement shall be borne, paid and discharged by the Owners.

### **14. Obligation of Developer**

**14.1 Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time, subject to the force majeure clause hereinafter contained.

**14.2 Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of both the parties to this agreement to ensure compliance.

**14.3 Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the Said Complex with the help of the Architect, professional bodies, contractors, etc. The entire planning, designing are to be done by the Developer.

**14.4 Specifications:** The Developer shall use standard quality building materials and the decision of the Architect as to the quality and standard of materials to be used shall be final and binding on the Parties.



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**14.5 Commencement of Project:** The development of the Said Project shall commence as per the Specifications, Building Plans, schemes, rules, regulations, bye-laws and approvals of the Planning Authorities, at the sole responsibility of the Developer.

**14.6 Strict Adherence by Developer:** The Developer has assured the Owners that they shall implement the terms and conditions of this Agreement strictly without any violation.

**14.7 Construction at Developer's Cost:** The Developer shall construct and complete the Said Complex at his own costs and expenses and it will look after the day to day matters and its decision in this regard will be final and binding. Owners have no liability towards construction cost and any other cost for construct and complete the said complex/project. Developer shall construct and complete the said complex at his own cost and expenses including owners' share and/or owners' allocation with such specification approved by the appropriate authority during approval of building sanctioned plan and/or such specification which will be given to the prospective buyers' flat in the project. All the cost and/or charges for obtaining sanctioned plan, Govt. approvals and/or NOC from govt. authorities/statutory authorities and others required approvals from any other authorities for construct and complete the said complex/project will be borne by the Developer.

**14.8 Responsibility for Marketing and Advertising:** The Developer shall be solely responsible for marketing and advertising of the said complex. The marketing strategy, budget, selection of publicity material, media etc. shall be decided and formulated by the Developer only. All costs and expenses towards marketing and advertising of the Complex shall be borne by Developer.

**14.9 Pricing:** The Developer shall determine the first basic price for sale or disposal of the flats/Units/apartments within Developer's allocation in the Project keeping in view the market economics and such basic price may be revised from time to time by the Developer.

**14.10 No Violation of Law:** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the Said Complex.

## **15. Obligations of the Owners**

**15.1 Co-operation with Developer:** The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.



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**15.2 Act in Good Faith:** The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

**15.3 Documentation and Information:** The Owners undertake to provide the Developer all documentation and information relating to the Said Property as may be required by the Developer from time to time.

**15.4 No Obstruction in Dealing with Developer' Functions:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.

**15.5 No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the Said Complex. It is clearly understood by the Owners that the Said Complex shall be constructed in phases and hence, the realization of the Co-Owners' Allocation shall also come to the Owners accordingly. However; the Developer shall inform the owners quarterly about the progress of construction of the said complex.

**15.6 No Dealing with Said Property:** The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the Owners' Share in the Said Property or any portions thereof save in the manner envisaged by this Agreement.

**15.7 Making out Marketable Title:** The Owners hereby covenant that it shall make out a good, bankable and marketable title of the said land of the Said Property and all original title related papers and documents shall be kept with the Owners, which will be presented to the Developer as and when demanded.

**15.8 Co-operations:** Co- Operate in planning; discuss all major policy matter if required and other act as referred in this joint development agreement.

## **16. Indemnity**

**16.1 By the Developer:** The Developer hereby indemnify and agrees to keep the Owners saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the construction of the Said Complex including any act of neglect or default of the Developer's consultants and employees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or by-laws or arising out of any accident or otherwise.



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**16.2 By the Owners:** The Owners hereby indemnify and agree to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project including marketing thereof for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owners being incorrect.

#### **17. Limitation of Liability**

**17.1 No Indirect Loss:** Notwithstanding anything to the contrary herein, neither the Developer nor the Owners shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

#### **18. Miscellaneous**

**18.1 Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.

**18.2 Essence of Contract:** In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

**18.3 Valid Receipt:** The Owners shall pass valid receipts for all amounts paid under this Agreement, if any.

**18.4 Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the Said Complex by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.

**18.6 Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.



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[Illegible signature and stamp]



**18.7 Name of Said Complexes:** The name of the Said Complex shall be prefixed with the word '\_\_\_\_\_,' or as decided by the Developer in consultation with the Owners.

## **19. Defaults**

**19.1 Cancellation of the Agreement:** The Parties shall be entitled to cancel or rescind this Agreement in case the other part to this Agreement fails or neglect to perform their obligations. In the event of any default on the part of either Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement and also for damages.

## **20. Force Majeure**

**20.1 Meaning:** Force Majeure Events shall include the following:

- (a) Act of war, hostilities (whether be declared or not), invasion, act of foreign enemies, armed conflict blockade, embargo, revolution, riot, insurrection, civil commotion, act of terrorism or sabotage.
- (b) Rebellion, terrorism, revolution, insurrection, military or usurped power or civil war.
- (c) Riot, commotions or other civil disorders.
- (d) Any act, restraint or regulation of any Governmental instrumentality including any local state or central government of India or any department, or agency thereof including (i) Any act, regulation or restraint constituting a change in law. (ii) Any failure by a competent authority to grant or renew any license, permit or clearance within reasonable time (other than for cause) after application having been duly made or (iii) the imposition of any material condition on the issuance or renewal or continuance of any approval from a competent authority.
- (e) Any local issues which may hamper the implementation of the project.
- (f) Flood, cyclone, lightning, earthquake, draught, storm or any other effect of natural elements.
- (g) Epidemic, famine or plague.
- (h) Radioactive contamination or ionizing radiation.
- (i) Fire, explosion or accident leading to breakage of facilities, plant or equipment or chemical contamination thereof.
- (j) Strike, lockout or other labour difficulties.
- (k) Legal proceedings or any other order, rule or notification issued by the competent authorities effecting the development of the project.

**20.2 Reasonable Endeavour's:** The Party claiming to be prevented or delayed in



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the performance of any of their/its obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavours to bring the event of Force Majeure to a close or to find a solution by which this Agreement may be performed despite the continuance of the event of Force Majeure.

## **21. Counterparts**

**21.1 All Originals:** This Agreement is being executed and the original shall be retained by Developer till completion of the project.

## **22. Severance**

**22.2 Deletion of Invalid Provision:** If any provision of this Agreement is so found to be invalid or unenforceable but would be valid or enforceable if some part of the provision were deleted, the provision in question shall apply with such modification/s as may be necessary to make it valid and enforceable.

**22.3 Reasonable Endeavour for Substitution:** The Parties agree, in the circumstances referred above, to use all reasonable endeavours to substitute for any invalid or unenforceable provision a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision. The obligations of the Parties (if any) under any invalid or unenforceable provision of this Agreement shall be suspended whilst an attempt at such substitution is made.

## **23. Transfer of Units**

**23.1 Transfer of Units:** In consideration of the Developing Owner constructing the said Project, the Co-Owners shall either through itself or through the Developer as constituted attorney; execute deeds of conveyances of the undivided share in the land contained in the Said Property as be attributable to the respective Units in favour of the Transferees thereof, in such part or parts as shall be required by the Developing Owner. Such deeds of conveyances relating to any block shall be executed by the Co-Owners or their Constituted Attorney.

**23.2 Cost of Transfer:** The costs of conveyances and the stamp duty and registration fees (including deficit stamp duty and registration fees) and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

**23.3 Possession to Transferees and Dealing with Unsold Units:** The possession of Units to the Transferees shall be delivered progressively. At the end of the Project i.e. upon issuance of the Completion Certificate, if there are any unsold Units in the hands of the Developing Owner, then the Parties hereto shall



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discuss and mutually decide the manner for either handing over such unsold areas to the parties respectively or otherwise. In case possession is made over to any proposed Transferee prior to receipt of Occupancy Certificate, then the Developing Owner alone shall be responsible for the same without any liability of the Co-Owners and shall keep the Co-Owners fully indemnified in this regard.

#### **24. Reservation of Rights**

**24.1 Right to Waive:** Any term or condition of this Agreement may be waived at any time by the Party who is entitled to the benefit thereof. Such waiver must be in writing and must be executed by such Party.

**Forbearance:** No forbearance, indulgence or relaxation or inaction by any Party at any time to require performance of any of the provisions of this Agreement shall in any way affect, diminish or prejudice the right of such Party to require performance of that provision.

**No Waiver:** Any waiver or acquiescence by any Party of any breach of any of the provisions of this Agreement shall not be construed as a waiver or acquiescence to or recognition of any right under or arising out of this Agreement or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this Agreement.

