

provisions in respect of future services as the developer or its successors may consider fit and proper.

**t. Common Expenses:**

Common Expenses mean and include expenses of administration, maintenance, repair or replacement of the Common Parts, Common Areas and facilities and all other sums assessed against the Unit by the developer and by the Holding Company on its constitution.

**u. Common Purposes:**

Common Purposes shall mean and include all objects and purposes for maintaining external services for the units and the Blocks and the Housing Complex and in particular the Common Parts and Common Areas of the Blocks and the housing Complex and for meeting the common expenses and all matters relating to mutual rights and obligations of the developer and of the Owners of the various Units and for common use and enjoyment thereof.

**v. Common Surplus:**

Common Surplus shall mean the total amount received and/or to be received from the Units Holders for and toward all the Common Expenses and Service Charges minus all the amounts paid and incurred and the liability incurred for Service Charges, Common Expenses for Common Purpose.

**w. Common Areas:**

Subject to the provision contained herein, Common Areas shall be all such areas such as Landing, passage, staircase, open space, community hall and so on which are open and available for the use of all Buyers of the Units in different Blocks within the Housing Complex. The Common Areas shall be divided into two kinds: (i) Common Areas appurtenant to independent Blocks/Units; and ii) Common areas appurtenant to the Complex as a whole. Examples: Common Areas of the first kind are: passage, landing common and general lounge and any other common space or place etc. within the same Block or Unit. Common Areas within the Housing Complex shall be Open Lawns, Resting Place, Gardens, Community Hall General Office area and so on.

**x. Common Areas within the Housing Complex:**

Subject to the provisions contained herein, the land on which the Housing Complex is located and all easements, rights and appurtenances belonging to the land and the

Contd. . .

Housing Complex, The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stair-ways, fire-escapes and entrances and exits of the Building. The boundary walls, gates and outlets, internal drainage, parks gardens, community hall, children play ground. Pump room, machine room, generator room, maintenance staff room, darwan room and other covered areas required for maintenance and management of the Housing Complex. All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use.

**y. Common Areas within each Block:**

Subject to the provisions contained herein, the passage and corridors, Stairs, Landings and Lounges, Lift room, Demarcated area of roof/terrace and any other covered area within the Block required for use, maintenance and management of the Block.

**z. Common Parts:**

Subject to the provision contained herein: Common Parts shall mean and include sub-stations, pump, machines, water tank, generator and other facilities whatsoever required for maintenance and/or management of the Housing Complex Installation of common services, such as, power, light, gas hot and cold water, sewerage etc. The tanks, pumps, motors compressors, pipes and ducts and in general all apparatus and installations existing for common use. Such other common facilities as may be specially provided.

**aa. Common Parts Appurtenant to the Housing Complex:**

Subject to the provision contained herein this shall include Sub-Station, pump, machine, water tank, generator and other facilities whatsoever required for maintenance and management of the Housing Complex. Installation of common services, such as, power, light, gas, hot and cold water, sewerage etc. The tanks, pumps, motors compressors, pipes and ducts and in general all apparatus and installations existing for common use. Such other common facilities as may be specially provided.

**bb. Common Parts Appurtenant to each Block;**

Fire fighting equipment and installation. Electric Wiring and Fittings (not inside any Unit but within the Block). Lift, Electrical Wiring, Water Line, Waste Pipeline etc. (not inside any unit but within the Block). Any other parts in a Block meant for common use

of all the Units situate on the particular Block and not meant for exclusive use of any unit.

**cc. Holding Company:**

Holding Company shall mean the Company, and/or any other entity or Authority to be promoted or appointed by the developer for management and administration of common purpose, facilities, parts and portions and management of common place and common expenses and until the same is so formed and the management of the Housing Complex is made over to the Holding Company, the developer will be deemed to be Holding Organization.

**dd. Advocates for the project:**

Advocates for the said project shall be Mayank Kakrania, Advocate of No. 10, Old Post Office Street, Right Wing, 1<sup>st</sup> Floor, Kolkata – 700 001.

**ee. Architect**

Architect shall mean Sanjoy Mondal, 'INNATE', 26/2, Ballygunge Circular Road, Udayan Park, Flat No. 7, 3<sup>rd</sup> Floor, Kolkata – 700 019, or any other firm or architects appointed by the developer from time to time during the time of construction and up to the stage of completion of the Housing Complex.

