
DATED THIS 23rd DAY OF NOVEMBER, 2022

BETWEEN

MR. RAUNACK RUNGTA & ORS OWNER

AND

M/S. AARIFA DEVELOPERS PRIVATE LIMITED DEVELOPER

DEVELOPMENT AGREEMENT

NISHANT KR. SARAF ADVOCATES

8, Old Post Office Street

2nd Floor, Kolkata-700001

(033) 2262 3384.

Email: nishantsaraf1976@gmail.com



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Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the parts of this document.


District Sub-Register-II
Alipore, South 24-Parganas

23 NOV 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made on this ~~23rd~~ Day of NOVEMBER, Two Thousand and Twenty - Two (2022).

BETWEEN



139448

Nishant Kr. Saraf, Advocates
8, Old Post Office Street,
2nd Floor, Kolkata-700 001

21 NOV 2022
BURANJAN SARKHAR
L. & S. COURT
2 & 3, N. S. T. Road, Pat-1



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DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS. ALIPORE
23 NOV 2022

(1) **MR. RAUNACK RUNGTA (PAN : AWZPR 1113 L) (Aadhar No. 6568 2811 5167), (Mobile No. 90071 14558)**, son of Late Rajendra Kumar Rungta, by Nationality Indian, By Faith Hindu, By Occupation Business, of 19A, Sarat Bose Road, "Rameswara Apartment" Kolkata 700 020, Post Office & Police Station Bhawanipur, (2) **MR. SREYANS MUNOT (PAN AJRPM7975Q) (Aadhar No. 5452 8170 7125)**, son of Mr. Parash Mall Munot, by Nationality Indian, by Faith Hindu, by Occupation Business, residing at 14, Kshirod Ghosh Road, Post Office Howrah GPO, Police Station Golabari, Howrah - 711101, (3) **MRS. SHIVANI JAIN (PAN ARWPS4832M) (Aadhar No. 3383 1183 0760)**, wife of Mr. Hemant Jain, by Nationality Indian, by Faith Hindu, by Occupation Service, residing at Plot No. 100/6 & 100/7, 32/5, Sahapur Colony, Block J, Post Office & Police Station New Alipore, Kolkata- 700053 And (4) **MR. PARASHMAL MUNOT alias PARAS MAL MUNOT (PAN: AKQPM7341G) (Aadhar No. 3374 2436 2410)**, son of Late Joharilal Munot, by Nationality Indian, By Faith Hindu, By Occupation Business, residing at 14, Kshirod Ghosh Road, Block-D, 7th Floor, Post Office - Howrah GPO, Police Station Golabari, Howrah-711101, 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 their respective executors, administrators, successor in office and/or successors in office and/or assigns), of the **FIRST PART**.

AND

M/S. AARIFA DEVELOPERS PRIVATE LIMITED (Income Tax PAN: AAXCA2517J), (TAN : CALA31970B), (CIN : U45400WB2022PTC255177), a company incorporated and registered under the provisions of the Companies Act, 2013, having its registered office at 3, Royd Lane, Elliot Road, Police Station & Post Office - Park Street, Kolkata - 700016, duly represented by one of its directors, **MOHAMAD KAMAL ASHRAF, (PAN: AIFPA3630H), (Aadhar No. 8542 4231 4855), (Mobile No. 9831072851)**, son of Haji Md. Samsuddin, by Nationality Indian, by Faith Islam, by Occupation Business, residing at 110/H/7B, Elliot Road, Police Station & Post Office - Park Street, Kolkata - 700016, 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 **Bastu Land** measuring an area of **10 (Ten) Cottahs, 11 (Eleven) Chittaks and 5 (Five) Sq. Ft.** situated at Mouza -



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

Nayabad, Touzi No. 56, Revenue Survey No. 3, J.L No. 25, comprised in R.S. Dag No. 194, L.R. Khatian No. 2760, present L.R. Khatian Nos. 2815, 2816, 2817 and 2828, known as K.M.C. Premises No. 3453, Nayabad, Assessee No. 31-109-08-6882-6, K.M.C. Ward No. 109, Borough No. XII, Police Station Panchasayar (formerly Purba Jadavpur, formerly Kasba), Kolkata - 700 094, more fully 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 more fully 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 **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 Advocates, 8, Old Post Office Street, 2nd Floor, Kolkata - 700001.**

1.2 **ARCHITECT** shall mean such person or persons who may be appointed by the Developer in consultation with Owners 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 Sanction plan vide building **Permit No. 2020120443** dated 22.03.2021 sanctioned by the Kolkata Municipal Corporation and/or 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
SOUTH 24 PARGANAS
23 NOV 2022

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.

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 a permissive possession, license and permission to the Developer to enter upon the Said Premises with right and authority to build upon and commercially exploit the Said Land by constructing the New Building(s) thereon in accordance with sanctions /permissions herein mentioned.



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DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE
23 NOV 2022

- 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 Land 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 land. 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 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 Land 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 Land 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 land 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 Land 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 Land and obtain Completion Certificate from the appropriate authority within 24 (Twenty - Four) months from the date of possession, with further grace period of 03 (three) months.

1.13 **DEVELOPER'S ALLOCATION** - Shall mean the **52% (Fifty Two 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, more fully described in the Part - I of the **Fifth Schedule** herein below.

1.14 **OWNER'S ALLOCATION** - Shall mean the **48% (Forty Eight 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, more fully described in the Part - II of the **Fifth Schedule** herein below.

1.15 **PROPORTIONATE OR PROPORTIONATELY** - according to the context shall mean the proportion in which the built up area of any flat(s), unit(s), Parking(s), apartment(s) may bear to the built-up area of all the flats, units, Parking, apartments in the Complex.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

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 produced 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.

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, pandemic, epidemic, 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.

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



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

as per the Act, Law and rules (State or Central) and the same shall be obtained by the Developer at its own cost.

