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certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Bongarpur, South 24 Parganas

18 MAY 2022

DEVELOPMENT AGREEMENT

This DEED OF DEVELOPMENT AGREEMENT is made this the 18th day of MAY, TWO THOUSAND AND TWENTY TWO (2022)

BETWEEN

DR. CHITTARANJAN MITRA (having PAN - ADTPM7295F and AAadhar No : 324063280204) , son of Late Kali Das Mitra , by faith Hindu , by Occupation – Medical Practitioner , by nationality Indian, residing at H. C. Sarani, Purba Das Para , Baikunthapur more , P.O and P.S , Sonarpur, District South 24 Parganas, Kolkata -150, presently residing at SRINATH NIKET, 527, Aghore Sarani , Barendra Para , P.O- Rajpur, P.S- Sonarpur Dist- 24 Parganas , Kolkata- 700149, hereinafter called and referred to as the OWNER / FIRST PARTY (Which expression shall unless other- wise excluded by or repugnant to the context be deemed to mean and include his respective heir / heirs/ executor/ executors/ administrator/ administrators/ legal representative/ legal representatives and assign/ assigns) of the **ONE PART**;

AND

1). **SPS INFRAREALTY PRIVATE LIMITED** (having PAN : AAPCS7505Q), a private Limited company incorporate of under the companies Act , 1956, having its registered office at 152, Kanungo Park , Garia , P.S. Patuli , Kolkata 700084, consisting of Three Directors namely 1) **SRI SWAPAN BHATTA** , (having PAN NO: AEFPB8007H, AADHAAK No : 219314872321), S/O Late Ramesh Chandra Bhatta , by faith Hindu , by Occupation business, by Nationality Indian . residing at 126, Kanungo Park , Garia , P.S . Patuli , Kolkata – 700084, 2) **SRI PREM CHAND SETHI** (having PAN NO. AKTPS2413E and AADHAAR No. 2952 0568 0285) S/O Late Padam Chand Sethi by faith Hindu , by Nationality Indian by Occupation Business , residing at 26, Shakespeare Sarani , Flat No . 7D, P.S. Shhakespeare Sarani, Kolkata : 700017 and 3) **SRI SAJAL BHATTA** (having PAN NO : AEVPB3414J and AADHAAR No : 553083554646) S/O- Late Ramesh Chandra Bhatta by faith Hindu , by Nationality Indian by Occupation Business , residing at 152 Kanungo Park Garia , P.S. Patuli Kolkata 700084 and for the purpose of execution of agreement **SRI SAJAL BHATTA** (having PAN NO : AEVPB3414J and AADHAAR No : 553083554646) son of Late Ramesh Chandra Bhatta , by faith Hindu, by Occupation Business , by nationality Indian , residing at 152 Kanungo Park , P.O : Garia , P.S: Patuli , Kolkata 700084 , had been duly authorized in it's Board meeting dated 15.10.2019.

2) . **M/S KACHNER INFRATUCTURES PVT LIMITED** (having PAN AADCK7583J) a company incorporated under the companies Act, 1956 having its registered office at 225E, Acharya Jagadish Chandra Bose Road , P.O : Lala Rajput Raj sarani , P.S : Ballygunge, Kolkata 700020, being represented by its Director **SRI AJAY KUMAR JAIN** (having PAN NO: ACQPJ5099Q and AAadhar No : 447564577391) S/O Sri Sumer Mal Jain , by faith Hindu , by Occupation Service , by nationality Indian , residing at 225E , Acharya Jagadish Chandra Bose Road , P.O : Lala Lajpat Rai Sarani , P.S : Ballygunge, Kolkata – 700020 , has been duly authorised in it's Board meeting dated hereinafter called and referred to as the **DEVELOPERS/**

SECOND PARTIES (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heir heirs / executor / executors/ administrator administrators / legal representative legal representatives and assign/ assigns) of the OTHER PART. It has been resolved unanimously in meeting of the Board of Directors of SPS INFRAREALTY PRIVATE LIMITED . held on that one of the Directors Sri Sajal Bhatta authorized to represent and execute all deed and documents on behalf of the company in all respect relating to the "A" Schedule property which is subject matter of these presents. It has also been resolved unanimously in the meeting of the Board of Directors of M/S KACHNER INFRATUCTURES PVT LIMITED (having PAN AADCK7583J) held on. 31.12.2021.

That one of the Directors SRI AJAY KUMAR JAIN authorized to represent and execute all deed and documents on behalf of the company in all respect relating to the "A" schedule property which is subject matter of these presents.

WHEREAS by a registered Deed of Conveyance , dated 30.08.1974 the owner herein purchased ALL THAT piece and parcel of land measuring 2 dec. out of 38 dec. of C.S. Dag 217 R.S Dag No- 258 under R.S Khatian No. 302 and 5 decimals of C.S Dag No. 216 R.S Dag No. 257 under R.S Khatian No- 299 aggregating to Total 7 decimals land of Mouza Sonarpur, P.S : Sonarpur , Dist- South 24 Parganas under the jurisdiction of Rajpur Sonarpur Municipality marked with Colour Red boarder in the annexed plan / with the map therein from the then owner namely Korban Ali Mondal and others and the same has been duly registered before the A.D. S.R , Sonarpur and recoded in Book No. 1, volume No. 55, pages 213 to 218, being No. 3725 for the year 1974 dated 30.08.1974.

AND WHEREAS by another registered deed of conveyance dated 30.08.1974 the owner herein has purchased ALL THAT piece and parcel of land measuring 06 decimals out of 21 decimals land at C.S. Dag No. 215, R.S. Dag No. 256 under R.S Khatian No. 599 of Mouza Sonarpur , P.S. Sonarpur , District- South 24 Parganas under the jurisdiction of Rajpur Sonarpur Municipality marked with Green Colour with the annexed plan from the then owner namely Korban Ali Mondal and others and the same has been duly registered before the A.D.S.R Sonarpur and recorded in Book No. I, Volume No- 54 , Pages 201 to 204, Being No- 3726, for the year 1974 dated 30.08.1974.

