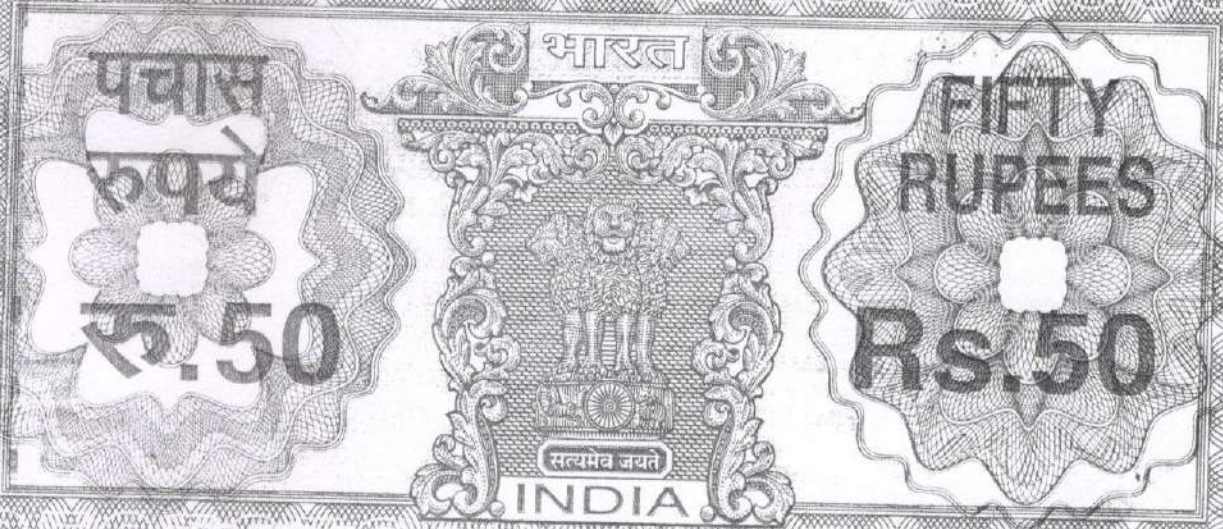


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भारतीय गैर न्यायिक



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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12-10
14/12/22

2/3506166/22

Additional Registrar of Assurances-II
Kolkata

Certified that the Document is submitted to
Registrar with the necessary
endorsement and the
parties are the parties to the Document

Additional Registrar
of Assurances II Kolkata

4 DEC 2022

DEVELOPMENT AGREEMENT

1. Date: 14.12.2022
2. Place: Kolkata
3. Parties:



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



192022230213515028

GRN Details

GRN: 192022230213515028 Payment Mode: SBI Epay
GRN Date: 13/12/2022 14:17:11 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1676342400033 BRN Date: 13/12/2022 14:17:42
Gateway Ref ID: 223474421040 Method: HDFC Retail Bank NB
GRIPS Payment ID: 131220222021351501 Payment Init. Date: 13/12/2022 14:17:11
Payment Status: Successful Payment Ref. No: 2003506166/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr AMARNATH CHOWDHURY
Address: HIGH COURT, CALCUTTA, THANA : HARE STREET, KOLKATA-700001
Mobile: 8013526695
EMail: gangulybiswadeep@yahoo.com
Period From (dd/mm/yyyy): 13/12/2022
Period To (dd/mm/yyyy): 13/12/2022
Payment Ref ID: 2003506166/5/2022
Dept Ref ID/DRN: 2003506166/5/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003506166/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2003506166/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

PAID

- 3.1 **(A) SRI SUBIR KUMAR BASU**, (PAN: AEHPB3956K & Aadhaar No. 2113-2742-0911), son of Late Satyendra Nath Basu, by occupation - Business, **AND (B) SMT. SUJATA BASU**, (PAN: AEAPB1211J & Aadhaar No. 4415-7633-7744) wife of Sri Subir Kumar Basu, occupation - house wife, both are by faith - Hindu, by Nationality - Indian, residing at 4, Broad Street, P.O. - Ballygunge & P.S. Karaya, Kolkata- 700019, District - South 24 Pgs., hereinafter referred to as the **"OWNERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, executors and administrators and assigns).

Owner-A and Owner-B are collectively referred to as Owners and hereinafter referred to as Party of **FIRST PART**.

AND

- 3.2 **M/s. Sunbright Developers Private Limited**, (PAN: AATCS3848L), a company within the meaning of Companies Act, 1956, having its registered office at 9A, Raja Basanta Roy Road, P.S. - Tollygunge and P.O. - Kalighat, Kolkata-700026, represented by its Director namely **Mr. Biswadeep Ganguly**, (PAN: ADXPG9344F and AADHAAR NO. 887536640607), son of Late Priyabrata Ganguly, residing at 7A, Raja Basanta Roy Road, P.S. - Tollygunge, P.O. - Kalighat, Kolkata-700026, District - South 24 Pgs., hereinafter referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners, successors or successors in interest, assigns, heirs and nominee or nominees) of the **SECOND PART**.

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:

4. **Subject matter of the Agreement:**

- 4.1 **Said Property: ALL THAT** piece or parcel of Bastu land containing an area of **09 Cottah 12 Chittack** be the same a little more or less out of 0.31 Satak situate lying at Mouza - Dhamaitala, J.L. No. 75, Dag No. 389, Khatian No. 94, under P.S. Sonarpur, Pin Code - 700151, Dist. South 24 Parganas presently known as School Road under Holding No. 199 & Ward No. 025 bearing Assessee No. 1104302160772 of Rajpur Sonarpur Municipality (hereinafter referred to as **Said Property**) morefully described in the **First Schedule** below .