1.27 "**Gross Revenue**" shall mean and include all amounts (excluding GST) realized by the developer on any head or account arising out of or relating to the Project (excluding deposits as mentioned in the **Fourth Schedule** herein below) whether or not from intending Purchasers for sale of units at the said Premises with or without parking space and all other realizations from or arising out of or relating to the Said Premises or in any manner attributable thereto.

1.28 **Name of new building:** The name of new building shall be branded and marketed as the **PRATHAM**.

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, lis pendens, 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.
- 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.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIBORE

23 NOV 2022

- 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 Land.

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

- 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 shall liable to pay all taxes including Property tax / Municipal tax, water tax, khajana, etc. against the Said Land during the construction of the said building or buildings.
- 2.11 The Developer is fully satisfied about 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.
- 2.12 The Developer hereby undertakes to indemnify and keep indemnified the Owner from and against any and all civil and/or criminal 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 related to the construction of the building. All costs and charges in this regard shall be paid by the Developer.
- 2.13 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 in compliance with Plan/ building Permit No. **2020120443** dated 22.03.2021, or as modified at the sole risk of the Developer.
- 2.14 The Developer shall obtain ULC certificate from the competent authority and/or authorities at their own cost and expenses if required.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

- 2.14 The Developer shall obtain building completion Certificate at its own cost and the Developer further shall record the name of the Flats owners (as person liable to pay) for paying their proportionate Property Tax to the KMC at its own cost or at the cost of the Purchasers.
- 2.15 If the Development is not completed due to any willful default on the part of the Developer, the Owner shall be entitled get damage @ 2% per month for period of delay of Rs. 2,45,00,000/- and also be entitled to file the suit for specific performance of this Agreement or may terminate this Agreement.

ARTICLE III – COMMENCEMENT

This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution here of ("Effective Date").

ARTICLE IV - GRANT OF DEVELOPMENT RIGHTS

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 to develop the said land.
- 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 till the date of execution hereof.

ARTICLE VI - ALLOCATION:

- 6.1 The Developer shall be entitled to take over the revenue of the Developer's Allocation and is hereby allotted the Developer's Allocation and the Owner shall be entitled to take over the revenue of the Owners' Allocation and are hereby allotted the Owners' Allocation.
- 6.2 All agreements, sale deeds and documents of transfer shall be uniformed and the owners and the developers as parties shall sign the same.
- 6.3 In case construction of the Buildings in phased manner any additional area and/or FAR becomes available in view of any amendment of any rules and regulations, in that event, the Developer may obtain a sanction of the Building



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

Plan at its cost and expenses for such additional area and 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, Corporation, Municipality and other authorities concerned as also to all the professional bodies contractors, labourers, staff and employees transferees, engaged by it and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damages on this account.
- 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.

ARTICLE VIII - OBLIGATIONS OF OWNER:

- 8.1 The Owner undertakes 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. The owner will produce all original documents as available 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.



DISTRICT SUP REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

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 Developer in consultation with the Owners 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 in consultation with the Owners.
- 9.2 The price of the Units shall be fixed by the Developer in consultation with the Owners and the same shall be revised on a periodical basis or as and when decided mutually by the Owners and Developer.
- 9.3 The Developer will market the entire project either by itself or if through any Marketing Agency appointed by them in consultation with the Owners.
- 9.4 In marketing the said project, name and logo of the Developer & Owners will figure in all marketing materials.

ARTICLE X- COLLECTION AND DEPOSIT

- 10.1 The Developer herein shall open the Bank accounts as required under the laws / rules applicable at the relevant point of time, in any bank with the standing instructions to the banker to transfer 48% 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 All the Deposits / Security Deposit / Charges shall be received by the Developer in the Said Project from the intending Purchasers are more fully mentioned in the **Forth Schedule** herein below.

ARTICLE XI - TIME FOR COMPLETION

The Developer shall endeavor to complete the Project within a period of 24 (Twenty four) months with a further grace period of 03 (three) months from the date of execution hereof subject to Force Majeure Events, Any extension after the aforementioned period may be extended at the sole discretion of the Owner. The Owners may condone the delay in completing the construction of the Project as stated



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

above, subject to pay penalty / damages as mentioned in Clause 2.15 herein above by the Developer.

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 as well as the transferees hereby shall 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, cost of staffs etc. 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 including cost of formation of Association (as more fully described in the Third Schedule herein below).
- 12.3 The Developer shall constitute, organize and/or otherwise 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 by the Developer. 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. The Developer shall make such arrangements and frame such rules and regulations for rendering of common services and maintenance of the Project.

ARTICLE-XIII - INDEMNITY:

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.

ARTICLE XIV - MISCELLANEOUS



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

- 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.
- 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 Owner and the same shall be duly approved by the Project'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.
- 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 and the Developer along shall be responsible for all or any of such dues.
- 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.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

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 the sole arbitrator **Mr. Nishant Kumar Saraf, Advocate** of 8, Old Post Office Street, 2nd Floor, Kolkata 700 001. 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.
- 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 of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized 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.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

ARTICLE XVI - JURISDICTION

Courts at Kolkata 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 piece and parcel of **Bastu Land** measuring an area of **10 (Ten) Cottabs, 11 (Eleven) Chittaks and 5 (Five) Sq. Ft.** whereon standing the **Tin Shed** structure measuring an area of **100 (One Hundred) Sq. Ft.** situated at Mouza - Nayabad, Touzi No. 56, Revenue Survey No. 3, J.L. No. 25, comprised in R.S. Dag No. 194, L.R. Khatian No. 2760, present L.R. Khatian Nos. 2815, 2816, 2817 and 2828, known as K.M.C. Premises No. 3453, Nayabad, Assessee No. 31-109-08-6882-6, K.M.C. Ward No. 109, Borough No. XII, Police Station Panchasayar (formerly Purba Jadavpur, formerly Kasba), Kolkata - 700 094 and the entire property is butted and bounded by:

ON THE NORTH : By 30'-0" wide Road;
ON THE SOUTH : By 40'-0" wide K.M.C. Road;
ON THE EAST : By Land of others;
ON THE WEST : By Land of others.