**ff. Map:**

Map shall mean the map, sketch plan of the Unit, the Block and the Housing Complex prepared by the Architect.

**gg. Plans:**

Plans shall mean the building plan including modifications thereof and/or the additional plans sanctioned or which may be sanctioned by the Rajpur Sonarpur Municipality and other appropriate authorities for construction of the several Buildings in the said project.

**hh. Dangerous Disease:**

Dangerous Disease means a) Cholera, plague, small pox, cerebrospinal meningitis, diphtheria, tuberculosis, leprosy, influenza encephalitis, poliomyelitis and syphilis and b) any other epidemic, endemic or infectious disease which the State Government may be notification, declare to be a dangerous disease.



**ii. Connected Privy:**

Connected privy means a privy which is directly connected with a sewer.

**jj. Connected Urinal:**

Connected Urinal means a Urinal which is directly connected with a sewer.

**kk. Consolidated Rate:**

Consolidated Rate includes surcharge levied on the consolidated rate under the Bengal Municipal Act.

**ll. Drain:**

Drain includes a sewer, a house drain, a drain of any other description, a tunnel, a cuivert, a ditch, a channel and any other device for carrying off sewage, sewer, offensive matter, polluted water, rain water or subsoil water.

**mm. Filtered Water:**

Filtered water means water intended for domestic use and tested for its potability and purity and found fit for such use House-Drain.

**nn. House Drain:**

House Drain means any drain of one or more premises used from the drainage of such premises.

**oo. House Gully:**

House Gully means a passage or a strip of land constructed set apart or utilized for the purpose of servicing as a drain or of affording access to a privy, urinal, cesspool or other receptacle for filthy or polluted matter to municipal employees or to persons employed in the cleaning thereof or in the removal of such matter there from and includes the air space above such passage or land.

**pp. Infectious Disease or Communicable Disease:**

Infectious Disease or Communicable Disease means any disease which may be transmitted from one person to another and declared as such by the State Government by notification.

**qq. Municipal Drain:**

Municipal Drain means a drain vested in the Municipality.

**rr. Nuisance:**

Nuisance includes any act, omission, place or thing which causes or is likely to cause injury, danger, annoyance or offence to the sense of sight, smell or hearing or disturbance to rest or sleep, or which is or may be dangerous to life or injurious to health or property or any kind of obscenity.

**ss. Offensive Matter:**

Offensive Matter means kitchen or stable refuse, dung, dirt putrid or putrefying substance and filth of any kind which is not included in 'sewage'.

**tt. Rubbish:**

Rubbish means dust, ashes, broken bricks, mortar, broken glass and refuse of any kind which is not offensive matter.

**uu. Sewage:**

Sewage means night-soil and other contents of privies, urinals, cesspools or drains and includes trade effluents and discharges from manufactories of all kinds.

**vv. Year:**

Year means a financial year beginning on the first day of April according to English Calendar.

**ww. Half-Year:**

Half Year means half of a year above referred to.

**xx. Schedule:**

Schedule shall mean the schedules to the scheme and the contents forming part of the schedules.

**yy. Appendix**

Appendix shall mean the forms annexed to the scheme and the contents of such Form.

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

SIGNED SEALED AND DELIVERED by the OWNERS at Kolkata in the presence of:

1. Anandan Shome  
10A, Rowdon Street,  
Kolkata - 700017
2. Roakboh Singh.  
10A, Rowdon Street  
Kolkata - 700017

**Khaitan Construction LLP**

  
~~XXXXXXXXXX~~

Partner / Authorised Signatory

Anish Khaitan

Anish Khaitan

Anish Khaitan

Anish Khaitan

Radha Khaitan

Priti Khaitan

Sanku Khaitan

**For Compass Tradeline Pvt. Ltd.**

Anish Khaitan

Director

**For Nightangle Traders Pvt. Ltd.**

Anish Khaitan

Director

**For PIONEER NIWAS PVT. LTD.**



Director

**For Micrograph Vinimay Pvt. Ltd.**

Anish Khaitan

Director

For Bangabhumi Constructions Pvt. Ltd.

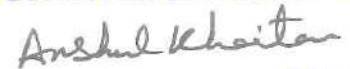
  
Director

Bangabhumi Real Estate Pvt. Ltd.



Director

For Greentown Retails Pvt. Ltd



Director

For BOLERO COMMERCIAL PVT. LTD.