- 4.2 **Joint Venture Agreement** - By this Agreement the Owners have accorded their permission to develop and the Developer shall be entitled to commercially exploit the said premises on the terms and conditions hereunder written (hereinafter referred to as the '**Project**')
5. **Backgrounds, representations and warranties** -
- 5.1 **Representations as to title** - The Owners are absolutely seized and possessed of all that the said premises and the title to the said premises has devolved on the owners in the manner as provided in the **Second Schedule** hereunder written.
- 5.2 **Offer of development on joint venture basis** - The Owners have approached the Developer for development of the said premises on the terms and conditions mentioned herein.
- 5.3 **Right title and interest** - The Owners have represented that the Owners have full right, title and interest to develop the said property and to convey the same to the developer or its nominee or nominees or any other third party whom the developer would nominate to purchase the constructed area along with the proportionate share of land from the owners.
- 5.4 **Reliance on the representation** - The Developer has agreed to develop and commercially exploit the said land by constructing a building or buildings in accordance with the plan to be sanctioned by the Competent Authority at its own costs, charges and expenses and on the terms and conditions hereinafter contained.
- 5.5 **No encumbrances** - The Owners have represented that the said premises is free from all encumbrances, attachment, liens, lis pendence charges and the developer shall and may at all time hereafter peacefully and actually possess and develop the said premises and deal with the same without any interruption, claim or demand from any person claiming any right through or under the owners or any of them.
- 5.6 **No Acquisition** - The owners have represented that no part of the said premises had been acquired or requisitioned by any government or any other statutory authority nor is the same subject to any scheme of development, allotment and betterment nor the same is vested in the State of West Bengal or any other statutory authority or any person

whatsoever and that the said property is free from all encumbrances, charges, obligations and/or claims whatsoever and the owners have neither done nor suffered to have done anything in respect of the said premises or any part thereof as would derogate from the right to develop being granted hereunder.

6. Possession, Construction and Development:

- 6.1 That on execution of the Development Agreement the Developer shall be entitled to exclusive possession of the Said Property/Premises to carry out such incidental activity pertinent for Development.
- 6.2 The Developer shall be solely and exclusively entitled to develop the said premises to the exclusion of all others and the owners shall be bound always to cooperate with the developer and to ensure that no hindrance or obstruction is caused to the developer in the development of the said premises.
- 6.3 The owners shall execute such document as may be required by the developer for obtaining sanction of the plan for construction of a building or buildings on the said premises.
- 6.4 The developer shall at its costs and expenses prepare and/or caused to be prepared plans for construction of the multistoried building or several multistoried buildings at the said premises and submit the same to the Rajpur Sonarpur Municipality for its sanction.
- 6.5 The Developer shall then be entitled at its own costs to post its security guards, put up the sign board of the Project and take all steps for construction of the New Buildings and execution of the Project.
- 6.6 For the purposes of construction and commercial exploitation, the Owners shall grant license to the Developer to enter and carry out development in said Property and construct the New Buildings and take all steps for construction of the New Buildings and execution of the Project in terms of this Agreement. However, this is neither intended to be nor shall be considered as transfer of title or ownership or possession under any provision of law and the legal possession of the said Property shall remain with the Owners till possession of the Units is made over after completion of the New Buildings/complex in terms of this Agreement.

6.7 The Developer shall be entitled to commence construction after sanction is obtained from the MUNICIPALITY.

7. **Consideration and Allocation:**

7.1 The Developer shall at its own costs and expenses undertake and carry out the Project including construction of Building(s), on the basis of the maximum FAR sanctioned by the relevant authority(s), development authorities and/or other bodies.

7.2 That immediately after obtaining of Plan sanctioned by the MUNICIPALITY, the Owners and the Developer shall cause allocation of their respective units on the Plan. Accordingly, the Parties shall execute an Allocation Agreement to record their entitlement of independent Units.

7.3 In case the Owners decide to retain any of the Units for self-use, then the same shall be held like any other purchaser who shall be entitled to pay all deposits and charges as may be applicable more fully provided in the Sale Agreement. According GST as applicable, deposits and maintenance charges as payable by all purchasers shall be paid by the Owners with respect to Units retained by the Owners.

8. **Unless repugnant to the subject or context the words and expression used in this agreement shall bear the following meaning: -**

8.1 Owner or Owners shall mean the Owners as described in clause 3.1.

8.2 Developer shall mean the developer as described in clause 3.2 above.

The "Said Property", shall mean **ALL THAT** piece or parcel of Bastu land containing an area of **09 Cottah 12 Chittack** be the same a little more or less out of 0.31 Satak situate lying at Mouza - Dhamaitala, J.L. No. 75, Dag No. 389, Khatian No. 94, under P.S. Sonarpur, Pin Code - 700151, Dist. South 24 Parganas presently known as School Road under Holding No. 199 & Ward No. 025 bearing Assessee No. 1104302160772 of Rajpur Sonarpur Municipality described more fully in the **First Schedule** written herein below and indicated by way of a sketch map which is annexed hereto and shall be deemed to be a part hereof, and the here ditaments, easements, rights, rights of way, privileges and liberties, attached and/or appurtenant thereto.

