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

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

19 APR 2022

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 19<sup>th</sup> day of April, 2022 (Two Thousand Twenty Two);

BY & BETWEEN

005334

11 FEB 2022

SL. NO. .... Dt. ....  
NAME .....  
ADDRESS ..... P. K. BANERJEE  
Advocate, Alipore Judges' Court  
Kolkata-27  
RS. ....

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



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Identified by me—

Debo Prata Mazumder.  
Sp.- late Santosh Kumar Mazumder.  
159, Garia Station Road,  
KOL- 700084  
Service

1) **GANGULY HOME SEARCH PRIVATE LIMITED** (PAN: AADCG2860J), a company registered under the provisions of the Companies Act, 1956, having its registered office at 167, Garia Station Road, P.S.- Sonarpur, Kolkata- 700084, through its Director, **SRI AMIT GANGULY**, (PAN - AIEPG3746R) son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, 2) **SRI TAPASH BHADURI**, (PAN - AJWPB4316R) son of- Late Amaresh Chandra Bhaduri, by faith- Hindu, by occupation- Business, residing at- 74, Bidhan Pally, P.O.- Garia, P.S.- Bansdrani, Kolkata- 700084, hereinafter jointly referred to as the "**LAND OWNERS**", (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its/his heirs, successors, agents, office bearers and permitted assigns as the case be) of the **FIRST PART**;

**AND**

**LEAP INFRAPROJECTS LTD.** (PAN: AACCL2563N), a company registered under Companies Act, 1956 having its registered office at - "Diamond Prestige", Unit No. 611, 6th Floor, 41A, A.J.C. Bose Road, Kolkata - 700017, represented by one of its Authorised Representative **SRI AMIT KUMAR LAHOTI** (PAN: AAZPL9590R) son of- Shyam Sundar Lahoti, by faith- Hindu, by occupation- Business, residing at- 36A, Garcha 1<sup>st</sup> Lane, Flat No. 5A, Onkur Tower, P.O. and P.S. - Gariahat, Kolkata - 700019, District - South 24 Parganas, (hereinafter referred to as the "**DEVELOPER**", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns) of the **SECOND PART**;

The Land Owners and the Developer may hereinafter individually be referred



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to as the "Party" and collectively as the "Parties";

**WHEREAS**, Ganguly Home Search Pvt. Ltd. and Sri Tapas Bhadury the Landowners herein along with Leap Infraprojects Ltd., the Developer herein by virtue of a registered Deed of Sale purchased Land measuring 33.33 decimal within District - South 24 Parganas, P.S. – Narendrapur (erstwhile Sonarpur), ADSR – Garia (erstwhile Sonarpur), Mouza- Barhans Fartabad, J.L. No. 47, R.S. Dag No. 1242 under R.S. Khatian No. 1645, within the local limits of Rajpur-Sonarpur Municipality, Ward No.- 28, nearest to Paschim Mahamayapur Road, Kolkata – 700084 and the said Deed was registered in the office of the ADSR-Garia and recorded in Book No. 1, Volume No. 1629-2020, pages 165914 to 165961 Being Deed No. 162904728 for the year 2020;

**AND WHEREAS**, in terms of the said Sale Deed, the Land Owner No. 1 herein being the Purchaser No. 1 of the said Sale Deed got 48% share in the said land, the Land owner No. 2 herein being the Purchaser No. 3 of the said Sale Deed got 50% share in the said land, and the Developer herein being the Purchaser No. 2 of the said Sale Deed got 48% share in the said land, (hereinafter referred to as the "Project Land");

**AND WHEREAS**, thus the Landowners herein jointly got 50% or  $\frac{1}{2}$  share in the said land measuring 33.33 decimal i.e. undivided land measuring 16.666 decimal more fully described in the Schedule-A hereunder.

**AND WHEREAS** the Land owner No. 1 herein viz. Ganguly Home Search Pvt. Ltd. being the Developer already developed adjacent plot of land in holding No. 684, West Mahamayapur by constructing a multistoried building project thereon.

**AND WHEREAS** for the purpose of constructing multistoried building in said land measuring 33.33 decimal, the said plot of land is now merged and





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incorporated with the said Municipal Holding No. 684, West Mahamayapur. And a building Plan is also sanctioned by the Rajpur-Sonarapur Municipality bearing Sanction Plan No. 155/REV/CB/28/67 dated 13.12.2021 for development of residential project on the Project Land.

**AND WHEREAS** the Land Owners herein now being desirous of developing the Project on the Project Land has approached the Developer to jointly develop the Project on the Project Land;

**AND WHEREAS** the Parties hereto for their mutual benefits, have agreed to collaborate with each other for development and construction of the Project upon the terms and conditions appearing hereinafter.

**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

#### **ARTICLE 1 : DEFINITIONS AND INTERPRETATIONS**

##### **1.1 Definitions:**

- a) "Agreement"** means this Development Agreement its schedules and annexures attached hereto and any amendments from time to time as may be mutually agreed to by and between the Parties hereto in writing;
- b) "Applicable laws"** shall mean any statute, law, regulation, ordinance, rule, judgment; rule of law, order, decree, ruling, bye-law, approval of any statutory or Government Authority, directive, guideline, policy, clearance, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Government Authority having jurisdiction over the matter in question,



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whether in effect as of the Effective Date or at any time thereafter;

- c) **"Approvals"** means any permission, approval, sanction, clearance, consent license, layout plans, building plans, order, decree, authorization, authentication of, or registration, qualification, declaration or filing with or notification, exemption or ruling to or from any Governmental Authority required under any statute or regulation for designing, planning, construction, development marketing and sale of the Project contemplated under this Agreement;
- d) **"Common Amenities"** shall mean and include all roads, parks, driveways, security areas, areas where common facilities and equipment for provision of support services are installed, common open areas, stairways, passage-ways, generator of sufficient capacity, pump and lighting for common spaces, pump room, tube-well, overhead water tanks, water pump and motor and other facilities in the Project as may be provided for common use by the Developer;
- e) **"Effective Date"** means the date of execution of this Agreement.
- f) **"Encumbrance"** shall mean any right, title or interest existing by way of, or in the nature of sale, agreement to sell, including without limitation, any claim, mortgage, pledge, charge, security right, security interest, lien, hypothecation, deposit by way of security, bill of sale, option or right of pre-emption, beneficial Ownership (including usufruct and similar entitlements), any provisional or executable attachment, non-disposal undertaking, right of first offer or first refusal, tenancy, co-Ownership, disposal of beneficial interest or any other interest held by a third party.
- g) **"Government Authority"** shall mean any government or political



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subdivision thereof, or any ministry, department board, authority, instrumentality, forum, agency, corporation, commission, court or tribunal whether central, state, local, municipal, judicial, quasi-judicial or administrative of the Government of India or any state government and any other statutory/non-statutory authority.

