

5274

D-5143/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 590234

12.08.21

11.44.

certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of the Document.

Query No.: 200T419333/2021.

A.D.S.E. Durgapur
Bardhaman

DEVELOPMENT AGREEMENT

12 AUG 2021

Dist. : Paschim Bardhaman.
 Mouza : Gopalmath, JL No.: 003.
 P.S. : Durgapur.
 Area of Land : 100 Decimal.

This Development Agreement is made on this the 12th Day of August, 2021

(Two thousand Twenty One).

SI No. 2514 Date 10/08/2021
Sold to NIRVANA VRIDDHI
Address DURGAPUR - 09.
Value of Stamp 100/-
Date of Purchase of the stamp
Paper from Treasury 29 JUL 2021
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-10
Licence No.-1/2016-17



2
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

12 AUG 2021

THAT HAS ENTERED INTO AMONG: -

SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED (PAN: ABDCS9476R) previously called as Times Vanijya Private Limited, a company, incorporated under the Company Act, 1956 and regulated under the subsequent amendments thereafter (as the name appears hereto was been changed pursuant to rule 29 of the Companies Act (Incorporation) Rules, 2014 and has complied with the terms and conditions as laid down by the MCA as per the relevant proviso of the said Act) having its office at DMC premises No.: MNAV 62, Bengal Ambuja, City Centre, Durgapur - 713216, PS - Durgapur, District: - Paschim Bardhaman, West Bengal, India; represented by its authorized signatory, viz., **MRS FALGUNI CHATTERJEE [PAN - AIPIC7793K] [Aadhaar No.: 820785010536]** W/o Mr Pradip Chatterjee, by faith-Hindu, Citizen of India, by Occupation-Service, resident of Flat No: 301, 146/A, Dewan Gazi Road, Swapnaraj, 2nd Floor, P.O + P.S:- Bally, District:-Howrah, West Bengal, PIN:- 711201, India; hereinafter referred to as the **OWNER(S) / VENDOR(S)** (Which Expression Shall unless otherwise Excluded by or Repugnant to the Context be Deemed to mean and include each of their Heirs, Legal Representatives, Executors, Administrators and/or Assigns) of the **FIRST PART**.

A N D

NIRVANA VRIDDHI (PAN: AASFN6641E) a partnership firm presently having its Office at 2/47 Shivaji Road, A-Zone, Durgapur - 713204, PS - Durgapur, District - Paschim Bardhaman, West Bengal, India; represented by its Partners, viz., (1) **MR SHUVRO CHATTARAJ (PAN No. AFMPC9030R) (Aadhaar No.: 388641659084)** Son of Mr Nabani Chattaraj; by faith-Hindu, Citizen of India, by occupation-Business, resident of Bamunara, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India, (2) **MR ANINDYA SEN [PAN No.: CLGPS6728C] [Aadhaar No.: 664580098934]** S/o Mr. Arunabha sen, by faith - Hindu, by Nationality - Indian, by Occupation - Business, being the R/o Flat No.: 3A, Block - 46, Tapoban City, Bamunara, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India, (3) **MR SUPRIYA CHAKRABORTY [PAN No.: AJCPC1122E] [Aadhaar No.: 343822400391]** S/o Mr. Shyamal Kumar Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, being the R/o 2/47 Shivaji Road, A-Zone, Durgapur - 713204, PS - Durgapur, District: - Paschim Bardhaman, West Bengal, India, AND (4) **MR PINAKI PAUL [PAN No.: CQBPP6466Q] [Aadhaar No.: 947150864784]** S/o Mr. Madhabendu Paul, by faith - Hindu, by Nationality - Indian, by Occupation - Business, being the R/o Babuisole Colony, PO: Baktar Nagar, Andal, Pin - 713321, District: - Paschim Bardhaman, West Bengal, India hereinafter collectively and severally called and referred to as the **DEVELOPER** (which Expression shall unless otherwise Excluded by or Repugnant to the Context be deemed to mean and include its Successors, Successors-in-Interest and/or Assigns) of the **SECOND PART**.

WHEREAS the Landed property delineated as in schedule 'A' hereunder belongs to the aforesated Vendor to the extent of 10 Decimal in RS Plot No.: 437 as he/they have purchased the same from the then owner(s) vide Deed of Sale being No.: I-02171 for the year 2014 dated 14/03/2014 registered before the Office of the ADSR at Durgapur.

WHEREAS all that pieces and parcels of the Landed property delineated as in schedule 'A' hereunder belongs to the aforesated Vendor to the extent of 42 Decimal in RS Plot No.: 435;

of which an area admeasuring 21 Decimal was been purchased from the then owner(s) vide Deed of Sale being No.: I-04099 for the year 2013 dated 13/08/2013 registered before the Office of the DSR-I at Burdwan, an area admeasuring 19.83 Decimal was been purchased from the then owner(s) vide Deed of Sale being No.: I-04100 for the year 2013 dated 13/08/2013 registered before the Office of the DSR-I at Burdwan and an area admeasuring 1.17 Decimal was been purchased from the then owner(s) vide Deed of Sale being No.: I-04487 for the year 2013 dated 12/09/2013 registered before the Office of the DSR-I at Burdwan.

WHEREAS all that pieces and parcels of the Landed property delineated as in schedule 'A' hereunder belongs to the aforesated Vendor to the extent of 25 Decimal more or less in RS Plot No.: 434; of which an area admeasuring 17 Decimal was been purchased from the then owner(s) vide Deed of Sale being No.: I-06258 for the year 2014 dated 06/08/2014 registered before the Office of the ADSR Durgapur and an area admeasuring 8.33 Decimal was been purchased from the then owner(s) vide Deed of Sale being No.: I-03168 for the year 2015 dated 04/05/2015 registered before the Office of the ADSR Durgapur.

WHEREAS all that pieces and parcels of the Landed property delineated as in schedule 'A' hereunder belongs to the aforesated Vendor to the extent of 25 Decimal more or less in RS Plot No.: 433; of which an area admeasuring 19.9688 Decimal was been purchased from the then owner(s) vide Deed of Sale being No.: I-04259 for the year 2013 dated 22/05/2013 registered before the Office of the ADSR Durgapur, an area admeasuring 6.25 Decimal was been purchased from the then owner(s) vide Deed of Sale being No.: I-04258 for the year 2013 dated 22/05/2013 registered before the Office of the ADSR Durgapur; and, an area admeasuring 0.78125 Decimal was been purchased from the then owner(s) vide Deed of Sale being No.: I-04820 for the year 2013 dated 08/10/2013 registered before the Office of the DSR-I, Burdwan.

WHEREAS the Landed property delineated as in schedule 'A' hereunder belongs to the aforesated Vendor to the extent of 100 Decimal in RS Plot No.: 512 as he/they have purchased the same from the then owner(s) vide Deed of Sale being No.: I-05938 for the year 2013 dated 27/12/2013 registered before the Office of the DSR-I at Burdwan.

WHEREAS thereafter while in lawful possession and ownership over the said schedule property in RS Plot No.: 437, 435, 434, 433, 512 with such appertaining LR Plot Nos and as such recorded his/her/their name(s) before the Office of the BL&LRO, Durgapur in LR Khatian No.: 974 and aftermath of which the First Party has offered to deliver and grant 1 Acre or 100 Decimal of Land for construction of the proposed multi-storied building out of the total landed property morefully delineated vide the LRROR; of which and until now the present vendor is in uninterrupted possession and ownership having every unfettered right, title, interests over the schedule premises thereon and paying taxes and levies thereon & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as they became the owner(s) of the land and forming part of the said R.S Plot Nos more-fully described in the schedule hereto.

WHEREAS the First Party(s) as aforementioned is the absolute and lawful owner of the said immovable property as schedule below and since then he / they're in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance

or disturbances from any corner; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has been exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

WHEREAS the first party(s) is desired to get the aforesaid landed property developed into a Multi-storied Building complex constructed thereon through any Sincere, Responsible and Reputed Builder and the Second Party after having come to know of such intentions of the First party; approached the First Party and therefore the First party(s) agreed to the proposal of the Second Party with regard to the development & construction of the proposed Multi-storied Building complex upon the said below schedule landed property.

AND WHEREAS the desire to develop the First schedule property by construction of a multi-storied building complex(s) up to the maximum limit of floor consisting of so many flats, unit(s), complex(s), and parking space(s), space(s), etc. as per plan approved by the ADDA / Durgapur Municipal Corporation and other competent authority(s) but the owners / vendors, are out for a suitable venture with the Second Party for new business shortcomings and for the said reason the First Party(s) is in search of a Developer for the said development and construction work and as such & after prolong discussion between the party(s) assign and appoint the second party(s) as Developer(s) to develop and construct the said property forming into a residential complex(s).