**No Continuing Waiver:** A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfilment on a future occasion. No omission or delay on the part of either Party to require due and punctual performance of any obligation by the other Party shall constitute a waiver of such obligation of the other Party or the due and punctual performance thereof by such other Party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar or otherwise) obligations hereunder or as a waiver of any right or remedy that such Party may otherwise have in law or in equity.

#### **25. Amendment/Modification**

**25.1 Express Documentation:** 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 and expressly referring to the relevant provision of this Agreement.

#### **26. Notice**

**26.1 Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or sent by prepaid recorded delivery, or registered post with



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acknowledgement due or through courier service to the proper address as mentioned in clause 3 and 4 herein above and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to the owners.

**26.2 Time of Service:** Any such notice or other written communication shall be deemed to have been served:

**26.2.1 Personal Delivery:** If delivered personally, at the time of delivery.

**26.2.2 Registered Post:** If sent by prepaid recorded delivery or registered post or courier service, on the 4<sup>th</sup> day of handing over the same to the postal authorities/service provider shall be deemed to have been served upon the addressee.

**26.2.3 Facsimile:** If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

**26.3 Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

## **27. Arbitration**

**27.1 Disputes and Pre-referral Efforts:** The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavours to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

**27.2 Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:

**27.2.1 Place:** The place of arbitration shall be Kolkata only.

**27.2.2 Language:** The language of the arbitration shall be English.

**27.2.3 Interim Directions:** The Arbitration Tribunal shall be entitled to give interim awards/directions regarding the Disputes.



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**27.2.4 Procedure:** The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

**27.2.5 Binding Nature:** The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

**27.2.6 Appointment:** Sole Arbitrator to be appointed by the Legal Advisor of the both the parties.

## **28. Jurisdiction**

**28.1 Court:** In connection with the aforesaid arbitration proceedings, the courts at Kolkata only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

## **29. Rules of Interpretation**

"**Act**" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben. Act. XLI of 2017) or any other prevailing acts that may be ;

"**Rules**" means the West Bengal Housing Industry Regulation Rules, 2018 made under the West Bengal Housing Industry Regulation Act, 2017;

"**Regulations**" means the Regulations made under the West Bengal Housing Industry Regulation Act, 2017;

"**Section**" means a section of the Act.

**29.5 "Statutes":** In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.

**29.6 Number:** In this Agreement, any reference to singular includes plural and vice-versa.

**29.7 Gender:** In this Agreement, words denoting any gender including all other genders.

**29.8 Party:** In this Agreement, any reference to a Party is to a party to this Agreement.

**29.9 Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a



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reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.

**29.10 Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words proceeding those terms.

**29.11 Headings:** In this Agreement, the heading are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

**29.12 Definitions:** In this Agreement, the words put in brackets and in bold prints define the word, phrase and expression immediately preceding.



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KOLKATA

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**SCHEDULE - 1****(Said Property)**

ALL THAT in aggregate vacant "BASTU" land admeasuring **2.25 (Two point Two Five) Decimals**, more or less equivalent to approximately **1.36 (One point Three Six) Katha** more or less comprised in **R.S/L.R Dag Nos. 2341, 2332, and 2340**, appertaining to Khatian No. **7081**, lying and situated at Mouza- Patharghata, J.L.NO. 36, within the ambit of Patharghata Gram Panchayat, within the jurisdiction of Police Station- Rajarhat, District: North 24 Parganas, State of West Bengal and butted and bounded as follows:

**On the North:** PART OF R.S. DAG No. 2334 & 2333  
**On the South:** PART of R.S. DAG No. 2370  
**On the East:** R.S. Dag No. 2350  
**On the West:** Part of R.S. Dag No. 2346

Quantum of land vis-à-vis its location in respective Dag numbers vis-à-vis its recorded owners vis-à-vis their respective Khatian numbers and the respective registered Deeds of Conveyances under refuge of which such has been bought are narrated in the chart just below.

Owner Serial No.	Name of Owners	L.R. No.	Dag	Khatian No.	Area Owned (in Decimal)	Classification
3.4.	MAKSUDA KHATUN	2332		7081	2.25	BASTU
		2340				
		2341				
<b>TOTAL</b>					<b>2.25 Decimals</b>	



Additional Registrar  
of Assurances, KOLKATA

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## SCHEDULE - 2

### (Devolution of Titles)

**Ownership of Property: Owner** herein by virtue of One Deed of Sale dated 04<sup>th</sup> February, 2020 recorded in Book No. I, Volume No. 1523-2020, at pages 56590 to 56611, being No. 152301060 for the year 2020, registered before Additional District Sub-Registrar, Rajarhat, North 24 Parganas, West Bengal, purchased land measuring **2.25 decimals** in R.S./L.R. Dag No. 2341, 2340 and 2332, appertaining to Khatian No. 7081, lying and situated at Mouza - Patharghata, J.L.NO. 36, within the ambit of Patharghata Gram Panchayat, within the jurisdiction of Police Station-Rajarhat, District: North 24 Parganas, State of West Bengal from Afrul Molla.

### **SCHEDULE - 3**

#### **(SPECIFICATION OF CONSTRUCTION)**

##### **FOUNDATION:-**

R.C.C. Pile foundation (Pile)

##### **FLOORS:-**

The entire floors of the proposed Housing Complex will be provided with branded Company's Floor Tiles.

##### **WALLS:-**

Outer wall 8" thick, inner wall 4" thick & partition wall between each flat 4" thick.

##### **DOORS:-**

4" x 2.5" section Door Frame made with Malaysian Sal Wood, Panel

Wooden Main door with polish finishes and to be fixed with Godrej Night Latch and MAGIC EYE, 32 mm. ISI Marked Flush Door finished with Wood Primer, PVC Door in Toilets with necessary Handles, Screws and fittings of ISI Marked.

##### **WINDOWS:-**

Aluminium Sliding Windows With M.S. Grill.

##### **KITCHEN:-**

Cooking platform made with Black granite SLAB fitted with Stainless Steel Sink and one Long Body Bib Cock with arrangement. One additional Bib Cock will be provided under the Sink 2' ft. height glazed tiles in front of Cooking Platform, One Exhaust Fan point with Cover, One light point and One 15 AMP Power point for Mixer Grinder, one refrigerator electrical point.

##### **TOILETS:-**

8" x 12" Glazed tiles in walls up to Door frame level, Concealed PVC /CPVC. Pipe line for hot and cold water, Geyser point, **One Exhaust Fan point with Cover**, Shower point with necessary C.P. Fitting of Branded and White Porcelain Commode for Common Toilet and a plain white commode for Attached Toilet of with necessary fitting and white PVC Cistern of same Make. **One basin in bathroom.**

##### **SANITARY:-**

All sanitary lines both vertical & horizontal for each and every kitchen & toilets of each flat will be finished with Supreme make SWR pipe & fittings.

##### **PLUMBING:-**

¾" or ½" diameter concealed PVC Pipe & Fittings will be provided in Kitchen & Toilets, 1.5" diameter PVC Pipe, Fitting & necessary Valves (ISI Marked) will be provided for 24 hours water supply from overhead reservoir to each flat.

##### **ELECTRICALS:-**

All wiring including T.V. & Telephone connections will be concealed by PVC Conduit with PVC Insulated Cables of necessary Gauge and specification of Finolex





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Brand along with Finger Tips Switch, Plug points and 15 Amp. Power points, AC Points in every bed room, MCB of ISI Marked.

**INTERIOR WALL COATS:-**

All interiors walls will be finished with of Plaster of Paris.

**EXTERNAL PAINTS:-**

External walls will be finished with Exterior Acrylic Emulsion.

**ROOF TREATMENT:-**

The entire roof surface of the proposed Housing Complex will be provided with 10" x 10" water proof roof tiles necessary water-proofing chemical treatment.

**SCHEDULE - 4**

**EXTERNAL AMENITIES:**

Play Ground  
Amphitheater  
Club house  
Chess room  
Children Play Area  
Community Party Lawn  
Sewage Treatment  
Maintenance Office  
Housekeeping Facilities  
Wet & Dry Garbage Pit  
Swimming Pool  
Landscaped Garden  
Fountain  
Garden Walkway  
Intercom Connectivity  
Power Backup for Lift & Common Areas  
Guard house  
Close Circuit TV



ADDITIONAL REGISTRAR  
OF ASSURANCES IV, KOLKATA

11 FEB 2021

*[Faint, illegible text]*

IN WITNESS WHEREOF the Parties have executed this Agreement on the date first above written

**SIGNED AND DELIVERED**

by the **OWNER** in the presence of:

Mahruza Khatun

**OWNER**

**SIGNED AND DELIVERED** by the within named **DEVELOPER** in the presence of:

Dharitri Infraventure Pvt. Ltd.