- 8.3 Building Plan or Plans shall mean the building plans which will be sanctioned by Rajpur Sonarpur Municipality and shall include any variation or change thereof as may be made upon the application of the developer.
- 8.4 Common Facilities & Amenities, shall include boundary wall, main gate, driveways, lobbies, passages, staircases, lifts, firefighting apparatus, underground water reservoir, overhead water tank, pump room, water pump and motor, plumbing and sanitary equipment, permanent electricity connections, water connection, drainage connection, sewerage connection, water, drainage and sewerage pipes, common lavatories, toilets and bathrooms, etc. required for enjoyment, maintenance and management of the New Building. All the facilities and the rights will be given, allotted and/or used by the parties as per the respective shares as agreed upon between them, and/or their nominee or nominees or purchasers.
- 8.5 Saleable Space shall mean the space in the building or buildings available for independent use and occupation after making due provisions for the Owners' Allocation and Developers allocation and the common facilities and the space required thereof along with proportionate share of land forming part of the Said premises.
- 8.6 The Architect shall mean such person or persons with requisite qualification and registration who will be appointed by the Developer for designing and planning of the new building.
- 8.7 Transfer, with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchase thereof.
- 8.8 Transferee shall mean any individual, person, firm, company whether public or private limited by shares or guarantee or association of persons to whom any space in the building will be transferred.
- 8.9 Unit, the unit shall include residential Flat and Car Parking/Office/Commercial Space/Shop Room/Godown etc. as is permitted to be constructed thereon.
- 8.10 Words, unless repugnant or contrary to the context, words importing singular shall include plural and vice-versa and the word importing,

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- 8.9 Unit, the unit shall include residential Flat and Car Parking/Office/Commercial Space/Shop Room/Godown etc. as is permitted to be constructed thereon.
- 8.10 Words, unless repugnant or contrary to the context, words importing singular shall include plural and vice-versa and the word importing,

Masculine Gender shall include feminine gender and vice-versa and similarly words importing gender shall include masculine and feminine gender.

9. Commencement:

9.1 **Commencement of this Agreement:** This agreement commences and/or shall deem to have commenced from execution hereof.

9.2 **Validity:** The Agreement shall remain valid till all the obligations of the owners and the developer as mentioned in this Agreement are fulfilled to the complete satisfaction of the development. This agreement shall not be terminable by either of the parties.

10. Powers and Authorities:

10.1 **Exclusive right of development:** The Owners hereby grant exclusive right of development in respect of the said Premises to the developer.

10.2 The Owners have agreed to grant the exclusive right of development in respect of the said premises to the Developer and to enable the Developer to undertake the development of the said premises by way of constructing a new building and/or buildings in accordance with the plan to be sanctioned by the authorities concerned and to market the units in such new building and in this regard the Developer is hereby authorized and shall be entitled to take all reasonable and/or necessary steps. These steps may include but are not limited to the following:

(a) To prepare a building plan and submit it for sanction before the appropriate authority of the Rajpur Sonarpur Municipality whether in the name of the Owners or the Owners and Developers and jointly, and for this purpose to take all such steps and measures including appointment of architects, surveyors and to carry out soil test.

(b) To apply for and obtain all consents approvals if required for undertaking development of the said premises and do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said premises.

- (c) To apply before the concerned authority in the name of the Owners for installation of electricity, water, telecommunications in and surface and for arranging drainage and sewerage connection from the said premises.
- (d) To give all necessary or usual notices in the name of the Owners under the statute affecting the demolition and clearance of the premises and the development and pay all costs, fees and outgoings incidental to or consequential on for taking permission for the development of the said property.
- (e) To ensure compliance with all statutory requirements whether local, state or central government on and from the date of commencement of the work and/or sanction of building plan whichever is earlier.
- (f) All the expenses will be borne by the developer with regard to the clearance of the Urban Land Ceiling authorities, provided that the obtaining of such clearance/no-objection certificate shall be the sole responsibility of the Owners though the Developer shall co-operate in every reasonable way in this regard without any financial involvement.
- (g) To make proper provision for security of the said premises during the course of development.
- (h) To be responsible for ensuring that no deviation in construction which may not be in accordance with the Plan and which is not regularized is carried out.
- (i) To incur all costs charges and expenses for the purpose of constructing erecting and completing the said new building and/or buildings in accordance with the said sanctioned plan.

10.3 **General Power of Attorney** : The owners shall grant to the developer and/or its nominee or nominees a General Power of Attorney for causing construction of the building or buildings and a separate Power of Attorney for sale of the developer's allocation or the allocable constructed area to be delivered to the developer to the owners and/or the confirming parties and/or also execute a separate Power of Attorney in favour of the developer for the purpose of sanction or any other matter related to the said development.

11. **Dealing with space/Unit/Flat:**

- 11.1 The Developer shall be entitled to sell and/or enter into agreement for sale of the constructed space/unit/flat to any third person only that forms part of the Developer's Allocation.
- 11.2 At any stage if the Owners decide to quit or abandon the Joint Venture, they shall be at liberty to do so by offering their Allocation to the Developer, who shall be entitled to exercise their first right of preemption. Total consideration for transfer shall be fixed by the Parties on such terms and conditions as may be mutually agreed. The Owners acknowledge that on offering such proposal to Developer and upon acceptance by the Developer, all rights of the Owners shall cease in the Development Agreement and the instant agreement shall be become redundant for all purposes.
- 11.3 For the work of the said construction the developer shall endeavour to develop the said premises within a period of 36 (thirty six) months from the date of delivery of possession and sanction of plan by the appropriate competitive authority unless prevented force majeure condition.

12. **Force Majeure condition:**

- 12.1 Fire, Earthquake, Riot, Communal problems.
- 12.2 Natural calamity.
- 12.3 Local problem to an extent of breach of law and order situation duly notified to the local police authorities.
- 12.4 Force Majeure Conditions.
- 12.5 Acts of God which the developer was unable to see at the time of entering into this contract.