AND WHEREAS While in peaceful enjoyment of the scheduled property, the said Owners being Desirous of Developing the said Scheduled Plot of Land and Construct a Multi-storied Building thereon in accordance with the Sanctioned Building Plan through an Efficient, Experienced & Financially-sound Developer. Accordingly, the said Owners have Approached & Expressed their Desire to the said Developer, being M/s. NIRVANA VRIDDHI, a Competent, Financially Sound and Experienced in Civil Construction Work having Reputation in this regard, for Development & Construction of the Proposed Multi-storied Building Consisting of Several Self-contained Residential Flats/Commercial Spaces and Car Parking Spaces (C.P.S.) on the said Premises.

AND WHEREAS upon the aforesaid Representation of the said Owners and subject to Verification of the Title of the Owners concerning the said Premises, the Developer has Agreed to Develop the said Premises Constructing a Multi-storied Building Comprising of Several Flats/Commercial Spaces and Car Parking Spaces on the said Premises in accordance with the Sanctioned Building Plan and as per Specifications at the Cost and Responsibility of the said Developer.

NOW THIS INDENTURE WITNESSETH AND IS AGREED AMONG THE PARTIES AND THEREFORE REDUCED IN WRITING AS HERETO:

1 - OWNER(S) / VENDOR(S) / & DEVELOPER(S): - Shall mean names and details as envisaged above as First and Second Party thereto.

- (a) **"PREMISES"** shall mean and more-fully described as in schedule hereto which is presently under Durgapur P.S., Mouza: Gopalmath, Dist. – Paschim Bardhaman.
- (b) **"BUILDING"** shall mean the Multi-storied Building consisting of several Self-contained Residential cum Commercial Flats / Apartments / Commercial Spaces / Car Parking Spaces and other Service Areas, Common Areas, Stairs, Staircases, etc. to be constructed with the maximum Floor Area Ratio (F.A.R.) available or permissible under the rules and regulations by the said Developer upon the Scheduled Premises according to Sanctioned Plan from the competent authority.
- (c) **"COMMON AREAS AND FACILITIES"** shall mean and include Corridors, Stairs, Staircases, Passages, Driving-ways, Pump-Room, Tube-well, Underground Reservoir, Overhead Water-tank, Water-pump-motor and other Facilities which may be mutually agreed among the Parties hereto and as may be required for the Establishment, Location, Enjoyment, Provisions, Maintenance and/or Management.
- (d) **INTERNAL DEVELOPMENT WORKS"** means roads, footpaths, water supply, sewers, drains, parks, tree planting, street lighting, provision for community buildings and for treatment and disposal of sewage and sullage water, solid waste management and disposal, water conservation, energy management, fire protection and fire safety requirements, social infrastructure such as educational health and other public amenities or any other work in a project for its benefit, as per sanctioned plans.
- (e) **APARTMENT / UNIT** whether called block, chamber, dwelling unit, flat, office, showroom, shop, commercial spaces, godown, premises, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building or a plot of land, used or intended to be used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of used ancillary to the purpose specified
- (f) **"UNDIVIDED SHARE"** shall mean the Undivided & Impartible Proportionate Share in the Land Attributable to any Flat(s)/Apartments/Commercial Spaces/Car Parking Spaces of the proposed Multi-storied Residential cum commercial Building as aforesaid.
- (g) **"ARCHITECT"** and **"ENGINEER"** shall mean any Professional and/or Expert Person or Firm appointed or nominated by the said Developer as the 'Architect' / Engineer for the Proposed Multi-storied Building to be constructed on the said Premises of the Owners.
- (h) **"BUILDING PLAN"** shall mean the Plan for the Purposes of Construction of the proposed Multi-storied Residential Building to be Sanctioned by the ADDA / Durgapur Municipal Corporation / Appropriate Authority in the name of the owners at the cost of the said developer and shall include such renewal or revival or amendments thereto and/or modification thereof made or caused by the said developer.



- (i) "TRANSFER" with grammatical variations shall mean and include the Transfer by Possession or by any other means Adopted for Effecting what is understood as a Transfer of Flat/Space / commercial space with Ownership in the Proposed Multi-storied Building to the Intending Purchaser(s) or Nominee(s) of the said Developer from the Allocation of the said Developer.
- (j) "FORCE MAJEURE" shall mean Flood, Earthquake, Riot, Storm, Tempest, Civil Commotion, Strike, Lock-out or any other Acts or Commissions beyond the Control of the Party Affected thereby.
- (k) "COMMON EXPENSES" shall mean and include all Expenses to be Incurred for the Maintenance, Management, Up-keeping, Security, Administration of the Proposed Multi-storied Building and in particular the Common Areas and Installations and other Common Purposes and Rendition of Services in common to the Occupiers.
- (l) "ADVOCATE" shall mean Mr. Rakesh Chakraborty, Ld. Advocate of Durgapur Court, Dist.: - Paschim Bardhaman, who is been appointed by both the parties in due consultation as paneled Advocate for Drafting of all Agreements, Sale-Agreements, Sale-Deeds, and Registration thereof and all Legal Matters relating thereto and also for Legal Advices.
- (m) "VACANT POSSESSION" shall mean the Delivery of Peaceful Vacant Possession by the Lawful Owners in favour of the said Developer on or before the Commencement of the Construction of the Proposed Multi-storied Building or at the time of execution of this agreement or as soon as the Appropriate Authority Requires the same for the Purpose of Sanctioning the Building Plan.
- (n) "OWNERS' ALLOCATION" shall mean and include, of the Proposed Multi-storied Residential cum Commercial Building on the said Land/Premises in all respects by the said Developer according to the said Sanctioned Plan as hereto : -
- i) **ALLOCATED AREA TO THE VENDOR:** In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves out of the profits arising from the said development as is hereinafter provided. As acknowledged by the Vendor(s), the Developer will deliver 30% (THIRTY) PERCENT OF THE SUPER BUILT-UP AREA OF THE SANCTIONED AND APPROVED PLAN from the competent authority of the stated development works of such construction area over the said premises to be delivered as per sanctioned and approved Plan together with undivided, impartible and proportionate interest over the said landed property of the said proposed residential and commercial building.
- In execution of this agreement and receipt whereof the Vendor(s) doth hereby admit, acknowledge, acquit, release and discharge the Developers forever and shall handover the vacant and peaceful possession of the said property to the Developers for the purpose of development.

Also it is noted further that the area allocation shall be in a fashion as in thirty percent of the Super Built-up Area of entire ground floor and similarly thirty percent of the

Super Built-up Area of entire proposed building from 1st floor to the last sanctioned floor consisting of flats, shops and car parking spaces and commercial spaces and spaces as per the approved plan from the competent authority. Moreover, the landowner shall have to make their choices of their respective Unit(s) from that "thirty percent of the Super Built-up Area" from every floor, viz., from the Ground floor to the last sanctioned floor and the same is acknowledged by the Vendor thereof.

1.1 "DEVELOPER'S ALLOCATION" Shall mean the entire proposed multi-storied building except the said aforesaid owner's part with such maximum floors as being sanctioned and approved by the ADDA / Durgapur Municipal Corporation and/or competent authority(s) together with undivided, impartible and proportionate interest unto the said land.

(o) "WORD IMPORTING SINGULAR" shall include Plural and vis-à-vis.

2. THE SAID OWNERS DECLARE AS FOLLOWS :-

- (a) That the said Owners have good Right, Title and Interest in the Scheduled Premises and are fully possessed of and/or well & sufficiently entitled to the said Premises.
- (b) That the said Premises is Free from all Encumbrances, Charges, Lis-pendens, Leases, Occupancy Right, Acquisition, Requisition, Liens, Attachment, Trust, Claims, Demands and Liabilities whatsoever or howsoever.
- (c) Save and Except the said Owners, No other Person has any Right, Title, Interest in the said Premises or any part thereof as Licensee, Mortgagee, Purchaser or otherwise. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise.
- (d) That the Vendors hereby declare that no notice from Government or any other body or authority or under the Panchayat / Municipal Act or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body or authority.
- (e) That the Vendor hereby authorize the Developers to sign banking documentations regarding bank finance and other requisite formalities and execute applications, writings, undertakings for amalgamation, layout, subdivision, building plans and other assurances and submit the same to the Municipal / Panchayat and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in


this Agreement shall be borne and paid by the Developers. The Second Party shall be entitled to mortgage the subject noted landed property to avail bank finance and First Party hereby admits that he/they shall have no-objection in this regard in any manner.

- (f) To execute necessary documents and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016 aka WBHIRA, The Real Estate (Regulation and Development) Act, 2016 aka RERA.
- (g) Save and Except with the said Developer herein, the said Owners or either of them have never executed any Agreement for Sale or otherwise Transfer of the Premises or any part thereof or any Power of Attorney or any other Documents concerning & pertaining to the said Premises or any part thereof in favour of any other Person or have otherwise dealt with the said premises or any part thereof nor has accepted any earnest money or any such consideration thereof from any other Person or Persons.
- (h) The said Owners have No Difficulty in Complying with all other Obligations here under.

