

998/2021

I-1075/2021



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AE 239971

13/12/20
19/1/20
2/12/2021



Certified that the Document is admitted to Registration. The Stamp and the endorsement stamp on this document are the part of the document.

Additional Registrar
of Assurances-IV, Kolkata

Ampt 12 (rom)
Pan no. cotten.

Additional Registrar of
Assurances-IV, Kolkata

19 FEB 2021

THIS DEVELOPMENT AGREEMENT made on this the 17th day of February, Two Thousand And Twenty One

BETWEEN

12407m
14-2
Lest 2/18
Company

Val Case No. 246 13.02.21
J(1) 250
J(2) 550
Total 800
Realised on _____
ARA-IV
Kolkata

Sold To.....
Name.....
Address.....
Rs.....
14 JAN 2021
C.M.M's Court,
2, Bankshall Street, Kol-1

Handwritten signature

MAHAMANI PROPERTIES PVT. LTD.
BA-17, Sector-1, Salt Lake City
Kolkata-700 064

Sayab Gupta

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kol - 1



Abanish Das
S/o. Late Bhabatosh Das.
2/31, K. B. Sarani,
Kolkata - 700080.
P.O. Mall Road.
P.S. Dum Dum

ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA

17 FEB 2021



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

GRN Details

GRN: 192020210226731511
GRN Date: 13/02/2021 12:21:10
BRN : 1368847547
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 13/02/2021 12:02:56
Payment Ref. No: 2000125505/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: MAHAMANI PROPERTIES PVT. LTD.
Address: BA-17, Sector-1, Salt Lake Kolkata- 700064
Mobile: 9330118610
EMail: gmg.rprasad@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2000125505
On Behalf Of: Org MAHAMANI PROPERTIES PRIVATE LIMITED
Identification No: 2000125505/3/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000125505/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	74901
2	2000125505/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	200007
			Total	274908

IN WORDS: TWO LAKH SEVENTY FOUR THOUSAND NINE HUNDRED EIGHT ONLY.



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OF ASSURANCES IV, KOLKATA

17 FEB 2023






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000125505/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJEEB GUPTA BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700064	Represent ative of Land Lord [B CHAUDH URY PRINT & ART SERVICE S PRIVATE LIMITED] ,[MAHAM ANI PROPER TIES PRIVATE LIMITED] ,[MAHAM ANI PROPER TIES PRIVATE LIMITED]		728 	 17/2/2021



ADDITIONAL REGISTRAR
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17 FEB 2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs SWATI CHAUDHURI 95, Salt Lake, Block/Sector: HB, P.O:- Bidhannagar, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091	Representative of Land Lord [B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED]		429 	Swati Chaudhuri 17.02.2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DEBASHISH DAS Son of Late Bhabotosh Das 2/31, K.B. Sarani, Mall Road, P.O:- Dum Dum, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700080	Mr SANJEEB GUPTA, Mrs SWATI CHAUDHURI		429 	Debashish Das 17.2.21

(Mohul Mukhopadhyay)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA

17 FEB 2021

STUDIO PRINT ART Proprietor B. CHOWDHURY PRINT & ART SERVICES PRIVATE LIMITED. (having PAN-AABCP9079Q) a Company incorporated under Companies Act, 1956 having its registered office at 1, Jawaharlal Dutta Lane, P.O: Ultadanga Main Road S.O, P.S: Ultadanga, Kolkata - 700 067, being represented by its Director **MRS. SWATI CHAUDHURI** (having PAN: ADQPC5619Q & **AADHAAR NO. 3002 7946 6619**), wife of Late Debobroto Chowdhury, by Faith Hindu, by Occupation Business, by Nationality: Indian, residing at 95, Salt Lake, Sector - III, Block - HB, P.O: Bidhannagar IB Market, P.S: Bidhannagar East, Kolkata-700 106, hereinafter referred to and called as the "**OWNER/VENDOR**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and or successors at office, executors, administrator, representatives and assigns) of the **FIRST PART**;

A N D

MAHAMANI PROPERTIES PRIVATE LIMITED (having PAN- AAICM4413A) a Company incorporated under Indian Companies Act, 1956 having its registered office at BA-17, Salt Lake City, Sector-1, P.O: Bidhannagar, P.S: Bidhannagar (North) Kolkata 700 064 being represented by its Director **SRI SANJEEB GUPTA** (having PAN- ADUPG1777F & **AADHAAR NO. 5353 7491 8356**), son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by Nationality: Indian, residing at BA-17, Sector-1, Salt Lake City, P.O: Bidhannagar, P.S: Bidhannagar (North), Kolkata-700 064, hereinafter referred to as the **DEVELOPER/ BUILDER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and or successors-in-office, administrators, and assigns) of the **SECOND PART**;

WHEREAS:

A) By a Deed of Conveyance dated 15.03.1982 executed and duly registered at the Office of the A.D.S.R. Barasat, North 24-Parganas, Book - 1, Vol. No. 22, Pages from 13 to 17, Being No. 931 for the year 1982, one Sk. Abdul Maji son of Late Noor Mohammad therein called and referred to as the Vendor at the consideration mentioned therein sold transferred, conveyed and delivered All That piece or parcel of land measuring 1 Bigha (20 cottahs) more or less comprised in Part of Old Dag No. 3173 corresponding to L.R. Dag No. 2148 under Old Khatian No. 145 corresponding to L.R. Khatian No. 266, lying and situated at Mouza - Gopalpur, P.S: Rajarhat presently Airport P.S, J.L. No.2, in the District of North 24-Parganas morefully described in the Schedule therein unto and in favour of M/s. Electrical Storage Co. Pvt. Ltd. therein called and refer to as the Purchaser free from all sorts of encumbrances whatsoever.

B) By another Deed of Conveyance dated 15.03.1982 executed and duly registered at the Office of the A.D.S.R. Barasat, North 24-Parganas, Book - 1, Vol. No. 22, Pages from 18 to 22, Being No. 932 for the year 1982, one Sk. Abdul Maji son of Late Noor Mohammad therein called and referred to as the Vendor at the consideration mentioned therein sold transferred, conveyed and delivered All That piece or parcel of land measuring 1 Bigha (20 cottahs) more or less comprised in Part of Old Dag No. 3173 corresponding to R.S Dag No. 2148 under Old Khatian



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No. 145 corresponding to R.S. Khatian No. 266, lying and situated at Mouza – Gopalpur, P.S: Rajarhat presently Airport P.S, J.L. No.2, in the District of North 24-Parganas morefully described in the Schedule therein unto and in favour of M/s. Electrical Storage Co. Pvt. Ltd. therein called and refer to as the Purchaser free from all sorts of encumbrances whatsoever.

C) After the said purchase by dint of said two(2) registered Deed of Conveyance the said M/s. Electrical Storage Co. Pvt. Ltd. became seized and possessed of and or well entitle to the aforesaid two portions of the said plot of land adjacent to each other and amalgamated the said two portions into one single plot (hereinafter referred to as the 'SAID LAND') and duly mutated it's name in the record of the Land Settlement Office, West Bengal and also with the local panchayet and had been in well enjoyment thereof free from all sorts of encumbrances whatsoever and without being interrupted by any person whomsoever and or by or from any corner whatever.

D) By an Agreement for Sale dated 23.02.1999 duly registered with the office of the D.S.R-II Barasat North 24-Parganas, recorded in Book No.1, Volume No. 42, Pages from 297 to 308, Being No. 2088 for the year1999, the said Electrical Storage Co. Pvt. Ltd. therein as the vendor agreed to sell, convey and transfer the entire 'Said Land' total admeasuring 2 Bighas or 40 Cottahs a little more or less with the said Asbestos Shaded structure thereon free from all sorts of encumbrances whatsoever to Studio Print Art Prop. B. Chowdhury Print & Art Services Pvt. Limited therein called and referred to as the purchaser at a total price of Rs.27,00,000/- (Rupees Twenty Seven Lakh) only and out of the said agreed consideration received a sum of Rs. 20,25,000/- (Rupees Twenty Lakh Twenty Five Thousand) only as a part consideration with an understanding to receive the balance of the said agreed amount at the time of execution and registration of the formal Deed of Conveyance and also at the other terms and conditions mentioned therein and thereby delivered the peaceful vacant possession of the 'Said Land' and the said Asbestos Shaded Structure thereon and thereupon and described in the Schedule therein and also described in the First Schedule hereunder written and for the sake of brevity hereinafter referred to as the 'SAID LAND' / 'SAID PROPERTY'.

E) Since after obtaining possession of the 'Said Property' under the First Schedule hereto the said Studio Print Art Prop. B. Chowdhury Print & Art Services Pvt. Limited mutated it's name with the then Rajarhat Gopalpur Municipality then having Municipal Holding No. A/S/228/97, Ward No.6 subsequently Holding No. RGM 7/6 BL – H, Ward No. 7, and has been paid rates and taxes thereto and upon fulfilling all its formalities requested the said vendor company to complete formal conveyance but despite the several request made on the part of aforesaid purchaser company, the said The Electrical Storage Co. Pvt. Ltd., the vendor therein did not response and anyhow did not execute and register the necessary Deed of Conveyance in respect of the 'Said Property' and as such having no other way the said purchaser company filed a suit before the 1st Court of Ld. Civil Judge (Senior Division) at Barasat, claiming specific performance of contract and the said Title Suit numbered as T.S. 305 of 2001; and after a long procedures, the said Title Suit was decreed ex-party on 13.09.2013 against the said vendor The Electrical Storage Co. Pvt. Ltd.



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F) After obtaining the said decree the said purchaser company again sent a notice to the said vendor company at it's registered office calling upon to execution and register the formal Deed of Conveyance in favour of the said purchaser and which had been returned upon non-acceptance.

G) In the above circumstance the landowner herein as the Purchaser/Decree holder therein filed an Execution Case being title Execution Case No. 4 of 2014 before the said 1st Court of Ld. Civil Judge (Sr. Division), Barasat and subsequently filed an application therein seeking permission of the Ld. Court to deposit the balance of the agreed consideration to the credit of the said Vendor Company/Defendant/Judgment Debtor and in response thereof the Ld. Execution Court passed an order on 07.06.2014 granting permission to the said Purchaser/Decree Holder to deposit the balance consideration.

H) Subsequently being desirous of getting the Deed of Conveyance executed in its favour the said Purchaser/Decree Holder after depositing the balance consideration further made an appeal before the Ld. Court for execution of the formal Deed of Conveyance and in persuasion to the said appeal the said Ld. Court by an Order dated 20.08.2018 empower the T. Execution Assistant to execute and register the necessary Deed of Conveyance in favour of the said Studio Print Art Prop. B. Chowdhury Print & Art Services Pvt. Limited /Decree-Holder therein the Vendor herein.