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, septic tank etc.
2. Round the clock security.
3. Elevators.
4. Generator facility.
5. Servant toilet on ground floor.
6. Cable TV wiring.
7. CC TV installation with DVR
8. EPBX Facilities
9. Electricity Meter Room
10. E.V. Charging Point

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



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALJORE
23 NOV 2022

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) and subsequently as may be decided by the Association 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. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
5. Paying such workers as may be necessary in connection with the upkeep of the complex.
6. Insuring the building.
7. Cleaning as necessary of the areas forming parts of the complex.
8. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the complex.
9. Maintaining and operating the lifts.
10. Providing and arranging for the emptying receptacles for rubbish.
11. Paying all rates taxes duties charges assessments, legal charges 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.
12. 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.
13. Generally managing and administering the development and protecting the amenities in the new building and for that purpose 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.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

14. 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.
15. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made there under relating to the complex excepting those which are the responsibility of the owner/occupier of any Unit/Unit.
16. 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.
17. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Holding Organisation it is reasonable to provide.
18. 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.
19. 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, GST, Works Contract 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



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

over of the Owner' 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.
- **Legal Charges :** all charges of Advocate for drafting Agreement for Sale, nomination Agreement deed of conveyance, other documents etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

Part - I

(Developers' Revenue Allocation)

All That the 52% (Fifty-Two percent) of the total sale proceeds of the total constructed area or Saleable area of the Said Project / Complex to comprise in various flats, units, apartments, car parking and/or constructed spaces of the buildings to be constructed on the Said Land.

Part - II

(Owners' Revenue Allocation)

All That the 48% (Forty – Eight percent) of the total sale proceeds of the total constructed area or Saleable area of the Said Project / Complex to comprise in various flats, units, apartments, car parking and/or constructed spaces of the buildings to be constructed on the Said Land.

**THE SIXTH SCHEDULE ABOVE REFERRED TO:
SPECIFICATIONS**

FLOORING (Drawing and Dining) - Vitrified tiles / Marble

BEDROOMS- Vitrified tiles

TOILETS AND KITCHEN - Ceramic tiles

LOBBY - Marble/vitrified tiles/Granite

STAIRCASE –Granite

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.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

THE SEVENTH SCHEDULE ABOVE REFERRED TO:**TITLE DEED****Owner**

Registered deed of Conveyance dated 8th August, 2022, registered before the DSR-II, 24 Paraganas South and recorded in Book No. 1, Volume No. 1602, Pages 383629 to 383663, Being No. 160210722 for the year 2022.

THE EIGHTH SCHEDULE ABOVE REFERRED TO:**TITLE OF OWNER**

WHEREAS one Nabakishore Mondal, since deceased, Pravash Chandra Mondal, Jugal Chandra Mondal of Bawali, were seized and possessed of or otherwise well and sufficiently entitled to the landed property comprising C.S. Dag No. 102, R.S. Dag Nos. 191 & 194, measuring 40.02 Decimals and 21.09 Decimals appertaining to District Settlement Khatian Nos. 5 & 6, R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, situate at Mouza Nayabad, J.L. No. 25, R.S. No.3, under Touzi No. 56, Pargana Khaspur, P.S.- formerly Tollygunge, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, Additional Sub-Registry office at Sealdah, District South 24-Parganas.

AND WHEREAS one Nagendra Nath Dey Sarkar and Others being the predecessors of Gyanendra Nath Dey Sarkar of Baishnabghata by four Mourashi Mokarari Pattas took permanent Settlement in respect of the property acquired by some of the co-sharers of the said Mondal family in respect of their shares in the said property and thus the said Nagendra Nath Dey Sarkar started enjoying the said property as owner thereof after recording his name in respect of Khatian No. 5 of Mouza-Nayabad and Khatian No. 11 of Mouza-Chakgaria.

AND WHEREAS the said Gyanendra Nath Dey Sarkar and others after becoming the owners in respect thereof established a firm in the name of the Suburban Agricultural Dairy & Fisheries Co. Ltd. and transferred the said Land to the said firm.

AND WHEREAS thereafter the said Suburban Agricultural Dairy & Fisheries Co. Ltd., with the object of demarcation of its shares and exclusive and separate enjoyment of the said land acquired by its, instituted a Civil Suit as Plaintiff vide No. 16 of 1941 before the Learned 3rd Sub-Judge at Alipore against the other co-sharers of the property.

AND WHEREAS after hearing of the said suit in the said Court the Plaintiff firm was declared to be the rightful owner in respect of its shares and Sri Sachindra Nath Koley, Executor of the Swarnamoyee Dassi Estate, the Defendant No.16 was declared to be the rightful owner in respect his shares and the Defendant Nos. 12, 13 & 14



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

namely Pravash Chandra Mondal, since deceased, Pratul Chandra Mondal and Amarendra Nath Mondal were declared to be the owners in respect of their respective shares in the Said land.

AND WHEREAS during the pendency of the said suit the said Pravash Chandra Mondal died intestate on 17.04.1968, leaving behind him surviving his two sons Sri Sasanka Sekhar Mondal, Sri Biswa Sekhar Mondal, only wife Smt. Sudhangsu Bala Mondal and four daughters namely (1) Smt. Ashima Rani Roy (2) Smt. Susama Rani Das, (3) Smt Bimala Rani Mondal (Dolui) and (4) Miss. Pratima Rani Mondal as his only legal heirs who were substituted in the said Suit in place of the deceased Pravash Chandra Mondal, the defendant No.12.