3. THE SAID OWNERS AND THE SAID DEVELOPER DO HEREBY DECLARE AND COVENANT AS HERETO :-

- i) That the said Owners hereby hand-over the vacant possession of the Plot as Detailed in Schedule-A Free from all encumbrances and grant exclusive right to the said developer to undertake the construction of the proposed multi-storied building in accordance with the Building Plan to be sanctioned by the Appropriate Authority.
- ii) That the said Owners has agreed to mutate the names of themselves in the Record of the Concerned BL&LRO, Faridpur-Durgapur as well as in the Record of such other relevant dept. The Owners has further agreed that the expenses against such and in that regard and the requisite / pending rents at BL&LRO as well as the taxes / levies shall be paid & borne by them making those accounts as regular & updated before commencing the construction.
- iii) The Developer(s) prior to the execution of this agreement already examined and satisfied about the title deeds, various plans including building plan and all other relevant and necessary documents and has also made all essential and appropriate enquiries and has accepted the specifications of the materials to be used and measurements, dimension and designs and drawings and boundaries of the said Project/Buildings/Apartments and after been satisfied about the same entering into this agreement and have no objection thereof.



- iv) That the said Developer has agreed to develop and improve the said property ready for construction of the proposed multi-storied building at its own cost and expenses after executing these presents with the said owners.
- v) That all Applications, Plans and other Documents, as may be Required by the Developer for the purposes of obtaining necessary sanction of the building plan and/or its alterations/modifications/ variations of the building plan to be sanctioned by the appropriate authority shall be prepared and submitted by the said developer for and in the name of the said owners at the developer's own cost and expenses, and if any alterations/modifications/revival for making further plan for the proposed multi-storied building are required, the said developer shall sit with the owner and make the alteration final and for that purpose, then the said owner shall put his/their necessary signatures.
- vi) That the Owners of the said premises, more particularly described in the schedule-A hereunder written, have agreed to allow the said developer for preparing the scheduled land by doing preliminary developmental work to improve the same to make it fit for the purposes of initial survey, taking correct measurement and for the construction of the multi-storied residential building consisting of several flats & parking spaces as per sanctioned building plan and as per specifications on the said premises or part thereof.
- vii) After signing of this Development Agreement, the Owner(s) of the aforesaid premises will empower any or all of the representative of the said developer company by executing a Registered Development Power of Attorney except the Owner's Allocation to Do, Act, Execute, Perform the necessary activities for the purposes of the said development and construction of the proposed multi-storied residential and commercial building upon the scheduled premises as per building plan and specifications and to enter into sale agreements with the intending purchasers in respect of the flats / commercial spaces / car parking spaces, etc. under the said developer's allocation and/or to receive any amount of earnest money or advance towards consideration in respect of the said developer's allocation only out of the total sanctioned area of the proposed multi-storied residential cum commercial building and also empowering him / them to sell the said flats / commercial spaces / car parking spaces, etc. under the said developer's allocation on behalf of the owners by executing and presenting the Deed of Sale / Agreement to Sale before the A.D.S.R., Durgapur for Registration.
- 
- viii) That for the Purpose of getting the Building Plan Sanctioned, the said Owner and Developer, if required, shall Sign all Applications, Petitions, Affidavit, Drawings, Sketches and for getting such alternative or modified plan or further plan to be sanctioned by the Authority and represent & appear, before the concerned authority and in their names and on their behalf in connection with all of the matters as aforesaid and in such circumstances, the owner shall extend their assistances, co-operations and signatures as and when necessary, to the developer for the interest of the proposed multi-storied residential building.

- ix) That the Developer shall construct the proposed multi-storied residential cum commercial building on the said premises at its own cost in accordance with law and also as per building plan and during the construction and after construction, the said developer shall arrange to sell the constructed areas, being the said developer's allocation, together with undivided and impartible proportionate share in land and other common rights to the intending purchasers and shall receive part or full consideration money from the sale of the constructed areas of the proposed multi-storied residential and commercial building, being the said developer's allocations, to be erected at the cost of the said developer and for the same. Upon completion of the said housing project, the said developer shall obtain completion certificate in respect of the said project at their cost & expenses from the Authority taking assistance from the said Architect.
- x) The Developer shall have the Right to Look-after, Manage, Supervise, Conduct and Do all and every Acts, Deeds, Matters and Things necessary for the purposes of developing and improving the said premises in order to make it perfect in all respects for construction of a multi-storied residential cum commercial building complex thereon in accordance with the building plan and the owners shall have no-objection whatsoever in respect thereof at any time in future.
- xi) The Proposed Multi-storied Residential Building shall be constructed in accordance with the sanctioned building plan and/or sanctioned modified building plan if the developer construct the proposed building in deviation of the sanctioned building plan and/or the sanctioned modified building plan and in such event, if the authority adopts any legal steps against the owners, the owners shall have no obligation to the effect nor can the owners be held responsible for such unauthorized construction by the developer. Moreover, for such unauthorized construction, if any demolition proceeding is initiated by the authority against the owners; it would be the sole responsibility of the developer to settle the said dispute and/or pay the amount of penalty if imposed by the appropriate authority.
- xii) In the event of the demise of any of the owners during the subsistence of these presents, the legal heirs of the demised owner shall sign, execute all or any papers and/or documents as may be required by the said developer for completion of the said multi-storied residential building being the subject matter of this agreement and shall always act and do all the necessary acts and things which the owners are under obligation to do under these presents at all material times without any hindrance or demur.
- xiii) The Developer shall, at its own cost, construct and complete the proposed multi-storied residential cum commercial building at the said premises in accordance with building plan and conforming to the specifications as mentioned as per the said Schedule hereunder written and as may be recommended by the architect from time to time appointed for the purposes and

1/11/11

it is hereby clearly understood that the decision of the architect regarding the quality of the materials shall be final and binding on the parties hereto.

- xiv) That the Developer shall Install at the said Building on the said Premises a Water Storage Reservoir, an Overhead Tank, a Pump for Lifting Water to Overhead Tank, Electric Wiring and Installations of other Facilities as are Required to be Provided in the Proposed Multi-storied Residential cum commercial Building to be Constructed for Sale of Flats & parking spaces therein on Ownership basis, as mutually Agreed.
- xv) That the said Developer shall make, build, construct, supervise and carry-out all the acts through the contractor and/or sub-contractors in such manner as thought fit and proper by the said developer for such construction of the proposed multi-storied residential cum commercial building according to the building plan to be sanctioned by the authority and as per schedule specifications on the said premises.
- xvi) That the said Developer are authorized by the owners in so far as it is necessary to apply for and obtain temporary connections of drainage, sewerage and/or other facilities, if required for the purposes of construction of the proposed multi-storied residential cum commercial building.
- xvii) That from the date of making-over possession of the said premises to the developer, the rates and taxes and all other outgoings in respect of the said premises shall be borne and paid by the developer till completion & handing-over of the Flats/Spaces to the Prospective Buyers and the Owners; and the Developer will assist the Buyers to form an association or society for smooth running of the entire premises.
- xviii) That the Owners and the Developer shall abide-by all the terms and conditions of this agreement and shall extend necessary co-operation and put their best efforts to make the proposed project a successful and model one.
- xix) That the owners hereby declare that the premises, as mentioned in the schedule-A hereunder written, has good and clear marketable title and the owners also hereby undertake to indemnify and to keep the said developer indemnified from and against any third party claim, action and demand whatsoever. The owners shall settle the local dispute & difference if any arises during the construction of the proposed building.
- xx) The owners shall not interfere with the construction work of the proposed multi-storied residential building by the said Developer, but the owners have every right to inspect the construction at any point of time till completion of the construction work.
- xxi) The Time for Completion of the Proposed Multi-storied Residential and commercial Building is scheduled by 60 (Sixty) Months with a grace period of 06 (six) Months and shall commence w.e.f. the date of sanction of the plan of

the proposed multi-storied residential cum commercial building by the appropriate authority. The time for completion may be extended for such further period as may be required due to force majeure.