13. **Sharing Ratio and Area Adjustment:**

- 13.1 **Owner's Allocation:** The Owners are and shall be entitled to **35% (thirty five percent)** of the total sanctioned FAR (collectively Owner's Allocation). It is clarified that the Owner's Allocation shall include undivided, impartible and indivisible **35% (Thirty five percent) share** in (1) the Common Portions and (2) the land contained in the Said Premises. It is clarified that the title of the Owner to the Owner's

Allocation shall be derived from their ownership documents (mentioned in the Second Schedule below) read in conjunction with (1) this Development Agreement (2) the separate instrument where under details of the demarcation shall be recorded after sanction of the Building Plans and (3) the Possession Letter/s that shall be issued by the Developer to the Owner at the time of handing over possession of the Owner's Allocation.

13.2 **Developer's Allocation:** The Developer shall be fully and completely entitled to balance of the sanctioned FAR i.e. **65% (sixty five percent)** of the total sanctioned FAR (collectively Developer's Allocation). It is clarified that the Developer's Allocation shall include undivided, impartible and indivisible **65% (percent) share** in (1) the Common Portions and (2) the land contained in the Said Premises.

13.3 The Parties have mutually agreed that on sanction of the Building Plan, the Parties shall formally demarcate their respective allocations based on the Building Plans and the details of such demarcation shall be recorded in Allocation Agreement.

14. **Municipal Taxes and Outgoings:**

14.1 **Relating to Period till handover of Full Possession:** All Municipal rates, taxes and outgoings on the Said Land relating to the period till full possession is delivered to the Developer shall be borne, paid and discharged by the Owners. It is made specifically clear that all outstanding dues for the period up to the said date shall remain the liability of the Owners and such dues shall be borne and paid by the Owners as and when called upon by the Developer, without raising any objection thereto.

14.2 **Relating to Period after delivery of full possession:** From the Delivery of full possession, the Developer shall be liable for Municipal rates and taxes as also other outgoings in respect of the Said Land, till such time the possession of the Units/Flat/space is given to the Transferees, in case of sale, who shall, respectively, from the dates of such possession, become liable and responsible for Municipal rates and taxes and all other outgoings.

15. **Possession and Post Completion Maintenance:**

- 15.1 **Possession:** In the event Owners decide to retain any space then the Developer on Completion of the New Building and after obtaining the completion Certificate shall handover possession of the Units on similar terms as applicable to other buyers. Delivery of possession shall be made over only after payment of Deposits and charges as applicable.
- 15.2 **Framing of Rules:** The Developer shall frame a scheme for the management and administration of the New Building post construction which shall be in charge of such management of the affairs of the New Building.
- 15.3 **Maintenance Charge:** For a period of 12 months from the Possession Date or till such time the Association is formed, whichever is earlier, the Developer shall manage and maintain the Common Portions of the New Building, upon the Owner and the Transferees paying and bearing, forthwith on demand, to the Developer, the costs and service charge for such management and maintenance (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the New building, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments including AMC charges.
- 15.4 **Failure to pay Maintenance Charge:** Should the Owner or any of the Transferees fail to pay the Maintenance Charge or any amount payable in respect of the Rates, within 15 days of demand in this behalf, the defaulter shall be liable to pay interest on the amount outstanding @ 15 % per annum from the due date of payment till the payment is made and in addition, during the period of default, none of the common services shall be available to the defaulter.
16. **Common Restrictions:**
- 16.1. **Applicable to Both:** The Parties shall abide by the Law and rules that are applicable to the Project.
- 16.2 **Applicable to Developer:** The Developer's of the New Building shall be subject to the same restrictions, which shall include the following:

- 16.2.1 **No Illegal Activity:** No one shall use or permit to be used their Units/Flats/Space or any portion thereof for any commercial purpose other than those that have been exclusively reserved for such purpose or for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers.
- 16.2.2 **No Demolition:** No one shall demolish or permit demolition of any wall or other structure in their respective Units/Flats/Space or any portion, major or minor, without the written consent of the Developer and/or the Association.
- 16.2.3 **No Transfer Without Compliance:** No one shall transfer or permit transfer of their respective Units/shops/Space or any portions thereof unless all terms and conditions to be observed and/or performed have been observed and performed and the proposed buyer gives a written undertaking to the effect that he/she/it shall remain bound by the terms and conditions of these presents and further that such buyer shall pay all and whatsoever shall be payable in relation to the concerned Unit/shop/space.
- 16.2.4 **Compliance with Rules:** Everyone shall abide by all laws, byelaws, rules and regulation of the Government and local bodies and shall attend to, answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws, rules and regulations.
- 16.2.5 **Interior Maintenance:** Everyone shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective Units/Shops/Space in good working condition and repair and in particular so as not to cause any damage to the New Building or any other space or accommodations therein and shall keep the other occupiers of the New Building indemnified from and against the consequences of any breach.
- 16.2.6 **Validity of Insurance:** No one shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the Housing New Building or any part thereof and shall keep the other occupiers of the New Building harmless and indemnified from and against the consequences of any breach.

16.2.7 **No Obstruction of Common Portions:** No one shall leave or keep any goods or other items for display or otherwise in the lobbies, staircases, corridors or at other places of common use and enjoyment in the Housing New Building and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircases, corridors and other places for common use and enjoyment in the New Building.

16.2.8 **Cleanliness:** No one shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the Housing New Building or in the compound, corridors or any other portion or portions of the New Building.

17. **Owners' Obligation:** The Owners hereby covenant with the Developer as follows:

17.1 **To fulfill all Conditions Precedents:** The Owners shall obtain all clearances/ permissions such conversion/mutation before the Developer proceeds to perform its part of obligations.

17.2 **No Obstruction in Dealing with Developer's Allocation:** Not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.

17.3 **No Obstruction in Construction:** Not to cause any interference or hindrance in the construction of the New Building.

17.4 **No Alteration of Structure:** Not to demand or cause any alterations to be made in the sanctioned Plans and structure of the New Building. However, it is clarified that all costs and charges for any addition in the Specifications made by the Developer at the request of the Owners shall be borne by the Owners.

