

6563/18

06815/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Z 682568

25.6.18
 Reg- 324502/18
 De V Asraf
 Additional Registrar of
 Assurances-IV, Kolkata

certified that the Document is admitted to
 Registration. The Signature Sheet and the
 endorsement sheets attached to this document
 are the part this document.

Additional Registrar
 of Assurances-IV, Kolkata

25 JUN 2018

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and executed on this 25th day of JUNE, 2018 (Two Thousand and Eighteen).

BETWEEN

- (1) SRI PRAMOD KUMAR SARAF, (PAN No. ABYPS3654D), son of Sri Parmeshwar Lal Saraf
 - (2) SMT. SNEHLATA SARAF (PAN No. AKXPS0345R) wife of the said Pramod Kumar Saraf
 - (3) SRI SONIT SARAF (PAN No. AQIPS4927L) son of the said Pramod Kumar Saraf
 - and (4) SRI ARPIT SARAF (PAN No. BBCPS5515E) son of the said Pramod Kumar Saraf,
- all by Nationality Indian by religion Hindu by occupation business and residing at BC-239, Salt

386 570



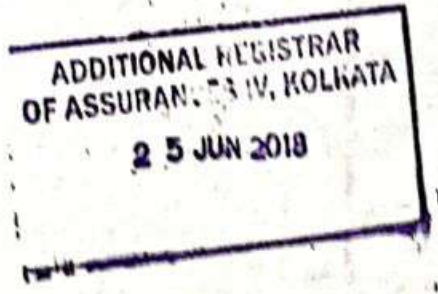
S. K. LATH & CO.
ADVOCATES
6A, Kanchi Sankar Ray Road
Durgam Chatterjee, Kolkata-700 001



25 JUN 2018
25 JUN 2018



Al



Identified by me:-
Neha Mehta, Advocate
High Court, Calcutta
Kolkata-700001
Enrolment NO:- F/1317/09

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-025214393-1

GRN Date: 24/06/2018 14:40:24

BRN: 11000MRQS3

Payment Mode: Online Payment

Bank: State Bank of India

BRN Date: 24/06/2018 14:41:23

DEPOSITOR'S DETAILS

Id No.: 19040000924502/11/2018
[Tender Number]

Name: Sandeep Kumar Vidyarthi
Contact No: 9903288761 Mobile No.: +91 9903268761
E-mail: mail.sandeep.vidyarthi@gmail.com
Address: e3 gangotri appt jhowtalla rr tehgoria kol157
Applicant Name: Mr S K Lath Co
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 11

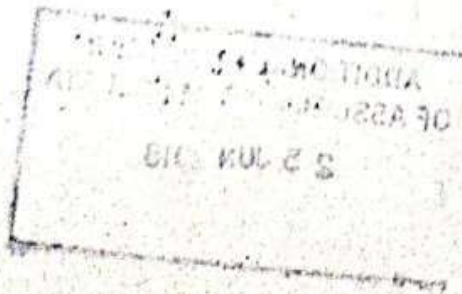
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000924502/11/2018	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	19040000924502/11/2018	Property Registration- Registration Fees	0030-03-104-001-16	101

In Words: Rupees, Seventy Five Thousand Twenty One only

Total

75021





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Lake City, Sector-1, P.S. Bidhannagar (North), P.O. Bidhannagar, Kolkata-700064, hereinafter collectively called "the **OWNERS**" (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**:

AND

M/S DVA DEVELOPERS & PROMOTERS PVT. LTD., (PAN No. AADCD8409N) a Company incorporated under the Companies Act, 1956, having its registered office at "Gangotri Apartment" Purbachal, Teghoria, Jhowtala, P.S. Rajarhat, P.O. -Hatiara, Kolkata-700157 and represented through its Director **MR. SANDEEP KUMAR VIDHYARTHY (PAN No. ADRPV3036H)**, son of D.P. Vidhyarthi and residing at Flat No.E-312A, "Gangotri Apartment" Purbachal, Teghoria, Jhowtala, Rajarhat, P.S.Rajarhat, Kolkata-700157 pursuant to resolution dated 04.05.2018 passed by the Board of Directors, hereinafter called "**the DEVELOPER**" (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS one Kirti Chandra Khan was absolutely seized and possessed of or otherwise well, sufficiently entitled to and possessed in khas possession of the land measuring 0.37 decimals be a little more or less, lying and situated at Mouza Doharia, Village –Methopara (South) under P.S. Barasat, in the District North 24- Parganas.

AND WHEREAS the said Kirti Chandra Khan, sold, transferred and conveyed the aforesaid entire land measuring 0.37 Decimals be a little more or less, laying and situated at Mouza-Doharia, Village – Methopara (South) under P.S. Barasat, in the District North 24- Parganas, out of his possession to Sri Samar Chandra Khan, against valuable consideration, and the said Deed of Conveyance was duly registered with the office of the DSR Barasat on 30th July, 1957 and therein recorded in Book No.1, Volume No 69, Pages 210 to 211, Being No 7142 for the year 1957.

AND WHEREAS the said Samar Chandra Khan, sold, transferred and conveyed "Danga" land measuring 0.22 Decimals (equivalent to Thirteen Cottas Twelve Chittaks Thirty-two Square Feet), be a little more or less, in C.S. Dag No.1266, J.L. No 45, Re. Sa. No.132, Touzi No 146,



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under Khatian No. 903, lying and situated at Mouza- Doharia, P.S. Barasat, in the District North 24- Parganas and land measuring 0.15 decimals (equivalent to Nine Cottahs Five Chittaks Forty two square feet) be a little more or less, in C.S. Dag No.1268, J.L. No 45, Re.Sa. No.132, Touzi No 146, under Khatian No 903, lying and situated at Mouza -Doharia, P.S. Barasat, in the District North 24 Parganas, to Smt. Mamata Banerjee, wife of Sri Rabindra Nath Banerjee, against valuable consideration, and the said Deed of Conveyance was duly registered with the office of the SR Barasat on 07th February, 1962 and therein recorded in Book No-1, Volume No -26, Pages 1 to 5, Being No. 1394 for the year 1962.

AND WHEREAS by the strength of registered Deed of Conveyance, which was duly registered with the office of the S.R. Barasat on 13th August, 1963 and therein recorded in Book No.1, Volume No.106, Pages 237 to 239, Being No 11070 for the year 1963 the said Smt. Mamata Banerjee, further purchased and became the absolute owner of measuring 0.05 Decimals (equivalent to three Chottas Three Chittaks Nine Square feet) be a little more or less, in part of C.S.Dag No 1267, J.L. No. 45, Re.Sa. No 132, Touzi No 146, under Khatian No 276, lying and situated at Mouza -Doharia, P.S. Barasat, in the District North 24-Parganas, from Smt Gani Bibi Mondal, wife of Late. Jailal Mondal, against valuable consideration, who was the previous owner of the abovementioned plot of land.