- xxii) That the Owners will be responsible for any kind of dispute if any, arises due to any act or deed related to the title of the scheduled premises or predecessor-in-title of the said property.
- xxiii) That the Owners shall have No-Objection in respect of the purchase of the flats &/or parking spaces &/or commercial spaces by the intending purchasers out of the developer's allocation and if those flats &/or parking spaces &/or commercial spaces are sold and financed through any such financial institutions or Banks viz., SBI, Allahabad Bank, PNB, HDFC, LIC, HFL or any other Financial Organizations; and the Developers shall be free to execute any agreement(s) either Sale or otherwise with such intending purchaser(s) or with the Banker(s) if required taking the details of stated Owner(s) in loop.
- xxiv) That likewise, the Developer shall have No-Objection in respect of the purchase of the flats, commercial spaces &/or parking spaces by the intending purchasers out of the Owner's allocation and if those flats &/or parking spaces are sold and financed through any such financial institutions or Banks viz., SBI, Allahabad Bank, PNB, HDFC, LIC, HFL or any other Financial Organizations; and likewise the Owner(s) shall be free to execute any agreement(s) either Sale or otherwise with such intending purchaser(s) or with the Banker(s) if required, citing the details of stated Developer(s), being made a confirming Party thereof to such proposed agreement to sale. And, in that sense the Owner(s) could take the said amount so received from the intending purchaser(s) against such proposed Unit(s) in his account; and the Developer(s) shall not have any objection thereon in relation to the sale proceeds of the said area.
- xxv) That the Owners shall have no claim on the sale proceeds of the said constructed area in the proposed multi-storied building other than the owners' allocation in the proposed multi-storied residential cum commercial building, as described in the schedule, which shall rightfully belong to the developer in consideration of its investment and endeavour in erecting the proposed multi-storied residential cum commercial building on the said scheduled premises as mentioned in the Schedule-A hereinafter written below.
- xxvi) That the Owners shall have no right to object to the price to be claimed by the said developer from its intending purchaser or purchasers in respect of the constructed areas in the proposed multi-storied residential cum commercial building other than the owners' allocation and vice-versa as mentioned in the Schedule hereinafter written below.
- xxvii) That the Owners have No Objection on being Treated as Owners of the Flats to be Constructed as Described in the Schedule-B hereafter written below even under the West Bengal Apartment Ownership Act XVI of 1972 subject to all


subsequent Amendments and/or the Developer taking all necessary Steps towards Registering the aforesaid Construction comprising of several Self-contained Flats and parking spaces under the West Bengal Apartment (Regulation of Construction and Transfer) Act XVIII, 1979. The Cost of Maintenance and Taxes and Rates shall be borne by the Owners proportionately with the Developer or their Assignees as per the Rules and Bye-Laws to be prepared for the Purposes.

xxviii) That the said Developer shall Complete the Owners' Flats and Commercial spaces in the proposed Multi-storied Residential cum Commercial Building Described in the Schedule-B hereunder written below Complete in all respects including Electrical Fittings and Fixtures, Fixing of Flash Doors and Windows, Plumbing Works, Parish Work in the Inside Wall etc. as per the Building Plan and Scheduled Specifications and shall Deliver Possession of the same to the Owners within a Month or two from the Date of Completion of the same.

xxix) That the developer shall institute, conduct or prosecute any suit or legal proceedings in the name of the owners and vice-versa that may be found necessary to be filed against the adjoining owners of the said premises and/or any person or persons in connection with the said premises or promotion thereof and the proposed multi-storied residential cum commercial building to be constructed thereon and also shall defend any suit or proceedings on behalf of the owners and shall give necessary instructions on behalf of the owners, and the owners shall sign the Vakalatnama, plaint, petition, affidavits and other pleadings and papers that may be required to be filed in connection with such suits and proceedings and shall verify and affirm the same and do all other acts, deeds, matters and things as may be necessary for proper conduct thereof and preserving the best interest of both the owners and the developer herein.

xxx) That each term of this agreement is the consideration for the other and failure to comply with the terms and conditions of this agreement by either of the parties hereto shall be cause of action for the other party to file a suit for specific performance of the said contract and all the costs and consequences for the same shall be borne by the defaulting party.

4. IT IS FURTHER AGREED AMONG THE OWNERS AND DEVELOPER AS FOLLOWS:-

- 
- i) That as soon as the proposed multi-storied residential and commercial building is completed, the said developer shall give notice to the owners requiring the owners to take possession of the owners' allocation and/or can sale to such intending purchaser(s) in the proposed multi-storied residential cum commercial building and after 30 (thirty) days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of rates & taxes, duties and other public outgoings and impositions whatsoever, payable in respect of the owners' allocation, provided that the said rates to be apportioned on pro-rata basis with the saleable spaces in the

proposed multi-storied residential building if they are levied on the said building as a whole.

- ii) That the Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities and keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default made by either of them.
- iii) That as and from the date of service of notice of possession, the owners or such intending purchaser(s) / allottee out of the said owner's allocation will also be responsible to pay and bear the service and maintenance charge for the common facilities in the constructed building payable with respect to the owners' allocation, and such charges are to include proportionate share of premium for the insurance of the said constructed building, water, fire and scavenging charges and taxes, light, sanitation, repair and renewal, charges for bill collection and management of the common facilities, renovation, replacement and maintenance charges and expenses for the said building and of all common wiring, pipes, electrical and mechanical installations, appliances and equipment, stairways, corridors, passageways, gardens, parkways and other facilities whatsoever as may be mutually agreed from time to time, provided that if any additional insurance premium, costs and expenses by way of and for maintenance are required to be incurred for the said building by virtue of any particular use and/or in the accommodation within the owners' allocation or any part thereof, the owners shall be exclusively liable to pay and bear and reimburse such additional costs and expenses to the developer.
- iv) That neither party shall use or permit to be used the respective allocations in the proposed building or neither any portion thereof for carrying-on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other purchasers/occupiers of the apartments of the proposed building.
- v) That neither party shall make any structural alteration in their respective allocations without the previous consent of the other provided, however, such alteration shall always be made with the approval of the appropriate authority as may be required for the purpose.
- vi) That both the parties shall abide-by all statutory rules and regulations, bye-laws etc. as the case may be and shall be responsible for any deviation, violation and/or breach of any of the said Laws, Bye-laws, Rules and Regulations.
- vii) Possession to Transferees: If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall handover the same to the Owner, complete in all respect after receiving payment for Generator, DMC Water Connection and other amenities and facilities. In this regard it is clarified that upon completion of the Project, the Developer shall give 30 (Thirty) days' notice to the Owner for taking possession and making the required payment.



- viii) That neither Party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and either party shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- ix) That neither Party shall throw or accumulate any rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the proposed building or in the compounds, corridors or any other portion or portions of the proposed building.

5. THE OWNERS HEREBY AGREES AND COVENANT WITH THE DEVELOPER AS FOLLOWS :-

- i) Not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developer's allocated portions in the proposed building at the said premises.
- ii) Not to let-out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the said developer during the period of construction.
- iii) To remain bound to execute all agreements for sale or transfer concerning the said developer's allocation and shall remain bound to execute a development power of attorney empowering the said developer or developer's agent to execute all such agreements for sale or transfer for and on behalf of the owners concerning the said developer's allocation of the proposed building at the said premises.
- iv) To hand-over the original documents, file of the owners in respect of the said premises to the developer at the time of execution of these presents.
- v) That the Owner has offered the total area of land thereon for development and construction of a multi-storied building complex consisting of flats / apartments, commercial spaces, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots. Moreover and most importantly, the Vendor(s) hereby authorizes and grants NOC to the Developer that they can amalgamate any land adjacent thereto with the land as below schedule for the sake of the proposed project; and declare further that by doing so neither the share of the stated development shall change nor the Vendor shall object and/or shall raise any such objection thereto for such amalgamation, and shall not affect the allocated share of the stated vendor hereof.
- vi) Development Cost: - The Development Cost mean and include (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities. The Developer will collect the Development Cost of Developer's Allocation. The Developer will also collect the respective DMC



Water Connection Charge, Generator Charge from Transferees/ Owner's (as the case may be) of the units fall under the Owner's Allocation. Owners will keep the rest of the Development Cost collected from the Transferees related to Owner's Allocation. However individual Transferees will bear any statutory cost payable to the Government authorities related to their respective unit.

6. **THE SAID DEVELOPER DOTH HEREBY AGREE AND COVENANTS WITH THE OWNERS AS FOLLOWS :-**

- i) To appoint architect for the proposed multi-storied residential building and take necessary sanction of the building plan from the authority as per permissible rules and obtain maximum sanctioned area of the proposed building.
- ii) Not to violate or contravene any of the provisions or rules applicable to construction of the proposed building.
- iii) Not to do any act, deed or thing whereby the owners are prevented from enjoying, selling, assigning and/or disposing of any of the owners' allocation in the said building at the said premises.
- iv) Not to Part with Possession of the Developer's Allocation or any Portion thereof unless possession of the owners' allocation is delivered to the owners, however, it will not prevent the developer from entering into any agreement for sale or to deal with the developer's allocation.
- v) Wherefore, it is also noted hitherto that the developer shall not acquire any right, title or interest in the said land/premises until and unless the deeds of transfer(s) / Sale is/are executed by the owners and such owners shall agree to ratify all acts and things lawfully done by the developer; i.e., as it is needless to mention that **NO OWNERSHIP OF THE SAID PROPERTY IS HEREBY TRANSFERRED IN FAVOUR OF THE DEVELOPER HEREIN VIDE THIS DOCUMENT.**

7. **MUTUAL COVENANTS AND INDEMNITIES :-**

- i) The Owners hereby agree and undertake that the developer shall be entitled to the said construction and shall enjoy its allocated areas without any interference or disturbances provided the developer performs and fulfills all the terms and conditions herein contained and/or on its part to be observed and performed.
- ii) The Owners and the Developer hereby declare that they have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between them in any manner nor shall the parties hereto constitute an association of persons.
- iii) Immediately upon obtaining vacant possession of the said premises from the owners, the developer shall be entitled to demolish the existing building (if any) and all salvage materials and debris arising therefrom shall belong only to the developer.



