



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P/N 1290553/2022

AG 739823

1-25th
24-7-2022
05/05/2022

to registration this stamp is valid only if
the endorsement about attachment of the
documents are the part of the document

District Sub-Registrar
Muzir Sadak, Purgan

05 MAY 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the

.....5th.....day ofMay..... 2022, (Two
Thousand Twenty Two)

BETWEEN

Sankar Dand Bapa

DEPARI DEVELOPERS PVT. LTD.

Sankar Dand Bapa

Director

9788
9788 Dy

20 APR 2022

Sl. No. Date

Sold to.....

of.....

Rupees.....

Niranjana Karmakar
Advocate
Calcutta High Court

SD
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



[Signature]

District Sub-Registrar-I
Alipore, South 24 Parganas

Niranjana Karmakar
Adv.
Calcutta H.C. Karmakar

05 MAY 2022

1) **SRI NILOY DATTA [PAN- AIIPD2675G]** [Aadhaar No.3670 3708 4049], Son of Sri Dilip Kumar Datta, by faith Hindu, by Nationality Indian, by occupation Service, residing at 78/1, Thakurbari Sarani, Post Office & Police Station- Belgharia, Kolkata - 700083, North 24 Parganas and 2) **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director **SRI SANKAR PRASAD BEPARI [PAN AQGPB2242R]** [Aadhaar No. 3462 0869 4688], S/o Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata-700 099, hereinafter jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C], a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director & Authorised signatory **SRI SANKAR PRASAD BEPARI [PAN AQGPB2242R]** [Aadhaar No. 346208694688], son of Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad

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(Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar Kolkata-700099, hereinafter called the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, and permitted assigns) of the **SECOND PART**.

WHEREAS Niloy Datta, the Land owner No. 1 herein has purchased the Homestead land measuring about 2 Cottah 11 Chittak 00 Sq.ft. with a small structure lying and situated at Block-A, Plot No.- 27, Mouza-Nayabad, J.L. No.- 25 Touzi No. 56, R.S. Dag No.- 195, R.S. Khatian No.- 117 within the K.M.C. Ward No.-109, Premises No.- 913, Nayabad, Kolkata- 700099, being Assessee No. 31-109-08-0913-5 from One Sri Shyamal Kumar Dey and Smt. Tapasi Dey on 09-07-2010 for the consideration written thereon and which was registered in the office of D.S.R. III, Alipore and duly recorded in its Book No.- I, C.D. Volume No. 10, Pages from 6209 to 6226, Being No. 05269 for the year 2010 and enjoying the same peacefully without any hindrance from any corner.

AND WHEREAS the said Sri Niloy Datta, the Owner No. 1 herein mutated his name in the B.L. & L.R.O. and the land became under L.R. Khatian No. 2393, L.R. Dag No. - 195. He also converted the said Land vide Conversion Certificate Memo No. 17/1976/Con Certificate/BLLRO/S24-Pgs/KOL/2020 dated 12.10.20. He also mutated his name in the Kolkata Municipal Corporation and the said plot of land is known and numbered as Premises No.- 913, Nayabad vide Assessee No. 311090809135.

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AND WHEREAS BEPARI DEVELOPERS PVT. LTD, the OWNER No. 2 have purchased the Shali land measuring about 2 Cottah 12 Chittak 36 Sq.ft. lying and situated at Plot No.- P-26, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. Dag No.- 195, R.S. Khatian No.- 117 & 118 within the K.M.C. Ward No.-109, Premises No.-1138, Nayabad, Kolkata- 700099, being Asscscc No. 31-109-08-1138-5 from One Sri Animesh Thakur, Son of Late Surendra Nath Thakur on 28-02-2022 for the consideration written thereon and which was registered in the office of D.S.R. I, Alipore and duly recorded in its Book No.- I, Volume No. 1601-2022, Pages from 37007 to 37036, Being No. 160100683 for the year 2022 and mutated their names in the Kolkata Municipal Corporation via Mutation Certificate case No. O/109/29-MAR-22/41720 dated 29.03.2022 and the said plot of land is known and numbered as Premises No. 1138, Nayabad vide Assessee No.311090811385.