Banwari

Director

Dharitri Infraventure Pvt. Ltd.

[Signature]  
Director

**DEVELOPER**

**WITNESSES:**

(1) SUNDAR BERA  
DN-51, MERLIN INFINITE  
KOL - 92

(2) WASIF AMAN SHIRAZ  
QTR. NO. 7N, PALTA PARK, TCHAPUR  
743144

Drafted by me: -

Shaminiktha Paul  
Associate

High Court, Calcutta

1335/1724 2012



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

10 FEB 2021



### TEN FINGER PRINT



*Maheswari Lakshmi*

Little	Ring	Middle	Fore	Thumb
<b>Left Hand</b>				
Thumb	Fore	Middle	Ring	Little
<b>Right Hand</b>				



*P. S.*

Little	Ring	Middle	Fore	Thumb
<b>Left Hand</b>				
Thumb	Fore	Middle	Ring	Little
<b>Right Hand</b>				



*Singh*

Little	Ring	Middle	Fore	Thumb
<b>Left Hand</b>				
Thumb	Fore	Middle	Ring	Little
<b>Right Hand</b>				



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

30 FEB 2021

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAKSUDA KHATUN

MOHD ATTAULLAH

22/01/1973  
Permanent Account Number

ANSPK6847J

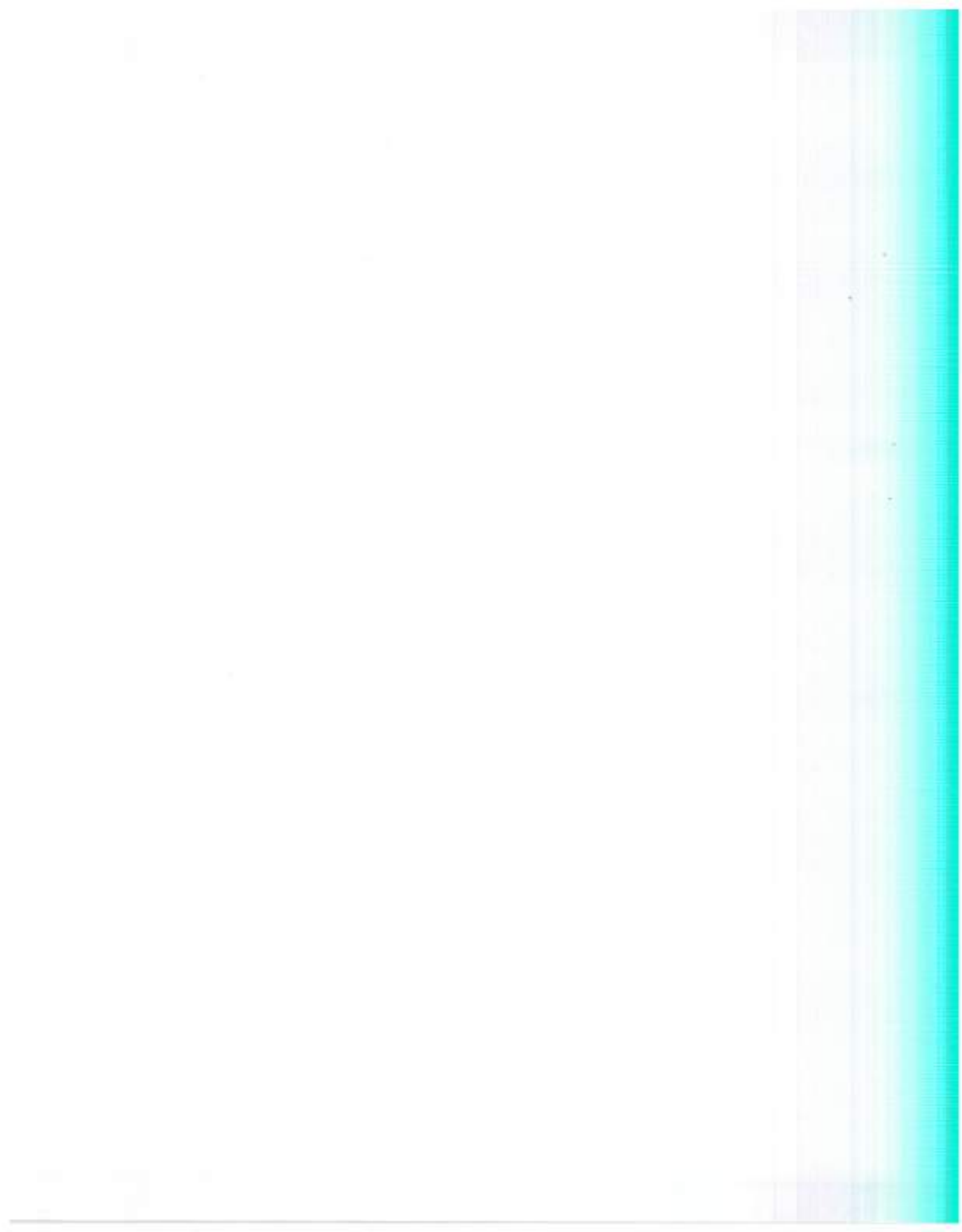
Maksuda Khatun  
Signature



11022016

Maksuda Khatun







ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

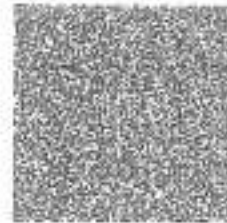
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Download Date: 18/11/2019

To  
মকসুদা খাতুন  
MAKSUDA KHATUN  
C/O Md Sirazul Hoque  
Chhoto Goga  
Labpur  
Labpur Mastali  
Birbhum West Bengal - 731303  
9153687733

Issue Date: 25/01/2020

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9075 9577 9848**

VID : 9183 0566 0338 2916

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Download Date: 18/11/2019



মকসুদা খাতুন  
MAKSUDA KHATUN  
লগ্নতাৰিখ/DOB: 22/01/1973  
বহিৰাং FEMALE

Issue Date: 25/01/2020

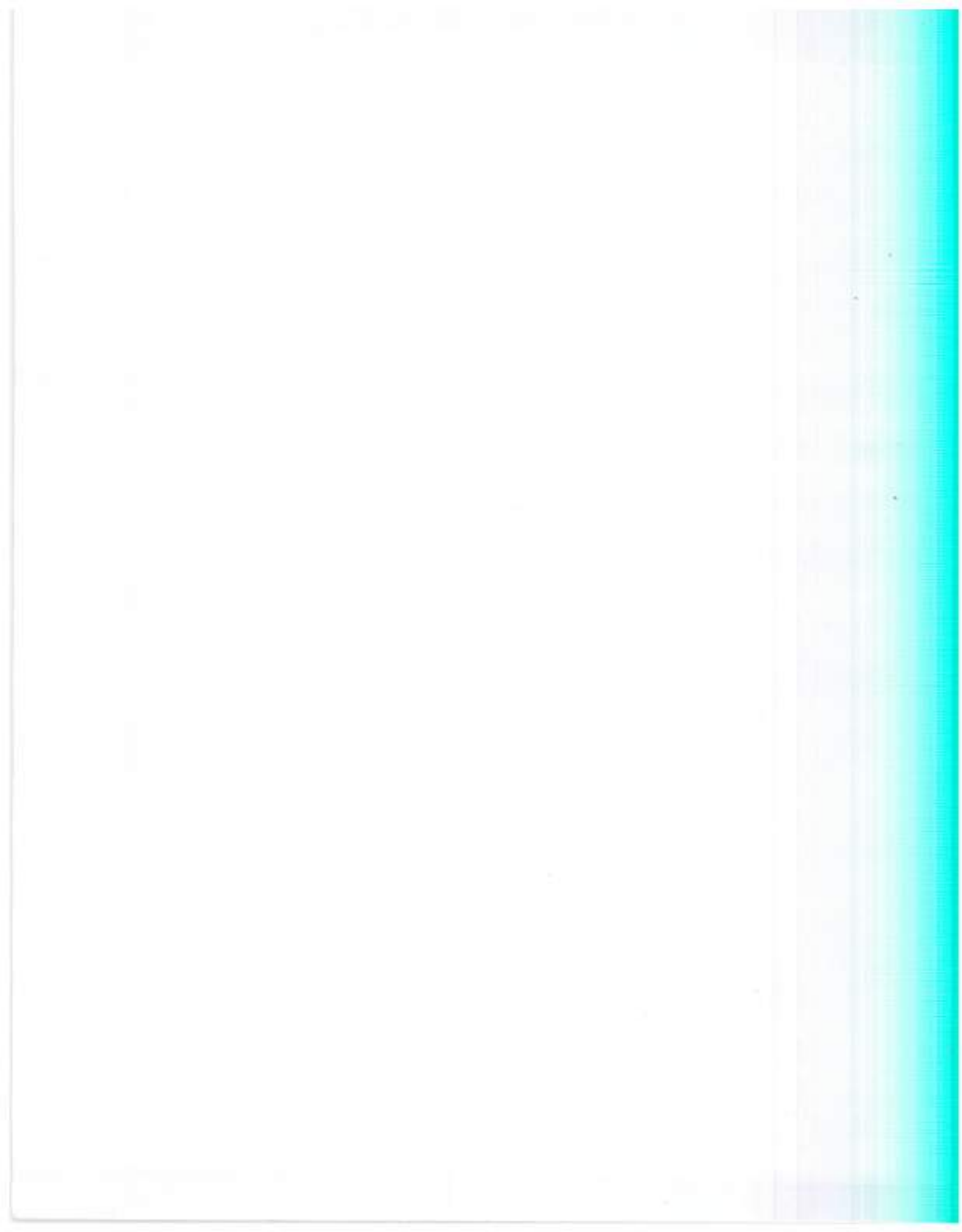
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VID : 9183 0566 0338 2916

