

02824/19


I-2739/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AB 540170

Certified that the document is admitted to registration. The signature sheets and the enforcement sheets attached with this document are the part of this document.


 District Sub-Registrar-II
 Alipore, South 24 Parganas

3 APR 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made on this 3rd Day of April, Two Thousand and Nineteen (2019).

BETWEEN

9333

- 7 FEB 2019

No.....Rs. **100/-** Date.....
 Name:..... *Aloke Paiswas*
 Address:..... Advocate
 Vendor:..... Alipur Police Court
 Alipur Collectorate, 24 Pgs. (S) Kolkata-27

SUBHANKAR DAS
STAMP VENDOR
 Alipur Police Court, Koi-27

[Handwritten signature and scribbles]



*Identified by me
 Aloke Paiswas
 Advocate*

~~District Sub-Registrar-II
 Alipore, South 24 Parganas~~

*Alipore police court
 P.O. of P. S. Alipore
 Kolkata-700027*

5 3 APR 2019

YATA REALTY & INFRACON, PAN - ABIFM2165M, a Partnership firm incorporated under the Partnership Act, 1932, having its office at Siddha Weston, Municipal Premises No. 9, Weston Street, Room No. 229, 2nd Floor, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700 013, duly represented by its Partners namely **Mr. Sreyans Munot**, PAN - AJRPM7975Q, son of Parash Mail Munot, by faith Hindu, by Occupation business, by Nationality Indian, residing at 14, Kshirod Ghosh Road, Post Office Howrah GPO, Police Station Golabari, Howrah -711101 And **Mr. Santosh Kumar Prasad**, PAN - AJEPP4960B, son of Late Jagdish Prasad, by faith Hindu, by Occupation Business, by Nationality Indian, Residing at 9, Weston Street, 2nd Floor, Post Office Bowbazar, Police Station Bowbazar, Kolkata 700013, hereinafter referred to as the '**OWNER**' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, successor in office and/or successors in office and/or assigns), of the **FIRST PART**.

AND

M/s SHRIVRIDHI CONSTRUCTION, PAN - ADUFS6925R, a partnership firm registered under the provision of Indian Partnership Act 1932, having its office at 8/35, Fern Road, Post Office Gold Park, Kolkata 700019, Police Station Gariahat, West Bengal, represented by its partners namely 1) **Mr. Suman Deb Sarkar**, PAN - ADSPD9719Q, son of Late Arun Deb Sarkar residing at 44/C, Netaji Subhash Road, Post office Behala, Kolkata - 700034, Police station - Parnasree, 24 parganas south and (2) **Mr. Arun Rai**, PAN - AMIPR3770J, son of Sri. Milan Rai, residing at son of Milan Rai, by Faith - Hindu, by Occupation - Business, Residing at 4D/3A/1, Ground Floor, Dharamtala Road, Post Office - Kasba, Police Station - Kasba, Kolkata - 700039, West Bengal, both by Faith Hindu, by Occupation Business, by



~~District Sub-Registrar - Alameda,
Alameda, Cal. 94501~~

3 APR 2019

Nationality, hereinafter referred to as the '**DEVELOPER**' (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, successor in office and/or successors in office and/or assigns), of the **SECOND PART**.

The Owner and the Developer are collectively referred to as the "**Parties**" and individually as the "**Party**".

WHEREAS:

A. The Owner is seized and possessed of or otherwise well and sufficiently entitled to **All That** piece and parcel of Land measuring about 11 (Eleven) Cottahs, 2 (Two) Chittacks and 37 (Thirty Seven) Sq. Ft. situated at Municipal Premises No. 977, Motilal Gupta Road, Police Station Haridevpur, within the local limit of the Kolkata Municipal Corporation, under Ward No. 122, under Mouza Syeadpur, J. L. No. 112 formally J.L. No. 12, Re. Se. No. 193, Touzi No. 31, R.S. Dag Nos. 51 and 52, under Khalian No. 320, L.R. Khalian No. 2011, morefully and particularly described in the of the **FIRST SCHEDULE** hereunder written and shown in the map or plan annexed hereto and coloured **Red** thereon (hereinafter referred to as the **Land**) the description of the title of the owner herein morefully described in the **EIGHT SCHEDULE** hereinafter written.

B. The Owner herein decided to develop its land as described in the **First Schedule**.

C. To ensure an development of the Land, the Owner approached the Developer for undertaking development of the land as described in the



~~Land Survey Sub-Registrar-II,
A.P. Office, South 24 Parganas~~

• 3 APR 2019

First Schedule and the Developer has agreed to develop the Land on the terms and condition stated herein after;

NOW THIS AGREEMENT WITNESSETH and is hereby agreed by and between the Parties hereto as follows:-

ARTICLE I - DEFINITIONS

Unless in this Agreement there is something in the subject or context inconsistent therewith.

1.1 **ADVOCATES** shall mean Nishant Kr. Saraf & Alok Biswas of Kolkata.

1.2 **ARCHITECT** shall mean such person or persons who may be appointed by the Developer as the Architect for the Complex.

1.3 **BUILDING** shall mean the new buildings to be constructed as per the Building Plan on the said Land and shall include the parking and other spaces intended or means for the enjoyment of the building.

1.4 **PLAN** shall mean the plans drawings and specifications of the New Building(s) as be caused to be prepared by the Developer from, the Architect and sanctioned by the appropriate / concerned authorities and shall include modifications and/or additions and/or alterations thereto as may be necessary and/or required from time to time.

1.5 **PARKING SPACE** shall mean all the spaces in the portions at the or ground floor level, whether open or covered, of the Complex expressed or intended to be reserved for parking of motor cars/scooters.



~~District Sub-Registrar-II
Alwar, South 24 Parganas~~

• 3 APR 2019

1.6 COMMON AREAS, FACILITIES AND AMENITIES shall mean the areas installations and facilities in the New Building(s) and the Said Premises expressed or intended by the Developer for Common use and enjoyment by the transferees of units in the New Building(s), particularly described in the **Second Schedule** hereunder written.

1.7 COMMON EXPENSES shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the transferees and all other expenses for the Common Purpose including those mentioned in the **3rd Schedule** hereunder written to be contributed, borne, paid and shared by the transferees. Provided however the charges payable on account of Generator, Electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the Maintenance in-Charge.

1.8 COMMON PURPOSES shall mean and include the purpose of managing, maintaining and up keeping the Complex as a whole in particular the Common Areas, Facilities and Amenities, rendition of common services in common to the transferees and/or the occupants in any other capacity, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the transferees.

1.9 COMPLETION NOTICE shall mean the possession notice as defined hereinafter to be served by the developer upon the owner or the transferees.



~~Registrar of Companies
South 24 Parganas~~

• 3 APR 2019

1.10 COMPLEX/PROJECT shall mean collectively the building or buildings with open areas to be constructed, erected and completed by the Developer in accordance with the Building Plan.

1.11 DATE OF COMMENCEMENT OF LIABILITY shall mean the date on which Owners/transferees of the units take actual physical possession of their allocation after fulfilling all their liabilities and obligations in terms hereof or the date next after expiry of the period contained in the Completion Notice for taking over possession irrespective of whether Owners/transferees of the units take actual physical possession or not, whichever is earlier.