AND WHEREAS both the **Owner No. 1 and 2 herein** amalgamated their each plot of land which are registered today by virtue of Deed of Amalgamation dated 25.05.22 vide Deed No. 160101166 in the office of the District Sub-Registrar-I, South 24 Parganas, Alipore and both decided to engage and appoint **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director **SRI SANKAR PRASAD BEPARI [PAN AQGPB2242R]** [Aadhaar No. 3462 0869 4688], S/o Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police

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Director

Station- Purba Jadavpur, Kolkata-700 099, to develop their said plots of land by constructing a G + IV storied building over the said land mentioned in Schedule 'A' & 'A1' togetherwith with Lift facility comprising various numbers of floors as per the sanction plan to be obtained from the Kolkata Municipal Corporation and specification which will be approved and duly signed by the Land Owners and sanctioned by the competent authority of the Kolkata Municipal Corporation and in conformity with the said details of construction under and subject to the terms and conditions thereafter written and agreed by and between the parties.

AND WHEREAS in consideration of this instant agreement the **OWNERS** will be provided as follows:

The **OWNER NO. 1's** Allocation shall be One Flat on the First Floor South-West Side measuring more or less 1500 Sq.ft. Super built-up area togetherwith a Car Parking space and a non-refundable amount of Rs. 10,00,000/- (Rupees Ten Lakh) only and **Owner No.2's Allocation** shall be One Flat on the First Floor South-East Side measuring more or less 1500 Sq.ft. Super built-up area togetherwith a Car Parking space and the **DEVELOPER's** Allocation shall be remaining portion save and except the owner No. 1's allocation of the proposed G+IV Storied building.

AND WHEREAS the Land Owner No. 1 agreed to deliver the possession of all that piece and parcel of entire vacant land to the Developer to construct a G+ IV storied residential building over the

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said plots of land, being premises No. 913, Nayabad, Kolkata - 700099 (Owner No. 2 already handed over all documents and possession to the Developer).

NOW THIS DEED OF AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE -I- DEFINITIONS.

- a) **ARCHITECT**:- It shall mean any persons or firm appointed or nominated by the DEVELOPER as architect for the supervision of the construction of the said G+IV storied building namely "**LAKE VIEW-5**" and who is duly capable, competent and authorized to doing so.
- b) **BUILDING**: It shall mean the G+IV storied building R.C.C, framed structure to be constructed on the said land according to the drawing plan and specification approved and duly signed by the OWNER herein and sanctioned by the competent authority.
- c) **EXTENSION OF THE BUILDING**: It shall mean the extra and/or additional floor permitted to be constructed over the aforesaid proposed building according to the drawing plan and specification, approved and duly signed by the OWNER herein and sanctioned by the competent authority.
- d) **COMMON AREAS AND FACILITIES**: It shall mean unless the context otherwise required the items specified in section 3(d) of the West Bengal Apartment Ownership Act, 1972 and more fully mentioned in the Schedule -D mentioned hereunder.

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Director

e) **OWNER'S ALLOCATION**: It is agreed by and between the parties herein that the OWNERS shall be entitled to **Schedule B & Schedule B-1** property mentioned below together with the facility of proportionate undivided interests or share on the common space and areas of land and proposed building, in fully complete and inhabitable nature together with the facilities of proportionate undivided interests or share on the common space and area of the land and proposed Building.

f) **DEVELOPER'S ALLOCATION**: Save and except the aforesaid allocated portion of the OWNER No. 1 & OWNER NO. 2 herein and the remaining proportion of the proposed building of the **Schedule C** property mentioned below together with the right to transfer by way of sale, lease, gift, exchange, mortgage to others, in the form & manner mentioned and described in the Schedule- C and together with the facility of proportionate undivided interests or share on the common space and areas of land and proposed building, in fully complete and inhabitable nature together with the facilities of proportionate undivided interests or share on the common space and area of the land and proposed Building.

g) **TRANSFER**: It shall mean and include the transfer with its grammatical variations by way of sale, lease, gift, exchange and mortgage of the DEVELOPER'S allocation only to the intending purchaser/s.

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 Director

- h) **TRANSFEREES**: It shall mean and include the purchaser or purchasers to whom any floor space or unit in the said proposed buildings will be transferred for and against consideration but in any condition shall not include the OWNERS.
- i) **SAID PLOTS OF LAND**: It shall mean the plot of land as described under the Schedule 'A' and 'A1' hereunder written.
- j) **DEVELOPMENT AGREEMENT**: It shall mean only this presents and its contents agreed and signed and executed in between the parties herein but it shall not in any circumstances be treated as the Partnership Agreement in between the OWNERS & the DEVELOPER.
- k) **FORCE MEASURE**:- It shall mean any obstruction or obstructions, hindrances to the construction work of the proposed buildings caused due to natural calamities, earth quake, flood, war, invasion, riot, epidemic, political disorder, emergency/dispute between local syndicate, strike of labour, shortage of building materials etc.