আমার আধার, আমার পরিচয়

Maksuda Khatun







Dharitri Infraventure Pvt. Ltd.

*Pawar*

Director.

Dharitri Infraventure Pvt. Ltd.

*Shil*

Director

2001

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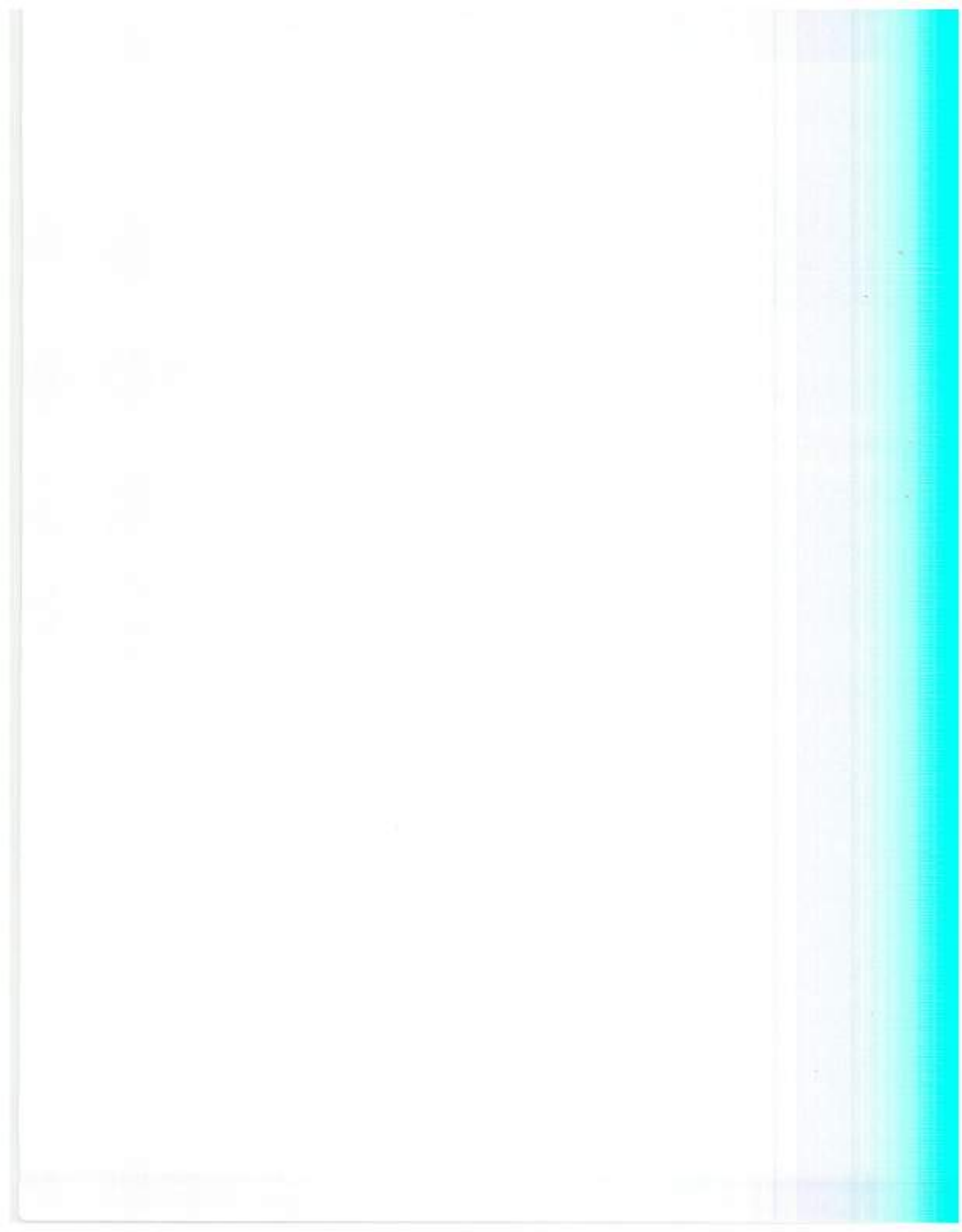
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सिधार्थ प्रामो  
सोमेना हेल्थेय  
21/06/1985  
DIPANWITA SAMANTA  
BARINORANATH SAMANTA  
CFFP-S3473K

भारत सरकार  
GOVT. OF INDIA









भारत सरकार  
GOVERNMENT OF INDIA



श्रीमतीका नाम  
Dipanwita Samantia  
जन्म तिथि/DOB: 21/09/1985  
लिंग/ GENDER: FEMALE

Mobile No: 8013014445

**3572 4538 9481**

VID - 8140 8882 7993 0330



मेरा आधार, मेरी पहचान

*Dipanwita*



सूचना प्रसारण विभाग  
 INFORMATION AND PUBLIC RELATIONS  
 DEPARTMENT  
 GOVERNMENT OF INDIA

वर्ष: 2004-05  
 मूल्य: ₹ 100/-  
 प्रकाशक: सूचना प्रसारण विभाग, भारत सरकार, नई दिल्ली-110002