- iv) Any notice required to be given by either of the parties to the other of them shall, without prejudice to any other mode of service available, be deemed to have been served if delivered by-hand and duly acknowledged or sent by pre-paid registered post with acknowledgement due to the last-known or recorded address of the party concerned.
- v) The Developer and the Owners shall mutually frame scheme for the management and administration of the proposed building and/or common parts thereof and agree to abide-by all the rules and regulations to be framed by any society/association and/or any other organization who will be in-charge of such management of the affairs of the proposed building and/or common parts thereof.
- vi) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any part thereof to the said developer by the owners or as creating any right, title or interest in respect thereof in favour of the said developer other than an exclusive license in favour of the said developer to do the acts and things expressly provided herein as also in the power of attorney to be given for the purpose provided, however, the said developer shall be entitled to raise fund from any bank or banks and vice-versa with respect to the schedule below property and to contract such building over the said premises of the Owners.
- vii) As the Developer shall be in liberty to take the sale proceeds of such intending purchaser credited to their account and also can raise demand with the said bankers / such other banking institution; likewise the owner(s) is also authorized to do the same of their respective allocation thereof.
- viii) That the Developer shall not make the Owner responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.
- ix) That Developer agrees to indemnify the land owner and vice-versa from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).
- x) As and from the date of completion of the proposed building, the said developer and/or its transferees shall each be liable to pay and bear the proportionate charges on account of rates and taxes and other statutory liabilities payable in respect of their respective spaces.



8. LIQUIDATED DAMAGES & PENALTY :-

- i) The parties hereto shall not be considered to be liable for non-performance of any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure conditions i.e. flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto.
- ii) If due to any willful act on the part of the said developer, the construction and completion of the proposed building is delayed, then in that event the developer shall be liable to pay such loss or damages to the owners as shall be determined by the arbitration to be conducted in accordance with the Arbitration and Conciliation Act, 1996.
- iii) In the event of the owners committing breach of any of the terms and conditions herein contained or delaying in delivery of possession of the said premises as herein before stated, the said developer shall be entitled to payments of and the owners shall be liable to pay such loss and damages as shall be determined by the arbitration to be conducted in accordance with the Arbitration & Conciliation Act, 1996 provided, however, if such delay shall continue for a period of 6 (six) months, then in that event, in addition to any other right which the said developer may have against the owners, the said developer shall be entitled to sue the owners for specific performance of this agreement or to rescind this agreement and claim refund of all the moneys paid and/or incurred by the said developer and such losses and damages which the said developer may suffer.
- iv) In the event, the said Developer is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the owners or owners' agents, servants, representatives or any person claiming any right under the owners, then and in that case, the said developer shall have the right to claim refund of all sums, if any, paid by the said developer to the owners in the meantime and shall also be entitled to claim loss and damages which the said developer may suffer but the said developer's right to sue for specific performance of contract shall remain unaffected.
- v) That the Landowners / Vendors having had executed this Agreement in favour of the said mentioned above Developers(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be or is been sanctioned by ADDA / Durgapur Municipal Corporation, BL&LRO, FIRE Dept., and/or other concerned authority(s). Moreover, any and/or all of the partners or their representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).



9. SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

10. ARBITRATION:

All disputes or differences whatsoever arising between the parties hereto touching the construction, meaning, operation or effect of this contract or relating to the contract or breach thereof shall be settled by arbitration by three arbitrators, one to be appointed by each party and one shall be the Ld. Advocate himself who has drafted the deed to the difference in accordance with or subject to the provision of the Arbitration & Conciliation Act, 1996 or any statutory modification thereof for the time being in force. The award shall be final and binding on the parties and the costs of arbitration shall be borne by the parties equally.

11. VIII- CANCELLATION: -

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 24 (twenty-four) months with a grace period of 6 (six) months from the date of ground breaking ceremony; if the developer fails / neglects to construct such stages of work over the said property due to their willful default. Furthermore, it is expressly mentioned and broached that the Developer(s) has also every right to cancel and/or rescind this agreement if the Landowners / First Party fails or neglect to resolve any land related problem (if any) in relation to the said schedule property.



12. JURISDICTION OF THE COURT:

The Sub-Div. Court at Durgapur shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE – A ABOVE REFERRED
DESCRIPTION OF THE LAND TO BE DEVELOPED

ALL THAT Piece and Parcel of the Plot of Land under the nature and character as Baid situated under the jurisdiction of Durgapur Municipal Corporation, under Durgapur Police Station within Mouza: Gopalmath, J.L. No.: 003, recorded in LR Khatian No.: 974 (Nine hundred Seventy-four) within A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal, India expounded under following heads as hereto:

1. RS Plot No.: 437 (Four hundred Thirty-seven) appertaining to LR Plot No.: 431 (Four hundred Thirty-one), admeasuring a total area of 10 Decimal; of which 10 (Ten) Decimal being delivered to the aforesated Developer for construction of multi-storied residential cum commercial complex(s).
2. RS Plot No.: 435 (Four hundred Thirty-five) appertaining to LR Plot No.: 432 (Four hundred Thirty-two), admeasuring a total area of 42 Decimal; of which 42 (Forty-two) Decimal being delivered to the aforesated Developer for construction of multi-storied residential cum commercial complex(s).
3. RS Plot No.: 434 (Four hundred Thirty-four) appertaining to LR Plot No.: 433 (Four hundred Thirty-three), admeasuring a total area of 25 Decimal; of which 23.5 (Twenty-three point Five) Decimal being delivered to the aforesated Developer for construction of multi-storied residential cum commercial complex(s).
4. RS Plot No.: 433 (Four hundred Thirty-three) appertaining to LR Plot No.: 434 (Four hundred Thirty-four), admeasuring a total area of 25 Decimal; of which 3.04 (Three point Zero Four) Decimal being delivered to the aforesated Developer for construction of multi-storied residential cum commercial complex(s).
5. RS Plot No.: 512 (Five hundred Twelve) appertaining to LR Plot No.: 437 (Four hundred Thirty-seven), admeasuring a total area of 100 Decimal which is hereby purchased vide the said Deed; of which 21.46 (Twenty one point Four Six) Decimal being delivered to the aforesated Developer for construction of multi-storied residential cum commercial complex(s).

That the total area of land offered by the Vendor(s) to the Developer(s) herein for development of the schedule land for construction of multi-storied residential cum commercial complex(s) admeasures 1 Acre or 100 Decimal be the same a little more or less vide this document morefully been delineated vide a sketch map viz., **Butted and Bounded as hereto:-**

On the North	RS Plot No.: 438, 439
On the South	30" ft wide Katcha Road
On the East	RS Plot No.:436, 512
On the West	RS Plot No.:439, 429, 433(P), 432, 524.

TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION, AMENITIES, FACILITIES FOR BOTH FLAT AND COMMERCIAL SPACE)

ITEMS	SPECIFICATIONS
FOUNDATION	Pile Foundation
STRUCTURE	RCC framed structure.
ELEVATION	A unique blend of Modern architecture.
INTERIOR	Conventional brick work with Wall putty on the walls.
ELEVATOR	Elevator(s) in every block.
FLOORING	Vitrified tiles in living, dinning, kitchen and all bedrooms.
WATER SUPPLY	24 - Hours filtered water supply.
WALL MASONRY	200mm (external). Bricks; 100 mm (Internal). Bricks.
WALL FINISH	Interior - Putty finish walls. Exterior - Combination of antifungal paint.
ROOF	Tiles over waterproofing treatment.
KITCHEN	Granite top platform with stainless steel sink of reputed make and glazed tiles upto 2ft. height above the platform.
TOILET	Anti skid tiles in floor. Ceramic tiles up to door height. Provision for hot and cold water supply in each toilets. European style water closet. Elegant CP fitting.
DOOR	Entrance and Other Rooms - Flush doors.
WINDOW	Anodized Aluminium windows.
HARDWARE	Hardware fittings of reputed make.
PAINTING	Internal: Wall Putty over internal plaster. External: Plain & Texture Painting & Paints on MS Works.
SECURITY	24 hours Security surveillance with CCTV.
PLUMBING AND SANITARY	Soil and Waste Pipes - UPVC pipes of reputed make Sanitary Water Supply: CPVC
ELECTRICAL	Copper wiring in concealed conduits. TV cable point in living/dining. Modular switches.

[The above specification(s) may change / alter as per the then requirement and as per reliability of such specification(s) as specified; demand and improved / updated quality (better than today) of such materials / substance(s).]

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of Owner(s) / Vendor(s) and Developers are attested in the additional pages in this the Development Agreement being No. 1 (a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Owner / Vendor and Developer(s) hereto have set their hands on being aware of such legal terminology on this Day, Month and Year aforesaid and as such explained this indenture in vernacular before all parties and thereafter have affix and formulated their respective signatures after satisfaction with full of mental and physical competencies and presented this indenture for presentation before the Office of ADSR Durgapur, Paschim Bardhaman.

SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -

WITNESS:

1. parameswar Bauri
S/O Rajamoy Bauri
Bierudiha, Napara
P.Sm-48

SAMPRITHI HEALTHCARE INTERNATIONAL PVT. LTD.