ARTICLE-II- DEVELOPERS RIGHTS & LIABILITIES.

- 1) That the OWNERS hereby granted an exclusive, undisputed, unchallenged and/or absolute right to the DEVELOPER to build upon the said plot of land by constructing said G+IV storied building with lift facility with the right to permissible Extension of the said Building in accordance with the drawing plans and

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specifications approved by both the **OWNERS** and with the said details construction and to sell the said super built up space excluding the OWNER No. 1's allocation to the intending transferee/ Purchaser or transferees/Purchasers selected by the DEVELOPER and to receive the necessary advance or earnest money and/or total amount of sale from such transferee/purchaser or transferees/ purchasers at its sole discretion on such terms and conditions as the DEVELOPER shall think fit and proper.

- 2) That the DEVELOPER shall not be entitled to transfer the OWNER No. 1's allocation in any manner.
- 3) That both the **OWNERS** hereby grants an exclusive authority and power to the DEVELOPER to ready and prepare any revised building plan and to present it before the concerned authority of the local body for its sanction or approval at or for its own costs and expenditure.
- 4) The **DEVELOPER** shall always possess the right to get all type of permission, if mandatory required to established the intending construction of the aforesaid multi storied buildings and for that purpose it shall always have exclusive right to ask the **OWNERS** to take all sorts of initiative to the respective departments for the desired permission at its developer's own costs and expenditure.

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- 5) That on and after construction of the said multi storied building over the said plots of land if the **DEVELOPER** requires the proposed sanctioned building plan to be revised or to be amended then the **OWNERS**, if agreed, shall at the request of the **DEVELOPER** sign such further drawing of revised or amended plan and present the same through the **DEVELOPER** before the concerned authority of the local body for its sanctioning for obtaining the respective completion certificate accordingly.
- 6) The selling rate of the **DEVELOPER's** allocation will be fixed by the developer itself without any permission or consultation with the OWNER No. 1 & 2. The profit and loss earn from the project will be entirely received or borne by the developer and no amount will be adjusted from the OWNER No. 1 & 2 's allocation on accounts of loss or vice-versa on account of profit from the developers allocation.
- 7) The **DEVELOPER** is hereby empowered to collect and receive any advance or earnest money towards the payment of consideration against the sale of its allocated portion to and from the intending purchaser or purchasers and issue money receipt accordingly.
- 8) On and from the date of execution within seven days the Owner No. 1 & 2 herein shall deliver all the original copies of the title deed with of the chain deeds, rent bills, tax bill and any other document or documents if any proving absolute title of the Owner No. 1 & 2 to
Sasikanth Bandaru

the **DEVELOPER** and the **DEVELOPER** shall take custody of the said documents upon receipt.

- 9) **DEVELOPER** shall take custody of building sanction plan upon receipt till the sale of its entire allocated portion except OWNER No. 1's copy which to be delivered to the owner No. 1 only.
- 10) The **DEVELOPER** shall have the right to take loan or finance for the construction of the aforesaid building over the aforesaid land from any recognized financial institution and recognized bank or other institution for its allocated portion i.e. the **DEVELOPER'S** portion and in this respect the **DEVELOPER** shall always be free to ask the OWNER No. 1 to assist and co-operate the developer.

ARTICLE III - OWNERS/LANDLORD RIGHT AND LIABILITY

- 1) That the OWNER No. 1 shall have the right of **Schedule B** mentioned property together with the facility of proportionate undivided interests or share on the common space and areas of land and proposed building, in fully complete and inhabitable nature and condition together with the facilities of water and electric connection, sewerage etc.
- 2) The **OWNERS** hereby declare that they have lawful and good right and full power to enter in to this agreement with the **DEVELOPER** and the **OWNERS** hereby under take to indemnify and keep indemnified the **DEVELOPER** from and against any and all third

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party claims, except the Mortgage actions and demands whatsoever in respect of the said plot of land and not for the construction thereon whereas the construction will be made by the DEVELOPER under this agreement.

- 3) That the **OWNERS** shall always be ready to give a registered Development power of attorney in favour of the DEVELOPER for the purpose of the prospective construction of the said G+IV Storied Building with Lift facility and for the purpose of prospective transfer of the **DEVELOPER's** allocation and in that case if the **DEVELOPER** asks the **OWNERS** for the registration of the said Development Power of Attorney then the **OWNERS** shall always execute the same for more convenient dealings.
- 4) The **OWNERS** hereby agreed and covenanted with the **DEVELOPER** not to do any act, deed or thing whereby the developer may be prevented from selling assigning and/or disposing of any of the developer's allocated portion in the building of the said land, without affecting the OWNER No. 1's allocation as mentioned in this agreement, but it is agreed between the parties that the Developer shall not hand over possession and register any sale deed in respect of the Developers allocation to any intending Purchaser/s without handing over possession of the OWNER No. 1's allocation to the owner.