I) In pursuance to the said order made by the Ld. 1st Court of Civil Judge (Sr. Division), the Title Execution Assistant on behalf of said The Electrical Storage Co. Pvt. Ltd. the aforesaid vendor therein executed the formal Deed of Conveyance on 30.11.2018 and duly registered at the office of the D.S.R. – II North 24-Parganas and recorded in Book – 1, Volume No. 1502-2018, Pages from 107250 to 107279, Being No. 150203771 for the year 2018 in respect of the 'Said Property' under the Schedule therein and also described hereunder the First Schedule unto and in favour of the said Studio Print Art Prop. B. Chowdhury Print & Art Services Pvt. Limited therein called and referred to as the Purchaser.

J) Since after the aforesaid purchase by dint of the said Registered Agreement for Sale dated 23.02.1999 vide Deed No. 2088 of 1999 and also by said Deed of Conveyance dated 30.11.2018 Being No. 03771 for the year 2018 the said Studio Print Art Prop. B. Chowdhury Print & Art Services Pvt. Limited thus became seized and possessed of Bastu Land measuring 0.66 acre or 40 Cottahs comprised in Old Dag No. 3173 corresponding to R.S. as well L.R. Dag No. 2148 under Old Khatian No. 145 corresponding to R.S. Khatian No. 266, lying and situated at **Mouza: Gopalpur**, J.L. No. 2, under P.S. Rajarhat at present Airport P.S. District 24-Parganas(N) and or well and sufficiently entitle thereto as the absolute Owner thereof under the Govt. of West Bengal and paying rents or taxes to the Government of West Bengal through the Collector North 24-Parganas upon mutating of its name with the L.R. Records of Right, Land Settlement Department, Government of West Bengal under present L.R. Khatian No.8247, morefully described in the First Schedule hereunder written (hereinafter for the sake of brevity referred to as the "**SAID LAND**" / "**SAID PROPERTY**") and the First Party herein is in well enjoyment of the said "**SAID PROPERTY**" under the First Schedule hereto as the absolute owner thereof free from all charges, claims, demands, attachments,



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liens, lispendenses, acquisitions, suits, injunctions and free from all sorts of encumbrances of whatsoever nature;

K) Subsequently all the business activities of the said Studio Print Art which was earlier a proprietary concern of B. Chaudhury Print & Art Services Pvt. Ltd. has since became stopped, and accordingly all its assets and properties including of the property under the First Schedule hereto continues to remain under the ownership of its Proprietor i.e. the said B. Chaudhury Print & Art Services Pvt. Ltd. having absolute power of transferring, alienating and or entering into any agreement or contract in respect of the said Property under the First Schedule hereto.

L) Since in course of time the said old temporary structure became dilapidated conditions and had been demolished by the Owner herein and; for proper utilization of the land, the First Party is desirous of development of the Said Land under the First Schedule by way of construction of multi-storied building on and upon the Said Land by or through a reputed developer-builder well known to market having well expartisation of such work of development and construction of Housing Enclave/Complex;

L) **The Owner's Representations:**

i) That the Parties in First Part herein is seized and possessed of and or well and sufficiently entitle to the 'Said Property' under First Schedule hereto as the Rayotl Owner/s under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever;

ii) That the owner has clear and marketable rights, title and interest in respect of the Property under First Schedule hereto free from all charges, liens, lispendences, suits, injunctions, viz. free from any or all encumbrances whatsoever AND the owner/s herein has/have not dealt with the 'Said Property' and or any portion thereof in any such manner so that the Owner/s is/are or may be restrained to deal with the said plot of land or the 'Said Property' hereunder the First Schedule in any way at his/her/their own choice and absolute discretion, AND in other way the Owner/s herein is/are free and absolutely entitled to deal with his/her/their 'Said Land/Said Property' and also to enter into this agreement with the Developer hereto;

iii) That the entire Said Property hereunder the First Schedule and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and the First Party herein and or any of them did not receive any notice from any authority or authorities effecting the Owner's Property described in the First Schedule written hereunder and or any part or portion thereof;

iv. That to the best of the Owner's knowledge, the 'Said Property' under the First Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand



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Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI'.

- vi) That there is no Tenant existing in the said Property.
- vii) That there is no Temple, Mosque, Debattur or Burial Ground within the 'Said Property'.
- viii) That there is no excess vacant land within the 'Said Property' under the First Schedule with the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, and subsequent Amendment made thereto.

AND WHEREAS having knowledge of such intention of the Owner and relying on the representations made by the Owner to be true the Developer negotiated with the First Party for the purpose of development of a Housing Project comprised of multi-storied building/s on and upon the Said Land described in the First Schedule hereunder written upon demolition of the existing structure there at and after negotiation in detail regarding the terms and conditions, M/S. MAHAMANI PROPERTIES PVT. LTD. the Developer herein have agreed with the Owner for undertaking the entire work of development of a Housing Project by way of construction of the Multi-storied Building/s as per drawing, plan and specifications of Building Plan and or further Revised Plan/s so to be prepared by the Developer according to it's own choice and discretion and so to be approved or sanctioned by the present Municipal Authority viz. the Bidhan Nagar Municipal Corporation and by other competent authority if so any and in conformity with the details of constructions specified in the Third Schedule hereto and also under and subject to the terms and conditions hereinafter stated;

AND WHEREAS to avoid any litigation in future and also to meet up the present urge of law and for the sake of convenient now all the parties herein have agreed to record the terms and conditions of development by way of execution and registration of this Development Agreement containing the matter of Development and various other matters under the present terms and conditions appearing hereunder

AND WHEREAS in this Agreement expression used herein shall unless it be contrary and/or repugnant to the context have the following meanings;

"THE OWNER" shall mean **B. Chowdhury Print & Art Services Private Limited.** described as the FIRST PARTY herein holding 100% rights, title and interest of the "SAID LAND" described in the "First Schedule" hereunder written.

"SAID LAND" OR "DEMISED LAND" shall mean All That piece and parcel of Land containing an area of **2 Bighas or 40 Cottahs, be the same a little more or less, comprised in Old Dag No. 3170 corresponding to R.S. / L.R. Dag No. 2148, Khatian No. Old 145, R.S. Kh. No. 266 present L.R. Khatian No. 8247, lying and situated at Mouza: Gopalpur, R.S. No. 140, Touzi No. 2998, within the ambit of B.L & L.R.O., Rajarhat, North 24-Parganas, under Police Station – Rajarhat at present Airport P.S, within the municipal limit of the then Rajarhat Gopalpur**



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Municipality then having Municipal Holding No. A/S/228/97, Ward No.6 subsequently Holding No. RGM 7/6 BL – H, Ward No. 7, at present within the limit of Bidhannagar Municipal Corporation having present Holding No. 06(4/2483), Sub-Registry Office- Additional District- Sub-Registrar Bidhannagar and Rent or Khazna payable to the Collectorate North 24-Parganas.

"AMALGAMATED LAND"/"AMALGAMATED PROPERTY" shall mean the 'Said Demised Land' and / or the said property with other surrounding or adjacent land or lands and or properties so may be acquired by the Developer and amalgamated and/or adjoined with the Said Land and or Said Property under the First Schedule by the Developer in future.

"SAID BUILDING / SAID BUILDINGS" shall mean multi-storied building or buildings as shall be constructed in finished and habitable condition by the Developer conforming to the Sanctioned Plan or Revise Plan in the name of the owner and to be prepared, submitted only by the Developer and sanctioned by the then concerned Municipality on the "Said Land" described hereunder in the First Schedule only AND / OR on the proposed Said Amalgamated Land as stated hereinabove.

"SAID PREMISES" shall mean the official identity of the "Said Land" with "Said Building" collectively.

"AMALGAMATED PREMISES" shall mean the official identity of the collective from of the said "Amalgamated Land" with one or more Buildings collectively.

"SANCTIONED PLAN" shall mean "Building Plan/s" for multi-storied building/s on the "Said Land" OR a composite Plans showing several multi-storied buildings on the proposed said "Amalgamated Land" and or "Amalgamated Properties" and or further Revised Plan so to be prepared and submitted by the Developer at its sole, choice, discretions and own costs And be sanctioned by the Competent Authorities and / or by Bidhan Nagar Municipal Corporation.

"SAID HOUSING ENCLAVE/PROJECT" shall mean an Enclave consisting of several buildings comprised of residential self-contained flats, garages, shops etc, in several blocks with internal roads or passages with car-ways and of other common facilities described in the Fourth Schedule and to be constructed and erected on the said demised land of Landowner/s herein described in the First Schedule hereunder written and/or on the proposed amalgamated landed property as defined hereinabove.

"OWNER'S (FIRST PARTY'S) ALLOCABLE PORTIONS" OR "OWNERS' ALLOCATIONS" shall mean the Owners shall be entitled to get 5 (five) numbers of residential flats each measuring 800 sq. ft. Carpet area out of which 2 (two) flats on the 2nd floor and 3 (three) flats on the 5th floor in any building within the proposed Housing Project on and upon the Owners' Land under the First Schedule hereto in fully complete and in habitable nature togetherwith the facilities of water and electric connection togetherwith proportionate undivided and impartable interest or share of



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the Said Land alongwith all proportionate rights on all common areas and facilities of the building/s in the proposed Housing Project and at the Said Premises, and such "Owners Allocations" are described in Part – I of the Second Schedule hereunder written; AND ALSO shall mean a non-refundable amount of Rs.2,00,00,000/- (Rupees Two Crore) only payable by the Developer to the Owners.

"DEVELOPER'S ALLOCATION" shall mean save and except the "Owners Allocation" define above, the Developer shall be entitled to all the residue residential flats/commercial areas/parking spaces and other portions of the said proposed Building or Buildings togetherwith undivided proportionate residue shares of the Said Land OR of said Amalgamated Land alongwith all proportionate rights on all common areas and facilities of the building and at the Said Premises; and such "Developer's Allocations" are described in Part – II of the Second Schedule hereunder written

"BUILT UP AREA" Shall, according to its context, mean the plinth area of an Unit/Flat including the area of stair-case, landing with lifts space on the same floor whereon a flat/unit is situated and also the thickness of the outer walls, internal walls and pillars and also of such outer walls which are common between two Units/Flats adjacent to each others.

"TRANSFEREES" shall mean and include all persons to whom any Transferable Areas are transferred or agreed to be so done.

"Units" shall mean and include-

- a) **"Residential Units"** meaning the flats for residential use in any building and in any Phase or Block at the Project Site in the First Schedule property;
- b) **"Non-Residential Units"** meaning office spaces, shops, constructed/covered spaces demarcated parking spaces or the like for use as commercial, assembly, educational, mercantile or any other use other than residential;

"FORCE MAJEURE": - Shall mean any natural calamities such as floods, earth quake, riots, severe labour disputes, and restraintion by the Order of any Court of Law, Statutory Authorities and any or all irresistibile circumstances beyond the control of the Developer.