AND WHEREAS by another registered deed of conveyance dated 30.08.1974 one Mahamaya Mitra, wife of Late Kalidas Mitra, being the mother of owner herein, had purchased ALL THAT piece and parcel of land measuring 1 ¼ dec .of. land at C.S Dag No- 206. R.S. Dag No- 246, 1 ¾ decimals out of 7 decimals at C.S. Dag No- 207, R.S. Dag No. 247 Total 03 decimals under R.S Khatian No- 225 of Mouza Sonarpur, P.S: Sonarpur and 05 decimals of C.S. Dag No- 205, R.S Dag No- 245 and 08 decimals out of 38 decimals of C.S Dag No- 217 , R.S Dag No- 258 Total 13 decimals under C.S and R.S Khatian No- 302 of Mouza Sonarpur ,P.S: Sonarpur District-

South 24 Parganas and 04 decimals out of 21 decimals of C.S. Dag No- 215. R.S. Dag No- 256 under R.S Khatian 599 of Mouza Sonarpur , P.S. Sonarpur all total 20 decimals marked with yellow colour with the annexed Map from it's the then owner namely Korban Ali Mondal and others and the same has been duly registered before the A.D.S.R , Sonarpur and recorded in Book No- I, Volume No- 55, pages 213 to 218 Being No- 3724, for the year 1974 dated 30-08-1974.

AND WHEREAS the owner herein subsequently by a registered deed of conveyance dated 24-09-1975 had purchased ALL THAT piece and parcel of land measuring 04 decimals of C.S Dag No. 206, R.S Dag No. 246 , 3 ¼ decimals out of 07 decimals of C.S Dag No.207, R.S Dag No. 247 Total 7 ¼ decimals marked with blue colour with annexed plan 7 ¼ decimals out of 14 decimals of C.S Dag No. 213/ 1256 R.S Dag No. 253, 18 ½ decimals out of 19 decimals of C.S Dag No. 213 , R.S Dag No. 254 Total 25 ¾ decimals marked with yellow colour with the annexed plan all Total 33 decimals under R.S. Khatian 225 of Mouza Sonarpur , P.S. Sonarpur District- South 24 Parganas from the then owner namely Zaveda Khaton and others and the same has been duly registered before the A.D. S.R sonarpur and recorded in book No. 1, Volume No. 58, pages 241 to 247 , Being No. 4092 for the year 1975 dated 03.10.1975.

AND WHEREAS Subsequently said Mahamaya Mitra , being the mother of the owner herein, out of her love and affection towards her son namely Chittaranjan Mitra, being the owner hereinabove, conveyed, transferred her purchased / owned land, measuring 20 decimals land lying and situated at Mouza- Sonarpur, P.S. Sonarpur , District- South 24 Pargans by a registered deed of conveyance being Deed No. 3724 dated 30.08.1974 as mentioned hereinabove executing a deed of gift and the same has been registered before the A.D.S.R sonarpur and recorded in Book No . 1 Volume no. 8 pages 128 to 131, Being no. 114, for the year 1976 dated 16.01.1976. And thus the owner herein became the absolute owner of ALL THAT Piece and parcel of land measuring 66 decimals ,lying and situated at Mouza- Sonarur , J.L No. 39, R.S Khatian No. 225, 302, 599 , C.S Dag Nos . 217, 216,215,205,206,207,213/1256,213 R.S. dag No. 245 Shali 5 decimals, R.S Dag No. 247 Shali 5 Decimals , R.S Dag No. 257 Shali 5 Decimals , R.S Dag No.258 Shali 10 Decimals , R.S Dag No. 246 vita 5 ¼ Decimals. R.S. dag No. 256 Bagan 10 Decimals , R.S Dag No. 253 Pukur Par 7 ¼ Decimals , R.S Dag No. 254 Pukur Par 18 ½ decimals morefully mentioned in the Schedule A below under / Rajpur Sonarpur Municipality ..

AND WHEREAS thereafter the owner mutated his name before the Rajpur Sonarpur Municipality in holding No. 74 Ward No. 13 as well as B.L & L.R.O, Sonarpur in L.R. Khatian No. 4962, L.R. Dag No. 245,246,247,253,254,256,257,258 and the competent land and land reform authority by conversion cases concerning the purchased and gifted land of owner Chittaranjan Mitra of L.R. Dag No. 245,247,253,256,257 and 258 into Bastu i.e. Dag No. 245 (Bastu Vide Conversion Case No. 358/17 Being Memo No. 41/1255/BL-SNP/17 dated

19.06.2017), Dag No. 247 (Bastu Vide Conversion Case No. 143/17 Being Memo No. 41/1143/BL-SNP/17 dated 06.06.2017), Dag No.253 (Bastu Vide Conversion case No.454/2017 Being Memo No . 60©/454/2411/P/17 dated 09.04.2018) , Dag No. 256(Bastu vide Conversion Case No. 360/17 Being Memo No. 41/2017/BL-SNP/17 dated 05.04.17), Dag No.258 (Bastu Vide Conversion case No. 142/17 Being Memo No. 41/933/BL-SNP/17 dated 15.05.17) and paying taxes regularly, before the competent authority and enjoying, possessing the below schedule property peacefully, without any disturbances from any corner, morefully and particularly described in the schedule hereunder mention .

AND WHEREAS With a view to develop the below schedule property through a reputed Developer and the owner was in search of the said Developer and upon hearing the same, one

SPS INFRAREALTY PRIVATE LIMITED the Developer No. 1 hereinabove agreed to develop and /or construct a multi- storied building in the below schedule property described in a schedule "A" hereunder , as per the sanction plan, sanctioned by the Rajpur Sonarpur Municipality at their own cost and accord and the owner herein has agreed with the proposal of the Developer No. 1 hereinabove.

AND WHEREAS SPS INFRAREALTY PRIVATE LIMITED THE Developer No. 1 who has earned sufficient goodwill in the business of land promotion and development , being agreed with the said proposal of the land owner and agreed to develop the schedule property and to erect building thereon in terms of the sanctioned building plan at their own costs, expenses and efforts and in pursuance of the above, the parties i.e. The Developer No. 1 and owner herein have entered into the Development Agreement in between themselves .

AND WHEREAS the owner herein Chittaranjan Mitra entered into a Development agreement with SPS INFRAREALTY PRIVATE LIMITED the Developer through a registered deed of Agreement. The said Deed was registered in the office of A.D.S.R Sonarpur and recorded in Book No. I, Volume No. 26, pages 3679 to 3701, Being No. 11606 , for the year 2013 dated 25th October ,2013 . It is worth to mention that in the aforesaid deed in para 4, line No. 32 the measurement of land was inadvertently written as 18 $\frac{3}{4}$ decimals in place of 20 decimals and due to such typographical mistake the owner and the Developers entered into and agreement upon the land measuring about 64.5 decimals in place of 66 decimals.