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ARTICLE-IV-BUILDING.

THE DEVELOPER at its own costs or may with advances received from the intending transferee or transferees shall construct the said building on the said plot of land PROVIDED ALWAYS that the **OWNERS** shall not at all be responsible or liable for any such advance taken by the **DEVELOPER**, nor shall it be presumed that the **OWNERS** had consented to such advance. **DEVELOPER** may in the name of the **OWNERS** at their own costs and expenses in so far as may be necessary, apply for and obtain quoted entitlements allocation of cements and steel solely for the purpose of the construction of the said buildings similarly it may apply for and obtain temporarily and/or permanent connection and other imputes and facilities required for the construction of the said building and which purpose the **OWNERS** shall execute in favour as may be required by the **DEVELOPER** and shall also sign all such applications and all other documents which shall be required for the purpose of and in connection with the construction of the said building PROVIDED ALWAYS that all costs and expenses shall be borne and payable by the **DEVELOPER** and the **OWNER** shall not be liable for the same.

ARTICLE -V- BUILDING ALLOCATION.

Immediately upon the completion of the construction of the said building on the said plot of land in all respect in accordance with the sanctioned building plan and also in conformity with details of

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construction and certified by the architect of the **DEVELOPER** that the building has been constructed and completed, the **DEVELOPER** shall deliver to the **OWNER** No. 1 his allocation.

ARTICLE-VI-COMMON EXPENSES

The **OWNERS** and **DEVELOPER** or their nominees shall pay and bear proportionate share of all ground rent, property maintenance charges, Corporation taxes and dues and outgoings and all other common expenses within the meaning of West Bengal Apartment Ownership Act 1972 in respect of his occupied space as may be determine jointly by the **OWNERS** and the **DEVELOPER** until the association of flat **OWNERS** be formed by the **OWNERS** of subsequent transferee in the said building:

ARTICLE-VII- COMMON RESTRICTION.

Neither party shall throw or accumulate any dirty rubbish, waste and refuse in any part of the building or in the compound, corridor or in common spaces of the said building.

ARTICLE-VIII- PERFORMANCE OF THE DEVELOPER

- 1) The construction work shall be at the sole risk and responsibility of the **DEVELOPER** and it is mutually agreed and clearly understood that the **OWNERS** shall not be responsible for any accident technical and/or engineering defect in construction for which the **DEVELOPER** shall be solely responsible and directly answerable to the concerned authority and to the **OWNERS**.

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Director

- 2) The **DEVELOPER** undertakes to keep the **OWNERS** indemnified from and against all third party claims and actions arising out of any act or occasion on the part of the **DEVELOPER** in or relating to the construction of the said building.

ARTICLE IX PERIOD OF COMPLETION OF THE PROPOSED BUILDING BY THE DEVELOPER

The **DEVELOPER** shall construct and complete the proposed building and delivered complete habitable allocated portion of the **OWNERS** to the **OWNERS** within the period of 18 (Eighteen) months from the date of Sanction Building Plan, subject to Force Majeure.

ARTICLE-X OWNERS' INDEMNITY.

The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the said construction and its Extension and shall enjoy its allocated portion without any interference and/or disturbances provided the **DEVELOPER** performs and fulfills other terms and conditions herein contained and/or its part to be observed and performed.

ARTICLE-XI-JURISDICTION

Under the original jurisdiction of the Honourable District Judge/District Court of South 24 Parganas at Alipore shall have

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Director

jurisdiction to entertain and try all actions suits and proceeding arising out of this presents between the parties hereto.

SCHEDULE-"A" OF THE LAND ABOVE REFERRED
(Description of Land of Owner No. 1)

ALL THAT piece and parcel of Homestead land measuring more or less 2 Cottah 11 Chittak 00 Sq.ft. togetherwith 100 sq.ft. R.T. shed structure lying and situated at Block-A, Plot No.- 27, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. & L.R. Dag No.- 195, R.S. Khatian No.- 117, corresponding to L.R. Khatian No.- 2393 within the K.M.C. Ward No.-109, Premises No.- 913, Nayabad, Kolkata- 700099, being Assessee No.-31-109-08-0913-5, along with all rights ingress and egress easement rights together with right, title interest possession which butted and bounded by:-

ON THE NORTH : By 30'ft. wide K.M.C. Road

ON THE SOUTH: By Scheme Plot No. 35.