"TAX LIABILITIES": - The Landowner shall liable to pay the arrear dues if so shall be payable to Municipality or Municipal Corporation and other statutory tax and outgoings liability till the period of execution of these presents and also the liability of payment of apportioned shares of tax in respect of his/her/their/its allocable portions from the date of delivery of the physical possession thereof by the Developer to the Landowner.



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"COMMON PORTIONS / COMMON AREAS" shall mean all the undivided and indivisible finished and unfinished areas, pathways erections and constructions and installation comprised in the said building and in the said premises for practical use and enjoyment of the Owner with the Developer or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and or may be provided by the Developer for common use and enjoyment of the Owner herein with future co-owners of the building individually or collectively.

"COMMON EXPENSES" shall mean and include all expenses to be incurred by the Owner herein with other future co-owners for the maintenance, management and upkeepment of the building or buildings and the expenses for the common purposes of the co-owner/s.

"COMMON PURPOSES" shall mean the purpose of managing and maintaining the Building or Buildings in particular the common portions, payments of Rates & Taxes etc. collections and disbursements, Mutation, Formation of Association, common interest relating to their mutual right and obligation for the purpose of unit/units .

"TOTAL AREA" shall according to its context mean the plinth area of the said flat/s and / or all the flat/s in the building including area being proportionate and undivided shares of common bath rooms, common lobbies, staircases, lift, caretaker's room and small room or space for pump-meters etc. in the ground floor and also the thickness of boundary walls, internal walls, the pillars and all common portions and / or areas in the building as described in the Fourth Schedule and as may be provided that if any wall be common between two units one half of the area under such wall shall be included in each unit excluding the right to use ultimate roof and exterior walls of the said building.

"PROPORTIONATE OR PROPORTIONATELY OR PROPORTIONATE SHARE" shall mean the proportion in which the built-up area of any single flat would bear to the entire undivided built-up-areas of all the flats collectively for the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or taxes relating to the common purposes and the common expense then such share shall mean the proportions in which the total amount of such taxes rates or expenses as shall be paid equally by the co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied and the Proportionate Share of the "Said Land"/"Said Property" and/or "Said Amalgamated Land" / "Amalgamated Property" in a proportion to the measuring area of a single flat or unit out of the total measuring area of the entire undivided covered areas of all the flats and the units collectively in the building or buildings constructed comprised in the said property in the "Said Premises" or comprised in the said proposed "Amalgamated Land" / "Amalgamated Property" in the said proposed "Amalgamated Premises".



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"SINGULAR" shall include the **"PLURAL"** and vice-versa.

AND

"MASCULINE" shall include the **"FEMININE"** and vice-versa.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Owner has hereby grant an exclusive License to the Developer to enter upon the said land under First Schedule and also hereby permit the Developer to construct Multi-storied Building/s on and upon the Owner's "Said Land" hereunder the First Schedule OR on the said proposed "Amalgamated Land" as defined and expressed hereinabove according to the existing Sanctioned Building Plan or any Revised Plan or Plans so may be prepared and submitted by the Developer at its sole choice, discretion, and at the cost of the Developer and sanctioned by the Municipal Authority and or by other competent authority. It is expressly mentioned hereby that the Developer shall be fully entitled to prepare Building Plan or Plans in connection to the Said Land OR composite buildings plan/s by joining any other adjacent property with the said demised land mentioned hereinabove as "Amalgamated Land" at the sole choice discretion and at the cost of the Developer for which the First Party herein declare hereby its free consent and hereby give and confer unfettered exclusive rights to the Developer in respect of the rights, title, interest in the Said Land under the First Schedule hereto and the Owner also hereby declare that during whole time of preparations of Said Plan or Plans, and obtaining sanction thereto, constructions and completions of the multi-storied building OR buildings and obtaining Completion and or Occupancy Certificate thereof as well as selling of the "Developer's Allocation", the Owner shall not interfere in any manner and by any means and shall not be entitle to raise any objection and also shall not be entitle to create any obstructions thereof. It has been clearly agreed by and between the parties hereto that the Developer if deem fit and proper for the propose of maximum commercial exploitation of the Said Land shall be entitle to construct the Building/s deviating from the original sanctioned plan at its own risk and responsibility without creating any legal hazards to the Owner and in such an event shall be fully responsible by mates and bound to obtain the "Occupancy Certificate" by regularizing such deviations through revise plan/s and by paying necessary Fees and or development charges as shall be requisite by the concerned Municipal Authority. The Owner however NEITHER shall be liable to pay on account of such deviations NOR shall be entitled to claim any amount OR any constructed area out of the above account only other than the said Owner's Allocations agreed and stated hereinabove and described hereunder; and for all the work of development as well for selling of Developer's Allocations to the outsider purchaser/s and also for the purpose of delivery of Owner's Allocations and also for



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all practical purposes for proper implementation of the terms and conditions of this Agreement, the Owner herein have hereby deliver the peaceful vacate possession of the entire Said Land under the First Schedule to the Developer simultaneously with execution of these presents.

2. It is agreed by and between the parties that subject to a marketable title is found and/or made out by the Owner, and also subject to making delivery of peaceful vacant possession of the entire land under the First Schedule by the Owner to the Developer and upon all the responsibilities, obligations and other conditions agreed hereto and all other obligations under the law of land are fulfilled by the Owner towards the Developer to enable it for making development and construction of the proposed Housing Project in all hazards free manners, the Owner-First Party shall be entitle to get **5 (five) flats** each measuring 800 sq. ft. carpet area and out of which 2 (two) flats on the 2nd floor and 3 (three) flats on the 5th floor in any building out of the total built up areas in all the buildings within the Housing Project proposed to be constructed on the Owner's Land under the First Schedule as described hereinabove as "Owners' Allocable Portions" morefully described in Part - I of the Second Schedule hereunder written in fully complete and in habitable nature togetherwith the facilities of water and electricity connection together with the proportionate undivided interest or share in the 'Said Land' under the First Schedule along with all proportionate right on all common areas, common facilities in the proposed building thereon and at the premises within the Said Housing Project. The said "Owner's Allocable Area" described in Part-I of the Second Schedule hereto togetherwith undivided proportionate shares in all common areas described in the Fourth Schedule and togetherwith proportionate share of the said land described hereunder the First Schedule and all the rights, properties, benefits, facilities and appurtenances in connection to the portions allocable to the Owners are collectively for the sake of brevity hereinabove and hereunder referred to as the "Owners' Allocations". In addition to the said Owner's Allocation the First Party shall be entitled to **Rs. 2 (Rupees Two Crore)** as non-refundable consideration and out of which the Developer have on or before execution of these presents paid a sum of **Rs.70,16,342/- (Rupees Seventy Lakh Sixteen Thousand Three Hundred Forty Two)** only and acknowledged by the First Party in the Memo attached hereto AND the balance sum of Rs. 1,29,83,658/- shall be paid by the Second Party within 6 (six) months after this agreement. It has been also agreed by and between the parties herein that in addition to the said "Owner's Allocations" the Owner shall not be entitled to any additional area and or any further consideration. The particular Building or Block of the Owner's Allocable said 5 (five) flats as stated above within the proposed Housing Project shall be mutually decided amongst the parties herein immediate after sanction of the Building Plan.

3. For the purpose of implementation of this agreement and execution of the entire work of development of multi-storied building/s and also for selling of the Developer's Allocation in favour of it's nominee/s and or assignee/s, the Owner



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herein shall after execution of these presents execute a General Power of Attorney in favour of the Developer Company and also of Sri Sanjeeb Gupta the nominated Director of M/s. Mahamani Properties Pvt. Ltd. It is expressly mentioned hereto that the Developer shall be uninterruptedly entitled to exercise the aforesaid General Power of Attorney for selling of the entire constructed portions together with the undivided and impartable share of the said land under the First Schedule and or any portions thereof save and except the said "Owner's Allocations" to any intending Purchaser or Purchasers at any price and against such lawful terms and conditions as the Developer shall deem fit and proper. It is also understood that to facilitate the construction of Development at the Project Site by the Second Party and for obtaining necessary connections and utilities therein or therefor, various acts deeds matters and things not herein specified may be required to be done by the Second Party and for which the Second Party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Second Party to be done in the matter and the First Party shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Second Party for all such purposes and the First Party also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Second Party. The said Power or Powers Of Attorney so to be granted by the First Party/Land Owner to the Second Party/ Developer/ Builder and/or its nominee/s shall be exercised jointly or severally by the said Attorney/s **Sri Sanjeeb Gupta** and also any of the authorized director/s of the Second Party herein if there would be any inducted in future for the time being in force and shall form a part of this agreement; and the said Power or Powers of Attorney shall be fully valid, enforceable and binding on the First Party till the "SAID PROPERTIES" and the entire Housing Project is fully and properly developed by the Developer/ Builder and that the transfer and/or conveyances of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are registered and conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning.

4. Immediate after sanction of the Building Plan or Plans by the concerned authorities and after obtaining the work order and subject to having peaceful vacant possession of the 'Said Land' under the First Schedule hereto from the Owner, the Developer shall commence and complete the work of construction of the proposed building/s and shall hand over the said Owner's Allocable portions in the proposed building/s within 48 (Forty Eight) months from the date of sanction of the Building Plan. The said allocable portions to the Owner shall be delivered by the Developer in a finished and habitable condition free from all encumbrances provided the marketable title is found and or made out by the Owner in respect of the 'Said Land' under the First Schedule hereto and subject to all the terms, conditions,



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stipulations, covenants and obligations covered under this agreement and also under the law are observed and fulfilled by the Owner. It is agreed that the costs of obtaining the sanctioned plans, its amendments and modifications as well as entire construction of the building or buildings, architect's fees and all other costs which will be incurred towards entire development work are to be borne solely by the Developer. Any dues on such accounts if found subsequently shall be payable by the Developer. It is also understood and agreed by and between the parties that eventually if the Developer fails to deliver the Owner's Allocations within the said agreed period mentioned, then a grace period of six (6) months shall be permitted to the Developer for performing its such obligation towards the First Party and even after then if the Developer fails and neglect to deliver the Owner's Allocations then a sum of Rs.10,000/- per month shall be charged as the pre-settled penalty charges and payable by the Developer to the Owner herein for the period till the Owner's Allocations are delivered to the Owner PROVIDED due to any claim, demand, dispute, suit, injunction etc. arising out of the Owner's right and title regarding the subject property if the Developer is prevented to make constructions and or work at the project side is restrained, then the time stipulated for delivery of the Owner's Allocation shall be extend accordingly.