17.5 **No Dealing with Said Land:** Not to let-out, grant lease, mortgage and/or charge the Said Land or any portion thereof without the consent in writing of the Developer.

17.6 **Fulfilling Obligations:** To sign and join all and every deed, document and paper which are required for the development of the Said Land and/or sale.

17.7 **Marketable Title:** The Owners shall make out a clear and marketable title to the Said Land.

18. **Developer's Obligations:**

18.1 **Time of Completion:** The Developer agrees to complete the Project within a period of 36 months from the date of obtaining necessary sanction, approval and NOC, as may be applicable, from the relevant authorities required for start of the Development Work according to the Sanctioned Plan and vacant and khas peaceful possession of the total Land, subject to Force Majeure Events and/or any delays that cannot be made up and that have lasting impacts on the final finish time owing to defaults of the Owner ("**Completion Period**"). In case the Project is not Completed within the Completion Period then the Completion Period shall stand automatically extended for another 12 (twelve) months on and from the date of expiry of the Completion Period ("**Extended Completion Period**").

19. **Owner's Indemnity:**

19.1 **Title:** The Owner shall always be responsible for giving good and marketable title to the Developer and the Transferees and the Owner hereby indemnifies and agrees to keep indemnified the Developer and the Transferees in this regard.

19.2 **Developer's Allocation:** The Owner hereby undertakes that the Developer shall always be entitled to the Developer's Allocation and shall enjoy the same without any interference or disturbances by the Owner and to this effect the Owner hereby indemnifies and agrees to keep indemnified the Developer.

20. **Developer's Indemnity:**

20.1 **Third Party Claims:** The Developer hereby undertakes to keep the Owner and the Confirming Parties indemnified against all third party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the New Building and/or for any defect therein or development of the Said Premises.

21. **Miscellaneous:**

- 21.1 **No Partnership:** The Owner and the Developer have entered into this Agreement purely as a contract between principals and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 21.2 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Building 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 from the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner 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 Owner 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.
- 21.3 **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.
- 21.4 **Taxation:** The Owner shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly, the Developer shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the Owners' Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 21.5 **Name of Housing New Building:** The Project shall always be known by such name which may be decided by the Developer. The Developer will provide with 4 probable names giving the option to the Owner to select one of them.

21.6 **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the Said Land of any part thereof to the Developer by the Owner or as creating any right, title or interest therein in favour of the Developer except to develop the Said Land in terms of this Agreement.

21.7 **Project Finance:** It is hereby expressly agreed and declared that Developer shall be entitled to create a charge and/or mortgage over and in respect of the said Premises and/or Developer's Allocation by deposit of the original title deeds for the purpose of obtaining construction loan for undertaking development of the said Premises after sanction of the Plan for which Owner shall join as co-applicant / co-borrower. 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 banking facilities and in no event Owner shall be liable for repayment of the same and in any event Developer agrees and undertakes to indemnify the Owner to that effect.

22. **General:**

22.1 **Single Agreement:** This Agreement is not being executed in counterparts. The Original Registered Agreement will be kept with the Developer.

22.2 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be invalid, void or unenforceable to any extent, the remainder of this Agreement and the application of such provision to circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

23. **Notice:**

23.1 **Mode of Service:** Any notice, consent, approval, demand, waiver or communication required or permitted hereunder shall be in writing and shall be deemed given/effective if delivered at the addressed given above.

24. **Arbitration:**

24.1 **Arbitral Tribunal:** In the event of a dispute arising out of or in connection with the Agreement not being resolved through negotiations, either Party shall be entitled to, by notice in writing ("Arbitration Notice") to the other Party, refer such dispute for final resolution by binding arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification there under and such arbitration shall be before the two arbitrators, one to be appointed by Owner and the other to be appointed by Developer and the two arbitrators thereafter by mutual consent appoint Umpire and/or the third arbitrator. The venue of such arbitration shall be at Kolkata and the arbitration shall be conducted in English language. The award of the arbitrators shall be binding on the Parties.

24.2 **Mechanism and Procedure:** Language, procedure and type of award (speaking or non speaking) shall be decided by the Joint Arbitrator/Arbitral Tribunal. The venue shall be at Kolkata. The directions/awards of the Sole Arbitrator/Arbitral Tribunal shall be final and binding on the Parties.

25. **Jurisdiction:**

25.1 **District Judge:** In connection with the aforesaid arbitration proceedings, only the District Judge having territorial jurisdiction over the Said Land shall have the right to receive, entertain, try and determine all actions and proceedings.

FIRST SCHEDULE

(Said Property)

ALL THAT piece or parcel of Bastu land containing an area of **09 Cottah 12 Chittack** be the same a little more or less out of 0.31 Satak situate lying at Mouza - Dhamaitala, J.L. No. 75, Dag No. 389, Khatian No. 94, P.S. and Sub-Registration Office - Sonarpur, Pin Code - 700151, Dist. South 24 Parganas presently known as School Road, under Holding No. 199 & Ward No. 025 bearing Assessee No. 1104302160772 of Rajpur Sonarpur Municipality, butted and bounded as follows:-

Smta Kuntal Bora
Srijata Bora

ON THE SOUTH	:	Land of Mr. Prafulla Das and Mr. Sourav Das
ON THE NORTH	:	402, School Road
ON THE EAST	:	Southern By Pass Roa
ON THE WEST	:	6.01 M. wide road