Address: 3572 4538 9-81  
 New Delhi-110002



3572 4538 9-81  
 011-2610 2022, 2023, 2024

*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

व्यक्तिगत आयकर  
Permanent Account Number Card

CIEPS6214G

व्यक्तिगत आयकर  
YICKY SINGH

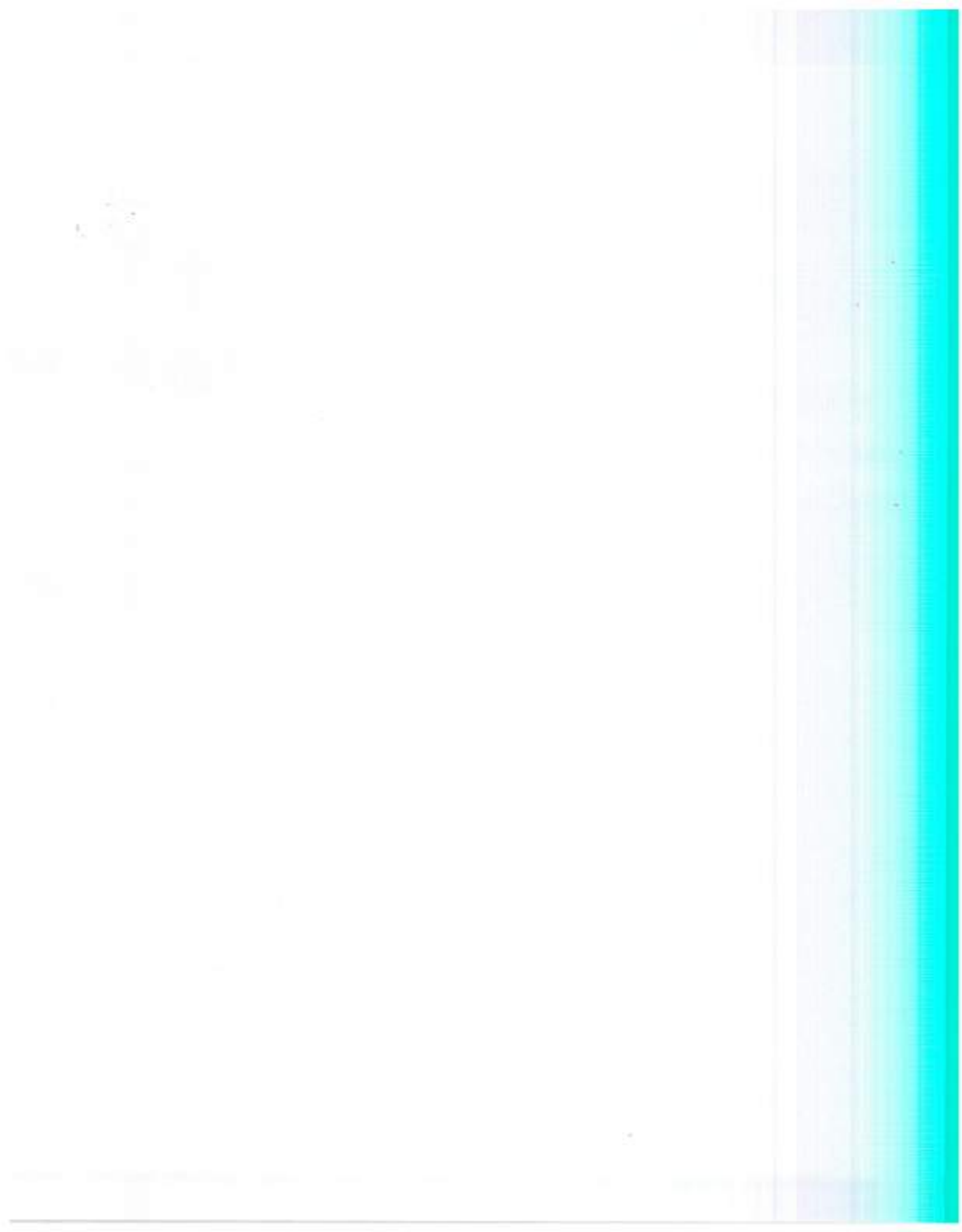
पति/पत्नी/पिता/माता का नाम  
RANJIT SINGH

व्यक्तिगत आयकर  
29/05/1995

व्यक्तिगत आयकर  
29/05/1995



Handwritten signature





গোৱাৰ্হ সৰকাৰ  
GOVERNMENT OF ASSAM



Vicky Singh  
Date of Birth: 29/09/1985  
Male/MALE



6579 1324 6457

আমাৰ আধাৰ, আমাৰ পৰিচয়





સાથિયો પાઠશાળા સંસ્થાનું ગણિત શિક્ષણ  
ONLINE IDENTIFICATION NUMBER: 91004

Address :

S/O: Late Ranjit Singh, S/H/1, Bagmari  
Road, Near Nabaran Sangha Math,  
Bagmari, Kankurgachi, Kolkata,  
West Bengal - 700054



સાથિયો પાઠશાળા સંસ્થાનું ગણિત શિક્ષણ  
સાથિયો પાઠશાળા સંસ્થાનું ગણિત શિક્ષણ  
સાથિયો પાઠશાળા સંસ્થાનું ગણિત શિક્ષણ  
સાથિયો પાઠશાળા સંસ્થાનું ગણિત શિક્ષણ

Signature

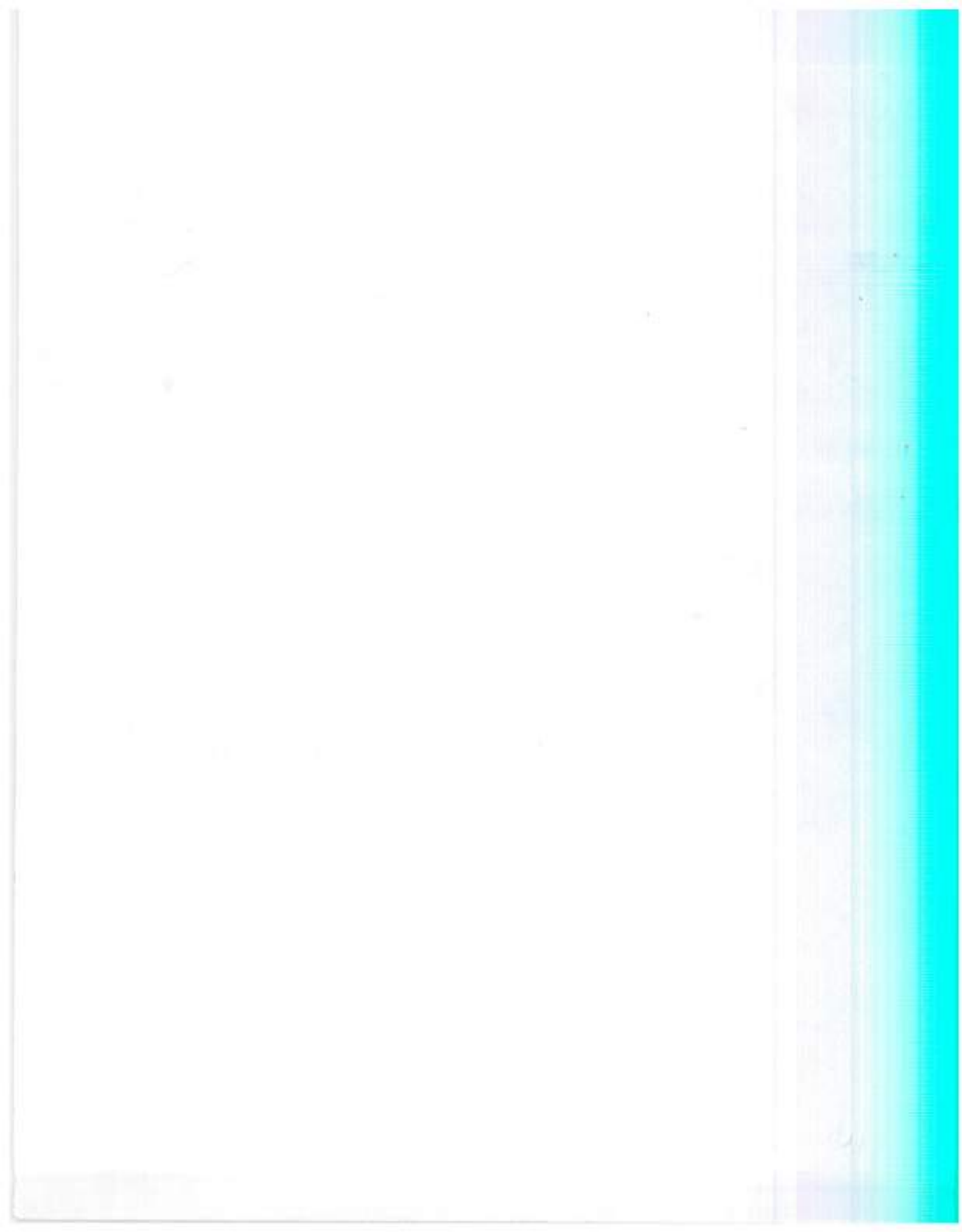
  
ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TFE1350149



নির্বাচকের নাম : অঙ্কিতা বসু মল্লিক  
Elector's Name : Aakita Basu Mullick  
স্বামীর নাম : অর্নব বসু মল্লিক  
Husband's Name : Arnob Basu Mullick  
লিঙ্গ/Sex : ক্রি/ম  
জন্ম তারিখ  
Date of Birth : 17/07/1986