AND WHEREAS while seized and possessed of the aforesaid plots of land the said Smt. Mamata Banerjee, sold , transferred and conveyed total land measuring 06 (six) Cottahs 24 (twenty four) square feet) be a little more or less, out of which land measuring 02 (two) Cottahs 13 (thirteen) Chittaks 15 (fifteen) square feet) be a little more or less , in C.S. Dag No.1266, under Khatian No 903 and land measuring 03 (three) Chottas 03 (three) Chittaks 09 (nine) square feet) be a little more or less, in C.S. Dag No 1267 under Khatian No 276, and lying and situated at Mouza -Doharia, J.L. No. 45, Re.Sa. No.132, Touzi No 146, P.S. Barasat, in the District North 24 Parganas, out of her possession, to Sri Dinesh Chandra Sen Gupta, against valuable consideration, and the said Deed of Conveyance was duly registered with the office of the SR Barasat on 09th November, 1968 and therein recorded in Book No. 1, Volume No. 143, Pages 205 to 209, Being No. 12730 for the year 1968.

AND WHEREAS thereafter Smt. Mamata Banerjee, executed a Deed of lease in favour of Shri Barun Kumar Halder, for 22 (twenty two) years, commencing from 01st March 1976, for her remaining land measuring total 01 Bigha 05 Chittaks 14 square feet with old and



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dilapidated structures, total built up area measuring about 5000 square feet, out of which land with "Maurashi Mokrari Rayati rights" measuring 10 Chottahs 15 Chittaks 17 square feet together with sheds, office rooms and guard (Durwan's) Quarters and privy being portion of C.S. dag No 1266 under Khatian No 903 and also adjacent land with "Rayati Sthitiban rights" measuring 09 Chottahs 05 Chittaks 42 square feet together with the building and Guard (Durwan's) Quarters in C.S. Dag No 1268 under Khatian No 904, lying and situated at Mouza-Doharia, J.L. No. 45, Re.Sa. No 132, Touzi No 146, Ward No-15, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding No.17, at Village - Methopara (South) under P.S. Barasat, in the District North 24-Parganas, out of her possession and the said Deed of Lease was registered with the office of the Registrar of Assurance at Calcutta on 01st March, 1976 and therein recorded in Book No.1, Volume No. 58, Pages 172 to 186, Being No. 01302 for the year 1976.

AND WHEREAS the said Lessor therein, namely Smt. Mamata Banerjee and the said lessee therein, namely Shri Barun Kumar Halder of the said Deed of Lease vide Deed no. 01302 for the year 1976, mutually terminated the abovementioned lease and thereafter the said Smt. Mamata Banerjee on 16th December, 1991, granted a fresh lease for 25 (twenty-five) years, commencing from 16th December, 1991, for her remaining land measuring total 01 Bigha 05 Chittaks 14 square feet along with structures, subject to terms and conditions as mentioned in the said Deed of Lease, dated, 16th December 1991, in favour of M/s. Halder Glass & Silicate Pvt. Ltd., a company incorporated under the Companies Act 1956, being represented by its Director Shri Barun Kumar Halder, and the said Deed of lease was duly registered on 01st December, 1991, with the office of Registrar of Assurance at Calcutta and therein recorded in Book No. 1, Volume No 305 Pages 485 to 504, Being No 17127 for the year 1991.

AND WHEREAS the said lessor therein, namely Smt. Mamata Banerjee and the said lessee therein, namely M/s. Halder Glass & Silicate Pvt. Ltd. of the said Deed of lease vide Deed no.17127 for the year 1991, mutually terminated the above mentioned Deed of lease by a letter of surrender of lease, dated 31st January, 2000 (As per the clause mentioned in the said Deed of Lease vide Deed No 17127 for the year 1991), and the said Surrender of lease came into effect from 31st July, 2000.



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AND WHEREAS thereafter Smt. Mamata Banerjee, wife of Sri Rabindra Nath Banerjee, resident of Premises No. 12/2A, Northern Avenue, Police Station –Chitpur, Calcutta, was the absolute seized and possessed of or otherwise well and sufficiently entitled to the land measuring total 01 Bigha 05 chittaks 14 square feet with old and dilapidated structures, total built up area measuring about 5000 square feet out of which 10 Chottahs 15 Chittaks 17 square feet land in C.S. dag No 1266 under Khatian No 903 and 09 Cottahs 05 Chittaks 42 Square feet land in C.S. Dag No.1268 under Khatian no 904, lying and situated at Mouza – Doharia, J.L. No. 45, Re.Se. No 132, Touzi No. 146, Ward No-15, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding No-17, at Village – Methopara, (South) under P.S. Barasat, in the District North 24 Parganas.

AND WHEREAS the said Smt. Mamata Banerjee sold, transferred and conveyed the aforesaid entire land measuring 01 Bigha 05 Chittaks 14 square feet (Actual physical measurement containing an area of 19 Cottahs 03 Chittaks with old and dilapidated structures, total built up area measuring about 200 square feet be a little more or less) out of which 10 Cottahs 15 Chittaks 17 square feet (Actual physical measurement containing an area of 10 Cottahs 10 Chittaks 21 Square feet, be a little more or less) land in C.S. Dag No 1266 under Khatian No 903 and 09 Cottahs 05 Chittaks 42 square feet (Actual physical measurement containing an area of 08 Cottahs 08 Chittaks 24 square feet, be a little more or less) land in C.S. dag No 1268 under Khatian NO 904, lying and situated at Mouza Doharia, J.L. No. 45, Se. Sa. No.132, Touzi No 146, A.D.S.R.O. Barasat within the local limit of Madhyamgram Municipality , at Village –Methopara (South)under P.S. Barasat in the District North 24- Parganas, against valuable consideration to (1) Sri Arun Kumar Halder, (2) Sri Barun Kumar Halder, (3) Sri Aloke Kumar Halder, (4) Sri Tilok Kuamr Halder, (5) Sri Debabrata halder, (6) Sri Subrata Halder and (7) Sri Susanta Halder, and the said Deed of Conveyance was duly registered with the office of the Assurance –II Kolkata on 14th August 2000 and therein recorded in Book No.1, Volume No-1, Pages 1 to 19, Being No 01421for the year 2003.