1.12 "DEVELOPMENT RIGHTS" shall refer to the right, power, entitlement, authority and permission to:

i. The Owner doth hereby permits and grants an permissive possession, license and permission to the Developer to enter upon the Said Premises with right and authority to build upon and commercially exploit Said Premises by constructing the New Building(s) thereon in accordance with sanctions /permissions herein mentioned.

ii. With effect from the date of possession, the Developer shall be entitled to enter upon as a licensee and to undertake the work of construction at its own cost on the Said Premises and the Owner shall allow the right of such entry for the sole purpose of carrying out and completing the Development and commercial exploitation of the Said Premises. However, the legal domain, possession and control of the said premises shall continue to vest with the owner till the time of transfer of Units to intending Purchaser(s) thereof. Unless mutually agreed anytime thereafter, in as



~~District Sub-Registrar-II
Ambari, South 24 Parganas~~

• 3 APR 2019

much as the construction on the said premises is concerned, the Developer shall act as licensee of the Owner and shall be entitled to be in permissive possession of the said premises as and by way of a licensee of the Owner as understood under Section 52 of the Indian Easements Act, 1882, to carry out the construction of the New Building(s), save and except that the Developer shall not be entitled to create any possessory right over the said premises which could be construed as transfer of the property within the meaning of any law. The Developer shall also not be entitled to use the said premises of any purposes other than the purpose of construction and sale of the constructed area in terms of this Agreement.

III. The Developer undertakes to develop and shall commence, execute and complete the development of the Said Premises in compliance with the terms, covenants and conditions herein contained set forth in this Agreement.

IV. Unless prevented by reasons for which performance is excused as contained in this Agreement and none else, the Developer will be obliged to complete construction of the New Building(s) on the Said Premises and obtain Completion Certificate from the appropriate authority within 30 months from the date of possession, with further grace period of 6 (six) months.

1.13 **DEVELOPER'S ALLOCATION** shall mean the 50% (Fifty per cent) of the Sale Proceed of the total constructed area or saleable space of the complex to comprise in various flats, units, Parking, apartments, and/or constructed spaces of the buildings to be constructed on the said land.

1.14 **OWNER'S ALLOCATION** shall mean the 50% (Fifty per cent) of the Sale Proceed of the total constructed area or saleable space of the



~~District Sub-Registrar-II
Alipore, South 24 Parganas~~

3 APR 2019

complex to comprise in various flats, units, Parking, apartments, and/or constructed spaces of the buildings to be constructed on the said land.

1.15 **PROPORTIONATE OR PROPORTIONATELY** - according to the context shall mean the proportion in which the built up area of any Unit or Units may bear to the built-up area of all the Units in the Complex.

1.16 **SALEABLE SPACE** - shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

1.17 **SAID SHARE** - shall mean the undivided proportionate indivisible part or share in the said land attributable to either Party's allocation as in the context would become applicable.

1.18 **SPECIFICATION** - shall mean the general specification and/or materials to be used for constructing, erection and completion for the said Complex as mentioned in the **Sixth Schedule** hereunder written.

1.19 **TITLE DEEDS** - shall mean the Original documents of title of the Owner in respect of the said land mentioned in the **Seventh Schedule** hereunder written and shall remain with the Owner and the same shall be produce by the Owner as and when required by the Developer.

1.20 **TRANSFER** - with its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building to purchasers thereof although the same may not amount to a transfer in law.



~~State Sub-Registrar-II
Alwar, South 24 Parganas~~

3 APR 2019

1.21 **TRANSFeree** - according to the context shall mean all the prospective or actual transferees who would agree to acquire or take on sale, rent or lease or shall have acquired or taken on rent or lease any Unit in the Complex and for all unsold Unit and/or Units in the Owner's Allocation shall mean the Owner and for all unsold Unit and/or Units in the Developer's Allocation shall mean the Developer.

1.22 **MASCULINE GENDER** - shall include feminine gender and vice versa.

1.23 **SINGULAR NUMBER** - shall include plural number and vice versa.

1.24 **"FORCE MAJEURE EVENTS"** shall mean flood, earthquake, riot, war, storm, tempest civil commotion, prohibitory order and/or directions issued by the Court of competent jurisdiction, Municipal authority, Central or State Government or any other Local Body or Authority otherwise than due to default and/or negligence and/or violation of any law, rules and regulations by any of the Parties and/or its agents or sub-contractors, or employees or labourers.

1.25 **"ACT"** shall mean all the Acts (State and Central) enforceable and applicable in case of commercial exploitation of the Land including the West Bengal Housing Industry Regulation Act, 2017 and the West Bengal Housing Industry Regulation Rules, 2018.

1.26 **"Permission and Approvals"** shall mean all the Permission And Approval applicable and required for the commercial exploitation of the Land in West Bengal as per the West Bengal Housing Industry Regulation Act, 2017 and the West Bengal Housing Industry Regulation Rules, 2018 and



~~District Sub-Registrar-II,
Aligarh, South 24 Paragana~~

3 APR 2019

other Acts (State or Central) and the same shall be obtain by the Developer at its own cost.

1.27 "Gross Revenue" shall mean and include all amounts realized by the developer on any head or account arising out of or relating to the Project whether or not from intending Purchasers for sale of units at the said Premises with or without parking space and all other realisations from or arising out of or relating to the said premises or in any manner attributable thereto.

Name of new building: The name of new building shall be decided by the developer and the same shall be branded and marketed as the

.....

ARTICLE II

REPRESENTATIONS

The Owner doth hereby, declare, and covenant with the Developer as follows:

2.1 That the Owner is the absolute owner and is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the said LAND more fully described in the First Schedule.

2.2 That the said LAND is free from all encumbrances, charges, liens, lispensens, acquisitions, requisitions, attachments and trusts of any nature whatsoever or howsoever nature.

2.3 That excepting the Owner, no one else have any right, title, interest, claim or demand whatsoever or howsoever over and in respect of the said LAND or any portion thereof.



~~District Sub-Registrar
Amreli, South 24 Palgam~~

• 3 APR 2019

2.4 That there is no attachment under the Income Tax Act or under any of the provisions of the Public Debt Recovery Act in respect of the said Land or any part thereof nor any proceedings in respect thereof is pending nor any notice in respect of any such proceedings have been received or served on the Owner to the knowledge of the Owner and further the said Land is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owner

2.5 The Owner has the absolute right and authority to enter into this Agreement with the Developer in the said Land agreed to be developed.

2.6 The Owner shall not do not permit any one to do any act deed matter or thing which may affect the development, construction and marketability of the Complex.

2.7 The Owner shall co-operate with the Developer in obtaining all certificates and /or other documents which may be required for the purpose of completing the registration of sale deeds or other deeds and /or for transferring the title for undivided share of the Land attributable to the Developer's Allocation to itself and/or its nominees.

2.8 The Owner shall execute Development Power of Attorney in favour of the Developer or its Nominee(s), as may be desired by the Developer, granting such powers as may facilitate the development of the Project at the time of handing over the physical possession of the Said Premises.

The Developer doth hereby declare and covenant with the Owner as follows:



~~Office of the Clerk of the Court
District of Columbia~~

• 3 APR 2019

2.9 The Developer has represented and warranted to the Owner that the Developer is carrying on business of construction and development of real estate and have sufficient financial resources, infrastructure and expertise in this field.