- h) "GPA"** means the General Power of Attorney to be executed by the Land Owner in favour of the Developer in respect of the Project. Alternatively "DPA" means 'Development Power of Attorney' to be executed by the Land Owner in favour of the Developer in respect of the Project or project land;
- i) "Gross Revenue"** shall mean and include any and all revenues and proceeds on account of sale or other disposal of the interest in the Saleable Area including but not limited to any advance bookings, preferential location charges, car parking, external electrification charges (EEC), or any other charges that are recovered or recoverable from the customers less any charges paid towards refund/ cancellation amount with or without interest, provided that Gross Revenue does not include :

  - (i)** the maintenance related charges/deposits received from the flat buyers;
  - (ii)** Interest free maintenance security
- j) "Project"** has the meaning given to it in Recital B herein above.
- k) "Project Account"** shall mean a separate specific bank account of the Developer to be opened for this project in a reputed scheduled commercial bank through which the entire Gross Revenue of the



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project shall be routed.

- l)** "**Project Land**" has the meaning given to it in Recital A herein above.
- m)** "**Representatives**" means the agents, servants, associates and any person lawfully claiming through or under any Party hereto.
- n)** "**Saleable Area**" shall mean and include in relation to the Project, area constructed and developed, including but not limited to, residential development; commercial component built-up area, and made available for sale to and charged for from ultimate buyers/customers of the Project

**1.2 Interpretations:** In this Agreement, unless the context requires otherwise:

- (i)** unless the context clearly indicates a contrary intention, a word or an expression denoting a natural person shall include an artificial person (and vice versa), any one gender shall include all other genders and the singular shall include the plural (and vice versa);
- (ii)** reference to any individual shall include his/ her legal representatives, successors, legal heirs, executors and administrators;
- (iii)** reference to any article, clause, section, schedule or annexure shall be deemed to be a reference to an article, a clause, a section, a schedule or an annexure of this Agreement;
- (iv)** Headings in this Agreement are inserted for convenience only and shall not be used in its Interpretation;
- (v)** The recitals, schedules, annexure, appendices, if any, to this Agreement shall be deemed to be incorporated in and form an integral part of this



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Agreement;

- (vi) References to the words “include” or “including” shall be construed as being suffixed by the term “without limitation”;
- (vii) Reference to a law shall be a reference to that law as amended, re-enacted, consolidated, supplemented or replaced;
- (viii) Reference to any agreement deed, document instrument rule, regulation, notification, statute or the like shall mean a reference to the same as may have been duly amended, modified or replaced; and
- (ix) The Parties acknowledge that they and their respective counsel have read and understood the terms of this Agreement and have participated equally in the negotiation and drafting. Accordingly, no court or arbitrator construing this Agreement shall construe it more stringently against one Party than against the other.

## **ARTICLE 2 : PROJECT AND PROJECT LAND**

- 2.1** It is hereby agreed by the Parties that the Project to be developed on the Project Land shall primarily be a residential use development project with permitted mix of commercial use developments as may be permitted under the Applicable Laws.
- 2.2** The Parties agree that all documents, material and statements provided by the Land Owner at the time of signing of this Agreement as well as at the time of due diligence have been considered as a material representation made by the Land Owner to the Developer based on which the Developer has decided to participate in the development of the Project on the Project Land. In case of any defect in the title/Ownership including any charge/ lien/ mortgage on the title deeds,



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Project Land or use of the Project Land or part thereof impugning the development of the Project is noted or found at any stage during the currency of this Agreement, the Land Owner shall rectify and remove such defects at their own cost.

**ARTICLE 3 : CONSTRUCTION AND DEVELOPMENT OF PROJECT**

**3.1** The Parties have agreed to develop the Project on the Project Land in collaboration where under :

- (i) the Land Owner shall provide the vacant physical possession of the Project Land free from all encroachments and encumbrances except as provided in Article 11 of this Agreement to the Developer;
- (ii) The Developer, at its own cost and arrangements, shall obtain necessary approvals from the concerned Departments/Authorities, for development of the Project on the Project Land;
- (iii) upon receipt of the requisite sanctions and approvals, as may be required to commence the construction work of the Project the Developer shall undertake construction and development of the Project at its own cost and expenses and development related risks on the Project Land in accordance therewith and as per the terms and conditions of this Agreement; and
- (iv) the Land Owner and the Developer shall share the Gross Revenue realized from the Project in the ratio as provided hereinafter in this Agreement

**3.2** The scope of development of the Project Land includes planning, designing, construction and development of residential flats/units on the Project Land with all incidental and related facilities and amenities



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solely at the cost of the Developer.