Talguni Chatterjee
Authorised Signatory

**SIGNATURE OF FIRST PARTY
OWNER / VENDOR**

NIRVANA VRIDDHI

Arindya Sen
Partner

NIRVANA VRIDDHI

Supriya Chakraborty
Partner

NIRVANA VRIDDHI

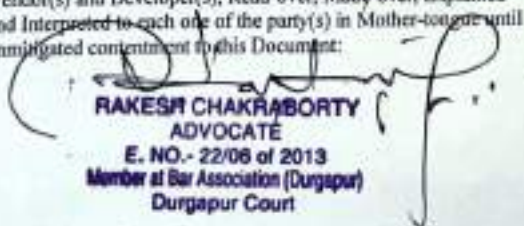
Pinali Paul
Partner

NIRVANA VRIDDHI

Suresh Chatterjee
Partner

**SIGNATURE(S) OF SECOND PARTY
DEVELOPER**

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Vendor(s) and Developer(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) in Mother-tongue until unmitigated contentment to this Document:


RAKESH CHAKRABORTY
ADVOCATE
E. NO.- 22/06 of 2013
Member of Bar Association (Durgapur)
Durgapur Court

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

GRN Details

GRN: 192021220049829151
GRN Date: 12/08/2021 08:02:45
BRN : 1526596564
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 12/08/2021 08:08:27
Payment Ref. No: 2001419333/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: RAKESH CHAKRABORTY
Address: DURGAPUR COURT
Mobile: 9474777815
Depositor Status: Advocate
Query No: 2001419333
Applicant's Name: Mr RAKESH CHAKRABORTY
Identification No: 2001419333/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

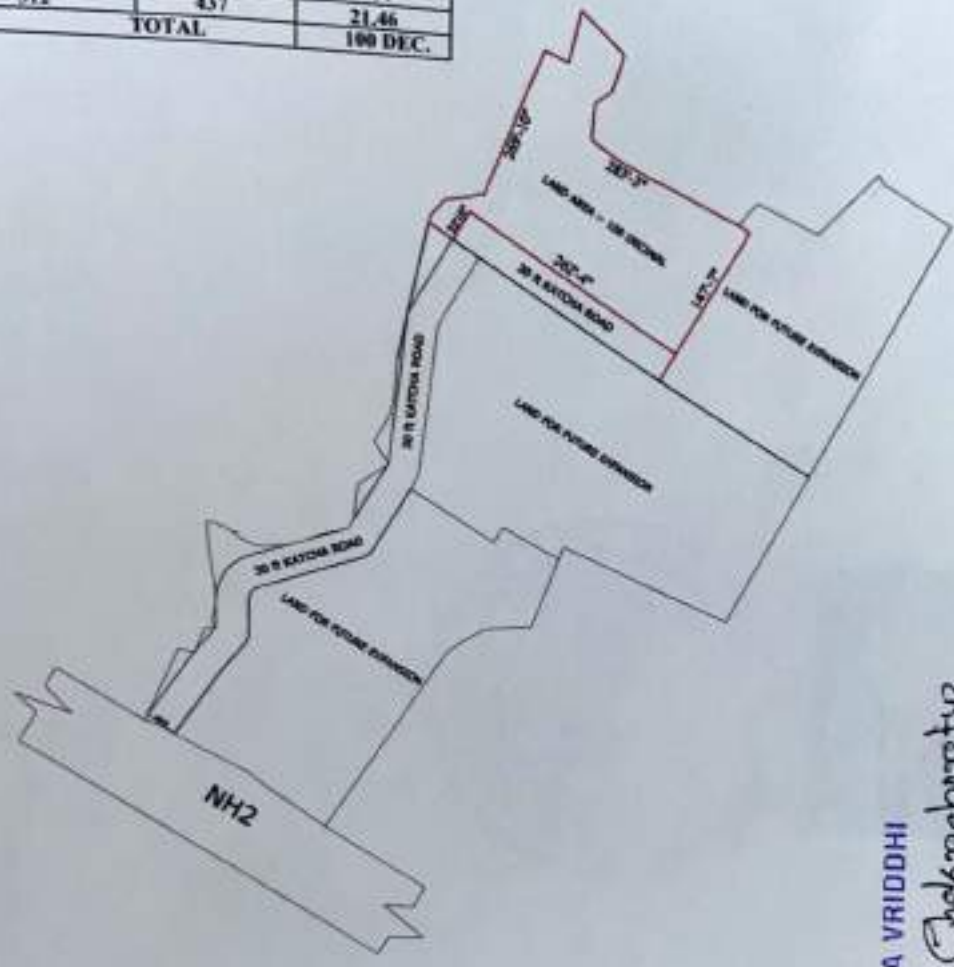
Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001419333/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	74910
2	2001419333/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	74924

IN WORDS: SEVENTY FOUR THOUSAND NINE HUNDRED TWENTY FOUR ONLY.

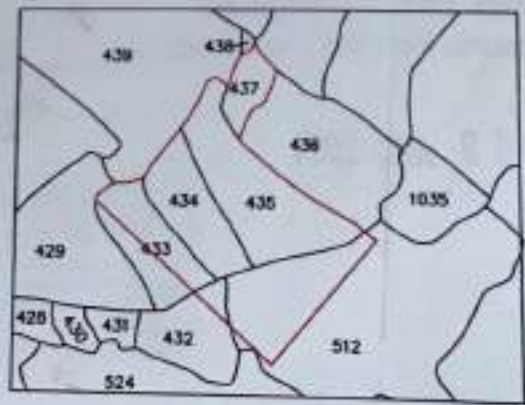
Showing by Red Bounded in R.S. Plot No-437,435,434,433,512, L.R. Plot No-433,434,437, of Mouza-Gopalmath P.S. Durgapur, J.L. NO-003
 Chhim Bardhaman

R.S PLOT NO	L.R PLOT NO	AREA IN DEC.
437	431	10
435	432	42
434	433	23.5
433	434	3.84
512	437	21.46
TOTAL		100 DEC.

DISTANCE FROM NH 2 0.200 KM



R.S. MAP OF INDEX



Byg 12-8-21

BISWAJIT BANERJEE
 Consulting Civil Engineer
 Durgapur Municipal Corporation
 54FT. Road, Durgapur-13, M.- 9434108108
 LIC. NO.- D.M.C/BPD/154

SANPRITHI HEALTHCARE INTERNATIONAL PVT. LTD.

Falguni Chatterjee
 SIGNATURE OF OWNER
 Authorised Signatory

NIRVANA VRIDDHI
Submitya Chakraborty
 Partner

NIRVANA VRIDDHI
Shuvro Chakrabarti
 Partner

NIRVANA VRIDDHI
Anindya Sen
 Partner

NIRVANA VRIDDHI
Pankaj Paul
 Partner

SIGNATURE OF SURVEYOR

SIGNATURE OF DEVELOPERS



ভাৰতীয় নিৰ্বাচন কমিশ্বন
পশ্চিম পূব
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ARZ2361194



নিৰ্বাচনীয় নাম : পৰামেশ্বৰ বৰুৱা

Electoral Name : Parameswar Barua

পিতৃৰ নাম : বসন্ত বৰুৱা

Father's Name : Basant Barua

লিঙ্গ/সঙ্গ : পুৰ / M

জন্ম তাৰিখ : 16/02/1999

Date of Birth



parameswar Barua

ARZ2361194

পিন কোড:

N0070, পশ্চিম বৰপেটা পল্লী, পশ্চিম
বঙ্গ, পিন কোড-713148

Address:

N0070, NARARA BALRIPARA, NARARA,
KAMRUPA, PASCHIM BARDHAMAN-713148

Date: 04/01/2018

276 - Durgapur Purba Constituency

Facsimile Signature of the Electoral
Registration Officer for

276 - Durgapur Purba Constituency

গোপনীয় নথি হিচাপে সংৰক্ষণ কৰা হৈছে।
কোনো ব্যক্তিৰ নামত এই নথিৰ অন্তৰ্ভুক্তি
কৰা হৈছে।

In case of change of address mention the Card No.
in the relevant Form (A) including your name in the
roll at the changed address and re-submit the card
with same number

267 / 678

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Falguni Chatterjee

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Subringa Chakraborty

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Pinaki Paul

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Amindya Sen

হস্তাসুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						
	বৃহদাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Shuroo Chakraborty

বাম হাত Left Hand						ফটো
	বৃহদাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

বাম হাত Left Hand						ফটো
	বৃহদাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

বাম হাত Left Hand						ফটো
	বৃহদাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED

CIN: U85200WB2020PTC237994

Email ID: sandeepsahu@yahoo.com

SHIPL/11/2021
20th July, 2021

TO WHOM IT MAY CONCERN

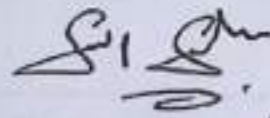
This is certify that the Updation of Name in the Land (Details is enclosed and Marked as Annexure – I) mutated in the name of Times Vanijya Private Limited, which was prior to Merger Known as Samprithi Healthcare Private Limited, Now Merged and the New Merged Entity is Known as Samprithi Healthcare International Private Limited

With reference to the Captioned Subject, this is to inform you that our Company Samprithi Healthcare Private Limited (Erstwhile Times Vanijya Private Limited, Name Change Certificate is enclosed as Annexure- II) has merged with new Company namely Samprithi Healthcare International Private Limited vide order no. RD/T/33160/S-233/21/8493-98 dated 30th March, 2021 (Copy of Order is enclosed as Annexure -III) passed by the Regional Director, Ministry of Corporate Affairs, Eastern Region, and pursuant to this merger all the assets and liabilities of the Company has transferred from the date of order in the name of the new Company "Samprithi Healthcare International Private Limited". Accordingly, we request this respected office to amended the name of the above land in the name of our new Company appears after merger of our existing company.