2.10 The Developer is fully satisfied the marketable title of the Owner of the Said land more fully described in the First Schedule here under written and shall not raise any question to that regard.

2.11 The Developer hereby undertakes to indemnify and keep indemnified the Owner from and against any and all actions, charges, liens, claims, encumbrances and mortgages or any third party possessory rights in the said Land arising out of or due to the negligence or non-compliance of any law, bye-law, rules and regulations of the concerned authorities as the case may be and shall attend to answer and be responsible for any deviation, omission, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to the construction of the building. All costs and charges in this regard shall be paid by the Developer.

2.12 All sanctions, constructions, completion and delivery of the new building complex/project shall be done by the Developer upon due compliance of all laws and with good workmanship and good quality materials and at the sole risk of the Developer.

2.13 The Developer shall obtain ULC certificate from the competent authority and/or authorities at their own cost and expenses if required.

2.14 The Developer shall obtain building completion Certificate at its own cost and shall record the name of the Flats owners (as person liable to pay) for paying their proportionate Property Tax to the KMC.



~~District Sub-Registrar-
Alipore, South 24 Parganas~~

3 APR 2019

2.15 If the Development is not completed due to any willful default on the part of the Developer, the Owner shall be entitled to specific performance of this Agreement and damages and termination or vice versa .

2.16 Owner shall complete conversion of the land from B.L. & L.R.O or any other authority or authorities before the hand over the vacant possession of the land and shall pay all the tax and khajans till the date of handing over the physical possession of the said land.

ARTICLE III -- COMMENCEMENT

3.1 This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of delivery of physical possession of the Said Land to the Developer ("Effective Date").

ARTICLE IV - GRANT OF DEVELOPMENT RIGHTS

4.1 Subject to the terms and conditions contained in this Agreement, on and from the Effective Date, the Owner shall grant permissive possession, to the Developer subject to the terms contained in this Agreement.

ARTICLE V - POSSESSION

5.1 Simultaneously with the execution of this Agreement, the Owner has allowed the Developer to take all steps in terms of this Agreement, and prior to hand over the physical possession of the said Land the owner shall complete the B.L. & L.R.O. conversion of the said land.



~~District Sub-Registrar-II
Almorha, South-24 Parganas~~

3 APR 2019

5.2 The Developer hereby undertakes and agrees to pay all the taxes, water and all other taxes applicable presently, from the time of this Agreement till the completion of the Project. The Owner shall clear all the taxes, water tax and all other taxes prior to handing over of the said Land to the Developer.

ARTICLE VI -SPACE ALLOCATION & MARKETING:

6.1 The Developer shall be entitled to takeover Developer's Allocation and is hereby allotted the Developer's Allocation and the Owner shall be entitled to takeover Owners' Allocation and are hereby allotted the Owners' Allocation.

6.2 The Developer will market entire Project either by itself or if through any Marketing Agency appointed by them.

6.3 In marketing the said project, name and logo of the Developer with figure in all marketing materials.

6.4 The price for sale or disposal of the spaces in the new building/s to be constructed by the Developer keeping in view the economics and market response of the project.

6.5 All agreements, sale deeds and documents of transfer shall be uniformed and the owner and / or their nominees and the developers as parties shall sign the same.

6.6 In case upon the sanction of the Building Plan for construction of the Buildings in phased manner any additional area and/or FAR



[Handwritten signature]
District Sub-Registrar-II
Bangalore South 24

3 APR 2019

becomes available in view of any amendment of any rules and regulations, in that event, the Developer may obtain a sanction of the Building Plan at its cost and expenses for such additional area and that both the Owner and the Developer shall be entitled to their respective allocations in the same percentage agreed herein.

ARTICLE VII - OBLIGATIONS OF THE DEVELOPER:

7.1 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.

7.2 The Developer shall be responsible for planning, designing development and construction of the Project with the help of professional bodies, contractors, etc.

7.3 The Developer shall construct the Project at its own cost and responsibility. The Developer shall alone be responsible and liable to Government, Municipality and other authorities concerned as also to all the labourers, staff and employees engaged by it and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owner against any claims, loss or damages for any default or failure or breach on the part of the Developer.

7.4 All tax liabilities in relation to the construction, sales, inclusive of but not limited to works contract tax and GST shall be paid by the Developer.



~~District Sub-Registrar-II
Alwar, Rajasthan~~

3 APR 2019

7.5 The costs of marketing and publicity/advertisement campaigns shall be borne by the developer. The Owner shall liable and responsible to pay @ Rs. 150/ per square feet of owner allocation for the same in all event.

ARTICLE VIII - OBLIGATIONS OF OWNER:

8.1 The Owner undertake to fully co-operate with the Developer for obtaining all permissions required for development of the said Land.

8.2 The Owner undertakes to act in good faith towards the Developer so that the Project can be successfully completed.

8.3 The Owner shall provide the Developer with any and all the Xerox document and information relating to the said Land as may be required by the Developer from time to time. But if required the owners shall be liable to produce all original documents before any authorities as and when asked for.

8.4 The Owner shall not do any act, deed or thing whereby the Developer may be prevented from discharging their functions under this Agreement.

8.5 The Owner hereby covenant not to transfer, grant lease, mortgage and/or charge the Land or any portions thereof save in the manner envisaged by this Agreement.

ARTICLE IX - MARKETING:

9.1 The Developer shall have the right and entitlement to market the Project in accordance with the policy and other decisions of the



~~Chief Sub-Registrar
Ampore, South 24 Parganas~~

3 APR 2019

Developer and the Developer shall have the right to sell, transfer and otherwise dispose-off any Units and, or, spaces structures and other facilities comprised in the Project on such terms and conditions and at such price from time to time as may be decided by the Developer.

9.2 The price of the Units shall be fixed by the Developer in consultation with the Owner and the same shall be revised on a periodical basis or as and when decided by the Developer.

ARTICLE X- COLLECTION AND DEPOSIT

10.1 The Developer herein shall open the Bank accounts as required under the HIRA or any other laws / rules applicable at the relevant point of time, in any bank with the standing instructions to the banker to transfer 32% of the funds received in such account directly to the credit of the Owner's Bank account to be maintained in the same bank and branch without any further action on the part of the Developer. The Developer shall be entitled to use rest of the amount.

10.2 Any amount received on account of or in any manner related to the Gross revenue of the project shall be credited to the such account as mentioned in 10.1 herein above.

10.3 The Developer shall pay to the Owner a total deposit amount of **Rs. 60,00,000/- (Rupees Sixty Lakh)** only as refundable and/or adjustable security deposit without interest which will be recovered from the owner before making payment of the sale proceed of the owner's allocation in the project.



~~Officer Sub-Registrar-II
Alappuzha, South 24 Muzhassir~~

3 APR 2019

10.4 The said deposit amount of Rs. 60,00,000/- (Rupees Sixty Lakh) only will be paid by the Developer to the Owner in two phase, amount of Rs. 30,00,000/- (Rupees Thirty Lacs) only at the time of execution of this Agreement and another amount of Rs. 30,00,000/- (Rupees thirty Lakh) only at the time of handing over physical possession of the said Land along with vesting Power of Attorney in favour of the Developer.