AND WHEREAS thereafter in the year 1969 by a registered short-term lease registered at the District Registrar, Alipore and recorded in Book No. I, Volume No. 11, Pages 218 to 255, Being No.271, for the year 1969, the said Smt. Susama Rani Das, Smt. Bimala Rani Mondal (Dolui) and Smt. Pratima Rani Mondal granted a Lease in Rayati right in favour of their two brothers said Biswa Sekhar Mondal and Sasanka Sekhar Mondal at an yearly rent of Rs.1.75 Paise and by registered Indenture dated 25.01.1969, recorded as Deed No. 275, for the year 1969, the aforesaid Lessors sold their right, title and interest in the said lease hold land unto and in favour of Smt. Sudhangsu Bala Mondal, wife of Late Pravash Chandra Mondal and Smt. Nilima Rani Mondal, wife of Sri Sasanka Sakhar Mondal and the right, title and interest of the said lessors in the said land became ceased and destroyed there from forever.

AND WHEREAS thereafter by a registered Deed of Gift dated 03.10.1969, registered at the office of the Joint Sub-Registrar at Alipore at Behala and recorded in Book No. I, Volume No. 65, Pages 233 to 276, as Deed No.4198, for the year 1969, the said Smt. Sudhangsu Bala Mondal transferred, conveyed, assigned and assured her right, title and interest unto and in favour of Sri Biswa Sekhar Mondal and Sasanka Sekhar Mondal and the said Smt. Sudhangsu Bala Mondal became ceased and dispossessed there from.

AND WHEREAS in the manner aforesaid the said Biswa Sekhar Mondal, Sasanka Sekhar Mondal and Smt. Nilima Rani Mondal, jointly became the owners of 6/7th share of the share left by the said deceased Pravash Chandra Mondal and the said Smt. Ashima Rani Roy became the owner of her share of the Property.

AND WHEREAS thereafter the said Biswa Sekhar Mondal and Sasanka Sakhar Mondal as the Principal Party of the said Suit No. 16 of 1941, applied before the Ld. Court for Sale of 1 Ganda 2 Karas being 27/320th share of each of them and the Ld. Court granted the said prayer.

AND WHEREAS thereafter Amarendra Nath Mondal the another co-sharer of the land of C.S. Dag No.102, R.S. Dag Nos. 191 and 194 of the said Mouza Nayabad along with other land with the object of exclusive possession and separate enjoyment of the said land filed an application praying inter-alia for partition of his share in the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

suit property in partition suit No.16 of 1941 pending before the Ld. Sub-Judge at Alipore. After hearing of the said application a Pleader Commissioner was appointed by the said Ld. Court with a view to effect partition and/or separation and/ or division of the said property among the co-sharers thereof Accordingly Sri Bibhuti Bhusan Majumdar, the Pleader Commissioner after proper survey of the said land prepared a Sketch Plan annexed thereto submitted his Report before the said Ld. Court and on the basis of the report submitted by the Pleader Commissioner, the said Suit was finally decreed on 14.07.1971, by the Ld. 3rd Sub-Judge, Alipore.

AND WHEREAS as per decree passed by the said Ld. Court based on the report of the Pleader Commissioner, Sri Sasanka Sekhar Mondal was absolutely allotted a separately demarcated area of land of the said Mouza Nayabad, comprising C.S. Khatian Nos. 5 and 6, appertaining to C.S. Dag No. 102, corresponding to R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag Nos. 191 and 194 and since then the said Sasanka Sekhar Mondal had been enjoying the Said Property peaceably and in severally from others.

AND WHEREAS as per report submitted by the Pleader Commissioner and final decree passed by an order dated 04th June, 1971, being Order No. 546, by the said Ld. Court based on the said report it was specifically noted of land marked "CHHA" (measuring 19 ½ Bigha) and land marked "JHA" (measuring 19 ½ Bigha) of land as delineated in the Site Plan annexed with the said report was absolutely allotted to Sri Sasanka Sekhar Mondal.

AND WHEREAS while being in peaceful and uninterrupted possession of the said property, said Sasanka Sekhar Mondal being in need of money and for his legal necessities, by a registered Indenture dated 14.10.1988 registered in the office of A.D.S.R. Sealdah, 24-Parganas recorded in Book No. I, Deed No.1301, for the year 1988, sold, transferred and conveyed a plot of land measuring about 9 Bighas 15 Cottahs situate in the said Mouza Nayabad, comprising C.S. Dag No. 102, appertaining to C.S. Khatian No. 6, in R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag No. 194, J.L. No.25, R.S. No. 3, under Collectorate Touzi No. 56, P.S. formerly Tollygunge, thereafter Kasba, thereafter P.S. Purba, Jadavpur, at present P.S. Panchasayar, also lying within the local limits of The Kolkata Municipal Corporation, Ward No. 109 in favour of (1) Sri Amit Kumar Ghosh, son of Sri Ganga Prasad Ghosh, (2) Smt. Lilamoyee Ghosh, wife of Sri Ganga Prasad Ghosh, both residing at 32/A, Chandranath Chatterjee Street, P.S. Bhowanipur, Kolkata 700 025.

AND WHEREAS after purchase of the said land said Smt. Lilamoyee Ghosh empowered her son namely Sri Amit Kumar Ghosh to transfer her undivided ½ share of the property to any Third Party by virtue of a registered General Power of attorney dated 07.11.1988, registered at A.D.S.R. Alipore, recorded into Book No. IV, Volume No. 23, at Pages 135 to 142, Deed No. 931 for the year 1988.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

AND WHEREAS said (1) Sri Amit Kumar Ghosh, (2) Smt. Lilamoyee Ghosh, were in continuous possession of their said purchased land along with unfettered right, title, interest thereto and they have been paying the necessary taxes to the concerned authority.