ON THE EAST : By Scheme Plot No. 26 [Land of Owner No. 2]

ON THE WEST : By 30'ft. wide Road.

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SCHEDULE-"A1" OF THE LAND ABOVE REFERRED**(Description of Land of Owner No. 2)**

ALL THAT piece and parcel of Shali land measuring more or less measuring about 2 Cottah 12 Chittak 36 Sq.ft. lying and situated at Plot No.- P-26, Mouza- Nayabad, J.L. No.- 25 Touzi No. 56, R.S. Dag No.- 195, R.S. Khatian No.- 117 & 118 within the K.M.C. Ward No.- 109, Premises No.-1138, Nayabad, Kolkata- 700099, being Assessecc No. 31-109-08-1138-5, along with all rights ingress and egress easement rights together with right, title interest possession which butted and bounded by:-

ON THE NORTH : By 30'ft. wide common passage

ON THE SOUTH: By Plot No. P-25.

ON THE EAST : By Plot No. P-36

ON THE WEST : By Plot No. P-27[Land of Owner No. 1]

SCHEDULE -"B" OF THE OWNER' NO.1'S ALLOCATION
ABOVE REFERRED

The **OWNER No. 1's** Allocation shall be One Flat on the First Floor South-West Side measuring more or less 1500 Sq.ft. Super built-up area togetherwith a Car Parking space on the Ground Floor and a non-refundable amount of Rs. 10,00,000/- (Rupees Ten Lakh) only.

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Sankar Bera
Director

SCHEDULE - "B-1" OF THE OWNER NO.2's ALLOCATION
ABOVE REFERRED

The OWNER No. 2's Allocation shall be One Flat on the First Floor South-East Side measuring more or less 1500 Sq.ft. Super built-up area togetherwith a Car Parking space on the Ground Floor.

SCHEDULE- "C" OF THE DEVELOPER'S ALLOCATION
ABOVE REFERRED TO

Save and except the aforesaid allocated portion of the OWNER No. 1 & OWNER No. 2 the Developer will be entitled for the remaining share of the entire proposed G+IV Storied building together with the right to transfer by way of sale, lease, gift, exchange, mortgage to others together with the facility of proportionate undivided interests or share on the common space and areas of land and proposed building and the Developer shall have the absolute discretion to sell his allocation to the intending purchaser/s at the price, terms and conditions of its choice.

SCHEDULE- 'D' OF THE COMMON AREAS, FACILITY COMMON
EXPENSES ABOVE REFERRED TO

The OWNERS of the land along with the other Co-OWNER occupiers, society or syndicate or association shall allow each other the following easements and quasi easements rights privileges etc.

- 1) Land of the said premises described in the Schedule-'A' and 'A1'.

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- 2) All side spaces, back space, paths, passages, drain-ways in the land of the said building.
- 3) General lightening of the common portions and space for installation of electric meter in general and separate.
- 4) Drains and sewers from the building in the K.M.C. connection, drains and/or sewerage.
- 5) Stair case and stair case landings.
- 6) Lift & Lift Lobbies in each floor.
- 7) Common septic tank.
- 8) Common water pump.
- 9) Common water reservoir..
- 10) Water and sewerage eviction from the pipes of every units, to drain and sewerage common to the said building.
- 11) Common electric line:
- 12) Common Top roof of the said building.

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Sunil K. D. Dey
Director

EXAMPLE 2 OF SPECIFICATION ABOVE REFERRED TO :

1	Type of Structure	RCC Frame.
2	External Walls	Putty after concealing by Parryware fittings Plus (P.V.C.) 8" thick Brick with cement mortar
3	Internal Walls	3" or 5" thick Brick with cement mortar
4	External Surface finish	White Weather Coat.
5	Inside Wall	Finished with Putty
6	Flooring*	Flooring to be laid with 600 mm X 600 mm. tiles
7	Door	Wooden main Door with polish Flush Door with both side skin pasting with pancing, brass fitting Frame.
8	Window	All windows will be aluminium sliding with covered Grill
9	Balcony	Balcony will be covered with Grill & all Walls Tiles
10	Toilets	<p>i) Flooring will be 600 mm X 600 mm. Marble Slab and Wall height will be fitted upto 5' X 10' along with hanging Commode with Parryware fittings.</p> <p>ii) One Bathroom will be with Hand Shower.</p> <p>iii) W.C. only, hanging covered, one corner basin & one hand shower.</p>
11	Ceiling	All False ceiling
12	Type of Pipe Fittings	External and internal both PVC pipes with appropriate diameter and standard PVC pipe.
13	Kitchen Fittings	Modular Kitchen Table with Granite Table Top and Pantry, 2 sink points
14	Dining	Oval Shape Wash basin
15	Electrical Work	All Copper wire by Arrow Modular Switch & other fittings by Pritam/Points in each room
16	Security	Campus will be secured by CCTV camera Security accommodation will be provided and maintained by Flat Owners Association.
16	Others	Underground Reservoir, overhead water Reservoir on the roof, one Electrical Pump to be provided at ground level within a suitable place for lifting water, boundary wall upto height of 5' and Site Development