  
Director

SIGNED SEALED AND DELIVERED by the  
DEVELOPER at Kolkata in the presence of:

1. Chandan Shome  
10A, Rawdon Street.  
Kolkata - 700 017
2. Babbar Singh  
10A, Rawdon Street  
Kolkata - 700017

Drafted by me.



Mayank Kakrania  
Advocate, High Court, Calcutta,  
10, Old Post Office Street,  
Right Wing, 1<sup>st</sup> Floor, Room No. 34A,  
Kolkata - 700 001.  
Enrolment No. WB/1287A/99

Khaitan Construction LLP



Partner / Authorised Signatory



## RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named developer the within mentioned sum of Rs. 1,00,00,000/- (Rupees one crore) only, being the total interest free refundable security deposit payable to the owners under these presents, as per the memo of consideration below:

Total: Rs. 1,00,00,000/-

=====

**Khaitan Construction LLP**

Partner / Authorised Signatory

*Anit Das*

*Anshul Khaitan*

*Anshul Khaitan*

*Anita Khaitan*

*Radha Khaitan*

*Priti Khaitan*

*Sanchaya Khaitan*

**For Compass Tradelink Pvt. Ltd.**

*Anshul Khaitan*

Director

**For Micrograph Vinmay Pvt. Ltd.**

*Anit Das*

Director

**For Nightangle Traders Pvt. Ltd.**

*Anshul Khaitan*

Director

**For PIONEER NIWAS PVT. LTD.**

*Anshul Khaitan*

Director

**For Bangabhumi Constructions Pvt. Ltd.**

*Anshul Khaitan*

Director

(Rupees one crore) only.

## WITNESSES:

1. Zhandan Shome -  
10A, Random Street  
Kolkata - 700 017
2. Prabish Singh,  
10A, Random Street  
Kolkata - 700017

**Bangabhumi Real Estate Pvt. Ltd.**

*Anit Das*

Director

**For Greentown Retails Pvt. Ltd**

*Anshul Khaitan*

Director

**For DELERO COMMERCIAL PVT. LTD.**

*Anshul Khaitan*

Director



SPECIMEN FORM FOR TEN FINGERPRINTS



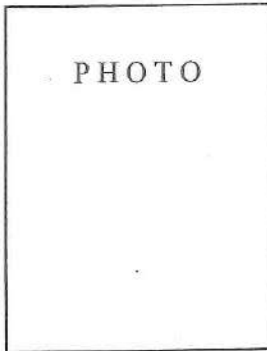
*Buti Khaitan*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Saujanya Khaitan*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