AND WHEREAS in need of cash money and also for other various legal necessities said Sri Amit Kumar Ghosh, for self and also on behalf of his mother namely Smt. Lilamoyee Ghosh, decided to sell their property by dividing their total purchased land into several small plots of land leaving therein passages for egress and ingress.

AND WHEREAS by and under a Bengali Registered Deed of Conveyance dated 01.10.1999, registered with the Office of the District Sub-Registrar-III, South 24-Parganas at Alipore recorded in Book No. I, Volume No. 104, at Pages 330 to 349, Being No.4073, for the year 1999, said Sri Amit Kumar Ghosh, for himself and also on behalf of his mother namely Smt. Lilamoyee Ghosh, sold, transferred, conveyed, assigned and granted a Plot of land measuring more or less 10 (Ten) Cottahs, 11 (Eleven) Chittacks, 5 (Five) Sq. Ft, be the same or a little bit more or less comprised in C.S. Khatian No. 6, appertaining to C.S. Dag No.102, corresponding to R.S. Khatian Nos. 112, 113, 115, 123, 126, 127, 128, 131 and 133 appertaining to R.S. Dag No.194, situated in Mouza - Nayabad, District Collectorate Touzi No. 56, Revenue Survey No. 3, J.L. No.25, Plot No. 9, 10, 35 and 36, under P.S. the then Kashba, thereafter P.S. Purba Jadavpur, presently P.S. Panchasayar, within the District of South 24-Parganas which is under the Ward No. 109 of The Kolkata Municipal Corporation in favour of one Smt. Sipra Roy, Smt. Dr. Swapna Sinha (Baidya), Smt. Gopa Battacherjee, Sri Prabir Kumar Nag, Sri Debabrata Roy, Sri Ajit Deb Barma, Sri Manick Dhar, Mrinal Chowdhury, since deceased, Smt. Sudha Saha (Roy), Smt. TRIPTI ROY (Majumder), Sri Atul Kumar Saha, and Sri Tapan Saha for a valuable consideration as mentioned therein each having undivided 1/12th share of the total property.

AND WHEREAS simultaneously on the date of Purchase i.e. on 01.10.1999 the purchasers took over possession of their said land and thereafter mutated their names with the Office of the Block Land and Land Reforms Office herein after referred to as B.L. & L.R.O. having jurisdiction and paying all rate, rent and taxes thereof have been enjoying the said land jointly on ejmali basis as joint owners and possessors thereof without any hindrance and disputes from any corner whatsoever.

AND WHEREAS after being mutated their names with the B.L. & L.R.O. in respect of the said land R.S. Khatian allotted in respect of said Land are 131, 132 and 133, appertaining to R.S. Dag No. 194 and rest R.S. Khatian Nos. were deleted with regard thereto and henceforth the said Land is comprised in R.S. Dag No. 194 appertaining to R.S. Khatian No.131, 132 and 133 in respect of the present Owners.

AND WHEREAS subsequently when the parties hereto attempted mutate their names



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

with The Kolkata Municipal Corporation it has been detected that in the Schedule of said Purchase Deed being Deed No. 4073 the year 1999 due to a typographical mistake R.S. Khatian Nos. have not been correctly typed that is to say R.S. Khatian No.132 has not been typed and in another place typed 115, 123 instead of 115- 123 as such to rectify such anomalies parties herein on 21.04.2011 executed and registered a Deed of Declaration which also been registered with the Office of District Sub-Registrar-III. South 24-Parganas at Alipore and recorded in Book No. I, CD Volume No. 6, from Pages 6288 to 6297 as Being No.03096 for the year 2011.

AND WHEREAS by virtue of a registered Deed of Sale dated 15.09.2011, registered at D.S.R. III, Alipore and recorded in Book No. I, C.D. Volume No. 15, Pages 4719 to 4741, Being No. 7325 for the year 2011, aforesaid Sri Manik Dhar, Smt. Sipra Roy and Dr. Tapan Saha sold, transferred and conveyed their entire undivided share of the said land and property in favor of the other co owners of the property as a result the present owners each become the owners of the undivided 1/9th share of the total property.

AND WHEREAS said Mrinal Kanti Chowdhury, died intestate on 09.10.2012, leaving behind his wife namely Smt. Anuradha Chowdhury, one son Sri Avishek Chowdhury and one daughter namely Smt. Manashwini Chowdhury, inherited his undivided 1/9th share of the total property as per Hindu Succession Act, 1956.

AND WHEREAS by above said purchased and inheritance said Smt. Dr. Swapna Sinha (Baidya), Smt. Gopa Battacherjee, Sri Prabir Kumar Nag, Sri Debabrata Roy, Sri Ajit Deb Barma, Smt. Sudha Saha (Roy), Smt. Tiripti Roy (Majumder), Sri Atul Kumar Saha, Smt. Anuradha Chowdhury, Sri Avishek Chowdhury and Smt. Manashwini Chowdhury became the absolute joint owners of land measuring more or less 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq. Ft, be the same or a little bit more or less comprised in C.S. Khatian No. 6, appertaining to C.S. Dag No.102, corresponding to R.S. Khatian No. 131 appertaining to R.S. Dag No. 194, situated in Mouza - Nayabad, District Collectorate Touzi No.56, Revenue Survey No. 3, J.L. No.25, Plot No. 9, 10, 35 and 36, under P.S. the then Kasha. thereafter P.S. Purba Jadavpur, presently P.S. Panchasayar, within the District of South 24-Parganas and thereafter they jointly recorded their names in the record of the Ld. B.L. & L.R.O. Kasba vide Mutation Case Nos. 410 of 2014 to 420 of 2014 and the Owners herein separately converted their nature of land from the Shali to Bastu and also mutated their names in the record of the K.M.C. known as K.M.C. Premises No. 3453, Nayabad, Assessee No. 31-109-08-6882-6, Ward No.109, P.S. Panchasayar, Kolkata-700 094.