Sankar Kumar Bepari

BEPARI DEVELOPERS PVT. LTD.

Sankar Kumar Bepari
Director

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

SIGNED, SEALED AND DELIVERED

by the **OWNER's** in the presence of:

1) *Gautam Mandal*
B/26, Naya bad
Kolkata - 97

1.

Sankar Prasad
Director

BEPARI DEVELOPERS PVT. LTD.

2. *Sankar Prasad Beperi*

Director

(SIGNATURE OF THE OWNERS)

2) *Gautam Sr. Mandal*
Adv.
Alipore Sadar Court
Kol - 24.

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Sankar Prasad Beperi

Director

BEPARI DEVELOPERS PVT. LTD.

Represented by its Director

SRI SANKAR PRASAD BEPARI

(SIGNATURE OF THE DEVELOPER)

Drafted by:

Niranjan Karmakar

Niranjan Karmakar
Advocate
WB-691/1993
Calcutta High Court

BEPARI DEVELOPERS PVT. LTD.

Sankar Prasad Beperi
Director

MEMO OF CONSIDERATION

RECEIVED on and from the within named Developer the within mentioned non adjustable/non-refundable amount of Rs.10,00,000/- (Rupees Ten Lakh) only as per terms of this Agreement in the following manner :

Date	Cheques No..	Bank / Branch	Amount
05.05.2022	613230	Indian Bank Survey Park	2,00,000/-
05.05.2022	613231	Indian Bank Survey Park	2,00,000/-
05.05.2022	613232	Indian Bank Survey Park	3,00,000/-
05.05.2022	613233	Indian Bank Survey Park	3,00,000/-
		Total	10,00,000/-

(Rupees Ten Lakh) only

WITNESSES:












1. *Gautam Mandal,*
B/26, Naya bad
Kot kela - 99

(Signature of Land Owner No.1)
(SIGNATURE OF THE LAND OWNER NO.1)












2. *Gautam Mandal*
Adv.
Alipore Judge Court -
Kot-27.

BEPARI DEVELOPERS PVT. LTD.

Director

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Niloy Datta SIGNATURE 

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SANKAR PRASAD BEHERA SIGNATURE Sankar Prasad Behera

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILOY DATTA

DILIP KUMAR DATTA

11/12/1974

Permanent Account Number

AJPD2675G

Signature



5082905

Call
Call on 011-26111111

BEPARI DEVELOPERS PVT. LTD.

Director



ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
भारत सरकार
विशेष पहचान प्राधिकरण

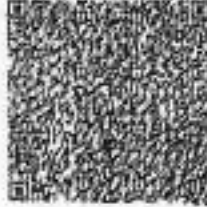
ಅಧಾರ್ ಸಂಖ್ಯೆ / Enrollment No. 0000/00504/94951

To
 ನಿಲಯ ದತ್ತ
 Niloy Datta
 C/O
 B-115, Venkateshri Palm Groves Venkateshri Coconut
 Garden
 Gongehalli Vigra Nagar Post
 Bangalore North
 Virgonagar
 Bengaluru
 Karnataka 580049
 9916447772

9916447772



ME168150403FH



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3670 3708 4049

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



~~ಭಾರತ ಸರ್ಕಾರ~~
~~Unique Identification Authority of India~~

ನಿಲಯ ದತ್ತ
 Niloy Datta
 ಜನ್ಮ ದಿನಾಂಕ / DOB : 11/12/1974
 ಧರಣಿ / Male



3670 3708 4049

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

Handwritten signature
 Niloy Datta



Sankar Bhandari



BEPARI DEVELOPERS PVT. LTD.