5. The Developer shall be exclusively entitled to other than the common areas and other than the said Owner's Allocations as agreed and stated above, all residue flats, floors parking spaces and other units whatsoever of the said proposed building or all buildings within the said Housing Project proposed to be constructed on and upon the 'Said Land' under the First Schedule and or on the proposed amalgamated land as defined above togetherwith undivided and proportionate shares of common areas, common amenities and common facilities along with undivided proportionate share of the said Demised Land under the First Schedule without any further units and without monetary consideration payable to the Owner. The said residue portions (other than the Owner's Allocations) of all the flats, floors, shops, parking spaces/units togetherwith the common rights and undivided share of the said Demised Land under the First Schedule hereto in the manners stated hereinabove, are collectively hereinabove and hereinafter for the sake of brevity referred to as the Developer's Allocations. The Developer at its own choice and discretion shall be fully entitle to withhold the said "Developer's Allocations" and further shall be exclusively entitle to dispose of its said allocations entirely and or any portion thereof to any person/s, firm/s, company / companies by way of sale / mortgage / lease against any price and / or selami at its sole discretion. The Owner however, in that event neither shall be entitled to raise any objections and or to create any obstructions thereof at any point of time whatsoever either before or after delivery of the Owner's Allocations are made by the Developer; nor shall be entitle to any part out of the said "Developer's Allocations" under Part-II of the Second Schedule herein as well in the self-proceeds of the "Developer's Allocations" and shall have no claims or demands of whatsoever nature therein.



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6. The Developer from the date hereof shall be entitled to enter into any or all agreement with any person/persons relating to the Developer's Allocations without hampering the Owner's interest to obtain the Owner's Allocations in the proposed building or buildings on the said land / said property under the First Schedule hereto. The Developer shall be fully entitled to obtain any earnest money and/or any finance against the Developer's Allocation from any intending buyer / buyers, lessee / lessees and/or mortgagee / mortgagees without hampering the Owner's interest.

7. The Developer shall be entitled to appoint Architect for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, concrete, underground/ overhead reservoirs, electrical and plumbing fixtures and materials used for constructions, and sewerage, systems etc. and the Developer shall have the right to do so but exclusively at its (Developer) own costs and expenses to look after the same only. However, as agreed upon by both the parties, good quality materials as available in the market will be used for construction of the entire building/s and the Landowner shall not be liable / responsible in any manner whatsoever regarding the construction materials used by the Developer.

8. The Landowner from the date hereof shall always extend and offer all possible necessary facilities to the Developer for preparing and submitting the Building/s Plan/s to the Competent Authorities Concern and in obtaining sanction thereof and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion or the proposed multi-storied buildings hazards free and in well habitable conditions for all the residents at the cost and expenses of the Developer; and for all such purposes the Owner herein shall cause to sign and execute all such necessary Applications, Declarations, Affidavits and all such documents relating the said premises as and when shall be required and asked by the Developer.

9. The Landowner shall cause to handover and deposit the Original Title Deed/s and other relevant documents in respect of its land described in the First Schedule hereunder to the Developer herein since all those shall remain in the custody of the Developer for inspection and examination of title of the property by the intending purchaser/s of the units/flats etc. and or their respective Advocates/ Solicitors till the entire Housing Project is fully completed and also the transfer of all the flats/parking spaces/ shops/units are made; and thereafter all such Original Title Deeds shall be handedover by the Developer to the custody of the Owners' Association of the proposed Housing Project. The Developer shall issue a Receipt to the Owner herein upon having the Original Title Deeds and Documents from the Owner herein.

10. For the purpose of the construction of the said new proposed building or buildings the Architect, Engineers, other Technical experts and all work men, shall be appointed by the Developer and it (developer) shall be responsible for making payment to each and all of them. The land owner shall have no liability for making



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any such payment to any one of them either during the construction or after completion of the construction or at any point of time whatsoever.

11. It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the developer shall keep the Landowners, its estate and effects safe and harmless and indemnify against all suits, actions, claims, demands, whatsoever arising out of such eventualities.

12. It is agreed that the Owner, whenever it becomes necessary and asked by the Developer shall sign papers and execute documents in connection with obtaining of sanctioned plan or any modification thereof during the course of construction period of the proposed multi-storied building/s till completions thereof and also in disposal and sale of any and or all units/portions of the said multi-storied building or buildings save and except the Owner's Allocable portions in the building/s proposed to be constructed on and upon the 'Said Land' under the First Schedule hereto by the Developer without raising any objection, thereto.

13. It is agreed by the landowner that in future or during the course of construction, if any defect on the title is found or any suit is lodged against the land Owner's in respect of the said landed property mentioned in the first schedule, the developer shall have the liberty to proceed against the same on behalf on the land owner and all costs and expenses if so incurred by the Developer on and behalf of the Owner herein defending or proceeding such suit/disputes and or to make such defects, shall be reimbursed by the Owner to the Developer. However the owner herein hereby indemnify and further shall cause to make indemnified the developer to keep save and harmless from any or all suits, actions, claims and or demands of whatsoever nature created either by any outsiders OR any person claiming right, title and interest under or through the Owner herein. However, it is clear that due to any defects in title and or defects in Land Settlement Records in respect of the nature and character of the property and or due to non-fulfillment of all the necessary obligations on the part of the Land-owner/s covered under these presents and also covered under the Law of Land, if this Agreement is not implemented or however not practicable to carried over and as such if this agreement is determined or terminated by either the party herein and or in effect of any Court's Order/s then the First Party shall be liable to pay all the costs and expenses till then incurred by the Developer forthwith the Developer claim to have payment of the same by a written Notice and in such event the physical possession of the 'Said Property' under the First Schedule hereto shall remained with the Developer till all such amounts and claims are recovered by the Developer from the Owner/s.

14. Both the parties hereby agreed that the time specified in clause 4 (four), hereinabove for completion and the delivery of the portions allocable to the owner/s



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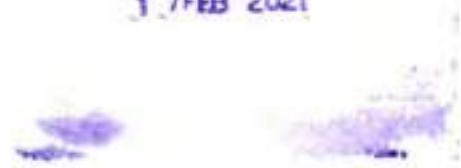
is/are subject to force-majeure i.e. if the construction is prevented or interrupted due to any natural calamities such as floods, earth quake, pandemic situation, war, riots, crisis of materials in the market due to any natural calamities and for any order made by any Court of Law and or by any Government / Semi-Government / Statutory Authorities/Local authorities and for any or all irresistible circumstances beyond the control of the Developer, the time specified with relaxation made therein and provided in Clause - 4 for such delivery of owners' allocations shall be extended upto a period considerable by such circumstances whereby the Developer is prevented to handover the owners' allocable said portions within the period specified and relaxation provided in clause 4 (four) hereinabove. It is expressively mentioned hereby that the Developer unless prevented by the circumstances in the manners stated hereinabove shall within the specified period complete the Owner's Allocable portions and shall intimate the Owner through Registered Post offering the Owner for taking delivery of Owner's Allocable portions within 30 days from the date of such intimation, AND in failure or negligence on the part of the Owner to take delivery his allocations within said noticed period of 30 days, the Developer after fulfilling its obligation in a manner as stated herein shall not be liable for breach of this contract, nevertheless shall be responsible and or liable to pay any amount on account of damages, penalty and or means-profit whatsoever and further shall be entitle to continue with exercising of its absolute rights and authority to dispose of the Developer's Allocations by handing over the possession of the unit/units out of the developer's allocations to the intending purchaser and or the purchasers or lessee, lessees with fully entitle to prepare execute and register any conveyance or conveyances and or any kind of lawful Deed of Transfer in favour of any purchaser or purchasers in respect of and to the extent of the Developer's allocation in the Said Premises and in the said proposed amalgamated premises and the owner/s herein shall be entitled to raise any objections or create any obstructions by any means in any manners whatsoever. Be it mentioned hereto that since the said General Power of attorney so to be executed by the Landowner is in relation to this Development agreement, the same shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

15. Both the parties agree that the terms and conditions contained in this Agreement and in the Schedules annexed therewith have been agreed amongst the parties herein in the most cordial and friendly manners. If any complications arises beyond the agreed terms and conditions incorporation in the Agreement and/or in proper implementation thereof both the parties shall endeavor to sort it out at bi-parties level. The owner hereby declare and assure the Developer not to restrain the later in continuing its entire activities of construction and selling of Developer's Allocations at any point of time either during the whole period of constructions, its completion and selling of its allocable AND/OR after the obligations of the Developer towards the owner/s agreed hereby are fulfilled by the Developer in the manners as stated in Clause 4 (four) and Clause 14 (Fourteen) hereinabove.



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16. The Landowner shall cause to pay the Municipal Rates and Taxes and also Rent or Khazna payable to the Collector North 24-Parganas upto the month of September, 2016 and thereafter such tax and khazna shall be payable by the Developer until the Owner's Allocable portions are not delivered. The Owner also hereby agrees and covenants with the Developer to pay proportionate Municipal rates, taxes, the Rent or Khajna payable to the Collectorate North 24-Parganas and all other outgoings including service-tax, vat and others as applicable and payable time to time under statue and laws for the time being in force and also the monthly common maintenance charges in respect of the Land Owner's Allocable Portions on and from the date of delivery of the possession of the Land Owner's Allocation to the Landowner/s by the Developer so as the Developer and or its nominee/s and or assignee/s also shall cause to pay the same to the extent of the Developer's Allocations.

17. The Landowner shall cause to be joined such person or persons as Vendor and or Confirming Parties as may be required in law and also by the Developer in the Agreement/s and/or sale deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.

18. Upon the Developer constructing and delivering possession to the Landowner of his/her/their/its allocation, the Landowner shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchaser/s of the buildings.

19. The Landowner's Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new buildings intended for the common benefits of all occupiers of the new building or buildings which shall include the following.

20. Neither of the Parties herein shall use or permit to use each of their respective allocations in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazards to the other occupiers of the new building or buildings.

21. Landowner shall not demolish or permit demolition of any wall or other structure in his/her/their/its allocations or any portion thereof or made any structural alteration therein without the previous consent and/or permission from appropriate authorities.

22. **THE LANDOWNER FIRST PARTY DOTH HEREBY COVENANTS WITH THE DEVELOPER SECOND PARTY:**



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- i) That each and every representation made by the First Party/Land Owner hereinabove are all true and correct and agrees and covenants to perform each and every representation and the failure in such performance or detection of any representation as false (partially or wholly) or incorrect or misleading shall amount to breach and default of the terms and conditions of this agreement by the First Party/Land Owner/s.
- ii) That with effect from the date of execution hereof, the First Party/Land Owner/s shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.
- iii) That the First Party/Land Owner shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Second Party/Developer/Builder; RECEIPROCALLY the Second Party Developer shall not be entitled to assign this agreement wholly to any other Developer-Builder save and except to its sister concerns and or ancillary organization.
- iv) That both the Parties shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this agreement in any manner.
- v) That the First Party/Land Owner shall not cause any interference or hindrance in the sanction/modification/ alteration of Sanction Plan/s in terms hereof, construction and development at the Project Site by the Second Party and/or Transfer of the Second Party's Allocation and not to do any act deed or thing whereby any right of the Second Party hereunder may be affected nor make any claim whatsoever in any other part or portion of the Project Site except the First Party's Allocation; RECEIPROCALLY the Developer shall not cause hamper and or interfere in the rights of the First Party to sell-transfer of flats/units, etc. under the Landowner's Allocations
- vi) That for all or any of the purposes contained in this agreement, the First Party shall render all assistance and co-operation to the Second Party and sign execute, submit and deliver at the costs and expenses of the Second Party all plans, specifications, undertakings, declarations, no objections, disclaimers, releases, papers, documents, powers and authorities as may be lawfully or reasonably required by the Second Party from time to time.
- vii) That it is bi-laterally agreed in between the parties hereto that the First Party/Land-Owner shall bear proportionate costs or charges for installation



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of electrical transformer within the project for the reasons of consumption of electricity within the allocated areas of the First Party/Land Owner.