AND WHEREAS the Developer No.1 entered into further additional/ and or supplementary agreement with the owner in respect of land measuring about 1.5 decimals out of 66 decimals and the said supplementary agreement was registered in the office of A.D.S.R Sonarpur vide book No. I , Volume No. 9 pages 3316 to 3334 , Being No. 04638, for the year 2014 dated 13th May, 2014 which was omitted in the previous deed Vide being No. 11606 for the year 2013

morefully mentioned in the schedule a below. That as supplementary agreement as stated herein before the aforesaid principal deed vide Being No. 11606 for the year 2013 shall remain in full force and effect. After execution of the supplementary agreement; the developer No.1, Submitted a plan G+ 4 before the Rajpur Sonarpur Municipality on basis of Development Agreement and power of Attorney for sanction and after due consideration the Rajpur Sonarpur Municipality. approved the Building plan and subsequently sanctioned the same vide plan No. 1269/CB/13/38 dated 18.12.2015.

THAT although a stipulated period was fixed for developing the Schedule Property in the previous development agreement for the proposed multistoried building, but owing to unavoidable circumstances and various pretexts, the same could not be done within the time stipulated, but however later on it came to the knowledge of both the parties herein that the concerned authority of Rajpur Sonarpur Municipality may sanction G+7 instead of G+4 building sanction plan and thus, a proposed G+7 building plan was submitted for sanctioning of the same by Rajpur Sonarpur Municipality and accordingly the said new proposed plan for G+7 building has sanctioned subsequently.

THAT owing to the reasons as stated hereinabove, the development job could not be done within the stipulated period of time and hence, in order to expedite the pending development work, the Developer had approached the Land Owner for incorporating or including another developer being the Developer No. 2 to undertake the development job with financial assistance along with the Developer No. 1 and in reciprocation, the Landlord has accepted the said incorporation or inclusion of Developer No. 2 in the new agreement.

THAT the Landlord shall have to apply of GST registration in respect of the Land Owner's allocation and obtain GST registration and in the event of failure to do so by the Landlord, he shall furnish all necessary documents including GST registration charges for Land Owner's allocation, in favour of the Developer for his GST and the Land Owner may deposit the GST Registration amount with the Developer for depositing the same with the competent authority of GST.

AND WHEREAS after the sanctioned of the aforesaid building plan the parties herein above i.e. the Land owner and the Developer No. 1 gathered the knowledge from the reliable source that as per the area of land as well as the approached road, the building plan may be sanctioned G plus Seven and after discussion in between them the Developer No. 1 submitted a fresh building plan before the Rajpur Sonarpur Municipality for sanctioning G plus Seven building and this time the said municipality sanctioned G plus Seven vide 126/Rev/CB/13/56 dated 05.12.2020 for which the Development could not be performed and/ or started on due time.

AND WHEREAS it has been agreed by and between the parties (i.e. Land Owner and the Developer No. 1) for expedite the present development work, the Developer approached the

Land Owner to include another partner being Developer No. 2 and the Land Owner has agreed the said proposal of the Developer No. 1 and thereby being a the Developer No. 2 i.e. **M/SKACHNER INFRASTRUCTURES PVT LIMITED** herein above has been included as Developer No. 2.

AND WHEREAS it is worth to mention that due to some unavoidable circumstances, both the owner and the Developer of the aforesaid two Development Agreements vide Being No. 11606 for the year 2013 and Being No. 04638, the year 2014 executed and registered a deed of cancellation of Development Agreement and the said cancellation agreement was registered in the office of A.D.S.R Sonarpur vide Book No. I Being No. ~~1032 and 116~~ ^{1032 and 116} for the year 2022 dated ~~18-5-2022~~ and thus the aforesaid agreements vide Being No. 11606 for the year 2013 and Being No. 04638, for the year 2014 stand cancelled and inoperative .

AND WHEREAS both developers and owner the parties herein further have negotiated between themselves regarding terms and conditions on which the same development work can be made and the parties have accepted and agreed to enter into this agreement under following terms and conditions for the same.

AND WHEREAS The Developers No-1 along with Developers No-2 agreed to develop the aforesaid property and/ or to construct a ground plus seven storied building thereon as per the sanctioned plan duly obtained from the Municipality Being Plan No. 126/Rev/CB/13/56 dated 05.12.2020.

AND WHEREAS before execution of this agreement the Owner represented and assured to the Developers as follows :

- 1 . That said property is free from all encumbrances, charges, liens, lispendents, attachments, whatsoever or howsoever and till date not encumbered in any manner whatsoever by virtue of the said Development Agreement dated 25.10.2013 and dated 13-05.2014 and two power of Attorneys dated 25.10.2013 and 13.05.2014.
- 2 . That expecting the present owner nobody has any right , title , interest claim, demand , whatsoever or howsoever, into or upon the said property .
- 3 . That there is no notice of acquisition or requisition received or pending in respect of the entire land measuring 66 decimals, be the same a little more or less, lying and situated at Mouza Sonarpur , J.L No. 39 R.S Khatian No. 225 , 302, 599 C.S Dag No, 217,216, 215, 205,206,207,213/1256,213, R.S. Dag Nos. 245, 247, 257, 258,246, 256, 253, 254, under Rajpur Sonapur Municipality, P.S. Sonarpur , District. South 24 Parganas , morefully and particularly described in the schedule hereunder mention .

4. The owner has also given to understand that the said property does not fall under the Urban Land (ceiling and Regulation) Act 1976.

5. That there is no impediment under the law for the time being in force for the owner for obtaining necessary clearance certificate under the Income Tax Act, 1961 .

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows .

Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them :

ARTICLE- I : DEFINATION

1 . **LAND & STRUCTURE** shall mean ALL THAT piece and parcel of land measuring 66 decimals , be the same a little more or less , lying and situated at Mouza Sonarpur , J.L No. 39 , R.S. Khatian No. 225,302 ,599 , L.R. Khatian No. 4962, C.S. Dag Nos. 217,216,215,206,207,213/1256,213,205, r.s. Dag No. 245, 247,257,258,246,256,253,254, L.R. Dag No. 245, 246,247,253,254,256,257,258 under Rajpur Sonarpur Municipality , P.S. Sonarpur, District- South 24 Parganas being Holding No. 74, H.C .sarani and the land is within the jurisdiction of Rajpur Sonarpur Municipality , Ward No-13 morefully and particularly described in the schedule hereunder mentioned .