## SPECIMEN FORM FOR TEN FINGERPRINTS



Anshul Khaitan	Left Hand					
	Right Hand					



Radha Khaitan	Left Hand					
	Right Hand					



Anila Khaitan	Left Hand					
	Right Hand					

# SPECIMEN FORM FOR TEN FINGERPRINTS



S. UDAYAKRISHNAN

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



S. UDAYAKRISHNAN

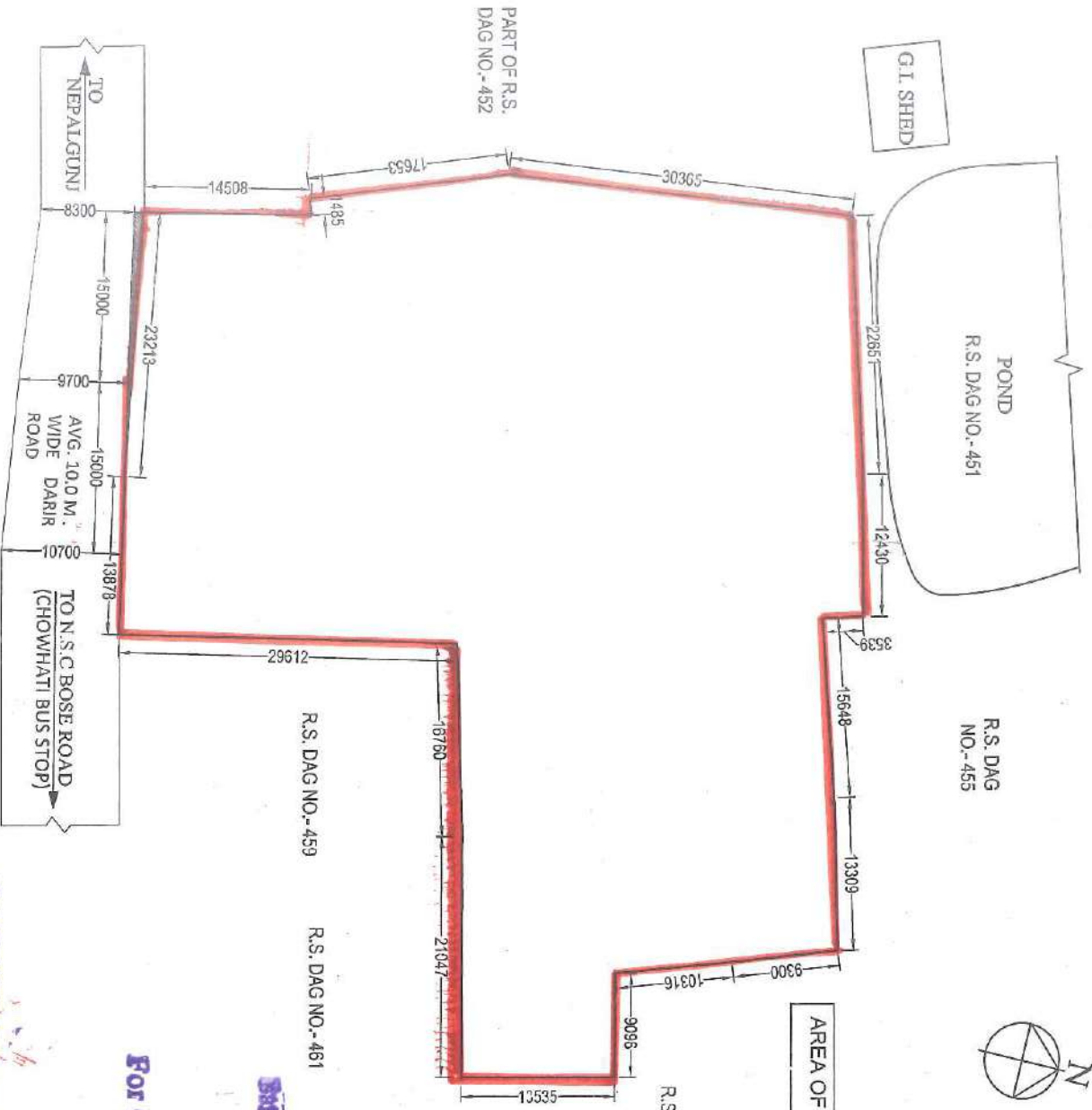
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



S. UDAYAKRISHNAN

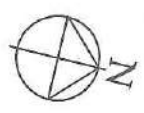
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





AREA OF PLOT AS PER DEED = 3524.066 SQM.-87.1 DECIMAL

SITE PLAN OF R.S. DAG NO.-452(P),  
 453,454, 456, 457,458,462 AND L.R. DAG  
 NO.-471(P), 474, 475, 477, 478, 479, 485, L.R.,  
 KHATIAN NO:27,55,119,237,J.L. NO.-75,  
 MUZA-DHAMATALLA, HOLDING NO.-1583, DARIR  
 ROAD ,WARD NO-25, POLICE STATION-  
 SONARPUR, DISTRICT-24 PARGANAS (SOUTH),  
 UNDER RAJPUR SONARPUR MUNICIPALITY



*Just the*  
*apn khaitan*  
**Khaitan Construction LLP**  
 Partner / Authorised Signatory

*Anshul Khaitan*  
**For Compass Tradelink Pvt. Ltd.**  
 Director

*Anshul Khaitan*  
**For Micrograph Vinmay Pvt. Ltd.**  
 Director

*Anshul Khaitan*  
**For Mithangle Traders Pvt. Ltd.**  
 Director

*Anshul Khaitan*  
**For Pioneer Niwas Pvt. Ltd.**  
 Director

*Anshul Khaitan*  
**For Greentown Retail Pvt. Ltd**  
 Director

*Anshul Khaitan*  
**For Bangabhum Construction Pvt. Ltd.**  
 Director

**For BOLERO COMMERCIAL PVT. LTD. SIGNATURE OF OWNER**



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

1998/2020

GRN: 19-202021-003905238-1 Payment Mode Online Payment  
GRN Date: 16/07/2020 17:37:19 Bank : State Bank of India  
BRN : CKN3251561 BRN Date: 16/07/2020 17:40:44