- 3.3** The Developer shall obtain all the Approvals at its own cost and expense. The Land Owner shall, however, co-operate and execute and sign relevant documents in the course of obtaining of such approvals.
- 3.4** The Developer is exclusively authorized to plan, design, construct and develop the Project on the Project Land at its own costs and expense, as may be decided by the Developer. However, the Developer while carrying out the activity of planning, designing and developing the Project will ensure that the maximum FAR permitted under the relevant bye-laws is utilized.
- 3.5** The Land Owner hereby grant in favour of the Developer and the Developer hereby accepts from the Land Owner the right to develop and transfer the Saleable Area in terms of this Agreement
- 3.6** Simultaneously with the execution of this Agreement the Land Owner has handed over the vacant physical possession of the Project Land and has granted to the Developer and its Representatives rights to enter into the Project Land for the purpose of planning, designing and survey of the Project Land and to do all acts in relation to the construction and development of the Project thereon. The Land Owner acknowledge that based on the assurances, representation and warranties granted by the Land Owner under this Agreement the Developer shall incur substantial expenditure for the construction and development on the Project Land and the Land Owner shall not rescind the rights so granted to the Developer except in accordance with the terms of this Agreement.
- 3.7** The Developer shall be entitled to engage any contractors, architects,



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engineers, consultants and workmen for the development of the Project as it may decide from time to time,

- 3.8** Simultaneously with the execution of this Agreement, the Land Owner shall execute the GPA in favour of the Developer and its representatives in the prescribed pro-forma of the Developer, authorizing the Developer and its representatives to do all lawful acts and deeds necessary on their behalf for the development of the Project and deal with the Project Land in accordance with the agreed terms
- 3.9** It is also agreed that the Land Owner shall sign, execute and deliver all papers, documents, deeds, letters, affidavits, no-objection certificates, authorizations, undertaking and take such other actions as may be required for purposes of construction, development, marketing, transfer and/or sale of the Project and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Agreement.
- 3.10** The Land Owners shall sign and deliver to the Developer all documents, as may be required to be signed by the Land Owner in their capacity of Owners of the Project Land, for filing the various applications and for obtaining the building plans, and/or any other such licenses and approvals pursuant thereto for the construction and development of the Project All follow-up actions will be initiated by the Developer at its own cost and arrangements.
- 3.11** The Developer shall be free to develop the Project in such manner as it may deem fit and in accordance with the Applicable Law. The Land Owner shall not prevent and/or cause any hindrance or obstruction in the designing, planning, construction, development, marketing and



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sale of the Project by the Developer in any manner and shall provide all assistance and co-operation as may be required by the Developer in relation to the Project.

**ARTICLE- 4 : GROSS REVENUE SHARING**

4.1 In consideration of the contribution of the Project Land by the Land Owner for execution of the Project and granting the rights to the Developer for development of the Project Land and the Developer bearing the costs, expenses and responsibility of execution of the Project including discharge of the respective obligations by the Parties under this Agreement, the Gross Revenue received/ realized shall be shared between the Parties in the ratio mentioned herein below ("Revenue Sharing Ratio"):

- I) Share of Land Owner No. 1 Ganguly Home Search Pvt. Ltd. will be **38% (Thirty Eight percent) in aggregate,**
- II) Share of Land Owner No. 2 Tapash Bhaduri will be **2% (Two percent) in aggregate &**
- III) Share of Developer Leap Infraprojects Ltd. will be **60% (Sixty percent) in aggregate.**

4.2 The gross revenue receipts of the project shall be deposited in the Developer's specific "project account" and the same shall be utilized by the Developer in order of priorities as mentioned hereunder :-

- a) meeting the cost of development of the project on the project land;
- b) repayment of unsecured/secured loans taken for development of the project together with interest thereon as per agreed terms of sanction, if any.



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c) Distribution of remaining revenue amongst the land Owner and Developer in their respective ratios in pursuance of the agreed terms of this agreement.

**4.3** All payments to be made to the Land Owner towards their share of the Gross Revenue under this Agreement shall be made subject to applicable withholding/deduction of taxes or any other taxes as imposed by the authorities from time to time.

#### **ARTICLE- 5 : OBLIGATIONS OF THE DEVELOPER**

**5.1** The Developer agrees and undertakes to obtain all the Approvals, including but not limited to Sanctioned Building Plans, required to develop the Project on the Project Land in accordance with the Approvals, the Applicable Laws and in accordance with the terms hereof in a manner that maximizes value for both Parties.

**5.2** The Developer shall construct, develop and market the Project and sell the same.

**5.3** The Developer shall engage contractors, architects, engineers, consultants and Workmen for execution of the Project

**5.4** The Developer shall run, operate and maintain the Project either itself or through third party agencies.

**5.5** The Developer shall ensure safety and security of the men and materials on the Project Land and shall take adequate measures and steps in this regard.

**5.6** The Developer, while carrying out the development of the Project itself or through its agents, contractors representatives or in the course of sale of the Project shall ensure that all relevant statutes, laws, bye-laws



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are complied with and no liability, cost; damage and demur is subjected to the Land Owners because of any non-compliance.

**ARTICLE - 6 : OBLIGATIONS OF THE LAND OWNER**

- 6.1** The Land Owner shall execute the GPA and get the same registered, if required.
- 6.2** The Land Owner shall ensure that the Project Land is free from all encroachments at site.
- 6.3** The Land Owner shall not disturb, prevent or interrupt the construction and development activities carried out by the Developer for the development of the Project and/or commit any act or omission that may result in stoppage or delay of the construction activity to be undertaken pursuant to and in accordance with this Agreement
- 6.4** The Land Owner undertake and assures that the Land Owner and/or any other person(s) claiming under them shall not; in any way, transfer, Encumber, mortgage or part with its/their rights, titles or interests in the Project Land or create any sort of lien or charge or Encumbrance on the Project Land or create any hindrance or obstruction in the development of the Project, except as may be directed by the Developer.
- 6.5** The Land Owner shall keep title and Ownership of the Project Land absolutely free and marketable in all respects and shall bear all expenses and costs in respect thereto.
- 6.6** The Land Owner shall, at the request of the Developer, execute sale deeds or other form of title documentation in favour of the prospective buyers of the Saleable Areas in the Project and/or authorize such



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person(s) nominated by the Developer for this purpose.

**ARTICLE - 7 : COMPLETION**

- 7.1 Subject to Force Majeure conditions and due performance of their obligations by the Land Owner, the Developer shall complete the development of the Project on the Project Land in accordance with the Approvals obtained and the Applicable Law, within a period of 48 months from the date of receipt of and sanctioned building plans in respect of the Project; subject to a grace period of 6 (six) months or within such further time and on such terms and condition as may be mutually decided by the Parties.