AND WHEREAS while seized and possessed of the aforesaid plot of land measuring in actual physical measurement and area of 19 Cottahs 03 Chittaks with old and dilapidated structures , total built up area measuring about 200 square feet, be a little more or less, by a virtue of the said Deed of Conveyance vide Deed no.01421 for the year 2003, one of the said joint owners



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namely Arun Kumar Halder, died intestate on 28th January, 2009, leaving behind his surviving wife namely Smt. Durga Halder and two sons namely Shri Koushik Halder and Shri Koustav Halder, as his legal heirs and successors in interest under the Hindu Succession act, 1956.

AND WHEREAS thereafter the above mentioned (1) Smt. Durga Halder, (2) Shri Koushik Halder, (3) Shri Koustav Halder, (4) Sri Barun Kumar Halder, (5) Sri Aloke Kumar Halder, (6) Sri Tilok Kumar Halder, (7) Sri Debabrata Halder, (8) Sri Subrata Halder and (9) Sri Susanta Halder became the joint holders of the aforesaid property measuring in actual physical measurement an area of 19 Cottahs 03 Chittaks with old and dilapidated structures, total built up area measuring about 200 square feet be a little more or less, out of which 10 Cottahs 10 Chittaks 21 Square feet, be a little more or less land in C.S. Dag No 1266 under Khatian No 903 and 08 Cottahs 08 Chittaks 24 square feet, be a little more or less land in C.S. dag No 1268 under Khatian No 904, leaving and situated at Mouza –Doharia, J.L. No 45, Re.Sa. No.132, Touzi No-146, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality at Village –Methopara (South) under P.S. Barasat, in the District North 24- Parganas and thereafter the aforesaid 09 joint owners herein mutated their names in the records of the Madhyamgram Municipality in respect of the above mentioned lands and structures and the said Municipality has assessed the total land as Methopara (South) as Municipal Holding No.17 in Ward No-15 of Madhyamgram Municipality.

AND WHEREAS while seized and possessed of the aforesaid property measuring in Actual physical measurement an area of total 19 Cottahs 03 Chittaks with old and dilapidated structures, total built up area measuring about 200 square feet be little more or less, out of which 10 Cottahs 10 Chittaks 21 square feet be a little more or less land in C.S. Dag No 1266 under Khatian No 903 and 08 Cottahs 08 Chittaks 24 square feet, be a little more or less land in C.S. Dag No 1268 under Khatian No 904, lying and situated at Mouza –Doharia, J.L. No.45, Re.Sa. No 132, Touzi No 146, Ward No -15, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality , holding No -17, at Village –Methopara (South) under P.S. Barasat, in the District North 24- Parganas the aforesaid joint owners namely (1) Smt Durga Halder, (2) Shri Koushik Halder, (3) Shri Koustav Halder, (4) Sri Barun Kumar Halder (5) Sri Aloke Kumar Halder, (6) Sri Tilok Kumar Halder, (7) Sri Debabrata Halder, (8) Sri Subrata Halder and (9) Sri Susanta Halder sold, transferred and conveyed the aforesaid entire land to Smt. Snehlata Saraf, wife of Sri Pramod Kumar Saraf, Shri Sonit Saraf, and Shri Arpit Saraf,



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both sons of the said Shri Pramod Kuamr Saraf, against valuable consideration by two Registered Deed of Conveyance registered in the office of ADSR Barasat on 3rd January, 2013 which are as follows:-

Sl. No.	Area	R.S Dag No.	R.S. Khatian No.	Detail of Deed of Conveyance
01	10 Cottahs 10 Chittaks 21 square feet	1266	903	Book No.1, CD Volume No.1, Pages 1226 to 1247, being No. 00079 for the year 2013.
02.	08 Cottahs 08 Chittaks 24 square feet	1268	904	Book No.1, CD Volume No.1, Pages 1248 to 1269, being No 00080 for the year 2013.

AND WHEREAS by virtue of the abovementioned two Deeds of Conveyance vide Deed No's 00079 and 00080 for the year 2003 the said Smt. Snehlata Saraf, Shri Sonit Saraf and Shri Arpit Saraf became the owners of ALL THAT piece and parcel of Danga land measuring an area of total 19 Cottahs 03 Chittaks with old and dilapidated structures , total built up area measuring about 200 square feet be a little more or less, out of which 10 Cottahs 10 Chittaks 21 Square Feet with old and dilapidated structures, total built up area measuring about 100 square feet, be a little more or less land in C.S. dag No 1266 under Khatian No 903 and 08 Cottahs 08 Chittaks 24 square feet with old and dilapidated structures, total built up area measuring about 100 square feet, be a little more or less land in C.S. Dag No. 1268 under Khatian No.904, lying and situated at Mouza –Doharia, J.L. No. 45, Re.Sa. No 132, Touzi No. 146, Ward No-15, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding No.17, Village –Methopara (South) under P.S. Barasat, in the District North 24 Parganas. :

AND WHEREAS one Afan Ali Mondal alias Arfan Ali Mondal was the absolute owner of 25 decimals and in C.S. Dag No 1262, 15 Decimals land in C.S. dag No. 1263 and 11 Decimals of land in C.S. Dag No. 1265 under R.S. Khatian No. 25, lying and situated at Mouza – Doharia, J.L. No. 45, Re.Se. 132, Touzi No. 146, under A.D.S.R.O. Barasat, within the local



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limit of Madhyamgram Municipality, P.S. Barasat, in the District North 24- Parganas along with other various properties.

AND WHEREAS while seized and possessed of the aforesaid property measuring 25 Decimals land in C.S. Dag No. 1262, 15 Decimals land in C.S. Dag No. 1263 and 11 Decimals of land in C.S. Dag No. 1265 under R.S. Khatian No. 25, lying and situated at Mouza - Doharia, J.L. No. 45, Re.Sa. 132, Touzi No 146, under A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, P.S. Barasat, in the District North 24 Parganas along with other various properties, the said Afan Ali Mondal alias Arfan Ali Mondal, died intestate, leaving behind him, his only surviving son namely Ajit Ali Mondal and two daughters namely Sayera Bibi and Banu Bibi, as his legal heirs and successors in interest under the Mohammedan Law.

AND WHEREAS the said Ajit Ali Mondal, son of Late Afan Ali Mondal alias Arfan Ali Mondal, died intestate, leaving behind him, his surviving wife namely Anjaman Bibi, three son namely Abed Ali, Jafar Ali and Sahar Ali and three daughters namely Amiran Bibi, Aklima Bibi, and Chalma Bibi, as his legal heirs and successors in interest under the Mohammedan Law.

AND WHEREAS the said Banu Bibi, daughter of Late Afan Ali Mondal alias Arfan Ali Mondal, died intestate, leaving behind her, surviving only son namely Abdul Rahman, as her legal heir and successor in interest under the Mohammedan Law.