SECOND SCHEDULE

1. That by a Sale Deed dated 27.07.1966 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 114, Pages 244 to 247, Being No. 9984 for the year 1966 executed by and between (1) Smt. Nilima Dam & (2) Smt. Rekha Kundu as Vendors and (1) Sri Atul Chandra Sardar & (2) Sri Manmatha Nath Sardar as Purchasers towards sale of their 2/3rd share of Sali land admeasuring 20²/₃ Satak out of the total land of 31 Satak comprised in Dag No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality.
2. That by a Deed of Distribution dated 06.11.1967 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 144, Pages 80 to NIL, Being No. 10816 for the year 1967 executed between Smt. Nilima Dam of First Part and Smt. Rekha Kundu of Second Part towards distribution of total Sali land admeasuring 31 Satak comprised in Dag No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality out of which 20 Satak of land distributed in favour of Smt. Nilima Dam (First Part) and 11 Satak of land distributed in favour of Smt. Rekha Kundu (Second Part).
3. That by a Sale Deed dated 24.09.1982 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 100, Pages 235 to 240, Being No. 5046 for the year 1982 executed by and between Smt. Nilima Dam as Vendor and Smt. Bela Rani Debnath as Purchaser towards sale of Sali land admeasuring 9 Cottah 10 Chittack out of the total land of 31 Satak comprised in Das No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality.
4. That by a Sale Deed dated 24.05.1983 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 62, Pages 122 to 127, Being No. 2919 for the year 1983 executed by and between Smt. Bela Rani @ Rekha Rani Debnath as Vendor and Smt. Gouri Roy as Purchaser towards sale of Sali land admeasuring 1 Cottah 8 Chittack

out of the total land of 31 Satak comprised in Das No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality.

5. That by a Sale Deed dated 24.05.1983 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 62, Pages 115 to 121, Being No. 2918 for the year 1983 executed by and between Smt. Bela Rani @ Rekha Rani Debnath as Vendor and Sri Sankar Chandra Das as Purchaser towards sale of Sali land admeasuring 6 Cottah 12 Chittack out of the total land of 31 Satak comprised in Das No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality.
6. That by a Sale Deed dated 24.05.1983 registered in the office of Sub-Registrar, Baruipur recorded in Book No. I, Vol. No. 62, Pages 109 to 114, Being No. 2917 for the year 1983 executed by and between Smt. Bela Rani @ Rekha Rani Debnath as Vendor and Smt. Dipu Rani Dey as Purchaser towards sale of Sali land admeasuring 1.5 Cottah out of the total land of 31 Satak comprised in Das No. 389 appertaining to Khatian No. 94, R.S. No. 236, J.L. No. 75, Touzi Nos. 3, 4, 5, Mouza Dhamaitala, Thana Sonarpur, Dist South 24 Parganas under Rajpur Municipality.
7. That in the R.S. Porcha dated 08.03.1988 the names of (1) Surendra Nath Sardar & (2) Atul Bihari Sardar were reflected in the respect of the following land:

Dag No.	Classification of Land	Area (Satak)
295	Danga	54
384	Sali	06
389	Sali	31
441	Sali	12
412	Sali	16

8. That by a Deed of Sale dated 11.05.1992 registered in the office of A.D.S.R., Sonarpur recorded in Book No. I, Vol. No. 50, Pages 49 to 58, Being No. 3639 for the year 1992 executed by and between Smt. Dipu Rani Dey as Vendor and (1) Sri Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of land admeasuring 1 Cottah 8 Chittack comprised in Dag No. 389 appertaining to Khatian No. 94 under J.L. No. 75, R.S. No. 236, Touzi 3, 4 & 5 lying and situate at

School Road in Ward No. 12 within the Rajpur Municipality in Mouza Dhamaitala, Dist. South 24 Parganas.

9. That by a Deed of Sale dated 11.05.1992 registered in the office of A.D.S.R., Sonarpur recorded in Book No. I, Vol. No. 50, Pages 39 to 48, Being No. 3638 for the year 1992 executed by and between Sri Sankar Chandra Das as Vendor and (1) Sri Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of Sali land containing an area of 6 Cottah 12 Chittack comprised in Dag No. 389 appertaining to Khatian No. 94 under J.L. No. 75, R.S. No. 236, Touzi 3, 4 & 5 lying and situate and being Holding No. 55, School Road in Ward No. 12 within the Rajpur Municipality in Mouza Dhamaitala, Dist. South 24 Parganas.
10. That by a Deed of Sale dated 11.05.1992 registered in the office of A.D.S.R., Sonarpur recorded in Book No. I, Vol. No. 48, Pages 358 to 368, Being No. 3669 for the year 1992 executed by and between Sri Dhananjay Kumar Roy as Vendor and (1) Sri Subir Kumar Basu & (2) Smt. Sujata Basu as Purchasers towards sale of Sali land containing an area of 1 Cottah 8 Chittack comprised in Dag No. 389 appertaining to Khatian No. 94 under J.L. No. 75, R.S. No. 236, Touzi 3, 4 & 5 lying and situate and being Holding No. 54, School Road in Ward No. 12 within the Rajpur Municipality in Mouza Dhamaitala, Dist. South 24 Parganas.
11. That Certificate of Mutation vide Memo No. 2/5726/SNP-I/95 dated 28.08.1995 was issued by Revenue Officer, BL&LRO, Sonarpur, 24 Pgs (S) in the name of (1) Sri Subir Kumar Basu & (2) Smt. Sujata Basu in respect of land measuring 8 Cottah 4 Chittack comprised in Plot No. 389 appertaining to Khatian No. 94, J.L. No. 75 under Mouza Dhamaitala, P.S. Sonarpur, Dist. South 24 Parganas.
12. That Certificate of Mutation vide Memo No. 3/1720/SNP-I/96 dated 09.09.1996 was issued by District Land & Land Reforms Office, South 24 Parganas in the name of Sri Subir Kumar Basu in respect of land measuring 12 Chittack comprised in Plot No. 389 appertaining to Khatian No. 94, J.L. No. 75 under Mouza Dhamaitala, P.S. Sonarpur, Dist. South 24 Parganas.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date first above written