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



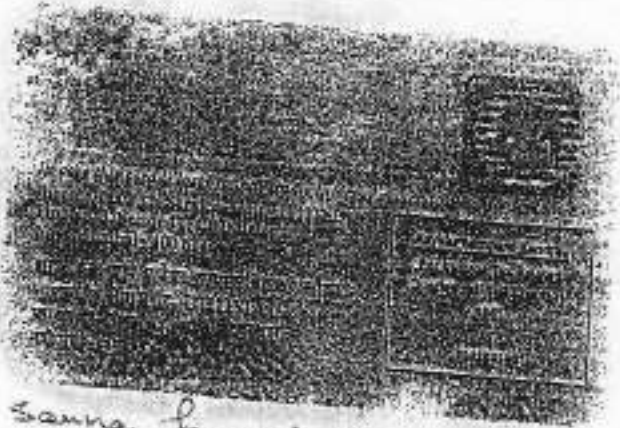
स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AQGPB2242R

नाम / Name
SHANKAR KRASAD BEPARI

पिता का नाम / Father's Name
SHYAM L. BEPARI

आयकर संस्थापक
Date of Birth
04/08/1973



Shankar Krasad Bepari



BEPARI DEVELOPERS PVT. LTD.

Director



ভারত সরকার
 Government of India
 সর্কার প্রসাদ বেপারী
 Sarkar Prasad Bepari
 পিতা : শ্যামলাল বেপারী
 Father : Shyamal Bepari
 জন্ম তারিখ / DOB : 04/09/1973
 পুরুষ / Male



3462 0869 4688

আধার - সাধারণ মানুষের অধিকার



জাতীয় অনির্দিষ্ট পরিচয় প্রাধিকার
 Unique Identification Authority of India

ঠিকানা:
 235, নয়াবাদ, মুকুন্দপুর, পশ্চিম
 ২৪ পরগনা, মুকুন্দপুর, পশ্চিম
 বঙ্গ, 700099

Address:
 235, NAYABAD, Mukundapur,
 South 24 Parganas, Mukundapur,
 West Bengal, 700099

3462 0869 4688

1947
 1950 200 1947

haat@aha.gov.in

www.aha.gov.in

Sarkar Prasad Bepari



BEPARI DEVELOPERS PVT. LTD.

Director



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

GRN Details

GRN: 192022230020084201
GRN Date: 05/05/2022 12:34:27
BRN: CKT5899896
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 05/05/2022 12:35:19
Payment Ref. No: 2001290553/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BEPARI DEVELOPERS PRIVATE LIMITED
Address: 235, NAYABAD (NABODIT), PIN-700099
Mobile: 9163491088
Depositor Status: Buyer/Claimants
Query No: 2001290553
Applicant's Name: Mr NIRANJAN KARMAKAR
Identification No: 2001290553/5/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001290553/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2001290553/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
			Total	29942

IN WORDS: TWENTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1601-01166/2022	Date of Registration	05/05/2022
Query No / Year	1601-2001290553/2022	Office where deed is registered	
Query Date	29/04/2022 12:38:49 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NIRANJAN KARMAKAR CALCUTTA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163491088, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,03,37,320/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 10,053/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 913, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 11 Chatak	1/-	49,96,580/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1138, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	2 Katha 12 Chatak 36 Sq Ft	1/-	52,05,740/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				9.0544Dec	2 /-	102,02,320 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

05/05/2022 Query No:-16012001290553 / 2022 Deed No I - 160101166 / 2022, Document is digitally sig. 3.




BEPARI DEVELOPERS PVT. LTD.

Director

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	200 sq ft	2 /-	1,35,000 /-
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Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NILOY DATTA Son of Mr DILIP KUMAR DATTA Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office	 05/05/2022	 LTI 05/05/2022	 05/05/2022
78/1, THAKURBARI SARANI, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx5G, Aadhaar No: 36xxxxxxx4049, Status :Individual, Executed by: Self, Date of Execution: 05/05/2022 , Admitted by: Self, Date of Admission: 05/05/2022 ,Place : Office				
2	BEPARI DEVELOPERS PRIVATE LIMITED 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx8C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Developer Details :



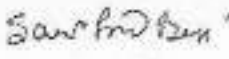



SI No	Name, Address, Photo, Finger print and Signature
1	BEPARI DEVELOPERS PRIVATE LIMITED 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx8C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

05/05/2022 Query No:-16012001293553 / 2022 Deed No :- 160101166 / 2022, Document is digitally signed.

BEPARI DEVELOPERS PVT. LTD.