AND WHEREAS the aforesaid Sayera Bibi, daughter of Late Afan Ali Mondal alias Arfan Ali Mondal, sold, transferred and conveyed her total share of land measuring 10 Decimal over the aforesaid entire land measuring 06.25 Decimals land out of 25 Decimals land in C.S. Dag No. 1262 and 03.75 Decimals land out of 15 Decimals land in C.S. dag No.1263 under R.S. Khatian No.25, lying and situated at Mouza- Doharia, J.L. No. 45, Re.Sa. No 132, Touzi No. 146, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality at Village- Methopara (South) under P.S. Barasat, in the District North 24- Parganas, against valuable consideration to (1) Abed Ali, (2) Jafar Ali, (3) Sahar Ali, all sons of Late Ajit Ali Mondal, and the said Deed of Conveyance was duly registered with the office of the ADSR Barasat on 27th



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April 2007 and therein recorded in Book No.1, C.D. Volume No-1, Pages 19224 to 19234, being No 01246 for the year 2008.

AND WHEREAS by a Deed of Gift on 17th July 2008 Amiran Bibi, Aklima Bibi and Chalma Bibi, all daughters of Late Ajit Ali Mondal, transferred and conveyed their total shares of land measuring 05.85 Decimal over the aforesaid entire land measuring 03.65 Decimals land out of 25 Decimals land in C.S. dag No. 1262 and 02.20 Decimals land out of which 15 Decimals land in C.S. Dag No 1263 under R.S. Khatian No 25, lying and situated at Mouza- Doharia, J.,L. No. 45, Re.Sa. No 132, Touzi No 146, A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, at Village –Methopara (South) under P.S. Barasat in the District north 24- Parganas to (1) Abed Ali, (2) Jafar Ali, (3) Sahar Ali, all sons of Late Ajit Ali Mondal, and the said Deed of Gift was duly registered with the office of the ADSR Barasat on 17th July 2008 and therein recorded in Book No.1, C.D. Volume No. 4, Pages 13888 to 13899, being No 05218 for the year 2008.

AND WHEREAS the above mentioned Abdul Rahman, son of Late Banu Bibi, sold, transferred and conveyed his total share of land measuring 12.75 Decimals over the aforesaid entire land measuring 06.25 Decimals land out of 25 Decimals land in C.S. Dag No 1262, 03.75 Decimals land out of 15 Decimals land in C.S. Dag No.1263 and 02.75 Decimal, land out of 11 Decimals land in C.S. Dag No. 1265 under R.S. Khatian No 25, lying and situated at Mouza –Doharia, J.L. No. 45, Re.Sa. No 132, and 139, Touzi No 146, A.D.S.R.O. Barasat, within the local limits of Madhyamgram Municipality at Village –Methopara (South) under P.S. Barasat, in the District North 24-Parganas, against valuable consideration to (1) Abed Ali, (2) Jafar Ali, (3) Sahar Ali, all sons of Late Ajit Ali Mondal, and the said Deed of Conveyance was duly registered with the office of the ADSR Barasat on 28th August 2007 and therein recorded in Book No.1, C.D. Volume No-1, Pages 19514 to 19525, Being No .01267 for the year 2008.

AND WHEREAS thus by virtue of the above mentioned Deeds of transfer vide Deed Nos. - 01246/2008, 05218/ 2008 and 01267/2008, out of the nine co-sharers and by way of inheritance with aforesaid (1) Abed Ali, (2) Jafar Ali, (3) Sahar Ali, all sons of Late Ajit Ali Mondal along with another co-sharer namely (4) Anjaman Bibi, wife of Late Ajit Ali Mondal, become the co-owners of the aforesaid property measuring 44.43 (Forty- four point four three) Decimals of land out of which 25 Decimals land in C.S. dag No. 1262, 15 Decimals land in

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C.S. Dag No 1263 under R.S. Khatian No 25 and 04.43 decimals land out of 11 Decimals land in C.S. Dag No.1265, under R.S. Khatian No.25, laying and situated at Mouza –Doharia, J.L. No. 45, Re.Sa. No 132 and 139, Touzi No. 146, under A.D.S.R.O. Barasat , within the local limit of Madhyamgram Municipality holding No. 20/A, 20/B, 20/D, & 189/A Ward No 15 P.S. Barasat, in the District North 24- Parganas.

AND WHEREAS while seized and possessed of the aforesaid land measuring 25 Decimals land in C.S.Dag No. 1262, 15 Decimals land in C.S.Dag No. 1263 and 04.43 Decimals land in C.S.Dag No. 1265, under R.S. Khatian No. 25, lying and situated at Mouza - Doharia, J.L. No. 45, Re. Sa. No. - 132 and 139, Touzi No. - 146, under A.D.S.R O. Barasat, within the local limit of Madhyamgram Municipality, Holding Nos. 20/A, 20/B, 20/f) & 189/A, Ward No. - 15, P.S. Barasat, in the District North 24 Parganas, the aforesaid joint owners namely (1). Abed Ali, (2). Jafar Ali, (3). Sahar Ali & (4). Anjaman Bibi sold, transferred and conveyed the aforesaid entire land to the said PRAMOD KUMAR SARAF, son of Shri Parmeshwar Lal Saraf, SONIT SARAF and ARPIT SARAF, against valuable consideration by five Registered Deeds of Conveyance registered in the office of ADSR Barasat on 3rd January, 2013, 10th March, 2014 and 5th June, 2014 which are as follows:-

Sl. No.	Name of Vendors	Area	R.S. Dag No. & Khatian No.	Date of Registry	Detail of Deed of Conveyance
01	Abed Ali Jafar Ali. & Sahar Ali	07 Cottahs 10 Chittacks 00 Square feet (100 square feet "Kancha" structure thereon)	1262 & 1263 R.S. Khatian. - 25	19/09/2013	Book No. I, CD Volume No.26, Pages 977 to 1002, Being No.06083 for the year 2013
02	Abed Ali	06 Cottahs 00	1262 &	19/09/2013	Book No.I, CD Volume No.26,