AND WHEREAS being in need of money said Smt. Dr. Swapna Sinha (Baidya), Smt. Gopa Battacherjee, Sri Prabir Kumar Nag, Sri Debabrata Roy, Sri Ajit Deb Barma, Smt. Sudha Saha (Roy), Smt. Tiripti Roy (Majumder), Sri Atul Kumar Saha, Smt. Anuradha Chowdhury, Sri Avishek Chowdhury and Smt. Manashwini Chowdhury, jointly sold conveyed and transferred All That the land measuring an



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

area of 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq. Ft. situated at Mouza Nayabad, Touzi No. 56, Revenue Survey No.3, J.L. No.25, in R.S. Dag No.194, under R.S. Khatin No. 131, known as K.M.C. Premises No.3453, Nayabad, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata 700 094, **Together With benefit of sanction of a Ground Plus Seven storied building plan vide building Permit No. 2020120443 dated 22.03.2021 sanctioned by The Kolkata Municipal Corporation,** by a registered deed of conveyance dated 14.01.2022, registered at D.S.R.- V, Alipore, South 24 Parganas and recorded into Book No. I. Volume No.1630-2022, at Pages 34542 to 34611, Being No. 461 for the year 2022 to the Kemia Apartments Limited for the consideration mentioned therein and in terms of registered Agreement for Sale dated 06.05.2018, registered at D.S.R. - V, Alipore, South 24 Parganas and recorded into Book No. I. Volume No.1630-2018, at Pages 39567 to 39625, Deed No.163001177 for the year 2018.

AND WHEREAS by the above said purchased the said Kemia Apartments Limited became the absolute Owner of the entire plot of land measuring an area of 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq. Ft. more or less situated at Mouza Nayabad, J.L. No.25, comprising in R.S. Dag No. 194, under R.S. Khatin No. 131, known as K.M.C. Premises No. 3453, Nayabad, within the K.M.C. Ward No. 109. P.S. Panchasayar, Kolkata 700 094 Together With a Ground Plus Seven storied building Permit No. 2020120443 dated 22.03.2021 duly sanctioned by The Kolkata Municipal Corporation with Lift facility (herein after referred to as the "**Said Land**") and is in possession and enjoying the said property without any interruption and hindrances by anybody else.

AND WHEREAS said Kemia Apartments Limited in respect of the said Land has duly mutated its name in the record of the concern B.L. & L.R.O. under L.R. Khatian No. 2760 and also mutated its name in the record of the Kolkata Municipal Corporation under Assessee No. 31-109-08-6882-6.

AND WHEREAS said Kemia Apartments Limited by a registered deed of Conveyance dated 8th August, 2022, registered before the D.S.R -II, South 24 Paraganas* and recorded in Book No. I, Volume No. 1602, Pages 383629 to 383663, Being No. 160210722 for the year 2022. sold conveyed and transferred All That the said Land unto and in favour* of the Owner herein.

AND WHEREAS, after the above said purchase the Owner herein duly mutated their names in the record of the concern B.L. & L.R.O. under L.R. Khatian Nos. 2815, 2816, 2817 and 2828 and also mutated their names in the record of the Kolkata Municipal Corporation under Assessee No. 31-109-08-6882-6 in respect of the said land.



Handwritten signature or mark.

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

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

EXECUTED AND DELIVERED by the **OWNER** hereto at Kolkata in the presence of:

Shivani Jain

Poojashree Munde

Witness:

1. Sangeet Mahato

Sreyans Munde

Ranade Rungta

2. Rima Biswas
8, Old Post Office Street
KOL-1

EXECUTED AND DELIVERED by the **DEVELOPER** hereto at Kolkata in the presence of:

AARIFA DEVELOPERS PVT. LTD

Nishant

Director

Witness:

1. Sangeet Mahato
8, Old Post Office Street
KOL-1

2. Rima Biswas

Drafted by me,

Nishant Kr. Saraf Advocate

Mr. Nishant Kr. Saraf, Advocate, Enrolment No. F-314/2002.

M/s. Nishant Kr. Saraf Advocates

8, Old Post Office Street, 2nd Floor, Kolkata 700 001.