2. **LAND OWNER : DR. CHITTARANJAN MITRA** (having PAN : ADTPM7295F and AAadhar No : 324063280204) , son of Late Kalidas Mitra , by faith Hindu , by Occupation- Medical Practitioner , by Nationality Indian, residing at Purba Das Para , Baikunthapur More , P.O, P.S : Sonarpur District. South 24 Parganas , his respective heir/ heirs/ executor/ executors/ administrator/ administrators/ legal representative/ legal representatives and assign/ assigns, in respect of the property as mentioned in the schedule here under written .

3. **DEVELOPERS/ PROMOTER: (1) SPS INFRA REALTY PRIVATE LIMITED** Having PAN No : AAPCS7505Q) , a private Limited company incorporate of the under companies Act , 1956, having its registered office at 152, Kanungo Park , Garia , P.S, Patuli , Kolkata- 700084 , represented by one of its Director SRI SAJAL BHATTA (having PAN NO: aevpb3414j) and AAadhar No: 553083554646) son of Late Ramesh Chandra Bhatta , by faith Hindu, by Occupation Business , by Nationality Indian , residing at 152 Kanungo Park , P.O : Garia , P.S: Patuli, Kolkata-700084.

(2) **M/S KACHNER INFRATUCTURES PVT. LIMITED. (having PAN :AADCK7583J)** a company incorporate under the companies Act , 1956 having its registered office at 225E , Acharya Jagadish Chandra Bose Road , P.O : Lala Rajpat Sarani , P.S : Ballygunge , Kolkata- 700020 , being represented by its director SRI AJAY KUMAR JAIN (having PAN No: ACQPJ5099Q and Aadhaar No : 447564577391) s/o- Sumer Mal Jain , by faith Hindu , by occupation service by Nationality Indian , residing at 225E , Acharya Jagadish Chandra Bose Road , P.O :Lala Rajpat Sarani , P.S : Ballygunge, Kolkata- 700020.

4 . **BUILDING** mean the G+7 (seven) stories residential cum commercial Building to be constructed on the said landed property in accordance with the sanctioned Building plan being No: 126/Rev/CB/13/56 dated 05.12.2020 sanctioned by the Rajpur Sonarpur Municipality at the said premises mentioned in the schedule "A" hereunder written

5. **BUILDING PLAN:** Shall mean plan sanctioned by the Rajpur Sonarpur Municipality Vide Plan No: 126/ REV/CV/13/56 dated 05-12-2020.

6. **COMMON FACILITIES AND AMENITIES:** Shall Include corridors and stair-ways, passage, ways shafts (drive- ways) , septic tank, pump room, overhead water tank, under ground water reservoir, roof, meter space, 4 lift, gym, community hall, pond and other space / facilities whatsoever required for the establishment location , enjoyment provision maintenance and / management of the building and /all other parts of the property or normally in common use. However while computing the super build up area, floor area proportionate area of the stair-ways , landing corridors ,under the room shall be included as mentioned in "SCHEDULE E" , but under any circumstances mandatory open space should not be treated as car parking space either of the parties.

7. **OWNER'S ALLOCATION:** Shall mean 42.5% share in residential and commercial portion of the building and 42.5% share in parking spaces of the building, as per sanctioned plan sanctioned by the Rajpur Sonarpur Municipality in respect of the proposed ground plus seven stories building, besides these, the Developer would pay sum of Rs 71,00,000/- (Rupees Seventy One Lakh only) to the owner during the period of construction on phase by phase . The Developer already paid of Rs 59,00,000/- (Fifty Nine Lakh only) to the owner on different occasion out of which Rs 55,00,000/- (Fifty Five Lakh only) is refundable and Rs 400,000/- (Four Lakh only) is non- refundable. The rest amount i.e: Rs 12,00,000/- (Twelve Lakh only)shall be paid at the time of execution of this agreement after deduction of TDS as per the prevailing condition of the Income Tax and it will also be regarded as non refundable which will be paid by the Developers to the owners by Bank draft/ NEFT/RTGS. The owner shall get 42.5% share in residential and commercial portion of the building area as follows :

FIRST FLOOR :

Flat No :

Area (sq. Ft)

G
J
L

842
891
1173

Total Rs 2906

SECOND FLOOR

FLAT NO	Area(Sq.Ft)
A	1246
B	1213
I	1235
E	748
H	915
Total	<u><u>5357</u></u>

THIRD FLOOR :

FLAT NO	Area (Sq.Ft)
E	748
H	915
K	872
F	943
L	1173
Total	<u><u>Rs 4651</u></u>

FOURTH FLOOR

FLAT NO	Area (Sq.Ft.)
H	915
D	885
F	943
J	891
K	872

Total 4506

FIFTH FLOOR

FLAT NO	Area (Sq. Ft.)
C	832
D	885
G	842
E	748
J	891
H	915

Total 5113

SIXTH FLOOR :

FLAT No	Area (Sq.Ft.)
A	1246
B	1213
C	832
D	885
F	943

Total 5119

SEVENTH FLOOR :

<u>Flat No :</u>	<u>Area (Sq.Ft.)</u>
A	1246
E	748
G	842
H	915
J	891
K	872

Total 5514

Owner shall get 42.5% commercial portion of the said building as per sanction .

Owner shall also get 42.5% car parking space i.e: 18 numbers of car parking spaces out of 40 members of car parking spaces being number 7,8,21,22,31,32,37,38,39,40, (13,25), (35-36) ,(43,44) ,(45,46) as per sanction plan .

The owner's allocation have been specifically mentioned in schedule "B" .

8. DEVELOPERS' ALLOCATION : shall mean the remaining portion of the said building (Save and except the owner's Allocation and common area) and mandatory open space as noted hereinabove, hereinafter, referred to as Developers' Allocation.

9. TRANSFER: shall mean with the grammatical variation shall include a voluntary transfer of possession and any other means adopted for effecting what is understood as voluntary transfer of space in a building to the intending purchaser or purchasers thereof subject to compliance with the law to regularize the same .

10. TRANSFEREE: shall mean any person to whom any floor area together with the proportionate share of land in the premises to be/ shall be transferred .

11. UNIT OR SPACE FOR OCCUPATION: with the proportionate share of land in the flat/s to be/shall be transferred .

12. UNIT OR SPACE FOR OCCUPATION : shall mean the space in the building available for independent use and occupation after making due provision for common facilities equally for all the flats and the space required thereof .