**ARTICLE - 8 : RIGHT TO BOOK ALLOT, ASSIGN AND MAINTAIN**

- 8.1 The Land Owner hereby confirms that;
- a) The Developer shall have the right to market, allot; sell, transfer, let, the entire or any part of the project to the prospective buyers/ transferees.
  - b) The Land Owner shall provide full co-operation and assistance in this regard and undertake not to cause any interruption in the same.
  - c) The Land Owner hereby authorize the Developer to sign/ execute and register the tripartite/ other agreements on behalf of the Land Owner and the Land Owner shall execute/ register appropriate GPA or DPA as the case be in favour of the Developer providing such authorization in respect hereof.
  - d) The Developer shall have the right to collect and receive the Gross Revenue and other charges and fees with respect to the Project.
- 8.2 The Developer or any agency nominated by it shall have the sole right



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to maintain the completed building(s) of the project and other areas/ facilities as per the provisions of the applicable laws.

#### **ARTICLE- 9 : FUNDING**

- 9.1** The Parties shall arrange required amount of working capital for development of the project by way of unsecured loan or secured loan from banks/financial institutions/NBFCs/other sources. The Land Owner shall mortgage the title deeds of the Project Land as security for the said loan.
- 9.2** Notwithstanding the Article 9.1, the Developer shall have the right to raise loan/ funding/ borrowing by way of creation of charge over the project land, stock and receivables in favour of any bank or financial institution or NBFC.
- 9.3** The cost of funding/ loan shall be borne and paid by the Developer alone and repayment of such loan of the lender shall be the sole responsibility and liability of the Developer.

#### **ARTICLE - 10 : REPRESENTATIONS AND WARRANTIES**

- 10.1** The Land Owner, hereby represent and warrant as follows:
- i.** The Land Owner are the lawful Owner and in vacant and physical possession of the Project Land, with all rights appurtenant thereto.
  - ii.** The Land Owner has paid the cost for acquiring the Project Land in full, including but not limited to the purchase price, and if any such charges are found to be due the same shall be borne and paid by the Land Owner.
  - iii.** The Project Land is clear from all defects in title/ Ownership. The title is clear, marketable and capable of being developed into the Project.



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- iv.** The Land Owner hereby represents to the Developer that all taxes, excise, duties, levies, interest; penalty, fine or arrears as may be applicable on the Project Land on the Effective Date and as demanded have been paid and cleared. Any demand/dues, if any, in this regard shall be borne and paid by the Land Owner.
- v.** The Project Land or any part thereof is not subject to any acquisition and there are no acquisition proceedings pending or threatened. There are no restrictions or ceilings applicable on the landholdings comprising the Project Land and neither any part of the Project Land has been notified or forms part of the forest land. Further, the Project Land is not subject to any attachment by any Government Authority or lender or creditor or other person, including any revenue authority.
- vi.** As on date, the Project Land is not subject to any litigation, arbitration, prosecution, proceedings, dispute, investigation or the subject matter of any other legal dispute. Further, the Land Owner is not in receipt of any notice relating to any investigation or enquiry, nor has it received any notice of any order, decree, decision or judgment of, any court, tribunal, arbitrator, quasi-judicial authority, Government Authority or regulatory body, in relation to the Project Land.
- vii.** As on date there are no actions, suits, proceedings or investigations pending or, to its knowledge threatened against the Land Owner at law or in equity before any court or before any other judicial, quasi-judicial or other authority, the outcome of which may result in breach of this Agreement or which may result in any material impairment of ability of the Land Owner to perform their respective obligations under this Agreement.



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- viii.** No receiver, trustee or manager has been appointed over the whole or any part of the Project Land and it has not committed any act of bankruptcy or insolvency or passed any resolution for or otherwise entered into any liquidation, winding up or administrative order under the laws of India or any other applicable jurisdiction.
- ix.** The Land Owner shall not: (i) deal with the Project Land in any manner except as per the terms of this Agreement; (ii) initiate, solicit or consider, whether directly or indirectly, any competitive bids from any third party whatsoever, for the development of the Project Land (or any part thereof); and (iii) negotiate or discuss with any person or entity the financing, transfer, mortgage of the Project Land [or any part thereof].
- x.** All the representations and warranties are valid notwithstanding any Information or document furnished to or findings made by the Developer during any due diligence exercise and no such information, document or finding shall limit the liability of the Land Owner hereunder.

**10.2** The Developer hereby represents and warrants as follows:

- i.** The Developer shall arrange the requisite resources to construct and develop the Project as per the terms and conditions agreed in this Agreement.
- ii.** The Developer shall construct; develop, market and sell the Project in the manner and in accordance with the terms and conditions of this Agreement.

**10.3** The Land Owner and the Developer hereby represent and warrant to each other that:



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- i.** Each Party has full power, authority, legal right and capacity to enter into and perform its obligations under this Agreement and to consummate the transactions contemplated hereby. This Agreement has been duly executed and delivered by each Party and constitutes its legal, valid and binding obligation enforceable against it in accordance with its respective terms.
- ii.** Each Party is duly incorporated and validly existing under the laws of the jurisdiction of its incorporation and that each Party has full power and absolute authority to execute, deliver and perform this Agreement.
- iii.** Each of the representations and warranties made by each of the Parties, in terms as aforesaid, is separate and independent and none of the aforesaid representations and warranties shall be treated as qualified by any actual or constructive knowledge on the part of the other Parties or any of their respective agents, Representatives, officers, employees or advisers.
- iv.** This Agreement constitutes a legal, valid and binding obligation, and is enforceable against each Party in accordance with its terms.
- v.** The execution, delivery and performance of this Agreement will not conflict with, result in the breach of, or constitute a default under any covenant; agreement; understanding, decree or order to which such Party is a party or by which such Party or any of its properties or assets are bound or affected and does not result in a violation of any Applicable Laws.
- vi.** Each Party has no knowledge of any violation or default or any order, writ injunction or decree of any court or any legally binding order of any relevant authority empowered by Applicable Laws which may