Sanka for Depu

Director

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANKAR PRASAD BEPARI (Presentant) Son of Mr SHYAMLAL BEPARI Date of Execution - 05/05/2022, Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office	Photo  <small>May 9 2022 1:31PM</small>	Finger Print  <small>LTI 05/05/2022</small>	Signature  <small>05/05/2022</small>
235, NAYABAD NABODIT, City:-, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688 Status : Representative, Representative of : BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr SANKAR PRASAD BEPARI Son of Mr SHYAMLAL BEPARI Date of Execution - 05/05/2022, Admitted by: Self, Date of Admission: 05/05/2022, Place of Admission of Execution: Office	Photo  <small>May 9 2022 1:31PM</small>	Finger Print  <small>LTI 05/05/2022</small>	Signature  <small>05/05/2022</small>
235, NAYABAD NABODIT, City:-, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688 Status : Representative, Representative of : BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIRANJAN KARMAKAR Son of Late D M KARMAKAR HIGH COURT CAL, City:-, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>05/05/2022</small>	 <small>05/05/2022</small>	 <small>05/05/2022</small>
Identifier Of Mr NILOY DATTA, Mr SANKAR PRASAD BEPARI, Mr SANKAR PRASAD BEPARI			

05/05/2022 Query No:-18012001290563 / 2022 Deed No :- 180101166 / 2022. Document is digitally signed.

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
 Director

Sl.No	From	To. with area (Name-Area)
1	Mr NILOY DATTA	BEPARI DEVELOPERS PRIVATE LIMITED-2.21719 Dec
2	BEPARI DEVELOPERS PRIVATE LIMITED	BEPARI DEVELOPERS PRIVATE LIMITED-2.21719 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NILOY DATTA	BEPARI DEVELOPERS PRIVATE LIMITED-2.31 Dec
2	BEPARI DEVELOPERS PRIVATE LIMITED	BEPARI DEVELOPERS PRIVATE LIMITED-2.31 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NILOY DATTA	BEPARI DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft
2	BEPARI DEVELOPERS PRIVATE LIMITED	BEPARI DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr NILOY DATTA	BEPARI DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft
2	BEPARI DEVELOPERS PRIVATE LIMITED	BEPARI DEVELOPERS PRIVATE LIMITED-50.00000000 Sq Ft

05/05/2022 Query No:-16012001290553 / 2022 Deed No : 160101166 / 2022, Document is digitally signed.

BEPARI DEVELOPERS PVT. LTD.

Sanka Prasad Bapat

Director

On 05-05-2022

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 13:25 hrs on 05-05-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SANKAR PRASAD BEPARI ..

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 1.03,37,320/-

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

Execution is admitted on 05/05/2022 by Mr NILOY DATTA, Son of Mr DILIP KUMAR DATTA, 78/1, THAKURBARI SARANI, P.O: BELGHARIA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Hindu, by Profession Service

Identified by Mr NIRANJAN KARMAKAR, . . Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-05-2022 by Mr SANKAR PRASAD BEPARI, DIRECTOR, BEPARI DEVELOPERS PRIVATE LIMITED (Sole Proprietorship), 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpu District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr NIRANJAN KARMAKAR, . . Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 05-05-2022 by Mr SANKAR PRASAD BEPARI, DIRECTOR, BEPARI DEVELOPERS PRIVATE LIMITED (Private Limited Company), 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr NIRANJAN KARMAKAR, . . Son of Late D M KARMAKAR, HIGH COURT CAL, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2022 12:35PM with Govt. Ref. No: 192022230020084201 on 05-05-2022, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN00000001), Ref. No. CKT5899896 on 05-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9786, Amount: Rs.100/-, Date of Purchase: 20/04/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2022 12:35PM with Govt. Ref. No: 192022230020084201 on 05-05-2022, Amount Rs: 19,921/-, Bank: State Bank of India (SBIN00000001), Ref. No. CKT5899896 on 05-05-2022, Head of Account 0030-02-103-003-02

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

05/05/2022 Query No:-160*2001290553 / 20 ? Used No :- 160101166 / 2000. Document is digitally signed.

BEPARI DEVELOPERS PVT. LTD.
Sankar Prasad Bepari
Director

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1601-2022, Page from 58189 to 58226
being No 160101166 for the year 2022.



Digitally signed by SOUMITRA MONDAL
Date: 2022.05.05 16:05:07 +05:30
Reason: Digital Signing of Deed.

Soumitra Mondal

(Soumitra Mondal) 2022/05/05 04:05:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

BEPARI DEVELOPERS PVT. LTD.
Bankey Bhai Bepari
Director

(This document is digitally signed.)