*Aakita Basu Mullick*



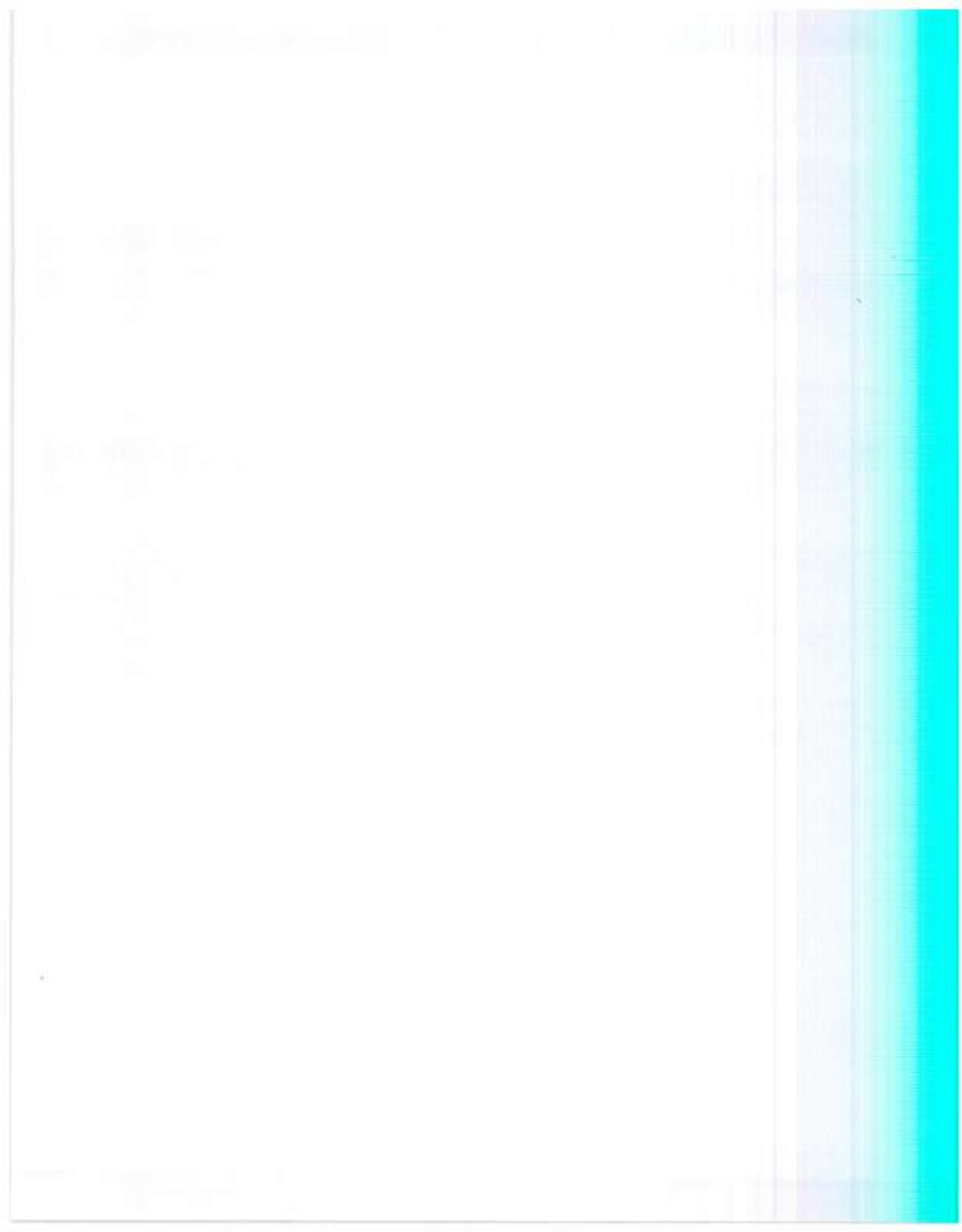
### Major Information of the Deed

Deed No :	I-1904-00745/2021	Date of Registration	10/02/2021
Query No / Year	1904-2000201713/2021	Office where deed is registered	
Query Date	28/01/2021 1:04:56 PM	1904-2000201713/2021	
Applicant Name, Address & Other Details	SHARMISTHA PAUL HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017268804, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 13,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks			

#### Land Details :


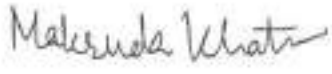
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code : 700135

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-2332 (RS :-)	LR-7081	Bastu	Shali	0.75 Dec	1/-	4,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-2340 (RS :-)	LR-7081	Bastu	Shali	0.75 Dec	1/-	4,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-2341 (RS :-)	LR-7081	Bastu	Shali	0.75 Dec	1/-	4,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>2.25Dec</b>	<b>3 /-</b>	<b>13,50,000 /-</b>	
		<b>Grand Total :</b>			<b>2.25Dec</b>	<b>3 /-</b>	<b>13,50,000 /-</b>	







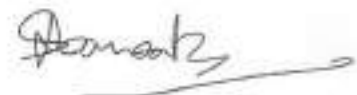
**Land Lord Details :**

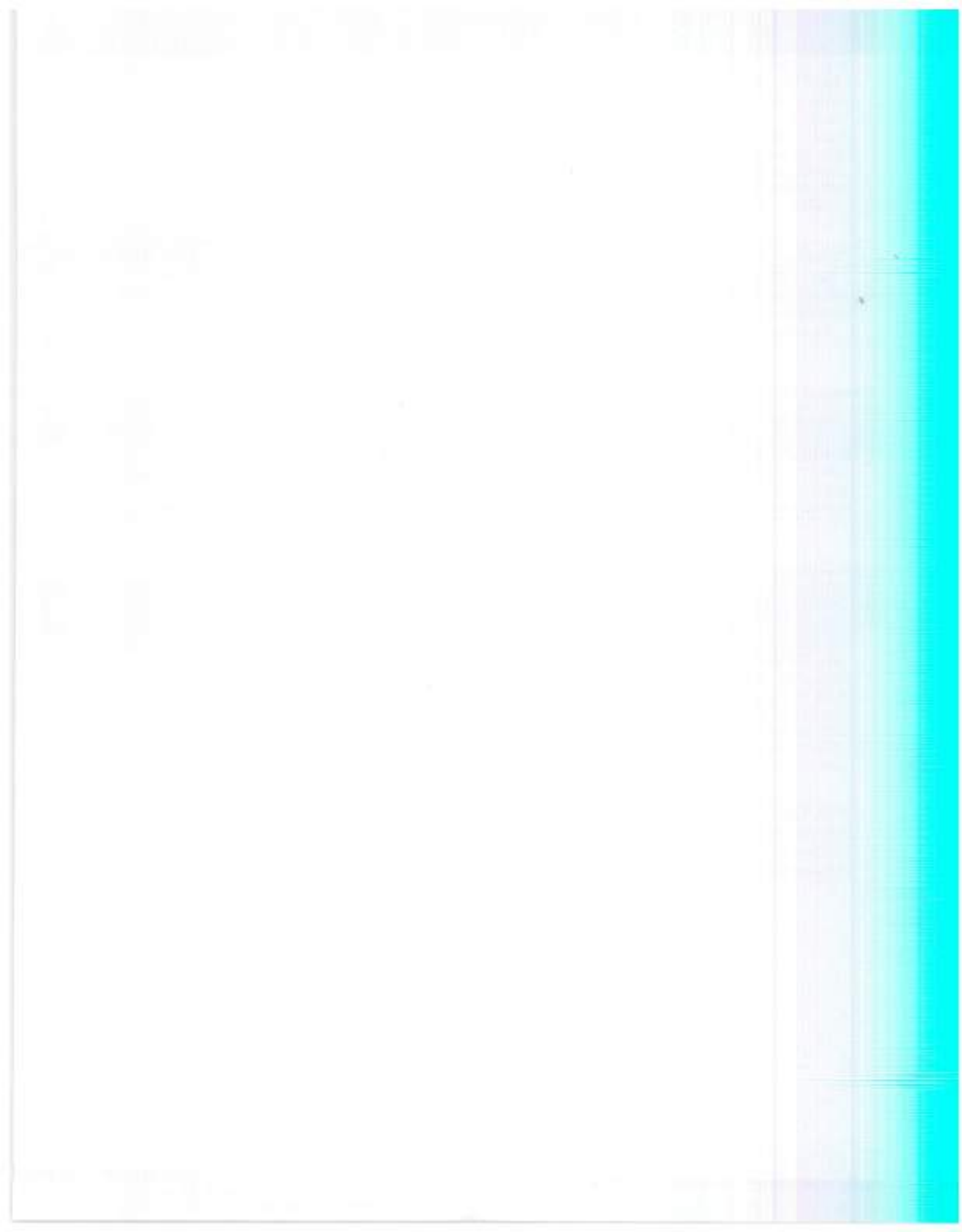
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>MAKSUDA KHATUN</b> Wife of Dr MD SIRAZUL HAQUE Executed by: Self, Date of Execution: 10/02/2021 , Admitted by: Self, Date of Admission: 10/02/2021 ,Place : Office			
	10/02/2021		LTI 10/02/2021	10/02/2021
CHHOTO GOGA,, P.O:- LABPUR, P.S:- Labpur, District:-Birbhum, West Bengal, India, PIN - 731303 Sex: Female, By Caste: Muslim, Occupation: Professionals, Citizen of: India, PAN No.:: ANxxxxxx7J, Aadhaar No: 90xxxxxxxx9848, Status :Individual, Executed by: Self, Date of Execution: 10/02/2021 , Admitted by: Self, Date of Admission: 10/02/2021 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>DHARITRI INFRAVENTURE PRIVATE LIMITED</b> DN-51, MERLIN INFINITE, SALT LAKE, Block/Sector: SECTOR-V, P.O:- SECH BHAWAN, P.S:- East Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs DIPANWITA SAMANTA</b> Wife of Mr SUMAN JANA Date of Execution - 10/02/2021, , Admitted by: Self, Date of Admission: 10/02/2021, Place of Admission of Execution: Office			
	Feb 10 2021 4:21PM		LTI 10/02/2021	10/02/2021
196, CANAL STREET, LAKE TOWN, P.O:- SREEBHUMI, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFxxxxxx3K, Aadhaar No: 35xxxxxxxx9481 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED (as DIRECTOR)				