10.5 The Developer shall transfer the sale proceed of the owner share consistently and chronologically part by part as per sell of various flats, units, Parking space, apartments, and/or constructed spaces of the buildings to the Owner after deducting the Rs. 150/- Per Sq. Ft. (i.e. 3% of the sale proceed of Owner Allocation) on the 50% of the total constructed area of the Project as marketing charges and 15% of the sale proceed of Owner Allocation for adjustment of refundable Security deposit of Rs. 60,00,000/- (Rupees Sixty Lakh) only until adjustment of the same. Hence the Developer shall be entitled to an amount equal to Eighteen percent out of Owners' share comprising of Fifteen percent towards part refund of Interest free security Deposit and three percent towards part payment of marketing cost @ 150/- per sft.

10.6 The amount remaining outstanding on account of refund of Security Deposit as also the cost of marketing would be settled upon final completion of the project.

ARTICLE XI - TIME FOR COMPLETION

The Developer shall Endeavour to complete the Project within a period of 30 (Thirty) months with a further grace period of 6 (Six) months from the date of handing over the physical possession of the Said Land, subject to



~~Office of Sub-Registrar,
Aligarh, South 24 Paraganas~~

3 APR 2019

Force Majeure Events, Any extension after the aforementioned period may be extended at the sole discretion of the Owner.

ARTICLE XII-POST COMPLETION MAINTENANCE:

12.1 Till handing over of the Project to the Association, the Developer shall be responsible for the management, maintenance and Administration of the Complex or at its discretion appoint an agency to do the same. The Owner hereby agrees to abide by all the rules and regulations to be framed for the management of the affairs of the Complex.

12.2 The Developer or the Agency to be appointed shall manage and maintain the Common Portions and services of the Complex and 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 Complex, land tax, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges and charges of capital nature for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments and all other expenses incurred for common purpose.

ARTICLE-XIII - INDEMNITY:

13.1 The Developer shall indemnify and keep the Owner saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the construction of the Complex, non compliance of any laws or rules including GST Laws directly or indirectly.



~~Registrar of Companies,
South Zone, Bangalore~~

3 APR 2019

13.2 The Owner shall indemnify and keep the Developer saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the 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 Land or any of their representations and the warranties being incorrect.

13.3 Each Party ("Indemnifying Party") shall indemnify and agrees to defend and to keep the other ("Indemnified Party") indemnified including its successors, officers, directors, agents and employees and save harmless against all costs, expenses (including attorneys' fees), charges, loss, damages, claims, demands or actions of whatsoever nature by reason of (i) the non-performance and non-observance of any of the terms and conditions of the Agreement by the Indemnifying Party; (ii) acts of negligence or intentional misconduct by the Indemnifying Party; (iii) breach of the provisions of this Agreement by the Indemnifying Party; (iv) any representation and warranty, express or implied, by the Indemnifying Party found to be misleading or untrue; and (v) failure by the Indemnifying Party to fulfill its obligations under any applicable law.

ARTICLE XIV - MISCELLANEOUS

14.1 The Owner and the Developer have entered into this Agreement purely on the principal of exchange of the Owner's Allocation in the building to be constructed and completed by the Developer at its own cost against the proportionate share of the sale proceed attributable to the Developer's Allocation to be retained or sold to its nominees by the Developer in the said completed building. However, each Party shall keep the other indemnified from and against the same.



~~District Sub-Registrar-II
Alwar, South 24 Division~~

3 APR 2019

14.2 The Owner and the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure event with a view that obligation of the Party affected by the force majeure shall be suspended for the duration of the force majeure.

14.3 All the Agreements and the Deeds of Conveyance shall be as per a standard format to be drafted by the Advocates or Solicitors of the Developer and the same shall be duly approved by the Owner's Advocate.

14.4 Any notice required to be given by the Owner shall be without prejudice to any other mode of service available deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post and shall be deemed to have been served on the Developer by the Owner. Similarly, any notice required to be given by the Developer shall be without prejudice to any other mode of service available deemed to have been served on the Owner if delivered by hand or sent by prepaid paid registered post and shall be deemed to have been served on the Owner by the Developer.

14.5 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said Land or any part thereof to the Developer or as creating any right, title or interest in respect thereof, in favour of the Developer other than exclusive license to the Developer to commercially exploit the same in terms hereof.



~~Registrar of Companies,
Tamil Nadu, Chennai~~

3 APR 2019

14.6 In the event of any liability of G.S.T. or Works Contract or any other Tax liability which may arise or become payable on the Owner Allocation, the same would be payable by the Developer.

14.7 The Developer / shall make payment of appropriate stamp duty and registration charges of this Development Agreement including the Development Power of Attorney. The Owner shall however provide all co-operation to the Developer to do that including being present before the registering authorities as and when required by the Developer.

14.8 The Parties shall jointly constitute, organize and/or otherwise form or cause to be formed an association of the intending transferees of the Units. All costs, charges and expenses in constitution, formation, organization, management and operation of such association shall be borne by the respective intending transferees of the Units in the Building(s) in such proportion to be decided and determined jointly by the Parties. The intending transferees of the Units in the Building(s) shall become members of the said association as and when constituted. Until the formation of the association, Owner and Developer and/or the intending transferees of the Units in the Building(s) shall pay, bear and discharge all common expenses on account of maintenance and preservation of the Project proportionately. Owner and Developer shall make such arrangements and frame such rules and regulations for rendering of common services and maintenance of the Project.

14.9 The Owner shall endeavour to obtain conversion of the entire land which includes 1.34 decimals in L.R. Dag No. 51 classified as doba land. If the owner unable to obtain conversion of the doba land, in such event the Developer herein agree to develop on the converted land only.



~~District Sub-Registrar
Bangalore, Karnataka~~

3 APR 2019

ARTICLE XV - DISPUTE RESOLUTION

15.1 The Parties shall attempt in good faith to resolve any dispute, difference, conflict or claim arising out of or in relation to the Agreement through negotiations. If the dispute has not been settled through negotiation within fourteen (14) days from the date on which either Party has served written notice on the other of the dispute ("**Dispute Notice**") then the following provisions shall apply.

15.2 In the event of a dispute arising out of or in connection with the Agreement not being resolved in accordance with the above provisions, 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 the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification there under and such arbitration shall be before three 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.

15.3 The Parties hereby agree that until the award is given none of the Parties shall do any act deed or thing whereby the construction and development of the Project is in any way stopped or prevented provided the dispute is not relating to the quality of the material being used and/or relating to violation of the statutory provisions and/or deviation from the Building Plan.



~~Christine Dyer, Secretary II,
Admission Office, 100, Regent Street~~

3 APR 2019

15.4 No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.

15.5 This Agreement shall not be assigned by the Parties except with the prior written consent of the other Party.

15.6 No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorised representative of the waiving Party.

15.7 If any provision of this Agreement is invalid, unenforceable or prohibited by law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from either Party hereto to the other, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

ARTICLE XVI – JURISDICTION

Courts at Alipore, District 24 Parganas South alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the Parties.