Signed and delivered for and on behalf of the **Owners.**

1. Sri Subir Kumar Basu
SRI SUBIR KUMAR BASU

2. Sujata Basu
SMT. SUJATA BASU

Signed and delivered for and on behalf of **Developer M/s. Sunbright Developers Private Ltd.**

Biswadeep Ganguly

Represented By its Director
Mr. Biswadeep Ganguly

In the presence of:










1. Ranjit Singh
Name: Ranjit Singh
Father's Name: Mr. Gobindo Singh
Address: Village and Post Office - Tajpur
P.S. - Amta, Howrah - 711413.



2. Subhasish Roy
SUBHASISH ROY
29 B.T. Rd.
KOL-700002

Drafted by

Amarnath Chowdhury
(AMARNATH CHOWDHURY), Advocate
Calcutta High Court
Enrolment No. WB/794/2005

SPECIMEN FORM FOR TEN FINGER PRINT

	Subir Kumar Banerjee	 SMALL	 RING	 MIDDLE	 FORE	 THUMB
		LEFT HAND PRINT				
		 THUMB	 FORE	 MIDDLE	 RING	 SMALL
		RIGHT HAND PRINT				

	Supadee Basu	 SMALL	 RING	 MIDDLE	 FORE	 THUMB
		LEFT HAND PRINT				
		 THUMB	 FORE	 MIDDLE	 RING	 SMALL
		RIGHT HAND PRINT				



	Prasad Das	 SMALL	 RING	 MIDDLE	 FORE	 THUMB
		LEFT HAND PRINT				
		 THUMB	 FORE	 MIDDLE	 RING	 SMALL
		RIGHT HAND PRINT				

PHOTO	SMALL	RING	MIDDLE	FORE	THUMB
	LEFT HAND PRINT				
	THUMB	FORE	MIDDLE	RING	SMALL
	RIGHT HAND PRINT				

Major Information of the Deed




Deed No :	I-1902-15092/2022	Date of Registration	14/12/2022
Query No / Year	1902-2003506166/2022	Office where deed is registered	
Query Date	12/12/2022 8:15:30 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AMARNATH CHOWDHURY High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8013526695, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 47,77,988/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



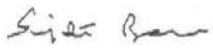
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, , Ward No: 025, Holding No:199 JI No: 75, Pin Code : 700151

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-375 (RS :-389)	LR-94	Bastu	Bastu	9 Katha 12 Chatak		47,77,988/-	Property is on Road
Grand Total :					16.0875Dec	0 /-	47,77,988 /-	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subir Kumar Basu Son of Late Satyendra Nath Basu Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	 14/12/2022	 LTI 14/12/2022	 14/12/2022
4, Broad Street, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx6k, Aadhaar No: 21xxxxxxxx0911, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Sujata Basu Wife of Mr Subir Kumar Basu Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			
14/12/2022	LTI 14/12/2022	14/12/2022	
4, Broad Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: aexxxxxx1j, Aadhaar No: 44xxxxxxxx7744, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUNBRIGHT DEVELOPERS PRIVATE LIMITED 9A, Raja Basanta Roy Road, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BISWADEEP GANGULY (Presentant) Son of Late PRIYABRATA GANGULY Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 14 2022 3:31PM</td> <td>LTI 14/12/2022</td> <td>14/12/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BISWADEEP GANGULY (Presentant) Son of Late PRIYABRATA GANGULY Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office				Dec 14 2022 3:31PM	LTI 14/12/2022	14/12/2022	
Name	Photo	Finger Print	Signature										
Mr BISWADEEP GANGULY (Presentant) Son of Late PRIYABRATA GANGULY Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office													
Dec 14 2022 3:31PM	LTI 14/12/2022	14/12/2022											
,,7A, Raja Basanta Roy Road, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx4F, Aadhaar No: 88xxxxxxxx0607 Status : Representative, Representative of : SUNBRIGHT DEVELOPERS PRIVATE LIMITED (as Director)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJIT SINGH Son of Mr Gobindo Singh ,, Village - Tajpur,, City:- Not Specified, P.O:- Tajpur, P.S:-Amta, District:-Howrah, West Bengal, India, PIN:- 711413			
14/12/2022	14/12/2022	14/12/2022	

Officer Of Mr Subir Kumar Basu , Smt Sujata Basu , Mr BISWADEEP GANGULY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Kumar Basu	SUNBRIGHT DEVELOPERS PRIVATE LIMITED-8.04375 Dec
2	Smt Sujata Basu	SUNBRIGHT DEVELOPERS PRIVATE LIMITED-8.04375 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, , Ward No: 025, Holding No:199 JI No: 75, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 375, LR Khatian No:- 94		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190215092 / 2022

14-12-2022

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 14:46 hrs on 14-12-2022, at the Office of the A.R.A. - II KOLKATA by Mr BISWADEEP GANGULY ,.