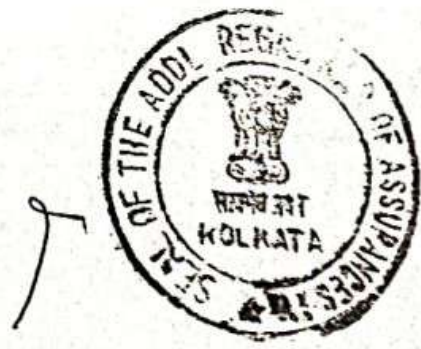
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	Jafar Ali & Sahar Ali	Chittacks 36 Square feet (100 square feet "Kancha" structure thereon)	1263 R.S. Khatian - 25		Pages 1003 to 1028, Being No.06084 for the year 2013
03	Abed Ali Jafar Ali & Sahar Ali	03 Cottahs 08 Chittacks 00 Square	1262 & 1263 R.S. Khatian - 25	10/03/2014	Book No.1, CD Volume No.11, Pages 2599 to 2628, Being No.01783 for the year 2014
04	Abed Ali, Jafar Ali, Sahar Ali & Anjaman Bibi	07 Cottahs 00 Chittacks 29 Square feet	1262 & 1263 R.S. Khatian - 25	10/03/2014	Book No.1, CD Volume No.11, Pages 2629 to 2660, Being No.01784 for the year 2014
05	Abed Ali Jafar Ali & Sahar Ali	01 Cottahs 12 Chittacks 00 Square feet	1265 R.S. Khatian - 25	05/06/2014	Book No.1, CD Volume No.26, Pages 2085 to 2108, Being No.04308 for the year 2014

AND WHEREAS by virtue of the aforesaid five Deeds of Conveyance vide Deed Nos. 06083 / 2013, 06084 / 2013, 01783 / 2014, 01784 / 2014 and 04308 / 2014, the said PRAMOD

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KUMAR SARAF SONIT SARAF and ARPIT SARAF became the owners of ALL THAT piece and parcel of Danga land measuring an area of total 1 Bigha 05 Cottahs 15 Chittaks 20 Square Feet with old and dilapidated structures, total built up area measuring about 200 Square Feet be a little more or less of land out of which 25 Decimals land in C.S. Dag No 1262. 15 Decimals land in C.S. Dag No. 1263 under R.S. Khatian No. 25 and 01 Cottahs 12 Chittaks 00 Square Feet land out of 11 Decimals land in C.S. Dag No. 126, lying and situated at Mouza - Doharia, J.L. No. 45, Re.Sa. No. - 132 and 139, Touzi No. - 146, under A.D.S.R.O. Barasat, within the local limit of Madhyamgram Municipality, Holding No. 20/B/1, 20/A/1, 20/D/1 & 189/A/1 and 20/B/2, Ward No. - 15 (old) 17 (New). P.S. - Barasat, in the District North 24 Parganas.

AND WHEREAS by virtue of the aforesaid seven Deeds of Conveyance vide Deed Nos. 00079 / 2013 , 00080 / 2013, 06083 / 2013, 06084 / 2013, 01783 / 2014, 01784 / 2014 and 04308 / 2014, the Owners herein namely (1) PRAMOD KUMAR SARAF (2) SNEHLATA SARAF (3) SONIT SARAF and (4) ARPIT SARAF became the absolute joint owners of ALL THAT piece and parcel of Danga land measuring an area of total 2 Bigha 05 Cottahs 02 Chittaks 20 Square Feet with old and dilapidated structures, total built up area measuring about 200 Square Feet, be a little more or less, out of which:

I. 10 Cottahs 10 Chittaks 21 Square Feet with old and dilapidated structures, total built up area measuring about 100 Square Feet, be a little more or less land in C.S. Dag No. 1266 under Khatian No. 903,

II. 08 Cottahs 08 Chittaks 24 Square Feet with old and dilapidated structures, total built up area measuring about 100 Square Feet, be a little more or less land in C.S. Dag No. 1268 under Khatian No. 904,

III. 25 Decimals, be a little more or less land in C.S. Dag No. 1262 under R.S. Khatian No. 25,

IV. 15 Decimals, be a little more or less land in C.S. Dag No. 1253 under R.S. Khatian No. 25, and

V. 01 Cottahs 12 Chittaks, be a little more or less land in C.S. Dag No. 1265, under R.S. Khatian No. 25 lying and situated at Mouza - Doharia, J.L. No. 45, Re.Sa. No. - 132 and 139, Touzi No. - 146, Ward No. 15(old) New 19, A.D.S.R.O. Barasat, within the local limit of



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Madhyamgram Municipality, Holding Nos. 17, 17/1, 20/A/1, 20/B/1, 20/O/1 & 189/A/1, 20/B/2 at Village - Methopara (South) under P.S. - Barasat, in the District North 24 Parganas.

AND WHEREAS thereafter the owners herein applied to the Madhyamgram Municipality for amalgamation of the seven individual plots of land into one holding and the said Municipality has amalgamated the said plot of land being Municipal Holding No. 17 on 21.06.2014 situated at Mouza - Doharia, Methopara (south).

AND WHEREAS the owners herein also mutated their names in the record of B L & L R O, Barasat.

AND WHEREAS by virtue of aforesaid the Owners herein got seized and possessed of absolute joint owners of **ALL THAT** piece and parcel of "Danga" land measuring a total area of **2 Bighas, 05 Cottahs, 02 Chittacks and 20 Square Feet** more or less with structures thereon situated and lying at and being Holding No.17 at Mouza -Doharia in Village - Methopara under P.S. Barasat within the jurisdiction of Madhyamgram Municipality, under the Jurisdiction of A.D.S.R.O. Barasat District North 24 Parganas comprised in J.L No. 45, Re Sa No. 132 and 139, Touzi No. 146, C.S. Dag No.1266 under Khatian No. 903, C.S. Dag No. 1268 under Khatian No. 904, C.S Dag No. 1262, C.S Dag No.1263, C.S Dag No. 1265 under R.S Khatian No. 25 (hereinafter referred to as "**the said Premises**") and more fully mentioned in the **SCHEDULE** hereunder-written) free from all encumbrances.

AND WHEREAS By an Oral understanding held between the parties herein, the Owners herein had appointed the Developer herein to develop the said premises on the terms and conditions agreed between them but for some reason such agreed terms whereof was not reduced in writing till date.

AND WHEREAS pursuant to the agreed terms and conditions, the Developer had got a Plan Sanctioned by Madhyamgram Municipality being Sanction No. 740/MM/2014-15 dated 09.07.2014 in the name of the Owners and took over vacant and peaceful possession of the

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said premises from the Owners permitting itself to develop the said premises as per the sanctioned plan.

AND WHEREAS pursuant to the agreed terms and conditions, the Developer commenced/started the construction of building/s on the said premises as per the Sanctioned Plan and as per the Specifications mentioned in this Agreement and till date have raised the super structure of two new buildings on the said premises.

AND WHEREAS since the parties hereto did not enter into a written agreement till date, now the parties hereto have decided to record their agreed terms and conditions between them under this Agreement to avoid any future complexities and betterment, smooth functioning of the ongoing project.

NOW THIS AGREEMENT WITNESSETH and it is hereby mutually agreed and declared by and between the Owner and the Developer as follows:

ARTICLE - I

DEFINITIONS

1.1 "**the BUILDINGS**" - shall mean and include the proposed cluster of buildings and other areas and spaces to be erected in or upon the land comprised in the said premises as per the said sanctioned plan and as per renewal/extension, revision or modification of the said sanctioned plan to be done by the owners and the developer to complete the project.