13.SPECIFICATION : shall mean specification mentioned in the Fourth schedule of specification annexed hereto.

14. COMMON EXPENSES: shall mean and include expenses for repair, maintenance, upkeep, save protect of common areas, common facility , common amenity.

15. ADJUSTABLE AMOUNT : Shall mean and include either by cash payment or by giving sell power in favour of the Developer / Developers by the owner of this portion to adjust the non-refundable money .

16. NOMENCLATURE : Name of the Building / Complex will be " DIGNITY HEIGHTS"

ARTICLE - II: PAYMENT

This agreement on the part of the Land owner are to allow the Developers to commercially exploit same and to develop the said property being inter- alia on consideration , the land owner shall not be liable to make any payment on account of the land owner allocation and /or land owner shall be entitled to retain the land owner allocation as and when the proposed building would be completed. However the land owner will be liable to furnish all relevant documents in support of the clear title of the land . However the developers may also take action in order to obtain such documents from competent authority on behalf of the Land owner.

ARTICLE - III COMMON RESPONSIBILITY

1 . The owner herein has already delivered the vacant possession of the said property to the developers herein and after getting possession of the said property as well as execution of this agreement the developers herein shall start the construction of the proposed building at the costs , risk and responsibilities of the developers herein and after completion of the building over the said land the Developers herein shall deliver possession of the owner Allocation to the owner herein in completed finished condition in all respect at their own risks and liabilities and the balance area i;e Developers allocation shall be owned , seized possessed and occupied by the Developers and both the parties shall be liable to pay the proportionate rates and taxes in respect of their respective allocated portions thereof. That in case of any problem regarding the land from any semi Govt/ local authority, the Developers shall solve the problems at his own cost from the date of execution of this agreement .

2. Upon completion of the construction of the said building and on formation of the Holding organization or Association for the management and maintenance of the said building shall be vested upon the holding organization or Association after getting completion certificate. The Developer shall not hand over the possession to the respective flat owners in respect of Developers allocation after obtaining completion certificate from the Rajpur Sonarpur Municipality , Until owners association is formed, the Building shall be managed and maintained by the land owner and the Developers and transferees, if any, jointly as per super built up area occupied by the respective parties and the costs of maintenance and other expenses relating thereto shall be payable by the land owner and the promoter and the transferees ,if any according to the ratio of their allocated area of the building .

ARTICLE – IV: COMMON OBLIGATION

1 .After execution of this Agreement made in terms hereof, it is specifically mentioned here in that the owner has already delivered the vacant possession of the said property in favour of the Developers herein for construction of the said multistoried flat system. Residential building and after getting delivery of vacant possession of the said landed property as well as execution and registration of this agreement, the developers herein shall start construction over the said property in pursuance of the said sanctioned building plan being No: 126/Rev/CB/ 13/56 dated 05.12.2020 and complete the same at their own costs and responsibilities by engaging their man, masons, labour , contractor within 3 years from the date of execution of this agreement .

2 . That the owner herein shall execute a General Power of Attorney in favour of the Developers empowering the Developers to appear before any appropriate authority / authorities deposit fees and other necessary works for such completion plan, occupancy certificate and also to do all other necessary act or acts for the construction and Developers of the said property and also to appear before the registering authority i.e. Register of Assurances Kolkata , District Register IV , Alipur ,A.D.S.R sonarpur and submitting the conveyance , deeds Acts etc for the registration and also empowering the Developers to put signature on behalf of the owner over the deed ,

conveyances etc . In respect of the Developers allocation i.e. 57.5 % except the mandatory open spaces and common spaces and common facilities .

3 . That the Developers herein shall abide by all the laws, by –laws, rules, regulations of the government , semi- government, local Bodies , Municipality or any other competent authorities as the same may be and shall attend to answer and be responsible for any deviation, violation and/ or breach of any of the said laws, by –laws, rules and regulations.

4 . That the Developers herein shall complete the construction of the said multi-storied building as per the sanctioned building plan being No: 126/Rev/CB/13/56 dated 05.12.2020 already sanctioned by the Rajpur Sonarpur Municipality in all respect within 36 months from the date of execution of this agreement and shall obtain the necessary completion certificate

from the competent authority of Rajpur Sonarpur Municipality . It is hereby noted that the said period may be extended for the period of further six months in case of any force majeure. If the Development shall not be complete the said construction within the time. The Developer shall pay sum of Rs 50,000/- (Rupees Fifty Thousand only) per month as per penalty till hand over the owner's allocation .

ARTICLE – V :RIGHTS OF PRIVILAGES OF THE DEVELOPERS

a) That save and except those portion flat/ commercial space which shall be kept reserved for the land owners, the Developers shall be entitled to make agreement for sell and / or transfer all the flats/ commercial space of the building to any intending buyer/ buyers in such a price and in such terms and conditions as determined by the Developers after obtaining completion certificate from the Rajpur Sonarpur Municipality and hand over of possession of owner's allocation .

b) That the developer shall be entitled to receive the entire consideration money in respect of the Developer's allocation only from the intending buyers against issuing proper receipt thereon.

c) That the land owners shall have no right and/ or liability to interfere in those transaction made between the Developers and the intending buyer/ buyers in any manner whatsoever in respect of Developers allocation and further the land / owner shall not be entitled to claim the profit of the said venture or part thereof on the contrary the developers shall have no right, interest , ownership, possession whatsoever over the flats under the owner allocation.

d) That the Developers shall have every right to disclaim and /or relinquish any claim from the intending buyer and /or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration in any issue , in any term as the Developers may think fit and proper in respect of the Developers allocation .

e) That the Developers shall be entitled to execute all or any sort of Agreement with any intending flat or commercial car parking space buyer/ buyers and shall be entitled to execute all or any type of Deed of transfer in favour of intending buyer in respect of the flat/ commercial or car parking space of the building under the Developers allocation only, after handing over the possession of the owner to their allocation and further shall be entitled to be

present before the Registration office or officers for the registration of all those deeds of documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owner and for that purpose the land owner will execute a General Power of Attorney in favour of the Developers to do all such acts and Deeds required for the proposed construction and registration of the Deed of transfer against the undemarked impertible proportionate share of the entire land under schedule "A" property on favour of the flat buyers and the land owner will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers. That it is expressly mentioned here that the developers shall have to give possession of the flats under the owner allocation immediately after completion of the building before giving possession of any flats in favour of any purchaser or purchasers who intend to purchase flats under Developers Allocation . If necessary at the time of sell/ transfer of the owners allocation of the Developers will sign in the deed conveyance in respect of owners allocation for the purpose of registration of the deed of conveyance in favour of said buyer nominated by the owner .