- viii) That the Second Party do hereby agree and covenant with the First Party not to do any act deed or thing whereby any right or obligation of the First Party hereunder may be affected or the First Party is prevented from making or proceeding with the compliance of the obligations of the First Party hereunder.

23. The parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and each of the parties herein shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye Laws, Rules and Regulations if made by each of them.

24. The respective allottees shall keep the interior and external walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

25. The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any in insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of the said building/s harmless and indemnified from and against the consequence of any breach.

26. No combustible goods or other items/materials shall be kept by the Landowner or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused by the Developer or the Landowner and/or each of his/her/their/its respective nominees/assignees, as the case may be shall entitled to remove the same at the risk and cost of each of them.

27. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in the compounds, corridors and or any other portion or portions of the new Building or Buildings save and except the particular garbage or receptacles provided by the Developer within the Enclave .

28. The landowner/s shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon



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the owner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for new similar purposes.

29. On or before taking delivery of the "Owner's Allocations" the Land Owner shall cause to pay and deposits to the Developer the necessary mandatory charges as hereunder:-

- A. (i) Proportionate cost of installation of main meter or Transformer/ Electrical equipments costs, deposits and others.
- (ii) Power Backup Charges.
- (iii) Club membership charge.
- B. (i) Pay and Deposit in advance 6 months of monthly common maintenance charges.
- (ii) Pay and Deposit a sum of Rs. 10,000/- as a Security Deposit towards temporary consumption of electricity for each of the unit under the Owner's Allocation from the Main Service connection.
- (iii) The actual amount of Security Deposit charged by the WBSEDCL Authority is payable by the Land Owner in respect of individual meter for the Owner's Allocable Portions.

30. IT IS FURTHER agreed and understood between the parties hereto as follows:-

- i) The Landowner/s and the Developer have entered into this agreement purely for construction and delivery of Owner's Allocable portions by the Developer to the Landowners as well as selling of residuary areas as Developer's Allocable portion by the Developer and nothing contained herein shall be deemed to construe as partnership between the Developer and the Landowner in any manner nor it shall be construed that the parties hereto constitute as an association of persons in any manner whatsoever since it is a contract made by and between the parties herein for the subject and objects contained hereto and hereunto.
- ii) The "Landowner's Allocation" shall be handed over with peaceful possession after compliance with all the obligations on the part of the Developer i.e. immediately on completion of the internal finishing works of all the Landowner's Allocable subject to due compliance of all the obligations on the part of the Landowner under the terms and conditions of this Agreement and under the Law of Land and also under all prevailing laws for the time being in force; and it is clearly understood by and between the parties hereto that during taking delivery of their allocable portions in the Building/s the Landowner shall not raise any objection and or create any obstruction if some common portions and common facilities are not



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completed during such materials time of delivery of possession and even in such event the Developer shall be in obligation to subsequently finish and complete all such unfinished common portions and common facilities intended and require to be made by the Developer and as specified in Third Schedule hereunder written.

- iii) The Landowner shall not be held responsible for any omission and/or commission of any act by the Developer or any of their misrepresentation and/or dispute with the intending purchaser of the Developer's Allocation and/or any part thereof.

31. That during subsistence of this Agreement unfortunately if any of the Owners herein expire then all of his/her legal successors and or beneficiaries either by way of intestate succession or by testimony thereof should be substituted in place of such demised owner and all the remaining co-owners shall cause to make enjoin of all such legal successor/s as necessary substituted parties to this Agreement under the same terms, conditions, covenants and obligations.

32. However, if any disputes or differences arises between the parties implementing this agreement or facing true interpretation to the terms herein, the same shall be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate one or two Advocates or Arbitrators selected by each of the party with the right to appoint umpire, whose decision and award as envisaged in Indian Arbitration And Conciliation 1996 as Amendment Act 2015 and also all its modifications for the time being in force shall be final and binding on both the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(The "Said Property" Owned By The First Party Herein as Owner)

All That piece and parcel of Bastu Land measuring **2 Bighas or 40 Cottahs**, be the same a little more or less, comprised in **Old Dag No. 3170** corresponding to **R.S. / L.R. Dag No. 2148**, Khatian No. Old 145, R.S. Kh. No. 266 present **L.R. Khatian No. 8247**, lying and situated at **Mouza: Gopalpur, R.S. No. 140, Touzi No. 2998**, within the ambit of B.L & L.R.O., Rajarhat, North 24-Parganas, under Police Station – Rajarhat at present Airport P.S, within the municipal limit of the then Rajarhat-Gopalpur Municipality then having Municipal Holding No. A/S/228/97, Ward No.6 subsequently Holding No. RGM 7/6 BL – H, Ward No. 7, at present within the limit of Bidhannagar Municipal Corporation having present **Holding No. 06(4/2483)**, Sub-Registry Office- Additional District- Sub-Registrar Bidhannagar and Rent or Khajana payable to the Collectorate North 24-Parganas, which is butted and bounded as under:

On the North	:	By Garden of Moun;
On the South	:	By 91 Bus Route;
On the East	:	By L.R. Dag No. 2154;
On the West	:	By Plot No. 3169;



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**THE SECOND SCHEDULE PART - I ABOVE REFERRED TO:
(Allocation of the Owners)**

ALL THAT 5 (five) numbers of residential flats each measuring 800 sq. ft. Carpet area out of which 2 (two) flats on the 2nd floor and 3 (three) flats on the 5th floor in any building out of the total built up area in all new building/s proposed to be constructed on and upon the Owners' Land under the First Schedule hereto within the proposed Housing Project including of proportionate and undivided shares in all common areas and common amenities in the Said Premises described in the Fourth Schedule and proposed to be constructed and finished as per specifications under the Third Schedule in a finished and habitable condition together with undivided and impartable proportionate shares of the Said Land described in the First Schedule hereinabove;

**THE SECOND SCHEDULE PART - II ABOVE REFERRED TO:
(Allocation of the Developers/Builders)**

ALL THAT residue flats, floors, parking places, and other portions in all the proposed Buildings on and upon the land described in the First Schedule and within the proposed Housing Project **Save and Except the said Owner's Allocation, as defined above** and also described in Part - I of this Schedule and also the common areas, the entire remaining areas in the new building/s consists of the residential flats, commercial spaces, shops and garages/car parking spaces proposed to be constructed on and upon the Owners' Land written in the First Schedule hereinabove together with the proportionate undivided share therein along with undivided and proportionate share of the common facilities which shall be absolutely belong to the Developer and/or its nominee/s or assignees under the terms and conditions of this Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO:

S P E C I F I C A T I O N S :

1. **DOOR & WINDOW:**
All doorframes (size 4"x 2 ½") would be made of Sal wood, doors shutter would be flush doors made of commercial ply (Brahmaputra ply or any other co. of the same rate), all doors thickness 32 mm fitted with Round locks. Main door would be fitted with Godrej or similar brand night latch lock. All windows would be made of natural colour aluminium sliding (two doors) with plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co., ICI).
2. **KITCHEN:**
Black Granite Marble counter top, Stainless steel sink (17" x 20"), glazed tiles up to 3 ft above marble counter.



ADDITIONAL REGISTRAR
OF ASSURANCES, KARNATAKA

1 FEB 2021

3. **FLOORING:** All Bed Rooms, Dinning-cum-Living, and Balcony would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bathroom, Kitchen & Balcony would be finished with Ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/Bathroom would finish with white glazed tiles in 72" height. Roof would be finished with roof tiles.
4. **SANITARY & PLUMBING:**
Standard Toilet would be provided with C.P. Shower, one commodes/Indian type pan (Parryware or similar brand) with P.V.C. cistern (Reliance Co.). And in W. C. there would be only one tap. (All taps & C.P. fittings of Essco or similar brand. (base model). There would be concealed line and geyser line in all bathrooms. There would be two basins (18"x12' Parryware or similar brand) in each flat.
5. **ELECTRICAL WORKS:**
- a. Concealed wiring in all flats (Copper electrical wire, Finolex or similar brand.)
 - b. Each flat will be provided with the following electrical points:
(All switches modular type (Mylinc print of legrand or similar brand. of the same rate)
 - i) Bed room (each)
 - 2 Light points
 - 1 Fan point
 - 1 Plug point (5 Amp.)
 - ii) Dining/Drawing
 - 2 Light points
 - 2 Fan point
 - 2 Plug point (15 Amp.)
 - 1 TV Power point
 - 1 Cable Point without Wire
 - 1 phone Point without Wire
 - iii) Kitchen
 - 1 Light point
 - 1 Exhaust Fan Point
 - 1 Plug point (15 Amp.)
 - iv) Toilet
 - 1 Light point
 - 1 Exhaust Fan Point
 - 1 Plug point (5 Amp.) for Geyser
 - v) Verandah
 - 1 Light point
 - vi) Entrance
 - 1 Door Bell point
 - vii) Master Bedroom
 - 1 TV Power point.
6. **WATER:** Underground water tank and overhead water tank is to be constructed for supply of water (24 hours).
7. **PAINTING:** Plaster of Paris inside walls.
8. **OUTSIDE PAINTING:** Snowcem 2 coats painting.
9. **RAILING OF STAIR CASE:** Railing of iron.
10. **STAIR CASE PAINTING:** Plaster of Paris with colour.
11. **LIFT:** Standard Quality Lift.
12. **Lobby** Well Decorated.