Phone : (033) 22623384 / 9830235574

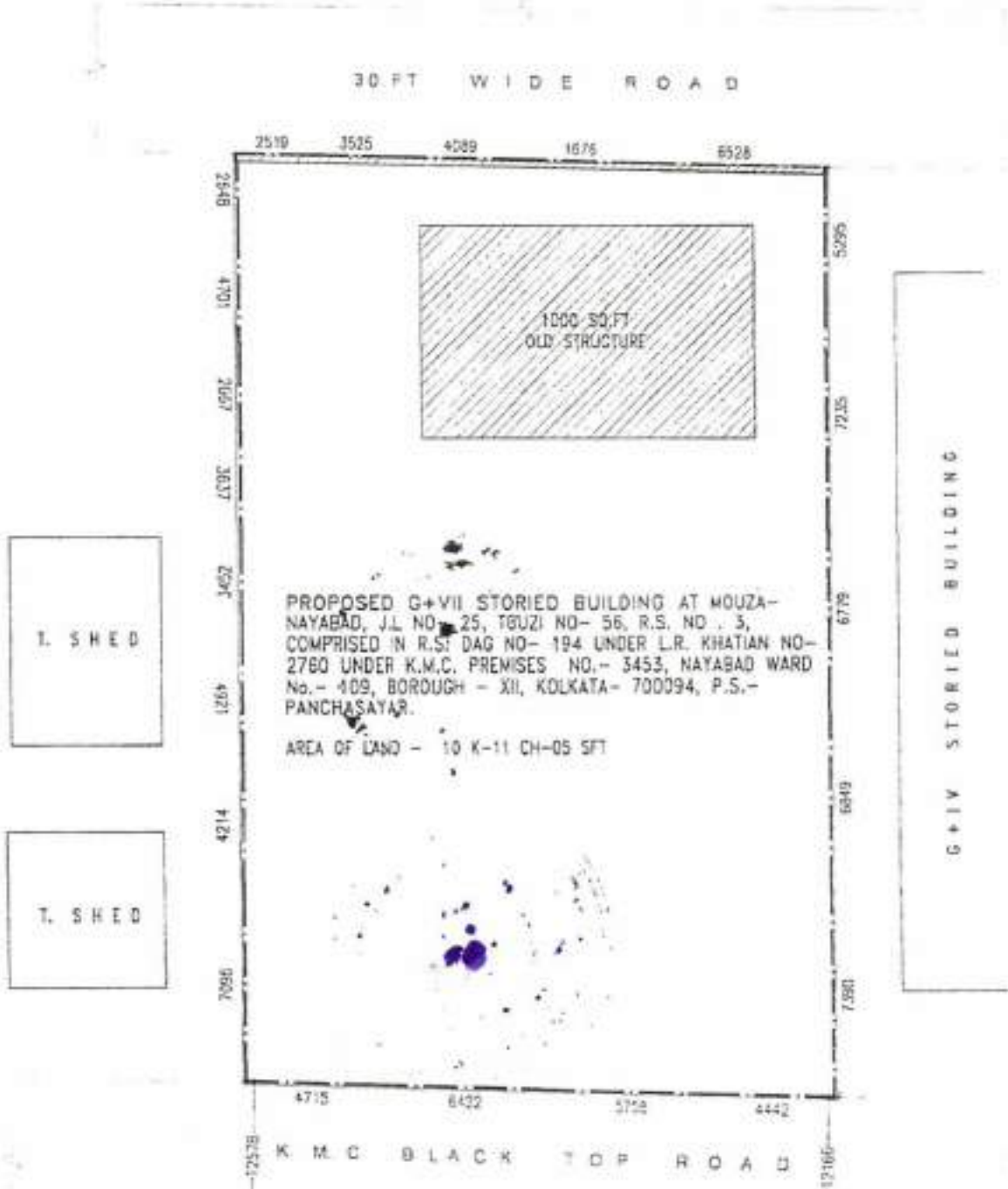
Email: nishantsaraf1976@gmail.com



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

PROPOSED G+VII STORIED BUILDING AT MOUZA- NAYABAD, J.L NO- 25, TOUZI NO- 56, R.S. NO . 3, COMPRISED IN R.S. DAG NO- 194 UNDER L.R, KHATIAN NO- 2760 UNDER K.M.C. PREMISES NO.- 3453, NAYABAD WARD No.- 109, BOROUGH - XII, KOLKATA- 700094, P.S.- PANCHASAYAR.

AREA OF LAND - 10 K-11 CH-05 SFT



Shivani Jain

Rakesh Mal Munot

*Secretary
Ramesh Singh*

ANRIFA DEVELOPERS PVT.LTD
(Nishant)
Director



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
23 NOV 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Ramesh Ruyh

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



Scayam mndt

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



Shivani Jain

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



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
23 NOV 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Rabzar mal Punot

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



M. S. Hari.

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



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



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

23 NOV 2022



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



211120222018390634

GRIPS Payment Detail

GRIPS Payment ID:	211120222018390634	Payment Init. Date:	21/11/2022 16:55:55
Total Amount:	35041	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKV4627403	BRN Date:	21/11/2022 16:57:54
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Nishant Kr. Saraf
Mobile: 9830235574

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230183906351	Directorate of Registration & Stamp Revenue	35041
Total			35041

IN WORDS: **THIRTY FIVE THOUSAND FORTY ONE ONLY.**

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID





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



192022230183906351

GRN Details

GRN:	192022230183906351	Payment Mode:	Online Payment
GRN Date:	21/11/2022 16:55:55	Bank/Gateway:	State Bank of India
BRN :	CKV4627403	BRN Date:	21/11/2022 16:57:54
GRIPS Payment ID:	211120222018390634	Payment Init. Date:	21/11/2022 16:55:55
Payment Status:	Successful	Payment Ref. No:	2003229113/3/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Nishant Kr. Saraf
Address:	8 Old Post Office Street, 2nd Floor Kolkata , West Bengal, 700001
Mobile:	9830235574
EMail:	nishantsaraf1976@gmail.com
Contact No:	03340730152
Depositor Status:	Advocate
Query No:	2003229113
Applicant's Name:	Mr SANTOSH RAUT
Identification No:	2003229113/3/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	21/11/2022
Period To (dd/mm/yyyy):	21/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003229113/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2003229113/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	35041

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.

PAYED



Major Information of the Deed

Deed No :	I-1602-15241/2022	Date of Registration	23/11/2022
Query No / Year	1602-2003229113/2022	Office where deed is registered	
Query Date	14/11/2022 12:17:11 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANTOSH RAUT M/S. NISHANT KR. SARAF ADVOCATES, 8, OLD POST OFFICE STREET, 2ND FLOOR, KOLKATA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830653195, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,90,23,088/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3453, , Ward No: 109 Pin Code : 700094






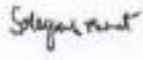


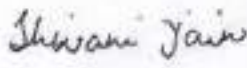
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	10 Katha 11 Chatak 5 Sq Ft		1,89,96,088/-	Width of Approach Road: 40 Ft.,
Grand Total :				17.6458Dec	0 /-	189,96,088 /-	

Structure Details :