THE FIRST SCHEDULE ABOVE REFERRED TO

SAID LAND

All That the land admeasuring 11 {Eleven} Cottahs, 2 {Two} Chiitak and 37

3 APR 2019

~~APR 3 2019~~



(Thirty-Seven) Sq. Ft. (10 Coillahs, 5 Chittacks and 37 Sq. Ft. Land in R.S. & L.R. Dag No. 52 and 13 Chittacks Land in R.S. & L.R. Dag No, 51), Together with residential Tin shed structure admeasuring an area about 2810 Sq. Ft. and together With 17 Foot wide common passage situate lying at Mouza Syeadpur, J.L. No 112 formally J.L. No. 12, Re. Se. No 193, Touzi No 31, under R.S. Khalian No 320, L.R. Khatian No. 2055, presently known and numbered as Municipal Premises No. 977, Motilal Gupta Road, Kolkata 700008, Asseessee No. 411220814481, Police Station Haridevpur, formally Bhakurpukur and Behela, within in the limits of Kolkata Municipal Corporation, Ward No. 122, District 24 Parganas (South) together with electric and/or other installations, together also with easements and all other rights, liberties, privileges and benefits appurtenant thereto, butted and bounded as follows:

On the North: By property of Saraswati Roy Memorial Education Trust

On the South: By Premises No. 951 Motilal Gupta Road

On the West: By 17 Feet Wide R.M.C. Road.

On the East: By Premises No. 77 Motilal Gupta Road

Road Zone : Rammohan Roy. Road - Sodepur 1st Lane / Premises not Located on Road

THE SECOND SCHEDULE ABOVE REFERRED TO:

COMMON AREAS, FACILITIES AND AMENITIES

1. Common roof, pathways, stair, lobby, drive ways, water tank, water reservoir, lift machine room, security room, etc.
2. Round the clock security.
3. Elevators.
4. Generator facility.
5. Servant toilet on ground floor.
6. Cable TV wiring.

3 APR 2019

~~STANISLAW REZAK~~
~~ADMINISTRATOR~~



7. CC TV installation with DVR
8. EPBX Facilities
9. Electricity Meter Room

THE THIRD SCHEDULE ABOVE REFERRED TO:

COMMON EXPENSES

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Developer till the Association is formed) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the complex and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping grounds of the property generally in a neat and tidy condition and tending forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.

3 APR 2019

~~STATE GOVERNMENT
SECRET~~



6. Paying such workers as may be necessary in connection with the upkeep of the complex.

7. Insuring the building.

8. Cleaning as necessary of the areas forming parts of the complex.

9. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex.

10. Maintaining and operating the lifts.

11. Providing and arranging for the emptying receptacles for rubbish.

12. Paying all rates taxes, duties, charges, assessments and outgoings whatsoever (whether central state or local) assessed, charged or imposed upon or payable in respect of the various buildings of the complex or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.

13. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual owner of any Unit.

14. Generally managing and administering the development and protecting the amenities in the new building and for that purpose



~~District Sub-Registrar,
Allore, South 24 Parganas~~

• 3 APR 2019

employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.

15. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.

16. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and by-laws made there under relating to the complex excepting those which are the responsibility of the owner/occupier of any Unit/Unit.


17. Administering the management company staff and complying with all relevant statutes and regulations and orders there under and employing suitable persons or firm to deal with these matters.

18. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Holding Organization it is reasonable to provide.

19. In such time to be fixed annually as shall be estimated by the Developer/Holding Organization (whose decision shall be final) to provide a reserve fund for items of expenditure referred to this schedule to be or expected to be incurred at any time.

20. The said reserve fund shall be kept in separate account and the interest thereon or income from the said fund shall be held by the Holding Organisation for the owner of the Units and shall only be applied in accordance with the decision of the Holding Organisation.




District Sub-Registrar-4
A. Ramesh, South Arcot, Tamil Nadu

• 3 APR 2015

2i. The charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the complex.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

DEPOSITS/EXTRA CHARGES/TAXES

- **Upgradation of fixtures and fittings:** improved specifications of construction of the said complex over and above the Specifications described.
- **Common Expenses/Maintenance Charges/Deposits:** proportionate share of the common expenses/maintenance charges as may be levied.
- **Sinking Fund:**
- **Transformer and allied installation:** Obtaining HT/LT electricity supply from the supply agency through transformers and allied equipments.
 - Diesel Generator Charges and its installation.
 - Formation of Association/Holding Organization
 - Legal Charges
 - **Taxes:** deposits towards Municipal rates and taxes, etc.
 - Stamp Duty, Registration Fees, Service Tax, GST, Works Contract Tax, Value Added Tax or any other tax and imposition levied by the State Government, Central Government or any other authority or body payable on the transfer, acquisition and/or handing over of the Owner's allocation by the Developers to the Owner shall be paid by the Owner.
- **Electricity Meter:** Security deposit and all other billed charges of the supply agency for providing electricity meter to the Said Complex, at actual.
- **Internal Layout Change:** any internal change made in the layout of the Owner's Allocation and/or upgradation of fixtures and fittings.



~~Dr. M. S. G. ...
A. ...~~

3 APR 2019

THE FIFTH SCHEDULE ABOVE REFERRED TO:

Part - I

(Developers' Allocation)

All That the saleable area other than Developer's Allocation as defined in clause 1.13 of the total Saleable area of the Complex to comprise in various flats, units, apartments, and/or constructed spaces of the buildings to be constructed on the said Land **TOGETHER WITH** the share in the same proportion in car parking spaces (open and covered), **TOGETHER WITH** the undivided proportionate impartible part or share in the said Land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities and the signage space.

Part - II

(Owners' Allocation)

All That the saleable area other than Owner's Allocation as defined in clause 1.14 of the total Saleable area of the Complex to comprise in various flats, units, apartments, and/or constructed spaces of the buildings to be constructed on the said Land **TOGETHER WITH** the share in the same proportion in car parking spaces (open and covered), **TOGETHER WITH** the undivided proportionate impartible part or share in the said Land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities and the signage space.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

FLOORING (Drawing and Dining) - Vitrified tiles / Marble



~~State Super Registrar
Agriculture, Forest & Fisheries~~

3 APR 2019

BEDROOMS - Vitrified tiles

TOILETS AND KITCHEN - Ceramic tiles

LOBBY - Marble/vitrified tiles

STAIRCASE - Marble/vitrified tiles

DOORS - Decorative main door, others wooden framed enamel painted flush doors.

WINDOWS - Aluminium powder coated sliding windows with glass and grills.

BATHROOM FITTINGS- Ceramic tiles upto door height. Sanitary wares and C P fittings of reputed make. Hot and cold water supply.

KITCHEN - Granite top counters with stainless steel sink. Ceramic tiles on wall upto 2 feet above kitchen platform. Flooring Marble or tiles.

ELECTRICAL - Concealed copper wiring. Modular switches of reputed brands.

WALLS - Plaster of paris or Putty finish.

LIFTS - Automatic Lifts.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

TITLE DEEDS

Owner



~~Charit. Sub. Secy. Health Dept.
Karnataka Govt. Health Dept.~~

3 APR 2019

Registered deed of Conveyance dated 11.04.2018, registered before the Additional Registrar of Assurances -I, Kolkata and recorded in Book No. I, Volume No. 1901-2018, Pages 106214 to 106249, Being No. 190102604, for the year 2018.