ADDITIONAL REGISTRAR OF COMPANIES
(OF ADDITIONAL REGISTRAR, KARNATAKA)
17 FEB 2021

THE FOURTH SCHEDULE REFERRED TO :
(Common Areas & Common Facilities)

1. Staircase of all the floors of the said multi-storied building.
2. Common landings with Lift, Common passage including main entrance leading to the ground floor.
3. Water tank, overhead tank and water supply line from Deep Tube-well with 440 volts Motor and Water pump.
4. Common toilet on the ground floor.
5. Caretaker's room.
6. Meter space.
7. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
8. Drainages, sewerage, septic tank and all pipes and other installations for the same.
9. Boundary walls and Main gate.
10. Other areas and installations and/or equipments if so provided by the Developer in the Building and/or the Premises, at extra cost, for common use and enjoyment such as CC TV, EPABX, Intercom, Cable TV connection, Internet Connection, Telephone lines, Gas lines etc. and other common amenities and facilities for common uses.
11. Such other common parts areas equipments installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and/or use of the unit in common by the co-owners with the Developer and/or its respective nominees appertaining to proportionate cost in terms of sq. ft. It is expressly mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each others in future by the Developer for the free ingress and egress of the prospective buyers /residents of proposed buildings in this premises and or in the said amalgamated premises.

COMMON EXPENSES:

1. All expenses for the maintenance, operating replacing repairing renovating and repainting of the common portions and areas in the building including the outer walls and boundary walls of the building.



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ADDITIONAL REGISTRAR
OF ASSURANCES-W, KOLKATA
17 FEB 2021

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2. All the expenses for running and operating all machinery equipments and installations comprised in the common portion including the cost of repairing, replacing and renovating the same. Costs and charges of establishment for maintenance of the said building.
3. Costs and charges of establishment for maintenance of the said building.
4. Costs and insurance premium for insuring the building and/or the common portion.
5. All charges and deposits for supply of common utilities to all the co-owners in common.
6. Municipal tax, water tax and other rates in respect of the premises and building (save and except those separately assessed in respect of any unit of the purchaser).
7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.
9. All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portion and for all common affairs.
10. All other expenses as shall be required in future for running of proper and smooth administration of the Building or Buildings and the upkeepment of the same.



[Handwritten signature]
ATTORNEY GENERAL
OF WEST BENGAL, KOLKATA

3 FEB 2021



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

SIGNED, SEALED AND DELIVERED
By the OWNER at Kolkata
In the presence of:-

1. Binoy Kumar Bhattacharya
610 Kamalghata, Jalapour
24 P 925 (N) 743144.
2. Sandip Saha 15.2.2021
40, Porafulla chaki Road,
Uttarpara, Katorung (M)
Hooghly, WB. 712233

STUDIO PRINTART
Prop. B. Chaudhary Print & Art Services Pvt. Ltd.
Swati Choudhary
DIRECTOR

OWNER/VENDOR

SIGNED, SEALED AND DELIVERED
By the DEVELOPER at Kolkata
In the presence of:-

1. Binoy Kumar Bhattacharya
2. Sandip Saha 15.2.2021

MAHAMANI PROPERTIES PVT. LTD.

Sangsh Gupta
Director

DEVELOPER

Drafted by
Anirban Guarai
Advocate
Bidhan Nagar Court
F/1240/18



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

17 FEB 2021

ACKNOWLEDGEMENT OF RECEIPT OF ADVANCE

Received from the Developer/Builder a sum of Rs. 70,16,342/- (Rupees Seventy Lakh Sixteen Thousand Three Hundred Forty Two) only as per Memo of Consideration written hereunder.

MEMO OF CONSIDERATION

1)	By Ch. No. dated drawn on HDFC Bank, Salt Lake Br.	→ Rs. 70,16,342/-
	GRAND TOTAL	→ Rs. 70,16,342/-

(Rupees Seventy Lakh Sixteen Thousand Three Hundred Forty Two Only.)

Preraj Kumar Ghoshal
6/0 Khandyach, Group
24 P 63 (W) 743144

For STUDIO PRINTART
Prop. B. Chaudhury Print & Art Services Pvt. Ltd.

Swati Chandra
DIRECTOR

OWNER/VENDOR













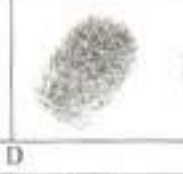






Sandip Saha 15.2.2021
40, Prafulla Chaki Road,
Uttarpasa, Kotray (M),
Hooghly, West Bengal - 712233



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

17 FEB 2021

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the E	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
<i>Sanjay Chandra</i>	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



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ASSTT REGISTRAR
OF ASSURANCES-IV, KOLKATA
17 FEB 2021

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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

সেবার্শ্বিত্ব আইডি / Enrollment No. : 1111/32422/02144

To
 Debasish Das
 দেবশীষ দাস
 2/31 K.B. SARANI
 MALL ROAD
 DUMDUM
 Dum Dum (mj)
 Mall Road, North 24 Parganas
 West Bengal - 700080

09/03/2014



KL814075460FT

B1407546



আপনার আধার সংখ্যা / Your Aadhaar No. :

9408 2467 7928

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



দেবশীষ দাস
 Debasish Das
 পিতা : শ্যামতosh দাস
 Father : BHABATOSH DAS

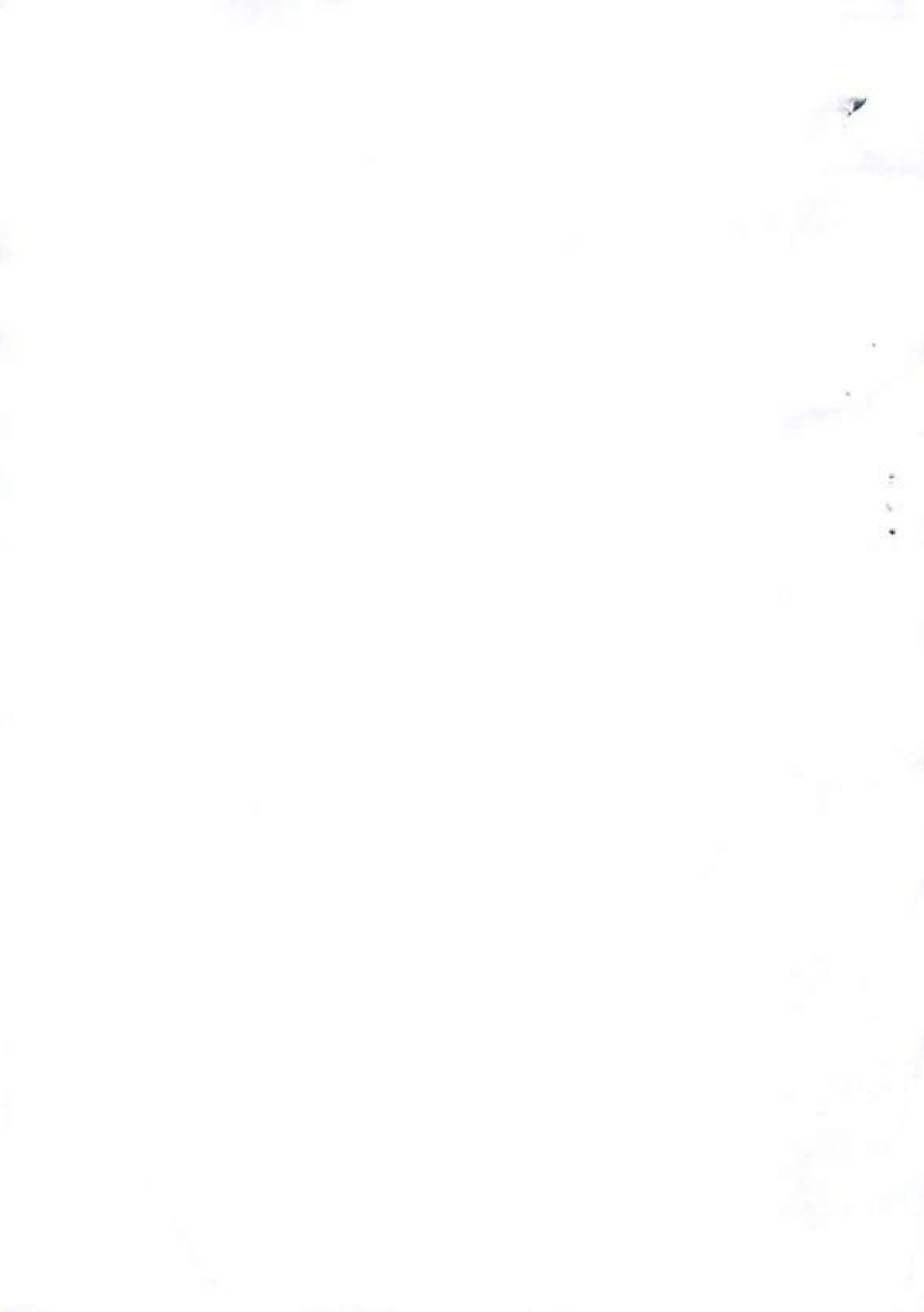
সেবার্শ্বিত্ব/DOB: 02/12/1956
 পুরুষ / Male


9408 2467 7928





আধার - সাধারণ মানুষের অধিকার

Debasish Das




ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন


IDENTITY CARD WB/20/138/777267
 পরিচয় পত্র

Elector's Name : DAS DEBASHISH
 নির্বাচকের নাম : দাস দেবশিষ
 Father/Mother :
 Husband's Name : BHABATOSH
 পিতা/মাতা/স্বামীর নাম : ভবতোস
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 40
 ১.১.১৯৯৫-এ বয়স : ৪০

Address PART NO: 260
 DUM DUM
 NORTH 24 - PARGANAS

ঠিকানা পট নং: ২৬০
 দুমদুম
 উত্তর ২৪ - পরগণা


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অফিসার
 For 138-DUM DUM Assembly Constituency
 ১৩৮-দুমদুম বিধানসভা নির্বাচন কেন্দ্র

Place : BARRACKPUR
 স্থান : ব্যারাকপুর
 Date : 22/01/95
 তারিখ : ২২/০১/৯৫

Dasashin Das





भारत सरकार
GOVERNMENT OF INDIA



Swati Chaudhuri
Swati Chaudhuri
DOB: 26-04-1959
Gender: Female



3002 7946 6619

- आम आदमी का अधिकार

Swati Chaudhuri



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

Address:

W/O: Debabrata Chaudhuri, 95
SALT LAKE, BLOCK-H B,
Bidhannagar (N), Bidhan Nagar
Ib Market, North 24 Parganas,
North 24 Parganas, West
Bengal, 700106

W/o: Debabrata Chaudhuri, 95
Saltlake, Block-h B, Bidhannagar
(n), Bidhan Nagar Ib Market,
North 24 Parganas, North 24
Parganas, West Bengal, 700106



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



आयकर विभाग
INCOME TAX DEPARTMENT
SWATI CHAUDHURI



भारत सरकार
GOVT. OF INDIA

SURESH CHANDRA SAHA

26/04/1959

Permanent Account Number

ADQPC5619Q

Swati Chaudhuri

Signature



26000014

Swati Chaudhuri

इस कार्ड को खोने / खोने पर सुचना सुनिश्चित करें / नोट करें
आयकर विभाग का कार्ड, एनएस यू ईएस
5 वीं मंजिल, मांजी स्टारिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, डीए बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*
Income Tax PAN Services Unit, NSDL,
5th floor, Manji Starling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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





ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOY1918283



নির্বাচকের নাম : স্বাতি চৌধুরী
 Elector's Name : Swati Chaudhuri
 স্বামীর নাম : দেবব্রত চৌধুরী
 Husband's Name : Debabrata Chaudhuri
 লিঙ্গ/Sex : স্ত্রী/F
 জন্ম তারিখ
 Date of Birth : 26/04/1959

Swati Chaudhuri

XOY1918283

Name

H B-85, SALT LAKE, BLOCK-H B,
SECTOR-6, BIHANNAGAR (SOUTH),
NORTH 24 PARGANAS-700106

Address:

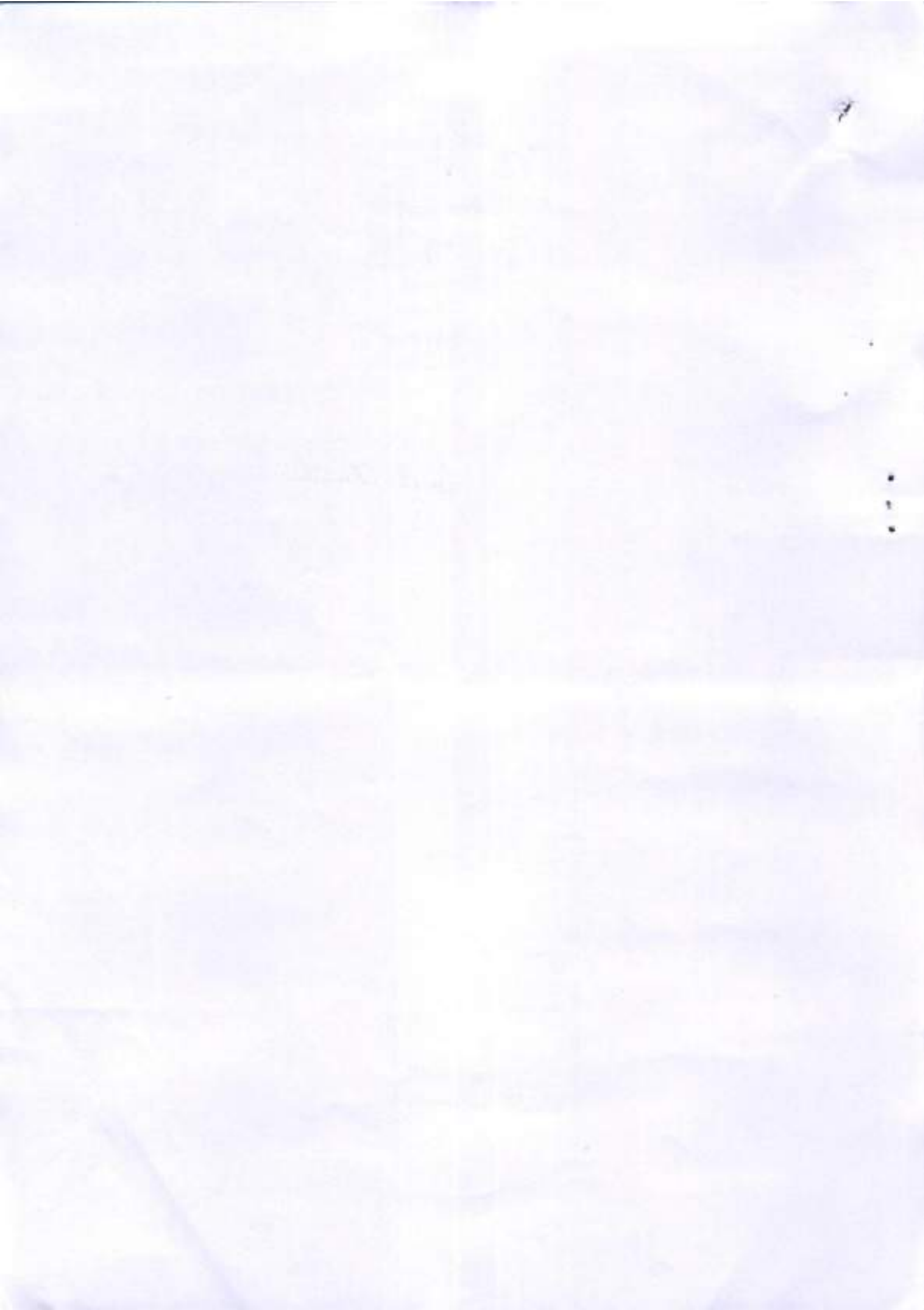
H B-85, SALT LAKE, BLOCK-H B,
SECTOR-6, BIHANNAGAR (SOUTH),
NORTH 24 PARGANAS-700106

Date: 03/02/2014

Facsimile Signature of the Electoral
Registration Officer for

116-Bihannagar Constituency

In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the roll
with your name.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

B CHAUDHURY PRINT & ART SERVICES
PRIVATE LIMITED



01/07/1991

Permanent Account Number

AABCP9079Q

15020006

For STUDIO PRINTART
Prop. B. Chaudhury Print & Art Services Pvt. Ltd.

Swati Chaudhary
DIRECTOR

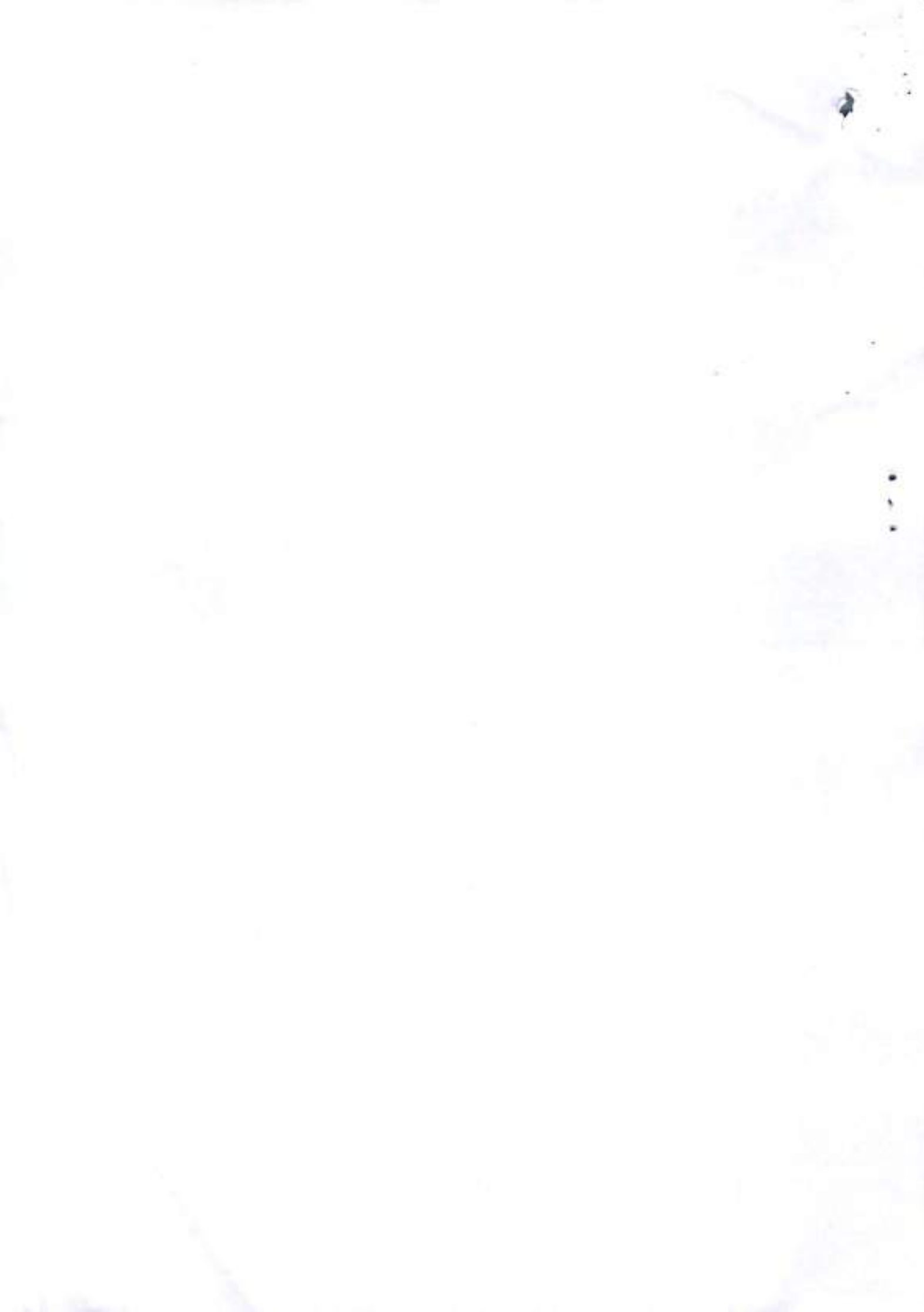
इस कार्ड से ध्यान/बान पर कृपया सूचित करें/नोटिस
आयकर पेन सेवा इकाई, एन एस डी एस
पहली मंजिल, टाइम्स टॉवर, कान्हा मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर पार्ल, मुंबई-400 013.

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

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kandala Mills Compound,
S.B.Marg, Lower Parsl, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 8664
email: tininfo@nsdl.co.in





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Major Information of the Deed

Deed No :	I-1904-01075/2021	Date of Registration	19/02/2021
Query No / Year	1904-2000125505/2021	Office where deed is registered	
Query Date	19/01/2021 12:14:01 PM	1904-2000125505/2021	
Applicant Name, Address & Other Details	MAHAMANI PROPERTIES PRIVATE LIMITED BA-17, Salt Lake City, Sector-1, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9836843555. Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 2,00,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 7,60,55,987/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,001/- (Article:48(g))	Rs. 2,00,091/- (Article:E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur, , Holding No:A/S/228/97 JI No: 2, Touzi No: 2998 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2148 (RS :-)	LR-8247	Bastu	Bastu	40 Katha	1/-	7,60,55,987/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					66Dec	1 /-	760,55,987 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED 1, Jawaharlal Dutta Lane, P.O:- Bidhannagar, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700067 , PAN No:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	MAHAMANI PROPERTIES PRIVATE LIMITED BA-17, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAHAMANI PROPERTIES PRIVATE LIMITED BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064 , PAN No.:: ADxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJEEB GUPTA (Presentant) Son of Mr Gopal Prasad Gupta BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F, Aadhaar No: 53xxxxxxxx8356 Status : Representative, Representative of : B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED (as), MAHAMANI PROPERTIES PRIVATE LIMITED (as DIRECTOR), MAHAMANI PROPERTIES PRIVATE LIMITED (as DIRECTOR)
2	Mrs SWATI CHAUDHURI Daughter of Late Debobroto Chowdhury 95, Salt Lake, Block/Sector: HB, P.O:- Bidhannagar, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9Q, Aadhaar No: 30xxxxxxxx6619 Status : Representative, Representative of : B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASHISH DAS Son of Late Bhabolosh Das 2/31, K.B. Sarani, Mall Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700080			

Identifier Of Mr SANJEEB GUPTA, Mrs SWATI CHAUDHURI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED	MAHAMANI PROPERTIES PRIVATE LIMITED-33 Dec
2	MAHAMANI PROPERTIES PRIVATE LIMITED	MAHAMANI PROPERTIES PRIVATE LIMITED-33 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Old 91 Route (Kaikhali Road), Mouza: Gopalpur, , Holding No:A/S/228/97 JI No: 2, Touzi No: 2998 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2148, LR Khatian No:- 8247	Owner: শ্রুতিং প্রিন্ট আর্ট, Gurdian: প্রবিন্দর বি. চৌধুরী, Address: জব্বারপাল দত্ত রোড , Classification: বাগ, Area: 0.66000000 Acre,	B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED



Endorsement For Deed Number : I - 190401075 / 2021

On 13-02-2021

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 7,60,55,987/-



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 17-02-2021

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

Presented for registration at 19:40 hrs on 17-02-2021, at the Private residence by Mr SANJEEB GUPTA ..