DEPOSITOR'S DETAILS

Id No. : 2000805789/6/2020  
[Query No./Query Year]  
Name : KHAITAN CONSTRUCTION LLP  
Contact No. : Mobile No. : +91 9830032337  
E-mail :  
Address : 10A RAWDON STREET KOLKATA 700017  
Applicant Name : Mr Haridas Sardar  
Office Name :  
Office Address :  
Status of Depositor : Seller/Executants  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	2000805789/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2000805789/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	100021

In Words : Rupees One Lakh Seventy Five Thousand Forty Two only  
Total 175042





Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042000805789/2020

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






SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Rohit Khaitan 5, JBS Halden Avenue, Now P.S. Pragati Maidan., Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105	Land Lord			
2	Mr Ayush Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105	Land Lord			
3	Mr Anshul Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105	Land Lord			



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








SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Anita Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O:- Dhapa, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700105	Land Lord			
5	Mrs Radha Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700105	Land Lord			
6	Mrs Priti Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700105	Land Lord			
7	Mrs Sandhya Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, P.O:- Dhapa, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700105	Land Lord			

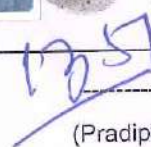
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Ravindra Khaitan 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Representative of Land Lord [Khaitan Construction LLP] ,[Pioneer Niwas Private Limited] ,[Bangabhumi Constructions Private Limited] ,[Bolero Commercial Private Limited] ,[Khaitan Construction LLP]			
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr Rohit Khaitan 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Representative of Land Lord [Micrograph Vinimay Private Limited] ,[Bangabhumi Real Estate Private Limited]			



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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Mr Ayush Khaitan 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Representative of Land Lord [Nightangle Traders Private Limited]			
11	Mr Anshul Khaitan 10A, Rawdon Street, 1st Floor, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017	Representative of Land Lord [Compass Tradelink Private Limited] [Green Town Retails Private Limited]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Haridas Sardar Son of Late B Sardar Village - Sarberia, P.O:- Sarberia, P.S:- Joynagar, District:- South 24-Parganas, West Bengal, India, PIN - 743385	Mr Rohit Khaitan, Mr Ayush Khaitan, Mr Anshul Khaitan, Mrs Anita Khaitan, Mrs Radha Khaitan, Mrs Priti Khaitan, Mrs Sandhya Khaitan, Mr Ravindra Khaitan, Mr Rohit Khaitan, Mr Ayush Khaitan, Mr Anshul Khaitan			 20.07.20



(Pradipta Kishore Guha)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



आयकर विभाग  
INCOME TAX DEPARTMENT

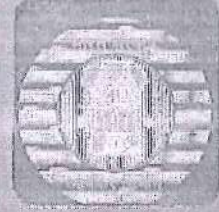


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AFQPK8488R



नाम/Name  
RAVINDRA KHAITAN

पिता का नाम /Father's Name  
RATANLAL KHAITAN

जन्म की तारीख /Date of Birth  
31/01/1966

  
हस्ताक्षर / Signature





भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
**Government of India**

Enrollment No.: 10889505200457

To  
 Ravindra Khatrin  
 S/O: Rama Lal Khatrin  
 910/207  
 Near TTC SONMUKH  
 Kolkata (West)  
 Disha  
 Kolkata Kolkata  
 West Bengal 700105  
 PIN: 833003-4477  
 098 2592595  
 IMSS573980257



आपका आधार क्रमांक / Your Aadhaar No. :  
**3781 7075 7108**

मेरा आधार, मेरी पहचान



Ravindra Khatrin  
 Government of India  
 DOB : 31/07/1965  
 Male

3781 7075 7108

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण अनिवार्य प्रमाणिकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authentication online.

■ आधार देश भर में मान्य है।  
 ■ आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।  
 ■ Aadhaar is valid throughout the country.  
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

Address:  
 S/O: Rama Lal Khatrin, Pin-5A, 5 J.B.S. Halder Avenue,  
 Near TTC SONMUKH, Kolkata (West), Kolkata, Disha, West  
 Bengal, 700105

3781 7075 7108

भारत सरकार  
 Unique Identification Authority of India

Handwritten mark



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PIONEER NIWAS PRIVATE LIMITED

29/07/2006

Permanent Account Number

AADCP9836F

14092006

FOR PIONEER NIWAS PVT. LTD.

  
Director