ARTICLE- VI : LAND OWNER'S OBLIGATIONS AND PRIVILEGES

- 1 . That the Land owner do hereby declare that he has absolute right , title and interest upon the said landed property and do hereby further declare that the said property morefully described in the schedule below is free from all encumbrances , disputes , litigations subject to declaration of the Developer No- 1 and in the mean time they have not received any notice and notices to the effect that the said land is affected by any scheme of the government of West Bengal or of Rajpur Sonarpur Municipality / or any other statutory body at the time of signing of this agreement . so being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property , the Developers herein has entered into this Agreement .
2. That the landowner shall at the time of execution of this present produce all original copy of the relevant documents as asked for and deliver the entire Xerox documents regarding the title of the land . and other papers and documents against proper receipts / certified copies from the Developers . It is subject to mention that the owner and /or ots nominee is bound to produce the original land deeds / title deeds regarding the schedule A land as per requirement of the Developers against proper receipts.
3. That the Landowner shall not be entitled in any way to interfere with the internal arrangement of the construction and quality of fitting and fixtures, outer surface of internal wall of rooms & bathroom of Developers allocation but the developers should not deviate from the sanctioned plan in any manner whatsoever and in the matter of transfer of the flats or commercial space or car parking space of the building of the Developers allocation to the intending buyers . But shall have absolute right & authorities to inspect the main structural part of the building as well as specification of all civil , electrical, sanitary goods for construction of owner portion from time to time and also get it checked by any Engineer or specialized person appointed by the owner and any defect or deviation would be removed by the Developers .

4. That the land owner shall not be required to share or pay any portion of costs of construction of the proposed building including the cost of construction of the land owner's allocation for the purpose of beautification which will be solely borne by the Developers.
5. The land owner shall have the right to sell , transfer, the flats under his allocation to any third party at his own discretion. The Developers shall have no interference to that effect in any manner whatsoever.
6. The Owner shall apply for GST Registration for the Owner' allocations and if during this period the Owner shall unable to obtain GST Registration, the Owner shall deposit the GST amount to the Developer and it is liability of the Developer to deposit the said GST amount to the concerned authority.
7. The owner shall assist the Developers for the submission of application relating to RERA or HIRA before to the concerned authority.

ARTICLE- VII: CANCELLATION AND JURISDICTION

- 1) All communication in the form of letter , notice, correspondence from/ to either of the parties will be made to the address written in this present and will be communicate by postal service or personal acknowledge either of the parties .
- 2) The court within District 24 Parganas (South) shall have the jurisdiction to entertain try in accordance with the law , suit and proceedings arising out of this agreement .
- 3) Both the parties do hereby undertake to co- operate with each other.
- 4) That before expire of this agreement both parties shall take appropriate initiative to enter into an agreement to complete the unfinished work of the building.
- 5) At the end of three years six months the building will be divided as per the ratio started herein above in the event further agreement would not be executed .
- 6) The Developer shall not transfer any part of the Developers allocation after expiry of three years Six months without consent of the owner in the event of the developer failed to obtain completion certificate with in 3 years Six months from the Rajpur Sonarpur Municipality .

ARTICLE – VIII DEVELOPER'S OBLIGATION

- 1 That the owner herein shall entitled to transfer or dispose the owner's allocation to his nominees without interfering the developer's Allocation situated thereon with the exclusive right to do deal with or to enter into any agreement for sale and transfer the same without any right , claim, demand, interest whatsoever or howsoever of the Developers . and the Developers or any person or persons lawfully claiming thout shall not in any way interfere with or disturb the quit and peaceful possession of the owner's Allocation or any person or persons claiming through or nominee or nominees of the owner.
2. That the Developers herein , after completion of the entire construction of the said building and after delivery of possession of the owner's allocation ,shall be entitled to transfer or dispose of the flats of the Developers allocation to their nominee or nominees without in any way

disturbing the owner's allocation situated thereon with exclusive right to deal with or to enter into any agreement for sale and transfer the same without any right claim, demand interest whatsoever or however of the owner and the owner or any person or persons lawfully claiming through shall not in any way interfere with or interfere the quiet and peaceful possession of the Developer's allocation or any persons or persons claiming through or the Nominee or Nominees of the owner.

3 That as soon as the Building of the Housing residential complex is completed, the Developers shall at first collect the necessary completion certificate from the competent authority of Rajpur Sonarpur Municipality and shall hand over the peaceful possession of the owner's allocation to the owner along with the completion certificate and letter of delivery of possession before handing over the possession to the intending purchaser or purchasers of the Developer's allocation in the said building and on and from the date of putting the owner in possession of their allocation and at all times thereafter the owner shall be exclusively responsible for payment of all Municipal and property taxes, duties and dues and other statutory outgoing and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as the SAID PARTS payable in respect of the owner's allocation and equally the Developers shall be exclusively responsible for payment of all the said rates payable in respect of the Developers allocation. The said rates to be apportioned prorate with reference to the constructed area in the building if they are levied on the building as a whole. The certificate of the Architect / registered Engineer for the time being in respect of the said building as to be the completion of the said building and the quality shall be final and binding upon the parties.

4. That the parties shall punctually and regularly pay the said rates to the concerned authorities or to such other person or persons or concern as may be mutually agreed between the parties.

5. The Developer already arranged temporary accommodation for the owner in a suitable place of resident at the cost of the Developers and the developers paid shifting charges to the owner and shall pay further shifting charges, if any. The owner has delivered the possession of the land to the Developers. It is subjected to mention that the Developer No. 1 already demolished the existing structure and the owner cannot claim anything from the salvage of the demolished building.