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

Execution is admitted on 17-02-2021 by Mr SANJEEB GUPTA, , B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED (Private Limited Company), 1, Jawaharal Dutta Lane, P.O:- Bidhannagar, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700067; DIRECTOR, MAHAMANI PROPERTIES PRIVATE LIMITED (Private Limited Company), BA-17, Salt Lake City, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, MAHAMANI PROPERTIES PRIVATE LIMITED (Private Limited Company), BA-17, Salt Lake City, Sector-1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr DEBASHISH DAS, , Son of Late Bhabotosh Das, 2/31, K.B. Sarani, Mall Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business

Execution is admitted on 17-02-2021 by Mrs SWATI CHAUDHURI, DIRECTOR, B CHAUDHURY PRINT & ART SERVICES PRIVATE LIMITED (Private Limited Company), 1, Jawaharal Dutta Lane, P.O:- Bidhannagar, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700067

Indetified by Mr DEBASHISH DAS, , Son of Late Bhabotosh Das, 2/31, K.B. Sarani, Mall Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Business



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 18-02-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,00,091/- (B = Rs 2,00,000/- ,E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,00,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2021 12:21PM with Govt. Ref. No: 192020210226731511 on 13-02-2021, Amount Rs: 2,00,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1368847547 on 13-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by online = Rs 74,901/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2021 12:21PM with Govt. Ref. No: 192020210226731511 on 13-02-2021, Amount Rs: 74,901/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1368847547 on 13-02-2021, Head of Account 0030-02-103-003-02



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On 19-02-2021**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.

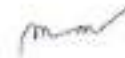
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,00,091/- (B = Rs 2,00,000/- ,E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

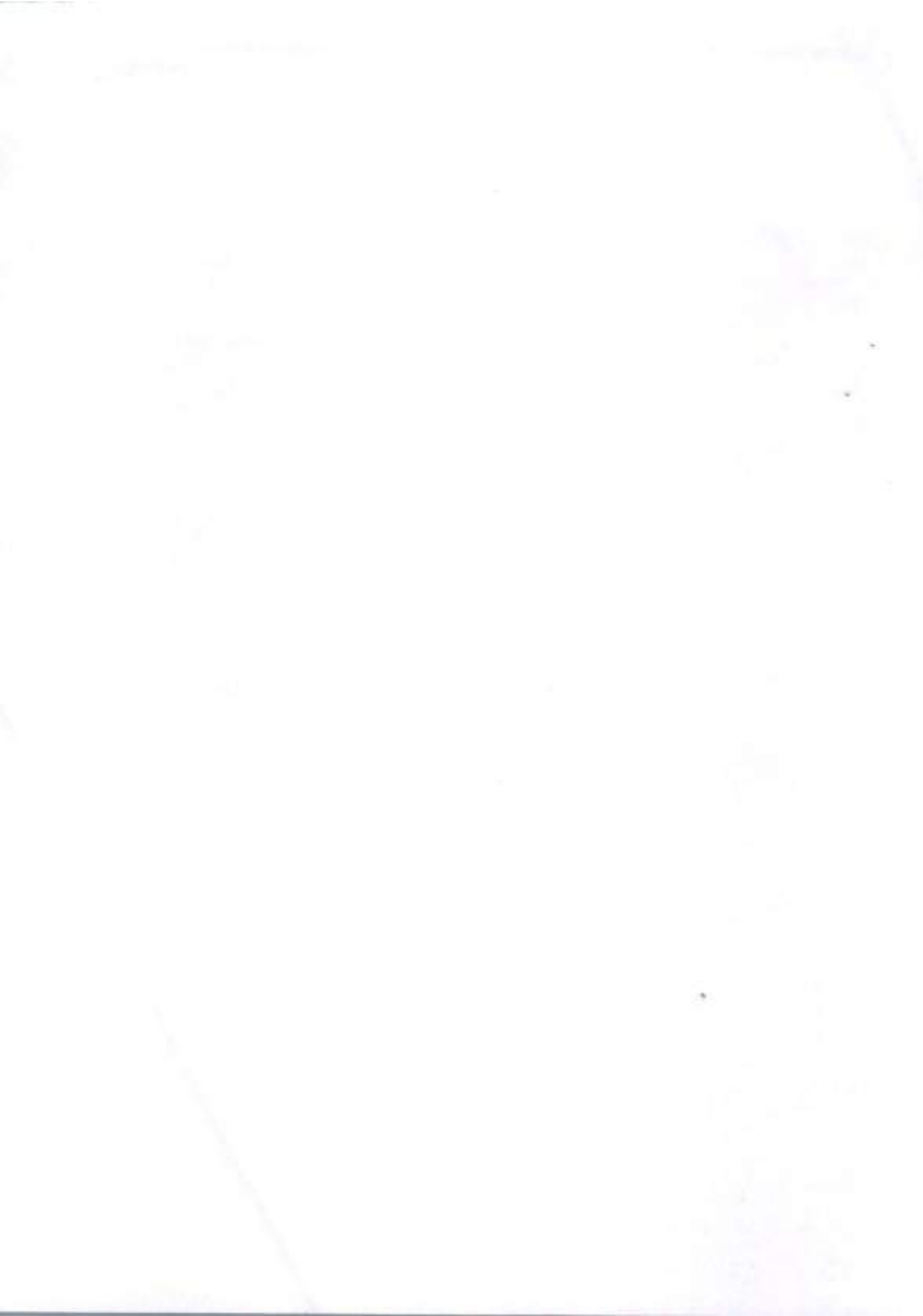
Payment of Stamp Duty

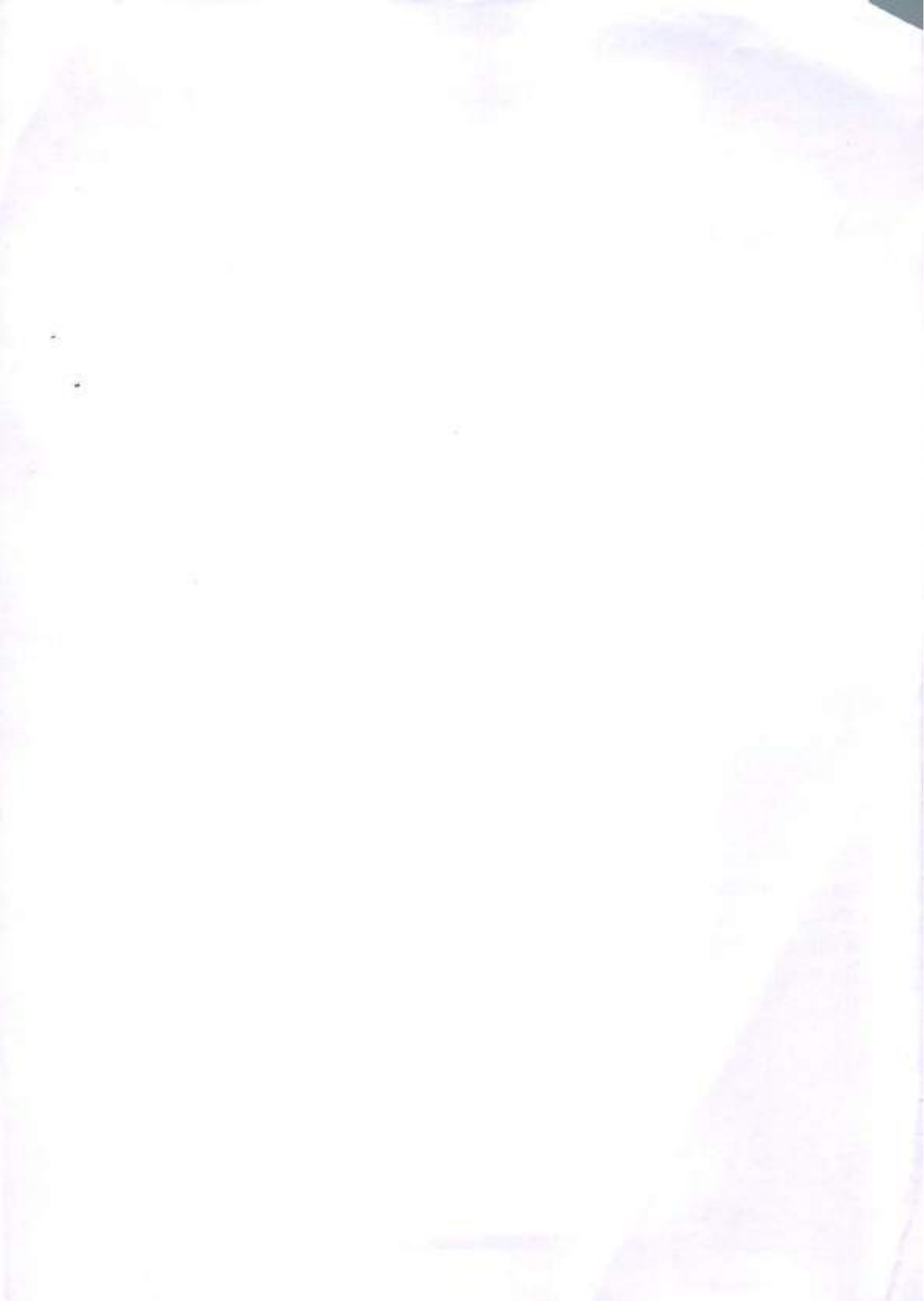
Certified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 77572, Amount: Rs.100/-, Date of Purchase: 14/01/2021, Vendor name: A K Das



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OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 67203 to 67250

being No 190401075 for the year 2021.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.02.27 11:02:10 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/02/27 11:02:10 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)