This amendment helps us in carrying our business and project smoothly, we are concluding with an expectation of earlier response to our request.

Thanking you

Yours truly
For Samprithi Healthcare International Private Limited



(Sandeep Sahu)
Director & Promoter



Encl: - As Above

DMC PREMISES NO. MNAV-62, BENGAL AMBUJA CITY CENTRE DURGAPUR-
713216



सत्यमेव जयते
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Nizam Palace, 2nd MSO Building 2nd Floor, Kolkata, West Bengal, India, 700020

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U74110WB2009PTC134428

I hereby certify that the name of the company has been changed from TIMES VANIJYA PRIVATE LIMITED to SAMPRITHI HEALTH CARE PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name TIMES VANIJYA PRIVATE LIMITED.

Given under my hand at Kolkata this Twenty sixth day of September two thousand nineteen.



K G JOSEPH JACKSON

Registrar of Companies
RoC - Kolkata

Mailing Address as per record available in Registrar of Companies office:

SAMPRITHI HEALTH CARE PRIVATE LIMITED

KMC Premises No. Matrika Apartment,, 35 Kalighat Road, G-2, Ground Floor, Kolkata, Kolkata, West Bengal, India, 700025

Samprihi Healthcare International Private Limited

Director

5/c

FORM NO. CAA. 12

[Pursuant to Section 233 Companies Act, 2013 and Rule 25(5) of Companies (Compromise, Arrangement & Amalgamations) Rules, 2016]

CONFIRMATION ORDER OF SCHEME OF AMALGAMATION BETWEEN SAMPRITHI HEALTHCARE PRIVATE LIMITED AND SAMPRITHI MULTITRADE PRIVATE LIMITED AND SAMPRITHI INFRACON PRIVATE LIMITED WITH SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED.

Pursuant to the provision of Section 233 of the Companies Act, 2013, the Scheme of compromise, arrangement or merger for transfer of Samprithi Healthcare Private Limited (Transferor Company) and Samprithi Multitrade Private Limited (Transferor Company) and Samprithi Infracon Private Limited (Transferor Company) with Samprithi Healthcare International Private Limited (Transferee Company) approved by their respective members and creditors as required under section 233(1)(b) and (d) of the Companies Act, 2013 is hereby confirmed with Appointed date as 01/08/2020 and subject to condition that :

- (i) Applicant Company has to comply with the provision of section 232(3)(i) read with proviso to section 233(11) of the Companies Act, 2013, if applicable.
- (ii) Notwithstanding anything contained in the Scheme, the employees of the Transferor Companies shall be entitled to all facilities, benefits etc. to which the employees of the Transferee Company is entitled,
- (iii) The Income Tax Department or any other authorities retaining its recourse for recovery against Transferee Company in respect of any existing or future tax/other liability of the Transferor Companies,
- (iv) Payment of Stamp Duty, if any, on transfer of immovable properties of Transferor Companies to Transferee Company, and
- (v) All legal proceedings and/or suits, appeal, prosecution, inquiry, inspection, investigation and other non-compliances of Statutory laws, if any, now pending by or against the Transferor Company shall be continued by or against the Samprithi Healthcare International Private Limited (Transferee Company)

and the scheme shall be effective from the date of this confirmation.

A copy of the approved scheme is attached to this order.

Date: This 30th March, 2021

Place: Kolkata

No.: RD/T/33160/S-233/21/ 8493 - 98

To

(D BANDOPADHYAY)
Regional Director(ER)

Date: 30/03/2021

- 1) **Samprithi Healthcare International Private Limited.....(Transferee Company)**
DMC Premises No. MNAV-62.
Bengal Ambuja City Centre, Durgapur,
Bardhaman, West Bengal - 713216

Samprithi Healthcare International Private Limited

Dispatched by: *S. Paul*
Signature: _____
Date: 31 MAR 2021

- 2) **Samprithi Healthcare Private Limited**.....(Transferor Company)
KMC Premises, Matrika Apartment,
35, Kalighat Road, G-2, Ground Floor,
Kolkata - 700025
- 3) **Samprithi Multitrade Private Limited**.....(Transferor Company)
MNAV-62, Bengal Ambuja City Centre
Durgapur, Bardhaman - 713216, WB
- 4) **Samprithi Infracon Private Limited**.....(Transferor Company)
MNAV-62, Bengal Ambuja City Centre
Durgapur, Bardhaman - 713216, WB
- 5) The Registrar of Companies, West Bengal, Kolkata for information and
necessary action.
- 6) The Official Liquidator, High Court, Calcutta.....for information and
necessary action, if any.

Samprithi Healthcare International Private Limited

Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABDCS9476R



नाम / Name
SAMPRITHI HEALTHCARE
INTERNATIONAL PRIVATE LIMITED

निर्माण/गठन की तारीख
Date of Incorporation/Formation
13/07/2020

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:-
आयकर सेल सेवा इकाई, एच एच सी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :-*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

CS Scanned with CamScanner

SAMPRITHI HEALTHCARE INTERNATIONAL PVT. LTD.

Falguni Chatterjee
Authorised Signatory

Ref. No. SHIPL/15/2021

Date: 09/08/2021

BOARD RESOLUTION

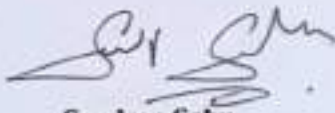
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF THE COMPANY HELD AT ITS REGISTERED OFFICE AT MNAV 62, BENGAL AMBUJA, CITY CENTER, DURGAPUR, PIN-713216 ON THE 9th AUGUST 2021 AT 3 PM.

Resolved that SMT. FALGUNI CHATTERJEE wife of Sri Pradip Chatterjee by faith Hindu, by occupation service, residing at 146 A, Dewangazi Road, Swapnaraj, Flat No. 301, P.S. & P.O. Bally, Howrah - 711201 as an Authorised Signatory of the Company to affirm to appear, execute & sign all the relevant and related Govt. offices in respect to our land/property situated at Mouza -Gopalmath, P.S. Durgapur, Dist. Paschim Bardhaman.

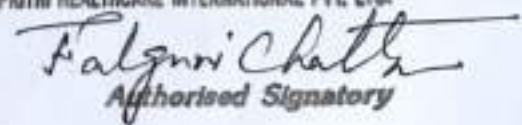
Her specimen signature is attested herewith.

Samprithi Healthcare International Pvt. Ltd.

SAMPRITHI HEALTHCARE INTERNATIONAL PVT. LTD.



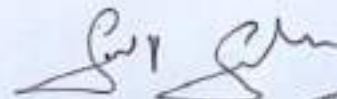
Sandeep Sahu
Director



Falguni Chatterjee
Authorised Signatory

Attested by

Samprithi Healthcare International Pvt. Ltd.



Sandeep Sahu
Director



DMC PREMISES NO. MNAV-62, BENGAL AMBUJA, CITY CENTRE, DURGAPUR
713216

आयकर विभाग
INCOME TAX DEPARTMENT
FALGUNI CHATTERJEE
SISIR SARKAR
05/03/1974
Permanent Account Number
APIPC7793K
F. Chatterjee
Signature

भारत सरकार
GOVT. OF INDIA



31032016

Falguni Chatterjee


भारत सरकार
Government of India



FALGUNI CHATTERJEE
Father: LATE SISIR SARKAR
DOB: 05/03/1974
Female



8207 8501 0536

मेरा आधार, मेरी पहचान

Falguni Chatterjee


भारत सरकार
Unique Identification Authority of India

Address:
W/O Pradip Chatterjee, 146/A, DEWAN GAZI ROAD,
BALLY, Bally Municipality, Bally, Haora, West Bengal,
711201

8207 8501 0536

 1547

 help@uidai.gov.in

 www.uidai.gov.in



Supriya Chakraborty.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANINDYA SEN
ARUNABHA SEN
26/03/1982

Permanent Account Number
CLGPS6728C

Sen
Signature



Anindya Sen

आयकर विभाग
INCOME TAX DEPARTMENT
PINAKI PAUL
MADHABENDU PAUL
23/02/1996
Permanent Account Number
CQBPP6466Q
Pinaki Paul
Signature