:: THE SCHEDULE "A" ABOVE REFERRED TO ::

ALL THAT piece and parcel of land measuring 66 decimals, be the same a little more or less, lying and situated at Mouza Sonarpur, J.L No: 39, R.S Khatian No. 225, 302,599, L.R. Khatian No. 4962, C.S Dag No: 217, 216,215,205,206,207,213/1256,213, R.S Dag No: 245, Shali 5 Decimals, R.S. Dag No. 247, Shali 5 Decimals, R.S. Dag No: 257, Shali 5 Decimals, R.S. Dag No: 258, Shali 10 Decimals R.S. Dag No- 246, vita 5 ¼ decimals, R.s. Dag No: 256, Bagan 10 decimals R.S. Dag No: 253, pukur par 7 ¼ decimals, R.s. Dag No254, pukur par 18 ½

decimals L.R. Dag No- 245 (Bastu Vide conversion case No- 358/17 Being Memo No- 41/1255/BL –SNP/17 date 19.06.2017) 5 decimals , L.R. Dag No – 246 vita 5 ¼ Decimals , L.R. Dag No- 247 (bastu Vide Conversion case No- 143/17 Being Memo No- 41/1143/BL-SNP/17 dated 06.06.2017) 5 decimals, L.R. Dag No. 253 (Bastu Vide Conversion case No- 454/2017 Being Memo No- 60© / 454/2411/p/17 dated 09.04.2020 718) 7 ¼ decimals , L.R. dag 254 pukur 18 ½ Decimals , L.R Dag No. 256 (Bastu vide conversion case No- 360/17 Being Memo No- 41/2017/BL-SNP/17 dated 10.07.2017) 10 decimals , L.R. Dag No- 257 (bastu vide Conversion case No- 356/17 being Memo No- 41/2497/BL-SNP/17 dated 05.04.2017) 5 decimals , L.R. Dag No-258(Bastu Vide Conversion case No- 142/17 Being Memo No- 41/933/BL-SNP/17 dated 15.05.17) 10 decimals under Rajpur Sonarpur Municipality ,P.S: Sonarpur , District –South 24 pargans . The land now known as 74 , H.C sarani and the land is within the jurisdiction of Rajpur Sonarpur Municipality, Ward No- 13. The land is butted and bounded as follows

ON THE NORTH : Biulding of Friends Udyog Associates.

ON THE SOUTH : Land and house of Susanta Das & Sonarpur Vidyapith School.

ON THE EAST : H.C. SARANI

ON THE WEST : House.

::: THE SCHEDULE “B” ABOVE REFERRED TO :::

The owner shall get 42.5%share in residential and commercial portion of the building and 42.5% share in car parking spaces of the building as per sanction plan Being No- 126/Rev/CB/13/56 dated 05.12.2020 sanctioned by the Rajpur Sonarpur Municipality in respect of the proposedGround Plus Seven storied building Besides these, Developer would pay a sum of Rs 71,00,000/- (Rupees Seventy One Lakh) only to the owner during the period on construction on phase by phase. The Developer already paid Rs 59,00,000/- (Rupees Fifty Nine Lakh only) to the owner on different occasion out of which Rs 55,00,000/- (Rupees Fifty Five Lakh only) is refundable and Rs 400000/- (Rupees Four Lakh only) is non- refundable . The rest amount i.e: Rs 12,00,000/- (Rupees Twelve Lakh only) shall be paid at the time of execution of this agreement and it will also be regarded as on Non- refundable

which will be paid by the Developers to the owner by Bank Draft or by NEFT or by RTGS.

42.5 % share in Residential portion of the Building are as follows :

FIRST FLOOR :

<u>FLAT NO</u>	<u>Area(Sq.ft.)</u>
----------------	---------------------

G

842

J	891
L	1173
<hr/>	
Total	2906
<hr/>	

SECOND FLOOR

<u>FLAT NO</u>	<u>Area (Sq. Ft.)</u>
A	1246
B	1213
I	1235
E	748
H	915
<hr/>	
Total	5357
<hr/>	

THIRD FLOOR:

<u>Flat No</u>	<u>Area (Sq.Ft)</u>
E	748
H	915
K	872
F	943
L	1173
<hr/>	
Total	4651
<hr/>	

FOURTH FLOOR :

<u>Flat No</u>	<u>Area (Sq.Ft)</u>
H	915
D	885
F	943
J	891
K	872
<hr/>	
Total	4506
<hr/>	

FIFTH FLOOR :

<u>Flat No</u>	<u>Area (Sq. Ft.)</u>
C	832
D	885

G	842
E	748
J	891
H	915

Total 5113

SIXTH FLOOR :

<u>Flat No</u>	<u>Area (Sq.Ft)</u>
A	1246
B	1213
C	832
D	885
F	943

Total 5119

SEVENTH FLOOR :

<u>Flat No</u>	<u>Area (sq.Ft.)</u>
A	1246
E	748
G	842
H	915
J	891
K	872

Total 5514

Owners shall get 42.5 % commercial portion of the said building as per sanction

Owner shall also get 42.5 % car parking space i.e; 18 members of car parking space out of 40 members of car parking spaces being number 7,8,21,22, 31,32,37,38,39,40, 13,25, 35,36, 43,44 ,45,46 as per sanction plan.

::: THE SCHEDULE " C" ABOVE REFERRED TO :::

The Developers shall get the remaining 57.5% share in residential and commercial portion of the building and 57.5% share in car parking spaces of the building as per sanction plan sanctioned by the Rajpur Sonarpur Municipality in respect of the proposed building outside the owner Allocation and common spaces.

**THE SCHEDULE "D" ABOVE REFERRED TO
(CONSTRUCTIONS SPECIFICATIONS)**

- 1 . 200mm thick outside wall in (6:1) cement mortar.
- 2 . 75 mm thick inside partition wall in (4:1) cement mortar.
3. Kitchen cooking slab with polished green marble..
4. Glazed tiles above kitchen cooking slab 2'- 6".
5. Wall Glazed tiles at bathroom at an average height of 6'-0".
6. Ceramic floor tiles 16X16 on the bath room, wc & kitchen floor.
7. Conceal P.V.C (CPVC & UPVC) pipe line at bathroom and kitchen .
- 8 . All bibcock, pillars cocks, stopcocks, will be ESSCO/MARK/SS make or equivalent make.
9. All basin, Commodes, pans will be of Hindware/Cera/Parryware makes and cistern Will be PVC make.
10. All doors will be flush doors (Commercial) with sal wood frame with door locks of Godrej Company or equivalent.
11. All windows will be made of sliding steel windows with integrated grills.
12. All Electrical switches will be of ANCHOR or equivalent. (Moduler)
13. Conceal electrical wiring will be provided.
14. Cement putty will be provided at walls.
15. All soil pipe lines and main water pipes will be supreme or equivalent make.
16. Individual electric meter will be installed at the owner own cost.
17. Grill and steel windows will be provided with one coat red lead primer.
18. Outside paints will be of cement based paint.
19. Main door of each flat will be of 35mm. phenol bonded flash door.
20. All door hinges will be of stainless steel.
21. Constructional work should be made with SHYAM/ELEGANT/CAPTAIN OR equivalent (Brand) steel rods.
22. ULTRATECH/AMBUJA/ACC F2R or equivalent make cement will be used at the time of construction.
23. All brick works will be done by first class picket.