1.2 "**DEVELOPER**" - shall mean and include the said **M/S DVA DEVELOPERS & PROMOTERS PRIVATE LIMITED**, and its successor or successors – in -interest and/or permitted assigns.

1.3 "**OWNERS**" - shall mean and include the said **(1) SRI PRAMOD KUMAR SARAF (2) SMT. SNEHLATA SARAF (3) SRI SONIT SARAF** and **(4) SRI ARPIT SARAF** and their respective heirs, successors, executors, administrators, legal representatives and assigns.

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1.4 SALEABLE SPACE : Shall mean the space in the new building available for independent use and occupation by the developer after making due provisions for common facilities and space required thereof and after providing the Owners' and the Agreement's allocation.

1.5 THE PROPERTY : shall mean and include and being Holding No.17 at Mouza Doharia in Village Methopara under P.S. Barasat within the jurisdiction of Madhyamgram Municipality, District North 24 Parganas having a total area of **2 Bighas, 05 Cottahs, 02 Chittacks and 20 Square Feet** more or less together with super structure thereon and more fully and particularly described in the **Schedule** hereunder written.

1.6 THE PROJECT: shall mean and include the cluster of buildings and other areas and spaces to be erected in or upon the land comprised in the said premises as per the said sanctioned plan and as per renewal/extension, revision or modification of the said sanctioned plan and to be called "**DHARITRI TITANIUM**".

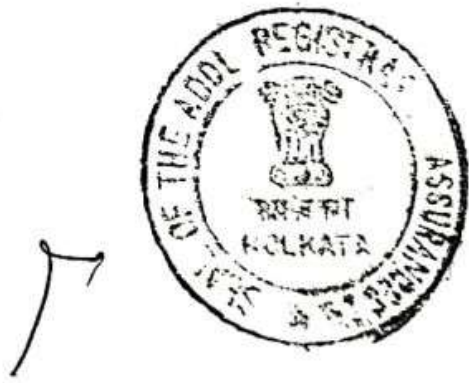
1.7 OWNERS' ALLOCATION: On completion of proposed new buildings as per sanctioned plan to be extended and/or revised) shall mean and include undivided ownership of **41%** of the total built-up area of the new building and the proportionate car parking spaces including the common facilities and like undivided proportionate share in the land comprised in the said Premises, shall absolutely belong to the Owners herein. In the event of any additional sanction vertically or horizontally, the Owners shall be entitled to 41% of the built-up area of such additional sanction in the project.

1.8 DEVELOPER'S ALLOCATION - On completion of proposed new buildings as per sanctioned plan to be extended and/or revised shall mean and include the undivided ownership of the remaining **59%** of the total built-up area of the new building and the proportionate car parking spaces including the common facilities and like undivided proportionate share in the land comprised in the said Premises, shall absolutely belong to the Developer herein.

1.9 BUILDING PLAN: Will mean the said sanctioned plan being No.740/MM/2014-15 dated 09.07.2014 issued by Madhyamgram Municipality and shall include the renewal/extension, modifications and/or additions and/or alterations thereto as may be necessary and/or required from time to time.

1.10 TRANSFER : With its grammatical variations shall include transfer by possession and by

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any other means adopted for effecting what is understood as a transfer of space in building to purchase thereof although the same may not amount to a transfer in law without causing in any manner inconvenience or disturbance to the Owners.

1.11 **TRANSFeree:** Shall mean a person, firm, limited company, LLP, and association of persons to whom any space in the proposed new building will be transferred.

1.12 **TIME:** Shall mean the construction shall be completed within **24 (twenty-four) months** from the date of renewal/extension of validity of the building plan by the Competent Authority.

1.13 **WORDS:** Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neutral gender shall include masculine and feminine genders.

ARTICLE - II

INTERPRETATIONS

- 2.1 Any reference to a statute shall include any statutory extension or modifications, re-enactment of such statute and any rules, regulations, bye-laws or orders made thereunder.
- 2.2 Any covenant by the Developer and/or the Owners to act or to do anything shall be deemed to include their respective obligations to perform the said act or thing to be done.
- 2.3 Singular number shall include plural and vice-versa.
- 2.4 The headings shall not form part of this Agreement and have been given only for the sake of convenience and shall not be taken into account for the purpose of construction or interpretation of this Agreement.

ARTICLE -III

DATE OF COMMENCEMENT

- 3.1 This Agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement.



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ARTICLE - IV**OWNERS' REPRESENTATIONS**

The Owners have represented to the Developer as follows:

- 4.1 The Owners are the absolute bonafide undisputed owners of the property.
- 4.2 The property is free from all encumbrances, charges and liabilities.
- 4.3 The owners' names are mutated in the records of the BL&LRO and Madhyamgram Municipality.
- 4.4 There is no impediment of any nature whatsoever for the Owners to entrust the development of the property.
- 4.5 The Owners shall render its best co-operation and assistance to the Developer in the matter of development of the property and/or the construction of the buildings.

ARTICLE - V**DEVELOPER'S REPRESENTATIONS AND UNDERTAKINGS**

- 5.1 The Developer shall carry out the work of on going development of the property and/or on going construction of the entire buildings;
 - i) at its own costs and expenses which includes the revision and/or extension of building plan costs, entire development costs towards development, construction and till completion of the building and other expenses including legal incurred by the Developer including the Architect's fee and other allied expenses relating to the constructions of the buildings except those specifically otherwise provided herein;
 - ii) in accordance with the provisions of applicable laws in force for the time being and the Rules, Regulations and Bye-laws framed thereunder and/or in force for the time being and in accordance with the building plan; and
 - iii) as per the provisions contained in this Agreement.

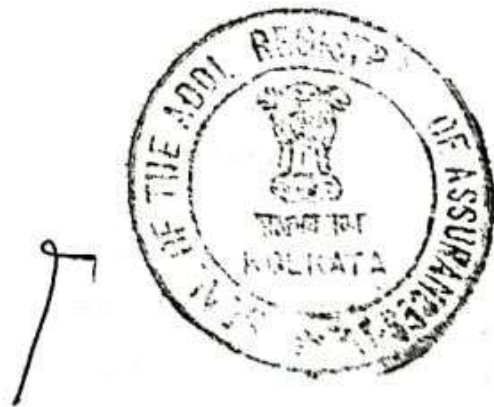
- 5.2 The Developer shall ensure that the standards of construction, finish and general appearance of the buildings and the materials and fittings to be used in the construction of the said buildings shall be of good quality.