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result in any material adverse effect on such Party's ability to perform its obligations under this Agreement. All information furnished by each Party in connection with this Agreement, does not contain any untrue statement or omit to state any fact; the omission of which makes any statements made therein in the light of the circumstances under which they are made, misleading, and each Party is not aware of any material facts or circumstances that have not been disclosed to the other Parties which might, if disclosed, adversely affect the decision of a Person considering whether or not to enter into this Agreement

#### **ARTICLE 11- SALES AND MARKETING**

- 11.1** The Parties hereby agree that the entire marketing and sale of the Project shall be done by the Developer jointly in consultation with land Owner. The Developer will market and sell the said Project under the name and style of "**4SIGHT GREEN LEAF (PHASE – II)**" or any other name as it may deem fit from time to time in consultation with land Owner.
- 11.2** It is hereby agreed that any intellectual property rights developed, whether registered or not in respect of the Project pursuant to this Agreement shall be owned, used and possessed by the Developer only. The Developer shall have all the rights, titles and interest in such intellectual properties and the sole and exclusive right to use such intellectual property rights and the Land Owner shall not have any right/ title/ interest in respect thereto in any manner whatsoever. The Developer shall be entitled to register the same at its own discretion.
- 11.3** The Developer shall have to decide the time and manner of sale and marketing of the Project in a business prudence manner in consultation with the Land Owner. In the event the Developer decides during any



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period that it is not favorable/ profitable period for sale of Saleable Area, the Developer may phase out the sale of the Project in the manner to be jointly decided by the Developer in consultation with the Land Owner.

- 11.4** The Developer shall be entitled to market the Project in consultation with the Land Owner and negotiate the sale price of the Project for the mutual benefit of the Parties.
- 11.5** After due approval of the Project by Government Authority/statutory authorities, the Developer shall be entitled to make advance bookings and to enter into agreements for sale to any prospective buyer(s) the Saleable Areas of the Project at the price and as per the payment schedule as may be decided by the Developer in business prudence manner.
- 11.6** The Parties hereby agree that sale of the Saleable Area shall be made through execution of a Flat Buyer agreement with the prospective buyer/customer having Land Owner, Developer and the prospective buyer as parties to this agreement. The said Agreement will be signed by the prospective buyer and the Developer on its behalf and as the GPA holder of the Land Owner for which the Land Owner will execute the required GPA.
- 11.7** The Land Owners shall provide the Developer and its Representatives with necessary written authorities, power of attorneys authorizing the Developer and its representatives to sign and execute buyer's agreement or such other agreements in favour of prospective buyers, allottees and for transfer of the rights, title or interest in the Saleable Areas, viz sale deeds, conveyance deeds or any other lawful



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deed/agreement in favour of prospective buyers/allottees and to receive consideration/proceeds by way of cheques, pay orders or similar bank instruments, which shall be deposited in the Project Account as stated above.

**11.8** The Land Owner shall further, as and when considered expedient by he Developer, sign and execute all documents/deeds/instruments, etc for transfer/ conveyance of titles and interest in the spaces/areas in the Project in favour of the proposed buyers.

**11.9** The Land Owner shall not do any act or deed which would in any manner, whatsoever, including but not limited to creation of any parallel documentation, be in conflict or contrary to the marketing and sales strategy of the Developer.

#### **ARTICLE 12-INDEMNIFICATION**

**12.1** Each Party (Defaulting Party) hereby agrees to indemnify and hold harmless the other party, its officers, employees, shareholders, directors and affiliates (Non-Defaulting Party) from any or all losses, liabilities, claims, costs, charges, actions, proceedings, third party claims, damages, including but not limited to, interest, penalties with respect thereto and out-of-pocket expenses (including reasonable attorney's and accountants' fees and disbursements) that have arisen from claims resulting from or relating to or arising out of or in connection with the following:

- i.** any failure on the part of the Defaulting Party to discharge its liabilities and/or obligations under this Agreement; and/or
- ii.** any willful act of omission or commission, material breach, misrepresentation, misconduct or negligence by the Defaulting Party,



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SOUTH 24 PGS., ALIPORE  
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as the case may be, of any covenant; agreement representation, warranty or other obligation contained in this Agreement.

**12.2** In the event of any Defect in relation to the Project Land, the Land Owner shall remedy the Defect,

**12.3** Development and sale of Project being responsibility of the Developer, the Developer shall be liable to Indemnify and hold harmless the Land Owner from and against any and/or all losses; liabilities, claims, costs, charges, actions, proceedings or third party claims, damages, including but not limited to, interest; penalties with respect thereto and out-of-pocket expenses (including reasonable attorneys' and accountants fees and disbursements) that have arisen against the Land Owner due to any non-compliance of relevant statutes, laws, bye-laws by the Developer in the course of development of the Project Further, the Developer alone shall be responsible and liable for payment of all dues to its workers/ employees and statutory compliance of labour law, rules and regulations as are in force or introduced from time to time with respect to the employment of personnel, payment of wages, compensation, welfare, etc., and/or for any accident or lack of safety resulting in injury or damage to workmen, plant and machinery or third party. All such claims and demands shall be settled and cleared by the Developer only and no liability on this account shall fall on the Land Owner.

**12.4** The Developer, in its capacity as a developer in terms of this Agreement and as irrevocable attorney for the Land Owner, shall not do or cause to be done any act; omission or thing which may in any manner contravene any rules, law or regulations or which may amount to misuse of any terms hereto or breach of any other provisions of law. In



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case of non-performance or non-observance of any such rules, regulations or law, then the entire liability in that behalf shall be incurred and discharged by the Developer, and furthermore, the Developer undertakes to keep the Land Owner harmless and indemnified against all claims and demands resulting from such non-performance and non-observance of such rules, regulations or law in terms of this clause.