2	Name	Photo	Finger Print	Signature
	<b>Mr VICKY SINGH</b> <b>(Presentant)</b> Son of Late RANJIT SINGH Date of Execution - 10/02/2021, , Admitted by: Self, Date of Admission: 10/02/2021, Place of Admission of Execution: Office	 <small>Feb 10 2021 4:26PM</small>	 <small>LTI 10/02/2021</small>	 <small>10/02/2021</small>
5/H/1, BAGMARI ROAD,, P.O:- KANKURGACHI, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: Clxxxxxx4G, Aadhaar No: 65xxxxxxxx6457 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED (as DIRECTOR)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>ANKITA BASU MULLICK</b> Daughter of Late ARUN ROY HIGH COURT CAL, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 <small>10/02/2021</small>	 <small>10/02/2021</small>	 <small>10/02/2021</small>
Identifier Of MAKSUDA KHATUN, Mrs DIPANWITA SAMANTA, Mr VICKY SINGH			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MAKSUDA KHATUN	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.75 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	MAKSUDA KHATUN	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.75 Dec

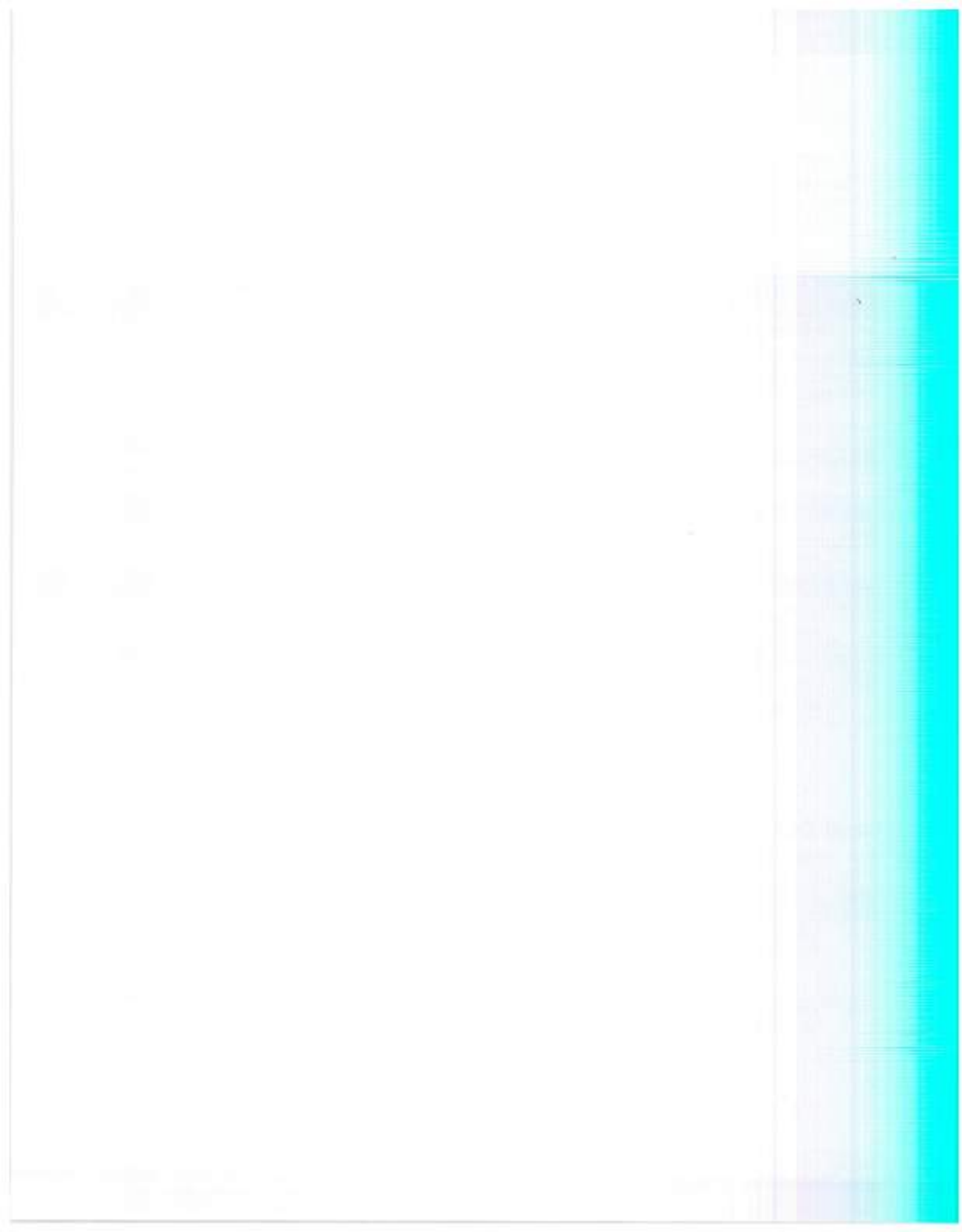
#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	MAKSUDA KHATUN	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.75 Dec

### Land Details as per Land Record

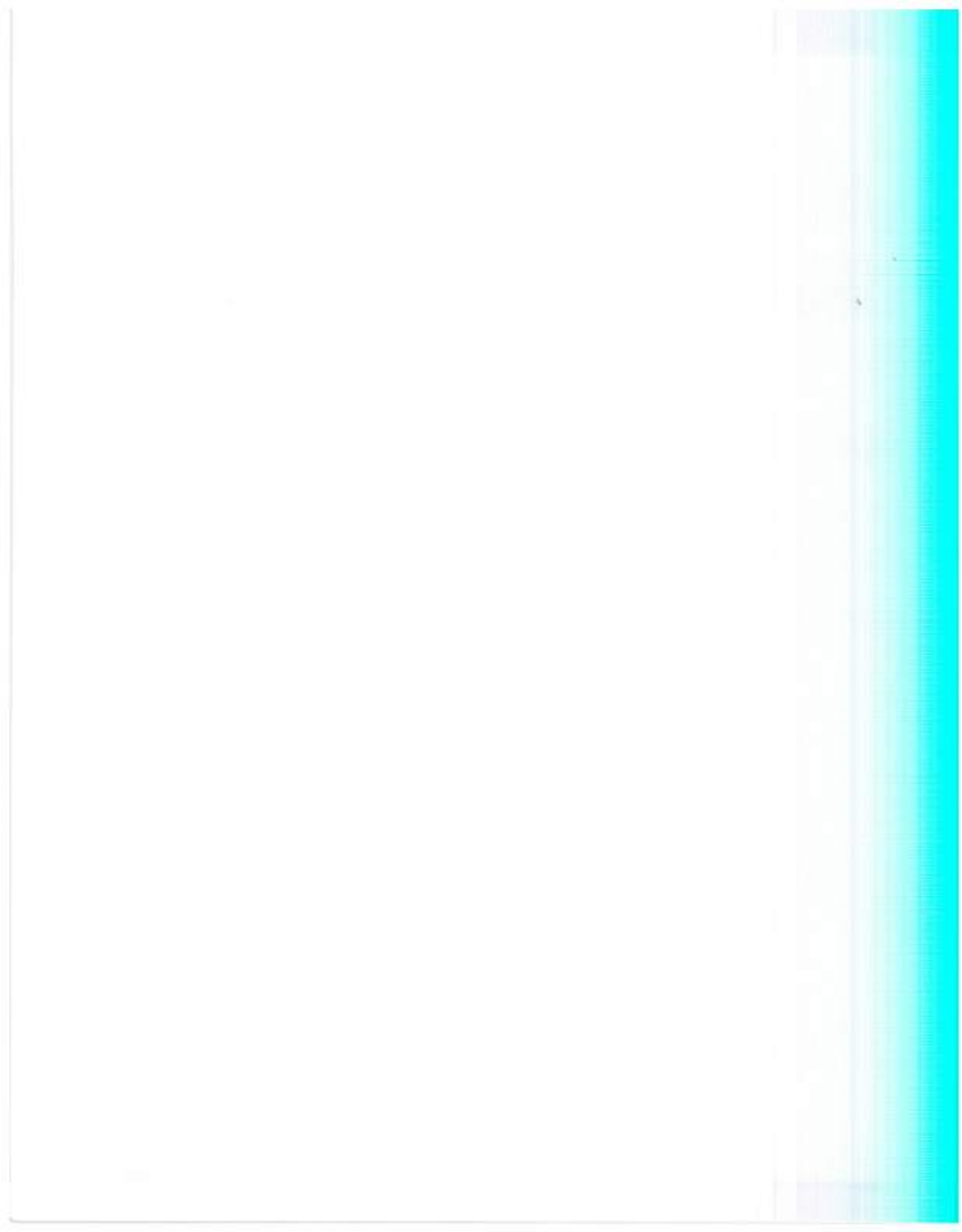
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, JI No: 36, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2332, LR Khatian No:- 7081	Owner:মকসুদা খাতুন, Gurdian:মহম্মদ সিরাজুল হক, Address:বেটে গেলা, হালা-পাভপুর, জেলা-বীরভূম, Classification:শালি, Area:0.01000000 Acre,	MAKSUDA KHATUN
L2	LR Plot No:- 2340, LR Khatian No:- 7081	Owner:মকসুদা খাতুন, Gurdian:মহম্মদ সিরাজুল হক, Address:বেটে গেলা, হালা-পাভপুর, জেলা-বীরভূম, Classification:শালি,	MAKSUDA KHATUN