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 47,77,988/-

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

Execution is admitted on 14/12/2022 by 1. Mr Subir Kumar Basu , Son of Late Satyendra Nath Basu , 4, Road: Broad Street, , P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Smt Sujata Basu , Wife of Mr Subir Kumar Basu , 4, Road: Broad Street, , P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr RANJIT SINGH , , , Son of Mr Gobindo Singh , , , Village - Tajpur, , P.O: Tajpur, Thana: Amta, , Howrah, WEST BENGAL, India, PIN - 711413, by caste Hindu, by profession Private Service

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

Execution is admitted on 14-12-2022 by Mr BISWADEEP GANGULY, Director, SUNBRIGHT DEVELOPERS PRIVATE LIMITED (Private Limited Company), 9A, Raja Basanta Roy Road, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr RANJIT SINGH , , , Son of Mr Gobindo Singh , , , Village - Tajpur, , P.O: Tajpur, Thana: Amta, , Howrah, WEST BENGAL, India, PIN - 711413, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2022 2:17PM with Govt. Ref. No: 192022230213515028 on 13-12-2022, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 1676342400033 on 13-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 197314, Amount: Rs.50.00/-, Date of Purchase: 26/10/2022, Vendor name: A K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2022 2:17PM with Govt. Ref. No: 192022230213515028 on 13-12-2022, Amount Rs: 7,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1676342400033 on 13-12-2022, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 508423 to 508452

being No 190215092 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.20 12:23:21 -08:00
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2022/12/20 12:23:21 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEHPB3956K

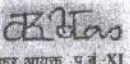


नाम / NAME
SUBIR KUMAR BASU

पिता का नाम / FATHER'S NAME
S M BASU

जन्म तिथि / DATE OF BIRTH
09-01-1952

हस्ताक्षर / SIGNATURE
Subir Kumar Basu

आयकर आयुक्त, प.नं. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI



इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर में
संयुक्त आयकर आयुक्त(प्रदत्ति एवं तकनीकी),
पी-7,
चीरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.


ভারত সরকার
Government of India


সুবীর কুমার বসু
Subir Kumar Basu
জন্মতারিখ/ DOB: 09/01/1952
পুরুষ / MALE



2113 2742 0911

আমার আধার, আমার পরিচয়


আধার

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এস/ও: সত্যেন্দ্রনাথ বসু, 4, ব্রড
স্ট্রীট, বালিগঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ - 700019

Address:
S/O: Late Satyendranath Basu,
4, BROAD STREET, Ballygunge,
Kolkata,
West Bengal - 700019

2113 2742 0911

 1947

 help@uidai.gov.in

 www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEAPB1211J

नाम / Name
SUJATA BASU

पिता का नाम / Father's Name
SUDHANSHU DUTTA

जन्म की तिथि / Date of Birth
12/09/1960

हस्ताक्षर / Signature
Sujata Basu



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

इस कार्ड के खोने / पाते पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, UTIISI
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614.

 **ভারত সরকার**
Government of India

 **সুজতা বসু**
Sujata Basu
জন্মতারিখ/ DOB: 12/09/1960
মহিলা / FEMALE



4415 7633 7744

আমার আধার, আমার পরিচয়

 **ভারতীয় পরিচয় প্রাধিকরণ**
Unique Identification Authority of India

ঠিকানা:
ওমহিও: সুবীর কুমার বসু, 4, ব্রড স্ট্রীট,
বালিগুঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ - 700019

Address:
W/O: Subir Kumar Basu, 4,
BROAD STREET, Ballygunge,
Kolkata,
West Bengal - 700019

4415 7633 7744

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Sunbri Deep Aansu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

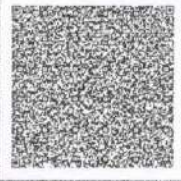
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नाम / Name
BISWADEEP GANGULY

पिता का नाम / Father's Name
PRIYABRATA GANGULY

जन्म की तारीख /
Date of Birth
01/02/1964

Biswadeep Ganguly
हस्ताक्षर / Signature



Biswadeep Ganguly



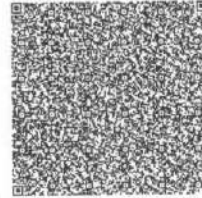
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0661/10176/00470

To
বিশ্বদীপ গাঙ্গুলী
Biswadeep Ganguly
C/O Priyabrata Ganguly
7A Raja Basanta Roy Road
Kalighat
Kalighat
Circus Avenue Kolkata
West Bengal 700026
9830045078
167575724
ME675757245FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

8875 3664 0607

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



বিশ্বদীপ গাঙ্গুলী
Biswadeep Ganguly
জন্মতারিখ / DOB : 01/02/1964
পুরুষ / Male



8875 3664 0607

আমার আধার, আমার পরিচয়

Biswadeep Ganguly



ভারত সরকার
Government of India

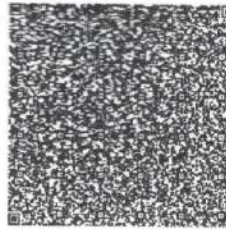
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Unique Identification Authority of India

অনৈকান্তিক বন্ড/ Enrolment No.: 2992/19008/63621

To
রঞ্জিত সিং
Ranjit Singh
Tajpur
Howrah West Bengal - 711413
8145773277

Signature valid

Digitally signed by
Ranjit Singh, DN: cn=Ranjit Singh,
o=Unique Identification Authority of India,
c=IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

7938 4596 8518

VID : 9162 5583 4104 2026

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Issue Date: 15/11/2012



রঞ্জিত সিং
Ranjit Singh
জন্মতারিখ/DOB: 12/05/1979
পুরুষ/ MALE

7938 4596 8518

VID : 9162 5583 4104 2026

আমার আধার, আমার পরিচয়

Ranjit Singh

Date 14th day of December, 2022

--- Between ---

SRI SUBIR KUMAR BASU & ANR.

..... Owners

-AND-

M/s. Sunbright Developers Private Limited

..... Developer

DEVELOPMENT AGREEMENT

ANCLaw Chambers

ADVOCATES AND LEGAL CONSULTANTS
DELTA HOUSE, 4TH FLOOR, ROOM NO. 4G,

4 GOVT. PLACE, (NORTH)

KOLKATA - 700 001

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