### **ARTICLE 13- FORCE MAJUERE**

- 13.1** If any time during the term of this Agreement; the performance by either Party of an obligation hereunder shall be excused during any period of Force Majeure and such delay is beyond the reasonable control of a Party (the "Affected Party") and which the Affected Party could not have prevented by the exercise of reasonable skill and care in relation to the development of the Project and which actually prevent; hinder or delay in whole or in part the performance by any party of its obligations under this Agreement "Force Majeure" shall include without limitation, (a) acts of God, including earthquake, storm, flood, tempest, fire, lightning, and other natural calamities; (b) civil commotion, war, act of public enemy; (c) riots or terrorists attacks, sabotage\* epidemic; (d) strikes; (e) unavailability, scarcity, shortage of any construction materials, fuel, power, water, electricity, etc.; (f) the promulgation of or any amendment in any law or Policy of the Government Authority which prevents the construction and development to proceed as agreed in this Agreement; or (g) any event or circumstance analogous to the foregoing. Financial inability of a Party to perform shall not be a ground for claiming a Force Majeure. The Affected Party shall immediately notify the other Party of the happening of any such event of Force Majeure. The Affected Party shall constantly endeavour to



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prevent or make good the delay and shall resume the work as soon as practicable after such event of Force Majeure has come to an end or ceased to exist.

- 13.2** In any other event; if a Force Majeure cause or causes shall continue for a period of 180 (one hundred and eighty) days, the Parties hereto shall mutually discuss the matter and decide one or the other course of action to be taken.

#### **ARTICLE 14**

##### **DISPUTE RESOLUTION, GOVERNING LAW & JURISDICTION**

- 14.1** Amicable Settlement: In the case of any dispute or claim arising out of or in connection with or relating to this Agreement the Parties shall attempt to first resolve such dispute or claim through amicable discussions.
- 14.2** Arbitration: If the Parties fail to resolve such dispute or claim amicably, such dispute or claim shall be finally settled by arbitration. The arbitration proceedings shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 and any amendment/modification thereof all arbitration proceedings shall be conducted in the English language and the place of arbitration shall be Kolkata. The Arbitration award shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly. The Parties shall continue to perform such of their respective obligations under this Agreement that do not relate to the subject matter of the dispute, without prejudice to the final.
- 14.3** Governing Law & Jurisdiction: This Agreement shall be governed by and construed in accordance with the laws of the India and shall,



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subject to the provisions of dispute resolution mechanism stated herein above, be subject to the exclusive jurisdiction of the courts in Kolkata only.

#### **ARTICLE 15 MISCELLANEOUS PROVISIONS**

- 15.1** No Partnership: The Parties have entered into this Agreement on principal to principal basis and that nothing stated herein shall be deemed or construed as a partnership between them nor shall it be construed as association of persons in any manner, nor will the same bind them except to the extent specifically stipulated herein.
- 15.2** Waivers: No waiver of any of the terms of this Agreement shall be effective unless made in writing and no waiver of any particular term shall be deemed to be a waiver of any other term.
- 15.3** Taxes: Each Party hereto shall pay and discharge their respective tax liabilities under the Income Tax Act 1961 and all their personal debts and shall Indemnify and keep indemnified and harmless the other from and against all claims, charges, proceedings, penalties in respect of any default or failure to pay or discharge such liabilities and debts.
- 15.4** Stamp Duty & Registration: The Land Owner shall get this Agreement registered. The cost of registration and stamp duty payable thereon shall be paid by the Developer. However, it is agreed that non-registration of this Agreement shall not take away or affect any rights of the Developer or the Land Owner.
- 15.5** Notice: All notices and other writings to be filed, delivered or served on the other Party pursuant to this Agreement shall be in writing and shall be delivered by speed post, registered mail, courier, facsimile, return receipt requested. Any notice shall be deemed to have been duly



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given and received upon receipt Notices to the parties shall be addressed as follows: A) TO LAND OWNER : Attention: Mr. Amit Ganguly, Director GANGULY HOME SEARCH PVT LTD, at 167, Garia Station Road, Kolkata- 700084, B) TO LAND OWNER No. 2 : Attention: SRI TAPASH BHADURI, son of- Late Amaresh Chandra Bhaduri, of 74, Bidhan Pally, P.O.- Garia, P.S.- Bansdrani, Kolkata- 700084, C) TO DEVELOPER : Attention: Mr. Amit Kumar Lahoti, Director LEAF INFRAPROJECTS LTD at "Diamond Prestige", Unit No. 611, 6th Floor, 41A, A.J.C. Bose Road, Kolkata - 700017,

- 15.6 Severability:** Each and every obligation under this Agreement shall be treated as a separate obligation and shall be severally enforceable as such and in the event of any obligation or obligations being or becoming unenforceable in whole or in part shall not affect the validity of the balance Agreement provided the fundamental terms of the Agreement are not altered. If any requirement, restriction or undertaking herein is (i) found by any court or other competent authority to be void or unenforceable; or (ii) requires any authorization, Approval or consent which is not granted, the Parties shall negotiate in good faith to replace such void or unenforceable requirement, restriction, undertaking or lack of Approval, consent or authorization with a valid provision which, as far as possible, has the same commercial effect as that which it replaces.
- 15.7 Assignment:** Subject to the provisions of this Agreement this Agreement is personal to the Parties, and shall not be capable of assignment without consent of other Parties.
- 15.8 Termination:** Save and except as permitted under in this Agreement,



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(his Agreement shall not be terminated by either of the Party.

**15.9 Specific Performance:** This Agreement shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.

**15.10 Entire Agreement:** This Agreement sets forth the entire agreement and understanding between the Parties relating to the subject matter herein and supersede any and all prior discussions, communications, negotiations, understanding, agreements, or contracts, whether written or oral. No modification of, or amendment to, this Agreement nor any waiver of any rights under this Agreement, will be effective unless in writing signed by the Parties.