L3	LR Plot No:- 2341, LR Khatian No:- 7081	Owner:মকসুদা খাতুন, Gurdian:মহম্মদ মিরাজুল হক, Address:বাট গোলা, খান্দা-লাজপুর, জেলা-বীরভূম, Classification:বাটি, Area:0.01000000 Acre,	MAKSUDA KHATUN
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**Endorsement For Deed Number : I - 190400745 / 2021**

**On 10-02-2021**

**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.

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

Presented for registration at 16:11 hrs on 10-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr VICKY SINGH

**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 13,50,000/-

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

Execution is admitted on 10/02/2021 by MAKSUDA KHATUN, Wife of Dr MD SIRAZUL HAQUE, CHHOTO GOGA,, P.O: LABPUR, Thana: Labpur, , Birbhum, WEST BENGAL, India, PIN - 731303, by caste Muslim, by Profession Professionals

Identified by ANKITA BASU MULLICK, , Daughter of Late ARUN ROY, HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-02-2021 by Mrs DIPANWITA SAMANTA, DIRECTOR, DHARITRI INFRAVENTURE PRIVATE LIMITED (Private Limited Company), DN-51, MERLIN INFINITE, SALT LAKE, Block/Sector: SECTOR-V, P.O:- SECH BHAWAN, P.S:- East Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by ANKITA BASU MULLICK, , Daughter of Late ARUN ROY, HIGH COURT CAL, 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 10-02-2021 by Mr VICKY SINGH, DIRECTOR, DHARITRI INFRAVENTURE PRIVATE LIMITED (Private Limited Company), DN-51, MERLIN INFINITE, SALT LAKE, Block/Sector: SECTOR-V, P.O:- SECH BHAWAN, P.S:- East Bidhannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by ANKITA BASU MULLICK, , Daughter of Late ARUN ROY, HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2021 12:32PM with Govt. Ref. No: 192020210223489628 on 09-02-2021, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 9247537477525 on 09-02-2021, Head of Account 0030-03-104-001-16

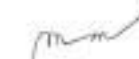
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

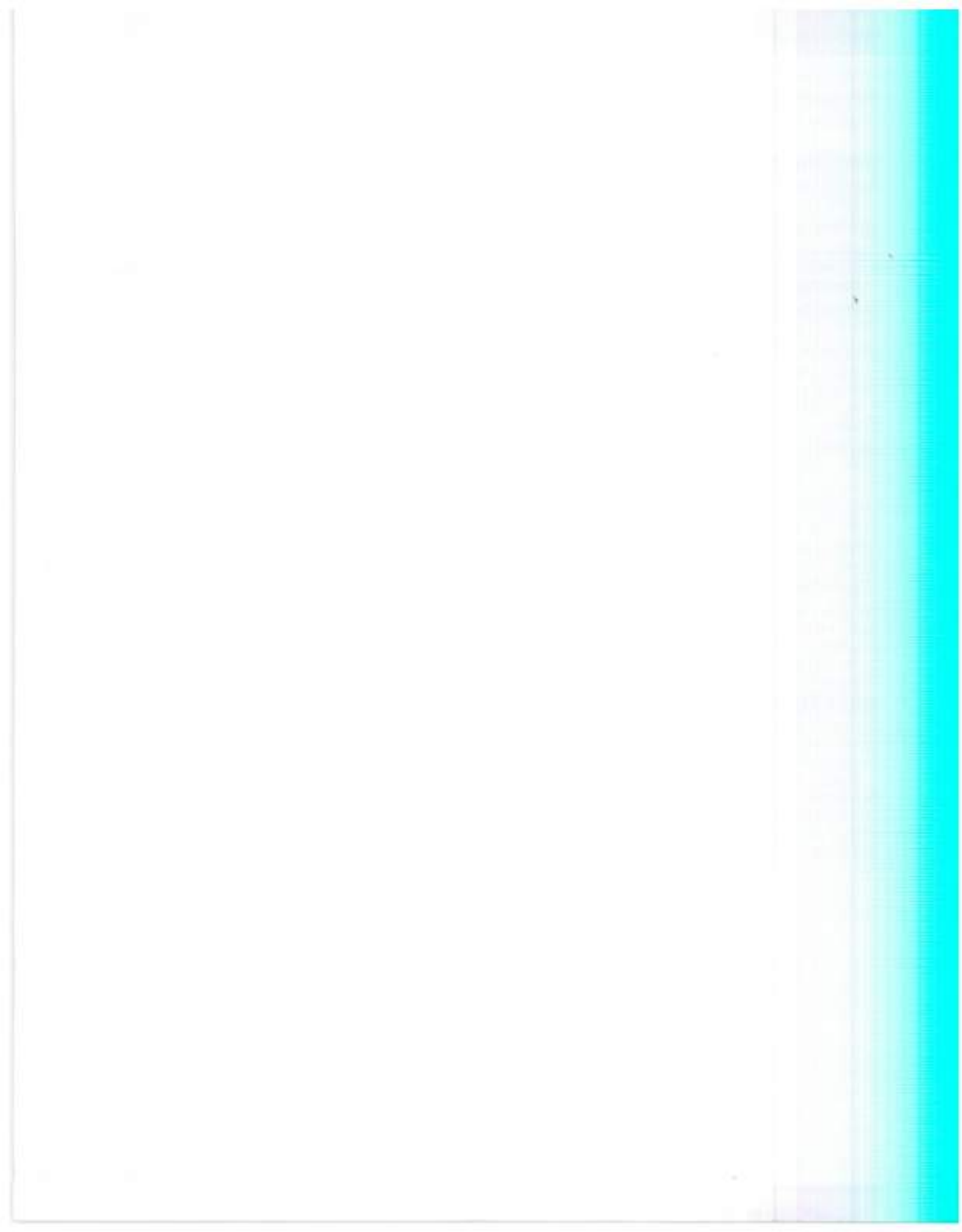
Description of Stamp

1. Stamp: Type: Impressed, Serial no 106774, Amount: Rs.100/-, Date of Purchase: 10/02/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2021 12:32PM with Govt. Ref. No: 192020210223489628 on 09-02-2021, Amount Rs: 4,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 9247537477525 on 09-02-2021, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 50726 to 50767

being No 190400745 for the year 2021.



*Mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.02.18 11:54:04 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/02/18 11:54:04 AM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