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ARTICLE - VI**MUTUAL COVENANTS**

- 6.1 The Developer shall be entitled to get the sanctioned plan revalidated/renewed and/or submit revised plans to the Madhyamgram Municipality or any other Competent Authority in the name of the Owners and all costs, charges and expenses incurred thereof shall be paid borne and discharged by the Developer only.
- 6.2 The Owners shall subject to performance by the Developer of its obligations sign and execute, if required, at the costs of the Developer herein, deliver to the Developer all revised plans, sketches, designs, lay-outs, maps, specifications, applications, declarations, affidavits and other documents, papers and writings as may from time to time be necessary or required by the Developer for obtaining any necessary modifications and/or revisions and/or necessary changes to or renewal of the said sanctioned plan for construction of the said buildings.
- 6.3 The Owners hereby agree that they shall execute such proper Power of Attorney in favor of the Developer from time to time restricted to renewal of sanctioned plan, revision or modification of sanctioned plan, sketches, designs, layouts, maps, specifications, applications, declarations, affidavits and other papers and documents and signing thereof for, on behalf and in the name of the Owners, submission of such building plan to the concerned authorities, making representations, obtaining of such renewal/sanction or permissions and approvals and making deposits and payments to the concerned authorities and proceeding with the on going construction of the buildings in and upon the property.
- 6.4 The Developer shall be entitled to mortgage or charge its entitlement being the Developer's Allocation in favour of Banks and/or Financial Institutions for the purpose of financing the construction of the buildings on the property. The Owners will assist and cooperate with the Developer in this regard and shall have no personal liability as to the same or any portion thereof.
- 6.5 The Owners agree to transfer to the Developer and/or its nominee or nominees undivided share or interest of the Developer's Allocation on the terms and conditions that may be entered into by and between the Developer and its nominee/nominees. Provided that the terms and conditions that may be agreed upon by and between the Developer and its nominee/nominees shall not be contradictory to or inconsistent with the terms provided herein.



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The Owners agree to execute and register proper Deed of Transfers/Conveyance in respect of the Developer's Allocation to the Developer and/or its nominee/nominees from time to time as may be required by the Developer.

6.6 All matters, litigations etc. by any third party out of anything done or omitted to be done by the Developer and/or its agents under this Agreement shall be defended by the Developer for and on its own behalf and on behalf of the Owners at the costs of the Developer alone. Provided that in the event of such matters or litigations arising out of anything done or omitted to be done by the Owners, the Owners shall bear and pay the costs and expenses thereof.

6.7 Taking into account the total area of the land comprised in the property, the Developer shall be entitled to construct, erect and complete cluster of buildings on the property consisting of several self-contained flats/apartments/constructed spaces/ car parking spaces capable of being held and/or enjoyed independently as finally sanctioned by the Madhyamgram Municipality.

6.8 The Developer shall be entitled to use the appointed and/or fresh appoint at its own costs and expenses Contractor/Contractors/Sub-Contractors and labourers for the construction and completion of the buildings or any portion thereof either wholly or department-wise or job-wise or on piecemeal basis and all payment liabilities and dues payable to such contractors/sub-contractors or labourers shall be borne and paid by the Developer only being the part of construction and development costs, however there will no privity of contract between the Owners and any such contractor/sub-contractor or labourers and that the Developer shall be solely responsible to deal with the same.

6.9 The Owners hereby agree and covenant with the Developer not to let out grant lease, mortgage, encumber and / or charges the said plot of land or any portion thereof till the purpose of this Agreement is fully satisfied.

6.10 The owners undertake that during the continuance of this Agreement they shall not enter into any Development or Sale Agreement with the third party about the said property or any part thereof but the Owners shall have every right to enter into an agreement for sale in respect the Owner's allocation.



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6.11 That the Owners are not liable or responsible for any dispute between the Developers and the intending purchasers of Developer's allocation and if the said land be affected due to the said dispute in that case the Developers are liable to compensate for the same.

6.12 Notwithstanding anything contained in this Agreement, the Owners or their authorized representative(s) hereby reserve the right to be consult, supervise and have their say in the entire process of planning and construction with a view to maintain its quality of construction in respect of the construction of the said building. The Developer cannot enter into any Development Agreement with a third party pertaining to aforesaid premises. Neither can the Developer pass on this Development Agreement right to a third party. If the right and interest of the Owner is put at risk or flouted by the Developer, the Owner will be entitled to legal remedies and compensation vise-versa.

ARTICLE - VII

COST OF CONSTRUCTIONS

7.1 The entire costs of construction of the buildings to be constructed on the property including the area falling to the share of the Owners shall be borne by the Developer only. Such costs shall include the renewal of sanctioned plan, costs of all services, amenities, fittings and fixtures and all overheads regarding construction, price rise in the cost of materials used for construction, fees payable to the Architect and Engineers in respect of the construction and costs for the purpose of obtaining various sanctions/licenses.

ARTICLE - VIII

SPACE ALLOCATION

8.1 In consideration of the Owner having agreed to grant the exclusive right of development in respect of the property and in further consideration of the Developer having agreed to incur all costs, charges and expenses as herein contained for the purpose of construction of the building(s) it is agreed that out of the total saleable area, the undivided ownership of 41% of the total built-up area of the new building and the proportionate car parking spaces including the common facilities and like undivided proportionate share in the land comprised in the said Premises shall absolutely belong to the Owners herein and similarly the undivided ownership of the remaining 59% of the total built-up area of the new building and the proportionate car



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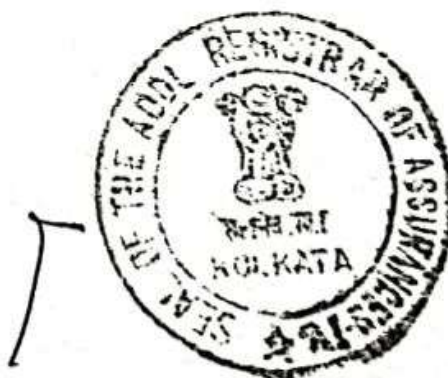
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parking spaces including the common facilities and like undivided proportionate share in the land comprised in the said Premises shall belong absolutely to the Developer.

8.2 It is hereby agreed that till such time the demarcation of the allocation happens between the Owners and the Developer herein, the entire saleable space shall be held jointly by the parties hereto each having undivided ownership in the ratio of 41:59 and both the parties hereto shall jointly enter into Agreements for Sale or otherwise deal with the same jointly for mutual benefits and shall sign and execute and register such deeds, instruments and documents in favour of intending acquirers and all moneys received in respect thereof shall belong absolutely to the Owners and the Developer in the said ratio i.e.41:59 and both the parties shall jointly have the rights and powers in respect of such sale, transfer or disposal of their joint allocation.