**15.11 Counterparts:** This Agreement may be executed in one or more counterparts including counterparts transmitted by facsimile, each of which shall be deemed an original, but all of which signed and taken together, shall constitute one document;

### SCHEDULE

**ALL THAT** piece and parcel of 50% share in land measuring 33.33 decimal i.e. **16.665 decimal** be the same a little more or less within District - South 24 Parganas, P.S. - Narendrapur (erstwhile Sonarpur), ADSR - Garia (erstwhile Sonarpur), Mouza- Barhans Fartabad, J.L. No. 47, R.S. Dag No. 1242 under R.S. Khatian No. 1645, Rajpur-Sonarpur Municipality, portion of Holding No. 648, West Mahamayapur, Kolkata - 700084, Ward No.- 28, (nearest to Paschim Mahamayapur Road,) butted and bounded by :

**ON THE NORTH** : By R.S. Dag 1242 (P);

**ON THE SOUTH** : By R.S. Dag 1355;



DISTRICT SUB REGISTRAR-III  
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**ON THE EAST** : By R.S. Dag 1237;

**ON THE WEST** : By 8ft wide Municipal Road;

**IN WITNESS WHEREOF** the parties above named have hereunto set and subscribed their respective hands to these presents on the day month and year first above written.

**Signed, Sealed and Delivered  
In Presence of  
WITNESSES**

1. Somnath Mandal  
Raipur, Malikapur  
N.V. Lane, KOL-700149.

GANGULY HOME SEARCH PRIVATE LIMITED

  
DIRECTOR

*Tapank Bhunia*

**SIGNATURES OF THE FIRST PART**

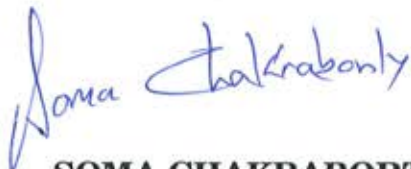
2. Debodutta Mazumdar.  
159, Garia Station Road.  
KOL-700084

LEAP INFRAPROJECTS LIMITED

  
Director/Authorised Signatory

**SIGNATURE OF THE SECOND PART**

**Drafted by:-**



**SOMA CHAKRABORTY**  
Advocate.  
Baruipur Civil Court  
WB - 2618/99





DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
**19 APR 2022**



**SPECIMEN FORM FOR TEN FINGER PRINTS**



*S. J. Chy*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



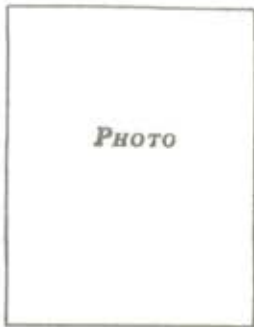
*Tapank Bhadur*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Ajay Kumar Leheri*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
**19 APR 2022**

आयकर विभाग  
INCOME TAX DEPARTMENT




भारत सरकार  
GOVT. OF INDIA

GANGULY HOME SEARCH  
PRIVATE LIMITED  
30/08/2008



Permanent Account Number  
AADCG2860J

Signature

GANGULY HOME SEARCH PRIVATE LIMITED  
  
DIRECTOR



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



AMIT GANGULY  
RANJIT GANGULY  
11/111877

Permanent Account Number:  
AIEPG8746R

Handwritten  
Signature

Handwritten signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TAPASH BHADURI

AMARESH CHANDRA BHADURI

01/01/1968

Permanent Account Number

AJWPB4316R

Signature



*Tapash Bhaduri*

*In case this card is lost / found, kindly inform / return to :-*

Income Tax PAN Services Unit, UTITSI  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :

आयकर पैन सेवा यूनिट, UTITSI,  
प्लॉट नं: ३, सेक्टर ११, सीडीडी, बेलपुर,  
नवी मुंबई-४०० ६१४.





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

AACBB2583N

LEAP INFRA PROJECTS LIMITED

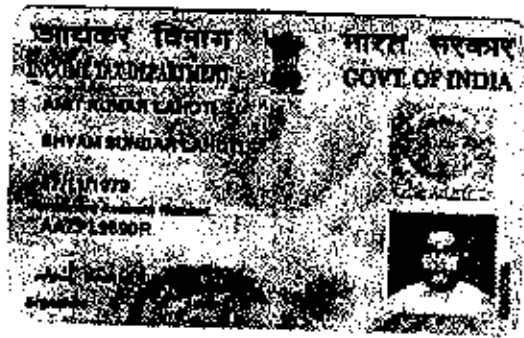
21116020

16/04/2019

LEAP INFRA PROJECTS LIMITED


*Sanjay Kumar Bhatnagar*  
Director/Authorised Signatory







ATK pawan kumar



  
 ভারতের নির্বাচন কমিশন  
 परिचय पत्र  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

WB/23/109/489815

নির্বাচকের নাম : দেবব্রত মজুমদার  
 Elector's Name : Debabrata Majumdar  
 পিতার নাম : সন্তোষ মজুমদার  
 Father's Name : Santosh Majumdar  
 লিঙ্গ/Sex : পুং / M  
 জন্ম তারিখ : XX/XX/1975  
 Date of Birth :

*Debabrata Majumdar.*

WB/23/109/489815

ঠিকানা:  
 দক্ষিণ ফার্মাডাও, রাইপুর সোনারপুর, নারেন্দ্রপুর,  
 পিন কোড-700084

Address:  
 DAKSHIN FARMADAO, RAJPUH SONARPUR,  
 NARENDRAPUR, SOUTH 24  
 PARGANAS-700084

Date: *[Signature]*  
 30/01/2018

151 - সোনারপুর উত্তর বিধানসভা কেন্দ্র নির্বাচন অফিসের  
 অধিনায়কের কার্যালয় অংশ, কলকাতা।  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 151 - Sonarpur Uttar Constituency

বিদ্যমান পরিচয়পত্র বাতিল করুন। বিতুলিত প্রতিলিপি দিয়ে পাস  
 করে। ১-এরই সংখ্যক প্রতিলিপি পরিচয়পত্র পরিবর্তন  
 করা নির্বাহী অফিসে এবং পরিচয়পত্রের সংখ্যক উল্লেখ করুন।  
 In case of change in address mention (Old Card No.  
 In the relevant Form for including your name in the  
 roll at the changed address and to attach the card  
 with same number.