THE EIGHTH SCHEDULE ABOVE REFERRED TO:

TITLE OF OWNER

A. **Whereas** originally one Kapil Chandra Ghosh were the owner of land together with 17 feet width common passage comprising in Mouza Syeadpur, J.L. No. 112 formally J.L. No. 12, Re. Se. No 193, Touzi No. 31, R.S Dag No. 51, 52 and others under Khalian No 320, Police Station Thakurpukur, by a registered Deed of Partition dated 04.04.1937 registered on 04.06.1937 registered before the Sub Registrar Behala and recorded in Book No. I, Volume No., 15, Pages 181 to 195, Being no. 1069 for the year 1937.

B. **And Whereas** said Kapil Chandra Ghosh during his lifetime executed a registered Deed of Settlement dated 24.02.1976, Registered before the Sub Registrar at Behala, recorded in Book No. - I, Volume 23, Pages 192 to 203, Being No 1153 for the year 1976 settled all his property described in the said Deed of Settlement unto and in favour of his sons namely Dilip Kumar Ghosh, Samir Kumar Ghosh, Avoy Kumar Ghosh, Amar Kumar Ghosh and Dharendra Nath Ghosh.

C. **And Whereas** said Delip Kumar Ghosh, Samir Kumar Ghosh, Avoy Kumar Ghosh, Amar Kumar Ghosh and Dharendra Nath Ghosh by a registered deed of Conveyance dated 11.09.1998 sold conveyed and transferred All That the land admeasuring 11 Cottahs, 2 Chittacks, 37 Sq. Ft. Together With 17 feet common passage situate lying at Mouza



~~REGISTRAR OF COMPANIES
BANGALORE~~

3 APR 2019

Syeadpur J.L. No 112 formally J.L. No. 12, Re. Se. No 193, Touzi No 31, (10 Cottahs, 5 Chittacks and 37 Sq. Ft, land in R.S. Dag No. 52 and 13 Chittacks land in R.S. Dag No. 51), under Khatian No 320, presently known and numbered as Municipal Premises No. 977, Motilal Gupta Road, Kolkata 700 008, Police Station – Haridevpur formerly Thakurpukur, within in the limits of Kolkata Municipality Corporation, Ward No. 122, District 24 Parganas (South) (the **Said Land**) together with structure thereon and is in physical possession and control thereof, unto and to **APARNA MECHANICALS PRIVATE LTD.** which was registered before the Additional District Sub Registrar Behala, 24 Parganas (S) and recorded in Book No. 1, Volume No. 37, Pages 319 to 333, Being No. 1344, for the year 1999.

4/8/2018

D. And Whereas the said **APARNA MECHANICALS PRIVATE LTD** mutated its name in respect of the **Said Land** in the records of the Kolkata Municipal Corporation and obtained an Assessee No. 411220814481 and paying tax regularly.

E. And Whereas the said **APARNA MECHANICALS PRIVATE LTD** mutated its name in respect of the **Said land** in the records of the concern B.L. & L.R.O. and obtained L.R. Khatian No. 2011 and paying Khajana regularly.

F. And Whereas said **APARNA MECHANICALS PRIVATE LTD** by a registered deed of Conveyance dated 11.04.2018 sold conveyed and transferred All That the land admeasuring 11 Cottahs, 2 Chittacks, 37 Sq. Ft. Together With 17 feet common passage situate lying at Mouza Syeadpur J.L. No 112 formally J.L. No. 12, Re. Se. No 193, Touzi No 31, (10 Cottahs, 5 Chittacks and 37 Sq. Ft, land in R.S. Dag No. 52 and 13 Chittacks land in R.S. Dag No. 51), under Khatian No 320, presently known and numbered as Municipal Premises No. 977, Motilal Gupta Road, Kolkata 700 008,

Santosh Kumar



~~Մինիստր Սյուրբերդուհի
Արթուր Տրիտ ԴԱ Կառնան~~

• 3 APR 2019

Police Station Haridevpur formerly Thakurpukur, within in the limits of Kolkata Municipality Corporation, Ward No. 122, District 24 Parganas (South) (the **Said Land**) together with structure thereon and is in physical possession and control thereof, unto and to the Owner herein which was registered before the Additional Registrar of Assurances -I, Kolkata and recorded in Book No. I, Volume No. 1901-2018, Pages 106214 to 106249, Being No. 190102604, for the year 2018.

G. And Whereas the said **MATA REALTY & INFRACON**, the Owner herein mutated its name in respect of the **Said land** in the records of the concern B.L. & L.R.O. and obtained L.R. Khatian No. 2055 and paying Khajana regularly.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals this day, month and year first above written:

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS:

01. *[Signature]* Advocate
(NISHANT KR. SARKAR)
High Court, Calcutta.

02. Aloke Biswas
Adv.
Alipore court
No 7-27.

MATA REALTY & INFRACON

[Signature]

Partners

MATA REALTY & INFRACON

[Signature]
Partners

SIGNATURE OF THE OWNERS
Shrivridhi Construction

[Signature]
Partner
Shrivridhi Construction

[Signature] Partner

SIGNATURE OF THE DEVELOPER

Drafted and prepared from the office of:

[Signature]

Aloke Biswas
Advocate

Alipore Police Court, Kolkata

Enrolment No WB-135/2003.



~~Carri Sub. Registrari
Aversa, Prov. di Caserta~~

3 APR 2019

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the sum of Rs. 30,00,000/- (Rupees Thirty Lakh) only as refundable interest free security deposit as mentioned herein above in the manner mentioned below:


MEMO:

By way of Cheque: Rs. 15,00,000/-
Cheque No: 866742
U.B.I, Lake Road Branch,
Date: 03-04-19.

By way of Cheque: Rs. 15,00,000/-
Cheque No. 866743
U.B.I, Lake Road Branch,
Date: 03-04-19.

Rupees Thirty Lakh Only. **Total:** **Rs. 30,00,000/-**

WITNESSES:

1.  Advocate

MATA REALTY & INFRACON
Sreyans Mehta
Partners

Santosh Kumar

SIGNATURE OF THE OWNERS

2. *Aloke Biswas*



~~ಶರಣ್ಣ್ ಸುಬ್ಬರಾಯ್~~
~~ಆಜ್ಞಾಪಕ, ಸರ್ಕಾರಿ ಕಚೇರಿ~~

3 APR 2019

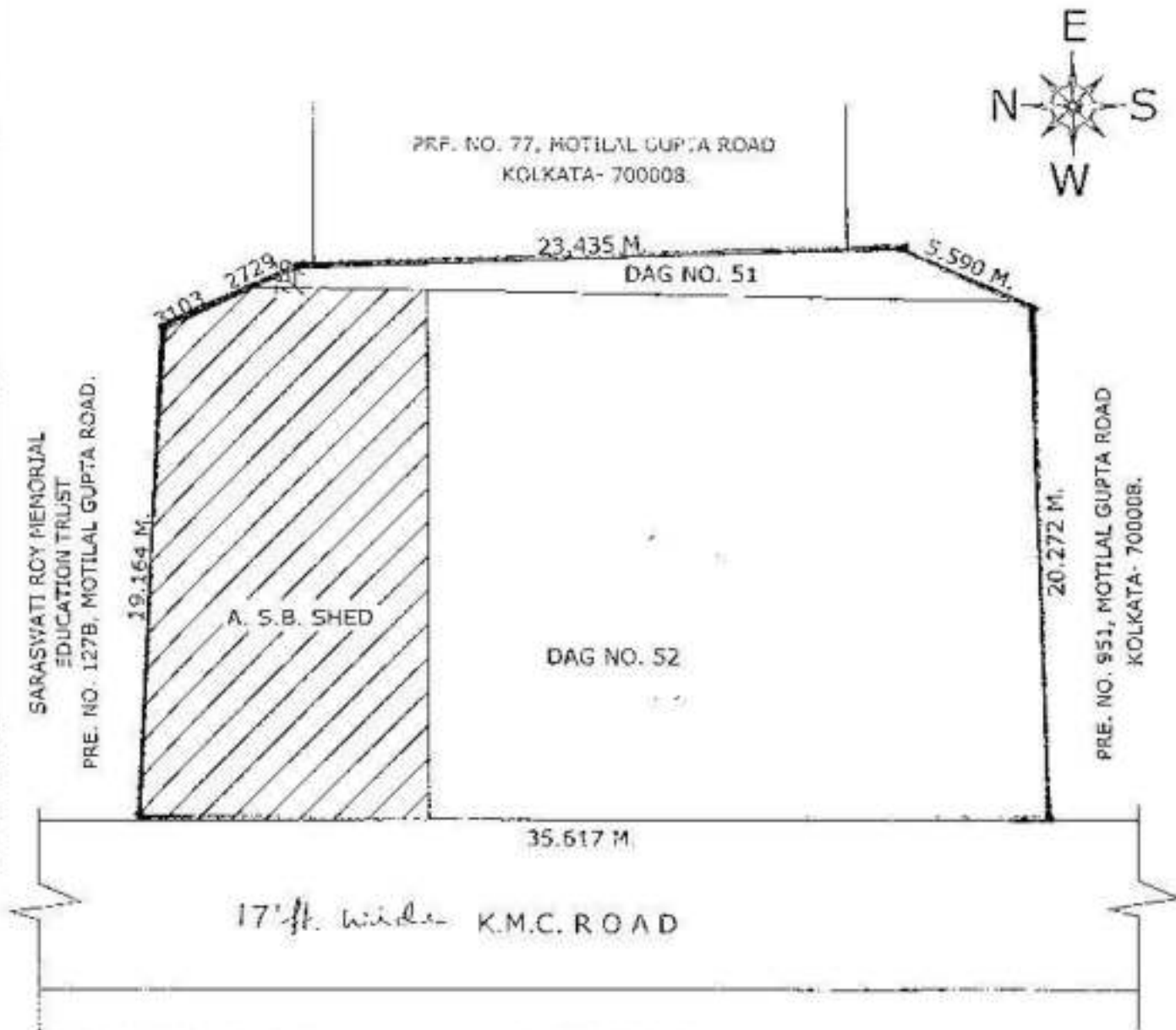
SITE PLAN OF PLOT OF LAND OF PREMISES NO. 977, MOTILAL GUPTA ROAD, KOLKATA- 700008, UNDER KOLKATA MUNICIPAL CORPORATION, WARD- 122, P.S.- HARIDVEPUR, MOUZA- SYEADPUR, J.L. NO. 112, L.R DAG NO. 51 & 52, L.R. KHATIAN NO. 2055, DISTRICT- 24 PGS.(S).

AREA OF LAND :- DAG NO. 51 = 00 COT. - 13 CH. - 00 SFT.

AREA OF LAND :- DAG NO. 52 = 10 COT. 05 CH. - 37 SFT.

TOTAL AREA OF LAND 11 COT. - 02 CH. - 37 SFT.

AREA OF EXISTING STRUCTURE = 2810 SFT



Shrivridhi Construction

S.S. Karm
Partner

SITE PLAN
SCALE- 1:250.

MATA REALTY & INFRACON

Sreyans murat

Partner

Prasen Rai

Santosh Kumar

SIGNATURE OF DEVELOPER

SIGNATURE OF OWNER



~~Đang Thị Thủy Tiên - F1
Số Căn Cũ: 04/2019~~

3 APR 2019



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SUMAN DEB SARKAR

Signature



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name ARUN RAO

Signature



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SREYANS MUNOT

Signature



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name SANTOSH KUMAR PRASAD

Signature



~~Sub-Registro Público
Buenos Aires, 24 de Agosto~~

3 APR 2019

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

CPN: 19 201920-000071526-1

Payment Mode: Online Payment

GRN Date: 02/04/2019 13:32:39

Bank: HDFC Bank

BRN: 761489695

BRN Date: 02/04/2019 13:34:37

DEPOSITOR'S DETAILS

Id No.: 16020000514145/2/2019

(Copy No. / Copy Year)

Name: ADONIS PROJECTS PVT LTD

Contact No.: Mobile No.: 91 8013886722

E-mail:

Address: 835 FERN ROAD KOLKATA 700019

Applicant Name: Mr Aloke Biswas

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	16020000514145/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	16020000514145/2/2019	Property Registration- Registration Fee	0030-03-104-001-16	3053

Total

49974

In Words: Rupees Forty Nine (Thousand Nine Hundred Seventy Four only)

Major Information of the Deed

Deed No :	I-1602-02739/2019	Date of Registration	03/04/2019
Query No / Year	1602-0000514145/2019	Office where deed is registered	
Query Date	28/03/2019 9:04:34 AM	D.S.R. -11 SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WFST BENGAL, PIN : 700027, Mobile No. : 9748887252, Status : Advocate		
Transaction	Additional Transaction		
[3110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,34,67,731/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,321/- (Article:18(g))	Rs. 30,053/- (Article: F, F, B, M(5), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Motilal Gupta Road, Road Zone : (Ram Mohan Roy Rd – Sodepur 1st Lane/Premises not Located on Rd) , Premises No: 977, , Ward No: 122 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Basu	11 Katha 2 Chatak 37 Sq Ft		1,26,24,731/-	Width of Approach Road: 17 Ft.,
Grand Total :				18.441Dec.	0/-	126,24,731/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land 11	2810 Sq Ft	0/-	8,43,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 2810 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete

Total :	2810 sq ft	0/-	8,43,000/-
----------------	------------	-----	------------

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MATA REALTY & INFRACON Siddha Weston, Premises No. 9, Weston Street, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.: ABIFM2165M, Status : Organization, Executed by: Representative. Executed by: Representative

Major Information of the Deed : I 1602-02739/2019-03/04/2019









Deed Oper Details :