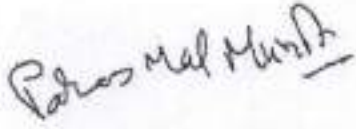
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Raunack Rungta (Presentant) Son of Late Rajendra Kumar Rungta Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022	LTI 23/11/2022	23/11/2022	
Rameswara Apartment, 19A, Sarat Bose Road, City:- Not Specified, P.O:- Bhwanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxxx3l, Aadhaar No: 65xxxxxxxx5167, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Sreyans Munot Son of Mr Parash Munot Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022	LTI 23/11/2022	23/11/2022	
14, Kshirode Chandra Ghosh Road, City:- Not Specified, 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.:: ajxxxxxx5q, Aadhaar No: 54xxxxxxxx7125, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mrs Shivani Jain Wife of Mr Hemant Jain Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
	23/11/2022	LTI 23/11/2022	23/11/2022	
Plot No. 100/6 And 100/7, 32/5, Sahapur Colony, Block J, City:- Not Specified, P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: arxxxxxx2m, Aadhaar No: 33xxxxxxxx0760, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				



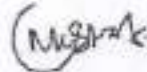


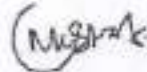


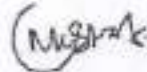


4	Name	Photo	Finger Print	Signature
	Mr Parashmal Munot, (Alias: Paras Mal Munot) Son of Late Joharilal Munot Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office			
		23/11/2022	LTI 23/11/2022	23/11/2022
Kshirode Chandra Ghosh Road, City:- Not Specified, 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.:: akxxxxxx1g, Aadhaar No: 33xxxxxxxx2410, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office				



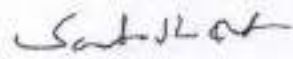
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AARIFA DEVELOPERS PRIVATE LIMITED 3 ROYD LANE, ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> MOHAMAD KAMAL ASHRAF Son of HAJI MD SAMSUDDIN Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Nov 23 2022 11:31AM</td> <td>LTI 23/11/2022</td> <td>23/11/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	MOHAMAD KAMAL ASHRAF Son of HAJI MD SAMSUDDIN Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office					Nov 23 2022 11:31AM	LTI 23/11/2022	23/11/2022
Name	Photo	Finger Print	Signature										
MOHAMAD KAMAL ASHRAF Son of HAJI MD SAMSUDDIN Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office													
	Nov 23 2022 11:31AM	LTI 23/11/2022	23/11/2022										
110/h/7B, Elliot Road, City:- , P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0H, Aadhaar No: 85xxxxxxxx4855 Status : Representative, Representative of : AARIFA DEVELOPERS PRIVATE LIMITED (as Director)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Raut Son of Mr A RAUT 8, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	23/11/2022	23/11/2022	23/11/2022



Identifier Of Mr Raunack Rungta, Mr Sreyans Munot, Mrs Shivani Jain, Mr Parashmal Munot, MOHAMAD KAMAL ASHRAF

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Raunack Rungta	AARIFA DEVELOPERS PRIVATE LIMITED-4.41146 Dec
2	Mr Sreyans Munot	AARIFA DEVELOPERS PRIVATE LIMITED-4.41146 Dec
3	Mrs Shivani Jain	AARIFA DEVELOPERS PRIVATE LIMITED-4.41146 Dec
4	Mr Parashmal Munot	AARIFA DEVELOPERS PRIVATE LIMITED-4.41146 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Raunack Rungta	AARIFA DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft
2	Mr Sreyans Munot	AARIFA DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft
3	Mrs Shivani Jain	AARIFA DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft
4	Mr Parashmal Munot	AARIFA DEVELOPERS PRIVATE LIMITED-25.00000000 Sq Ft



Endorsement For Deed Number : I - 160215241 / 2022

On 23-11-2022

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

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

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

Presented for registration at 10:50 hrs on 23-11-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Raunack Rungta , one of the Executants.

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 1,90,23,088/-

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

Execution is admitted on 23/11/2022 by 1. Mr Raunack Rungta, Son of Late Rajendra Kumar Rungta, Rameswara Apartment, 19A, Road: Sarat Bose Road, , P.O: Bhwanipur, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr Sreyans Munot, Son of Mr Parash Munot, 14, Road: Kshirode Chandra Ghosh Road, , P.O: Howrah Gpo, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business, 3. Mrs Shivani Jain, Wife of Mr Hemant Jain, Plot No. 100/6 And 100/7, 32/5, Sahapur Colony, Block J, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service, 4. Mr Parashmal Munot, Alias Paras Mal Munot, Son of Late Joharilal Munot, Road: Kshirode Chandra Ghosh Road, , P.O: Howrah Gpo, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business

Indetified by Mr Santosh Raut, , Son of Mr A RAUT, 8, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-11-2022 by MOHAMAD KAMAL ASHRAF, Director, AARIFA DEVELOPERS PRIVATE LIMITED, 3 ROYD LANE, ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr Santosh Raut, , Son of Mr A RAUT, 8, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/11/2022 4:57PM with Govt. Ref. No: 192022230183906351 on 21-11-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV4627403 on 21-11-2022, Head of Account 0030-03-104-001-16

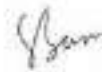
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 250791, Amount: Rs.5,000.00/-, Date of Purchase: 21/11/2022, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/11/2022 4:57PM with Govt. Ref. No: 192022230183906351 on 21-11-2022, Amount Rs: 35,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV4627403 on 21-11-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 560018 to 560056
being No 160215241 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.11.30 13:20:58 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/11/30 01:20:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

1954-1955

1954-1955

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DATED THIS 23rd DAY OF NOVEMBER, 2022

BETWEEN

MR. RAUNACK RUNGTA & ORS OWNER

AND

M/S. AARIFA DEVELOPERS PRIVATE LIMITED DEVELOPER

DEVELOPMENT AGREEMENT

NISHANT KR. SARAF ADVOCATES

8, Old Post Office Street

2nd Floor, Kolkata-700001

(033) 2262 3384.

Email: nishantsaraf1976@gmail.com