24. All flooring works shall be done by 2X2 vitrified Tiles / marble etc.
25. Termite treatment should be done at the time of foundation work.
26. Roof treatment work will be done after completion of building work.
27. Fire extinguisher will be provided in the building.
28. The Developers shall make arrangement for beautification of the pond situated Within the "A" schedule property at their own costs.
29. Top Roof of the building will be used for the system of solar energy , water Reservoir, fixing of TV antenna, end of lifts.

SCHEDULE "E"

COMMON FACILITIES AND AMENITIES

- 1 . Corridors, stairways, passage, staircase, hand railing of stair case, ways, shafts Drive ways, common passage for ingress, egress from main Municipal Road to The Building .
2. Septic Tank, pump room, over head water tank , underground water reservoir Roof, meter space.
3. 4 (Four) Lifts, gym, community Hall, pond.
4. Sewerage, septic tank, drainage, main electric connection, boundary walls of the Property.
- 5 . Other space / facilities whatsoever required for the establishment locations, Enjoyment provision, maintenance/management of the building and/ or other Parts of the property or normally in common use. However while computing the Super built up area, floor area, proportionate area of stair ways, landing corridors, under the room shall be included.

IN WITNESS WHERE OF both the parties herein have put their respective hands and signature on the day month and year first above written.

SIGNED AND DELIVERED AT KOLKATA

WITNESSES :

In the presence of :

1. *Nityan Mitra*
H.C. Sarani
Purbas Des Paha
P.O. + P.S. - Sonarpur
Kolkata - 700150

2. *Arindam Choudhury*
Sonarpur

Chittangam Mitra

SIGNATURE OF THE OWNER

For SPSTRIP REALTY PVT. LTD.
Sajal Shaha (Shaha)
Director

For Kachner Infrastructures Pvt. Ltd.

Ajay Kumar Jain
Director

SIGNATURE OF DEVELOPERS

MEMO OF CONSIDERATION

RECEIVED from the within named Developers the within mentioned sum of Rs 71,00,000/- (Rupees Seventy One Lakh Only) in the following manner.

Date	Cheque	Bank	Amount
27.09.2013	068380	Axis Bank Ltd, Garia Branch	Rs. 2,00,000.00
30.09.2013	068381	Axis Bank Ltd, Garia Branch	Rs. 18,00,000.00
22.01.2015	169910	Axis Bank Ltd, Garia Branch	Rs. 1,00,000.00
25.04.2015	000217	Karur Vysya Bank, Garia Branch	Rs. 1,50,000.00
08.10.2015	103745	Axis Bank Ltd, Garia Branch	Rs. 1,00,000.00
02.12.2015	198332	Axis Bank Ltd, Garia Branch	Rs. 5,00,000.00
26.09.2016	234554	Axis Bank Ltd, Garia Branch	Rs. 1,00,000.00
01.04.2017	000413	Karur Vysya Bank, Garia Branch	Rs. 1,00,000.00
11.12.2017	369266	Axis Bank Ltd, Garia Branch	Rs. 3,00,000.00
19.12.2017	369267	Axis Bank Ltd, Garia Branch	Rs. 2,00,000.00
03.02.2018	000001	Kotak Mahindra Bank, N.S.C Bose Road	Rs. 5,00,000.00
10.08.2018	773756	Axis Bank Ltd, Garia Branch	Rs. 4,00,000.00
28.11.2018	773855	Axis Bank Ltd, Garia Branch	Rs. 4,50,000.00
18.04.2019	773969	Axis Bank Ltd, Garia Branch	Rs. 1,00,000.00
18.05.2020	152652	State Bank of India, Garia Branch	Rs. 2,00,000.00
03.04.2021	441712	Axis Bank Ltd, Garia Branch	Rs. 7,00,000.00
		TOTAL :	Rs. 71,00,000.00

Rupees Seventy One Lakh Only

WITNESSES :

1. *Nilgiri Mitra*
H.C. Sarani
Punba Dui Para
P.O. + P.S. - Sonarpur
Kot - 700150

2. *Bhaskar Maitra*
Barendrapara, N.N. Roy Road
P.O - Rajpur, P.S - Sonarpur
Kot - 149.

Chittaraja Mitra

SIGNATURE OF THE OWNER

Drafted by me :

Prabin Kumar Roy
Advocate. W.B. 828/81
Alipore Criminal Court.
Kot - 27.

Type by me

S. Mukherjee
Sonarpur A.D.S.R



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Chittaranjan Mitra*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...S. ANIL BHATTA

Signature *S. Anil*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...AJAY JAIN (AJAY KUMAR JAIN)

Signature *Ajay Kumar Jain*

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left hand					
right hand					

Name

Major Information of the Deed

Deed No :	I-1608-04035/2022	Date of Registration	18/05/2022
Query No / Year	1608-2001313020/2022	Office where deed is registered	
Query Date	04/05/2022 3:49:15 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9836496904, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 71,00,000/-]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 6,84,50,390/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 71,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Haridhan Chakraborty Sarani, Mouza: Sonarpur, JI No: 39, Pin Code : 700150

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-245	RS-225	Bastu	Bastu	5 Dec	1/-	51,85,636/-	Property is on Road
L2	RS-246	RS-302	Bastu	Bastu	5.25 Dec	1/-	54,44,917/-	Property is on Road
L3	RS-247	RS-599	Bastu	Bastu	5 Dec	1/-	51,85,636/-	Property is on Road
L4	RS-253	RS-225	Bastu	Pukur Parh	7.25 Dec	1/-	75,19,171/-	Property is on Road
L5	RS-254	RS-302	Bastu	Bastu	18.5 Dec	1/-	1,91,86,852/-	Property is on Road
L6	RS-256	RS-599	Bastu	Bastu	10 Dec	1/-	1,03,71,271/-	Property is on Road
L7	RS-257	RS-225	Bastu	Bastu	5 Dec	1/-	51,85,636/-	Property is on Road
L8	RS-258	RS-302	Bastu	Bastu	10 Dec	1/-	1,03,71,271/-	Property is on Road
		TOTAL :			66Dec	8 /-	684,50,390 /-	
		Grand Total :			66Dec	8 /-	684,50,390 /-	