Sl No Name,Address,Photo,Finger print and Signature

SHRIVRIDHI CONSTRUCTION



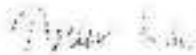
8/35, Fern Road, P.O:- CollPark, P.S:- Garahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019,
PAN No.: ADUF58925R, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name: Mr Sreyans Munot Son of Parash Mall Munot Date of Execution 03/04/2019, , Admitted by: Self, Date of Admission: 03/04/2019, Place of Admission of Execution: Office</p>	 <p>Apr 3 2019 11:27PM</p>	 <p>L11 03/04/2019</p>	<p>Signature</p> <p>03/04/2019</p>
<p>14, Kshirod Ghosh Road, P.O:- Howrah GPO, P.S:- Golabari, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AJRPM7975Q Status : Representative, Representative of : MATA REALTY & INFRACON (as partner)</p>				
2	<p>Name: Mr Santosh Kumar Prasad Son of Late Jagdish Prasad Date of Execution 03/04/2019, , Admitted by: Self, Date of Admission: 03/04/2019, Place of Admission of Execution: Office</p>	 <p>Apr 3 2019 1:12PM</p>	 <p>L11 03/04/2019</p>	<p>Signature</p> <p>Santosh Kumar</p> <p>03/04/2019</p>
<p>Siddha Weston, Municipal Premises No. 9, Weston Street, Room No. 229, 2nd Floor, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AJEPP4960B Status : Representative, Representative of : MATA REALTY & INFRACON</p>				
3	<p>Name: Mr Suman Deb Sarkar (Presentant) Son of Late Arun Deb Sarkar Date of Execution 03/04/2019, , Admitted by: Self, Date of Admission: 03/04/2019, Place of Admission of Execution: Office</p>	 <p>Apr 3 2019 1:12PM</p>	 <p>L11 03/04/2019</p>	<p>Signature</p> <p>Suman</p> <p>03/04/2019</p>
<p>44/C, Netaji Subhash Road, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ADSPD9719Q Status : Representative, Representative of : SHRIVRIDHI CONSTRUCTION (as partner)</p>				




For information of the Deed :- 1-1602-02739/2019-03/04/2018



Name	Photo	Finger Print	Signature
Mr Arun Rai Son of Mr Milan Rai Date of Execution - 03/04/2019, Admitted by: Self, Date of Admission: 03/04/2019, Place of Admission of Execution: Office			
Apr 3 2019 1:11PM	L11 03042019		03/04/2019

40/3A/1, Dharmatola Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMIPR3770J Status : Representative, Representative of : SHRIVRIDHI CONSTRUCTION (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aloke Biswas Son of Mr Abul Chonora Biswas Alipore Police Court, P.O:- Alipore, P.S: Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	0304/2019	0304/2019	0304/2019

Identifier Of Mr Sreyans Munot, Mr Santosh Kumar Prasad, Mr Suman Deb Sarkar, Mr Arun Rai

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MATA REALTY & INFRACON	SHRIVRIDHI CONSTRUCTION-18.441 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	MATA REALTY & INFRACON	SHRIVRIDHI CONSTRUCTION-2810.00000000 Sq Ft

Endorsement For Deed Number : I - 160202739 / 2019

On 02-04-2019

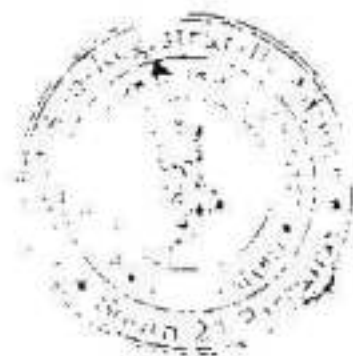
Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,34,67,731/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I 1602-02739/2019-03/04/2019



On 03-04-2019

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 148 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 45(1),W.B. Registration Rules,1962)

Presented for registration at 12.52 hrs on 03-04-2019, at the Office of the D.S.R. -II SOUTH 24 PARGANAS by Mr Suman Deb Sarkar .

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

Execution is admitted on 03-04-2019 by Mr Sreyans Munol, partner, MATA REALTY & INFRACON (Partnership Firm), Skidha Weston, Premises No. 9, Weston Street, P.O:- Bowbazar, P.S:- Bowbazar, District-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr Alok Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-04-2019 by Mr Santosh Kumar Prasad,

Identified by Mr Alok Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-04-2019 by Mr Suman Deb Sarkar, partner, SHRIVRIDIHI CONSTRUCTION (Partnership Firm), 8/35, Fem Road, P.O - GolPark, P.S:- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr Alok Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-04-2019 by Mr Arun Rai, partner, SHRIVRIDIHI CONSTRUCTION (Partnership Firm), 8/35, Fem Road, P.O:- GolPark, P.S:- Gariahat, District-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr Alok Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,053/- (B = Rs 30,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/04/2019 1:34PM with Govt. Ref. No: 192019200000715261 on 02-04-2019, Amount Rs: 30,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 761489695 on 02-04-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9333, Amount: Rs.100/-, Date of Purchase: 07/02/2019, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/04/2019 1:34PM with Govt. Ref. No: 192019200000715261 on 02-04-2019, Amount Rs: 19,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 761489695 on 02-04-2019, Head of Account 0030-02-103-003-02

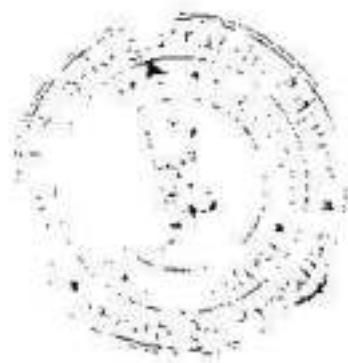


Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- 1 1602-02739/2019-03/04/2019



Major Information of the Deed :- I 1602-07739/2019-03/04/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 98531 to 98582

Being No 160202739 for the year 2019.



Samar

Digitally signed by Samar Kumar Pramanick
Date: 2019.04.05 03:44:22 -07:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 4/5/2019 3:44:15 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



परमिशन लेआउट नंबर कार्ड
Permission Layout Number Card

ABIFM216SM

नई दिल्ली
NEW DELHI
NATA HEALTH & INSURANCE



दिनांक 12/03/2018
Date of issue 12/03/2018

12/03/2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SREYANS MUNOT

PADASH MALI MUNOT

27/09/1982

Permit Holder Account Number

AJHPA/7978Q

Sreyans Munot
Signature



Sreyans munot

अनुमति ले लाने/पाने वा प्रवेश सुनिश्च कर/अवधि:

अनुमति ले लेवा १९८२, एन एन डी एन
१ रो पोलिस, पोली स्टेशन,
पोस्ट-२, ३११, बॉम्बे-४००००८,
महाराष्ट्र राज्य, एन एन डी एन डी एन
फोन - ४११ ०१६

If this card is lost / permission's card card is found

Report to police / return to
Inspector, Police Station, NSDL,
1, Police Station, Mumbai,
Mumbai, Maharashtra, India
Phone - 411 016

Sreyans munot



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

राशनी लेखा संख्या कार्ड
Passport Account Number Card



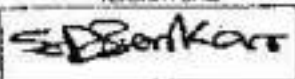
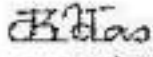
ADUFS6925R



शेखर
SHEKHAR CONSTRUCTION

Date of Issuance
06/11/2016

X12219

	स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER ADSPD9719Q नाम / NAME SUMAN DEBSARKAR पिता का नाम / FATHER'S NAME ARUN DEBSARKAR जन्म तिथि / DATE OF BIRTH 05-02-1962	
हस्ताक्षर / SIGNATURE 	 आयकर अधिकारी, व.सं. ३६ COMMISSIONER OF INCOME-TAX, W.B. - ३६	

इस कार्ड के लो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
 (संयुक्त आयकर अधिकारी/पदाधिकारी एवं तकनीकी),
 पी. ३,
 गी. गी. स्क्वायर,
 कोलकाता - ७०० ०६९।

In case this card is received, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-3,
 Chowringhee Square,
 Calcutta- 700 069.

भारत सरकार

INCOME TAX DEPARTMENT

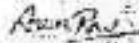
ARUN RAI

SHYAM MILAN RAI

30/05/1983

Permanent Account Number

AMIPR3770J



Signature



भारत सरकार

GOVT. OF INDIA