179 / 759



### Major Information of the Deed

Deed No :	I-1603-05848/2022	Date of Registration	19/04/2022
Query No / Year	1603-2001151221/2022	Office where deed is registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	15/04/2022 2:22:19 PM	Applicant Name, Address & Other Details	
Soma Chakraborty Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN : - 700144. Mobile No. : 8335047751, Status : Advocate		Transaction	
[0110] Sale, Development Agreement or Construction agreement	Set Forth value	Additional Transaction	
		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
		Market Value	
Stamp duty Paid(SD)	Rs 20,030/- (Article:48(g))	Rs. 1,14,53,395/-	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	Registration Fee Paid	
		Rs. 53/- (Article:E, E)	

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Paschim Mahamayapur Road, Mouza: Barhans Fartabad, , Ward No: 28, Holding No:648 JI No: 47, Pin Code : 700084



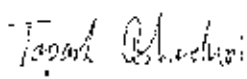
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1242	RS-1645	Bastu	Danga	16.665 Dec		1,14,53,395/-	Width of Approach Road: 8 Ft.,
Grand Total :					16.665Dec	0/-	114,53,395/-	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GANGULY HOME SEARCH PRIVATE LIMITED</b> 167,GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI. Status Organization, Executed by: Representative. Executed by: Representative







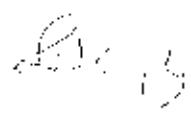


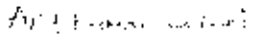
2	<b>Name</b> <b>Shri TAPASH BHADURI</b> Son of Late AMARESH CHANDRA BHADURI Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office	<b>Photo</b>  19/04/2022	<b>Finger Print</b>  LTI 19/04/2022	<b>Signature</b>  19/04/2022
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74, BIDHAN PALLY, City:- Not Specified, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas,  
West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:  
India, PAN No.:: AJxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by:  
Self, Date of Execution: 19/04/2022  
, Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>LEAP INFRAPROJECTS LIMITED</b> 41A, A. J. C. BOSE ROAD, City:- Not Specified, P.O:- SHAKESPEAR SARANI, P.S:-Shakespear Sarani, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



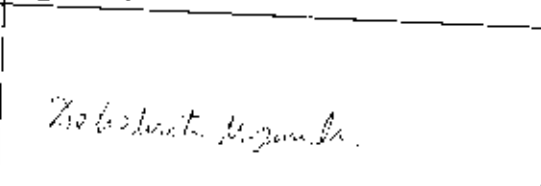
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri AMIT GANGULY</b> (Presentant ) Son of Late RANJIT GANGULY Date of Execution - :19/04/2022, , Admitted by: Self, Date of Admission: :19/04/2022, Place of Admission of Execution: Office	<b>Photo</b>  Apr 19 2022 3:56PM	<b>Finger Print</b>  LTI 19/04/2022	<b>Signature</b>  19/04/2022
174, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700084. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GANGULY HOME SEARCH PRIVATE LIMITED (as DIRECTOR)				
2	<b>Name</b> <b>Shri AMIT KUMAR LAHOTI</b> Son of Shri SHYAM SUNDAR LAHOTI Date of Execution :19/04/2022, , Admitted by: Self, Date of Admission: :19/04/2022, Place of Admission of Execution: Office	<b>Photo</b>  Apr 19 2022 4:00PM	<b>Finger Print</b>  LTI 19/04/2022	<b>Signature</b>  19/04/2022



36A, GARCHA, 1ST LANE, ONKUR TOWER, City:- Not Specified, P.O:- GARIAHAT, P.S:-Gariahat,  
District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu,  
Occupation: Business, Citizen of: India, PAN No.: AAxxxxxx0R, Aadhaar No Not Provided by UIDAI  
Status : Representative, Representative of : LEAP INFRAPROJECTS LIMITED (as AUTHORISED  
REPRESENTATIVE)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri DEBOBRATA MAZUMDER</b> Son of Late SANTOSH KUMAR MAZUMDER 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
	19/04/2022	19/04/2022	19/04/2022

Identifier Of Shri TAPASH BHADURI, Shri AMIT GANGULY, Shri AMIT KUMAR LAHOTI

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	GANGULY HOME SEARCH PRIVATE LIMITED	LEAP INFRAPROJECTS LIMITED-8.3325 Dec
2	Shri TAPASH BHADURI	LEAP INFRAPROJECTS LIMITED-8.3325 Dec



Endorsement For Deed Number : I - 160305848 / 2022

On 19-04-2022

**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 13:55 hrs on 19-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri AMIT GANGULY ..

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,14,53,395/-

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

Execution is admitted on 19/04/2022 by Shri TAPASH BHADURI, Son of Late AMARESH CHANDRA BHADURI, 74, BIDHAN PALLY, P.O: GARIA, Thana: Bansdroni, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Shri DEBOBRATA MAZUMDER, . . Son of Late SANTOSH KUMAR MAZUMDER, 159, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 19-04-2022 by Shri AMIT GANGULY, DIRECTOR, GANGULY HOME SEARCH PRIVATE LIMITED, 167, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Shri DEBOBRATA MAZUMDER, . . Son of Late SANTOSH KUMAR MAZUMDER, 159, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Execution is admitted on 19-04-2022 by Shri AMIT KUMAR LAHOTI, AUTHORISED REPRESENTATIVE, LEAP INFRAPROJECTS LIMITED, 41A, A J. C. BOSE ROAD, City:- Not Specified, P.O:- SHAKESPEAR SARANI, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Shri DEBOBRATA MAZUMDER, . . Son of Late SANTOSH KUMAR MAZUMDER, 159, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2022 4:17PM with Govt. Ref. No: 192022230009477911 on 18-04-2022, Amount Rs: 21/-, Bank: HDFC Bank ( HDFC0000014), Ref No. 1768847552 on: 18-04-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 20,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 377670, Amount: Rs.10/-, Date of Purchase: 11/02/2022, Vendor name: T K Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2022 4:47PM with Govt. Ref. No: 192022230009477911 on 18-04-2022, Amount Rs: 20,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1768847552 on 18-04-2022, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 199492 to 199534  
being No 160305848 for the year 2022.



Digitally signed by DEBASISH DHAR  
Date: 2022.04.19 16:58:29 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/04/19 04:58:29 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)