भारत सरकार
GOVT OF INDIA



Pinaki Paul

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHUVRO CHATTARAJ

NABANI CHATTARAJ

30/01/1984

Permanent Account Number

AFMPC9030R

Shuvro Chattaraj

Signature



Shuvro Chattaraj

Major Information of the Deed

Deed No / Year	I-2306-05143/2021	Date of Registration	12/08/2021
Registry Date	2306-2001419333/2021	Office where deed is registered	2306-2001419333/2021
Applicant Name, Address & Other Details	08/08/2021 10:41:29 PM RAKESH CHAKRABORTY Durgapur Court, Bar Association At Durgapur, PO: City Centre, Durgapur, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, Status :Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Stampduty Paid(SD)	Market Value Rs. 8,91,00,000/-		
Rs. 75,010/- (Article:48(g))	Registration Fee Paid Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Gopalmath),
Mouza: Gopalmath, JI No: 3, Pin Code : 713217



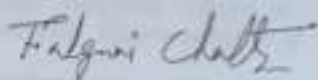


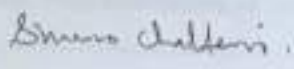
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-431 (RS :437)	LR-974	Other Commercial Usage	Baid	10 Dec		89,10,000/-	Width of Approach Road: 30 Ft.,
L2	LR-432 (RS :435)	LR-974	Other Commercial Usage	Baid	42 Dec		3,74,22,000/-	Width of Approach Road: 30 Ft.,
L3	LR-433 (RS :434)	LR-974	Other Commercial Usage	Baid	23.5 Dec		2,09,38,500/-	Width of Approach Road: 30 Ft.,
L4	LR-434 (RS :433)	LR-974	Other Commercial Usage	Baid	3.04 Dec		27,08,640/-	Width of Approach Road: 30 Ft.,
L5	LR-437 (RS :512)	LR-974	Other Commercial Usage	Baid	21.46 Dec		1,91,20,860/-	Width of Approach Road: 30 Ft.,
TOTAL :					100Dec	0 /-	891,00,000 /-	
Grand Total :					100Dec	0 /-	891,00,000 /-	



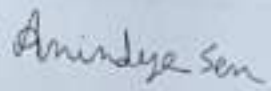





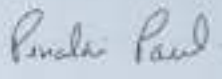
Developer Details :
SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED
 MNC Premises No.: MNAV 62, Bengal Ambuja, City:- Durgapur, , P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.: ABxxxxxx6R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIRVANA VRIDDHI 2/47 Shivaji Road, City:- Durgapur, , P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 , PAN No.: AAxxxxxx1E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Falguni Chatterjee Wife of Mr Pradip Chatterjee Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office <small>Aug 12 2021 2:30PM</small>			
146/A, Dewan Gazi Road, Swapnaraj, 2nd Floor, Flat No: 301, City:- , P.O:- Bally, P.S:-Bally, District:- Howrah, West Bengal, India, PIN:- 711201, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: APxxxxxx3K, Aadhaar No: 82xxxxxxxx0536 Status : Representative, Representative of : SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED (as authorized signatory)				
2	Name	Photo	Finger Print	Signature
	Mr Shuvro Chattaraj Son of Mr Nabani Chattaraj Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office <small>Aug 12 2021 2:29PM</small>			
Bamunara, City:- Durgapur, , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx0R, Aadhaar No: 38xxxxxxxx9084 Status : Representative, Representative of : NIRVANA VRIDDHI (as Partner)				

Name	Photo	Finger Print	Signature
Anindya Sen Son of Mr Arunabha Sen Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office	 Aug 12 2021 2:31PM	 LTI 12/08/2021	 12/08/2021
Tapoban City, Bamunara, Block/Sector: 46, Flat No: 3A, City:- Durgapur, , P.O:- Bamunara, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CLxxxxxx8C, Aadhaar No: 66xxxxxxxx8934 Status : Representative, Representative of : NIRVANA VRIDDHI (as Partner)			
Name	Photo	Finger Print	Signature
Mr Supriya Chakraborty (Presentant) Son of Mr Shyamal Kumar Chakraborty Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office	 Aug 12 2021 2:31PM	 LTI 12/08/2021	 12/08/2021
2/47 Shivaji Road, City:- Durgapur, , P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2E, Aadhaar No: 34xxxxxxxx0391 Status : Representative, Representative of : NIRVANA VRIDDHI (as Partner)			
Name	Photo	Finger Print	Signature
Mr Pinaki Paul Son of Mr Madhabendu Paul Date of Execution - 12/08/2021, , Admitted by: Self, Date of Admission: 12/08/2021, Place of Admission of Execution: Office	 Aug 12 2021 2:32PM	 LTI 12/08/2021	 12/08/2021
Babuiole Colony,, City:- , P.O:- Baktar Nagar, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CQxxxxxx6Q, Aadhaar No: 94xxxxxxxx4784 Status : Representative, Representative of : NIRVANA VRIDDHI (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parameswar Bauri Son of Mr Rasamay Bauri Napara, City:- , P.O:- Birudiha, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148	 12/08/2021	 12/08/2021	 12/08/2021
Identifier Of Mrs Faiguni Chatterjee, Mr Shuvro Chattaraj, Mr Anindya Sen, Mr Supriya Chakraborty, Mr Pinaki Paul			

SI.No	From	To. with area (Name-Area)
Transfer of property for L2		
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-10 Dec
Transfer of property for L3		
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-42 Dec
Transfer of property for L4		
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-23.5 Dec
Transfer of property for L5		
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-3.04 Dec
Transfer of property for L5		
1	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED	NIRVANA VRIDDHI-21.46 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Gopalmath),
Mouza: Gopalmath, JI No: 3, Pin Code : 713217

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 431, LR Khatian No:- 974	Owner:টাইমস বানিজ্য প্রা:পি:পব্ধে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহ, Address:পিং-গোপাল প্রসাদ রাস্তা পিন-834001, Classification:বাইদ, Area:0.10000000 Acre,	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED
L2	LR Plot No:- 432, LR Khatian No:- 974	Owner:টাইমস বানিজ্য প্রা:পি:পব্ধে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহ, Address:পিং-গোপাল প্রসাদ রাস্তা পিন-834001, Classification:বাইদ, Area:0.42000000 Acre,	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED

	LR Plot No:- 433, LR Khatian	Owner:টাইমস বানিজ্য প্রা:পি:পক্ষে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহ, Address:পিং-সোপাল প্রসাদ রাস্তা পিন-834001, Classification:বাইদ, Area:0.25000000 Acre,	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED
	LR Plot No:- 434, LR Khatian No:- 974	Owner:টাইমস বানিজ্য প্রা:পি:পক্ষে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহ, Address:পিং-সোপাল প্রসাদ রাস্তা পিন-834001, Classification:বাইদ, Area:0.25000000 Acre,	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED
L5	LR Plot No:- 437, LR Khatian No:- 974	Owner:টাইমস বানিজ্য প্রা:পি:পক্ষে, Gurdian:ডাইরেক্টর মি: সন্দীপ সাহ, Address:পিং-সোপাল প্রসাদ রাস্তা পিন-834001, Classification:বাইদ, Area:1.17000000 Acre,	SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED

of Admissibility(Rule 43,W.B. Registration Rules 1962)

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Indian Stamp Act 1899.

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

Presented for registration at 11:44 hrs on 12-08-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Supriya Chakraborty ..

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 8,91,00,000/-

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

Execution is admitted on 12-08-2021 by Mrs Falguni Chatterjee, authorized signatory, SAMPRITHI HEALTHCARE INTERNATIONAL PRIVATE LIMITED (Private Limited Company), DMC Premises No.: MNAV 62, Bengal Ambuja, City:- Durgapur, , P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-08-2021 by Mr Shuvro Chattaraj, Partner, NIRVANA VRIDDHI (Partnership Firm), 2/47 Shivaji Road, City:- Durgapur, , P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-08-2021 by Mr Anindya Sen, Partner, NIRVANA VRIDDHI (Partnership Firm), 2/47 Shivaji Road, City:- Durgapur, , P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-08-2021 by Mr Supriya Chakraborty, Partner, NIRVANA VRIDDHI (Partnership Firm), 2/47 Shivaji Road, City:- Durgapur, , P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-08-2021 by Mr Pinaki Paul, Partner, NIRVANA VRIDDHI (Partnership Firm), 2/47 Shivaji Road, City:- Durgapur, , P.O:- Azone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/08/2021 8:06AM with Govt. Ref. No: 192021220049829151 on 12-08-2021, Amount Rs: 14/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1526596564 on 12-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 74,910/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2514, Amount: Rs.100/-, Date of Purchase: 10/08/2021, Vendor name: S
CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/08/2021 8:06AM with Govt. Ref. No: 192021220049829151 on 12-08-2021, Amount Rs: 74,910/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1526596564 on 12-08-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Registered in Book - I
Volume number 2306-2021, Page from 120264 to 120311
being No 230605143 for the year 2021.



ba

Digitally signed by PARTHA BAIRAGGYA
Date: 2021.08.27 11:27:03 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/08/27 11:27:03 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)