8.3 It is hereby agreed that once the demarcation of the allocation in the new proposed buildings is recorded in writing between the parties hereto, the Owners' Allocation shall become the absolute property of the Owners and the Owners shall be entitled to enter into Agreements for Sale or otherwise deal with the same in any manner without any concurrence or consent of the Developer and the Developer shall sign and execute and register such deeds, instruments and documents as Confirming Party or otherwise and all moneys received in respect thereof shall belong absolutely to the Owners and the Developer shall have no right, title, interest, claim or demand of whatsoever nature over and in respect thereof and the Developer shall not interfere with the Owner's rights and powers in respect of such sale, transfer or disposal of the Owners' Allocation.

8.4 Subject to the provisions herein, similarly it is hereby agreed that once the demarcation of the allocation in the new proposed buildings is recorded in writing between the parties hereto, the Developer's Allocation shall belong and shall become the absolute property of the Developer and the Developer shall be entitled to enter into Agreements for Sale or otherwise deal with the same in any manner without any concurrence or consent of the Owners provided however, if any time it shall be necessary or required by the Developer to make the Owners as the Confirming Party or otherwise the Owners shall sign and execute and register such deeds, instruments and documents and all moneys received in respect thereof shall belong absolutely to the Developer and the Owners shall have no right, title, interest, claim or



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demand over and in respect thereof and the Owners shall not interfere with the Developer's rights and powers in respect of such sale, transfer or disposal of the Developer's Allocation.

8.5 The Parties hereto and/or their prospective buyer or buyers shall be liable to pay present GST as applicable on the purchase price and deposit for the proportionate costs, charges and expenses in respect of their allocation for High Tension line, WBSEB deposit, Management Committee Membership, Maintenance and Sinking Fund deposit etc. The said amount shall be paid by the Owners and/or their prospective buyer or buyers/transferees/lessees in Owners' allocation as and when asked by the Developer and before taking possession of their respective allocation. All balance deposits on account of maintenance, membership and sinking fund deposit shall be transferred by the Developer to the Management Committee Society of the building within one year of the completion of the building.

8.6 All Municipality taxes payable by the Owners shall be borne by the Developer till the date of completion of all parties allocation in the newly constructed building and notice to the Owners to take possession of the same, where after the parties hereto shall pay the proportionate share of Municipality Taxes appertaining to their respective allocation and also rates, taxes, charges and all other outgoing including maintenance and service charges in respect of their respective allocation.

ARTICLE - IX

DEVELOPER'S OBLIGATIONS

9.1 The Developer undertakes to construct and complete the buildings on the property:

- i) at its own costs and expenses which includes the revision and/or extension of building plan costs, entire development cost towards development, construction and till completion of the building and other expenses including legal incurred by the Developer including the Architect's fee and other allied expenses relating to the construction of the buildings;
- ii) strictly in accordance with the sanctioned plan with renewal/validity thereof and also revision or modification as required;



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- iii) in accordance with the provisions of the Madhyamgram Municipality laws and the rules and regulations and bye-laws framed thereunder with regard to the construction of buildings;
- iv) by using the standard quality of construction materials;
- v) obtain the necessary partial and/or full completion certificate in respect thereof from the authorities concerned from time to time at relevant stages.

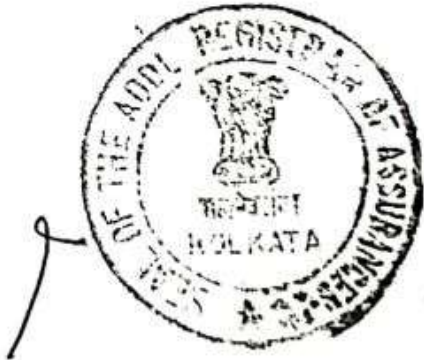
9.2 The Developer further undertakes to complete the building under the supervision and control of the Architect to be appointed by the Developer.

9.3 Unless prevented by circumstances beyond its control, the Developer shall complete the buildings in all respects together with the fixtures, fittings and all other facilities to be provided therein and hand over the Owners' Allocation thereof to the Owners and/or its nominee/nominees and progressively within **24 months** from the date of renewal and/or revision/modification of sanctioned plan or such other extended period as may be mutually agreed upon by the parties or as may be decided by the Arbitrator. However if the Developers fail to deliver the vacant, khas peaceful possession even after the lapse of the said extended period, in that event the Developers shall have to pay a compensation of Rs.1500/- (One thousand five hundred only) per day to each of the owner's.

9.4 The Developer shall on its own costs obtain all necessary permissions and/or sanctions and/or No Objections and/or connections from the Madhyamgram Municipality, WBSEB Ltd., Fire Brigade Authorities, Police Authorities and other appropriate Government Authorities and/or Departments, either in its own name or in the name of the Owners as the case may be.

9.5 It is agreed and recorded that the Electric supply line with Meter shall be installed in each Tower by the Developers in the name of the Owners at the costs and expenses of the Developer. In all such cases no re-imbusement shall be made by the Owners.

9.6 The Developer hereby agrees and covenants with the Owners not to transfer or assign the benefits of this Agreement or any part thereof without the consent in writing of the Owners save and except for the purpose of taking financial assistance for completing the buildings effectively.



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9.7 It is agreed that in the event of any damage or injury arising out from accidents of carelessness of the workmen or others, victimizing such workmen or any other persons whatsoever or causing any harm to the adjacent property of others during the course of construction the developers shall bear the responsibility and liability thereof and shall keep the owners, their estate and effects safe and harmless and do or prosecute suit, cases, claims, damages, rights and actions in respect of such eventuality.

9.8 After completion of the total constructional work of the proposed buildings, the developers shall obtain the completion certificate of building at its own costs and expenses and/ or approved by the municipal authority, positive within 3 months from the date of the delivery of possession of the owners' allocation in the proposed buildings in complete manner and also delivery of possession to intending purchaser or purchasers of developers allocated portions in the proposed building or to the owners allocated portions in terms of this Agreement. Such completion certificate or photocopy thereof shall be handed over to the owners or anyone of them before delivery of possession of the portion of the owner as mentioned herein. The Developers shall at first handover vacant possession of the Units unto and in favour of the Owners before handing over possession of any units in any of the buildings in the cluster, in favour of the any intending purchaser.

9.9 That the Owners should not be held liable or responsible regarding any Income Tax and any other taxes, in respect of the Developer's allocation. The Owners shall be liable and responsible for all nature of taxes as per prevalent Law or subsequent laws regarding their owners' allocation i.e. 41% of the saleable areas after Obtaining possession of the said units and so long they retain the same for themselves.

9.10 In the event or any reason whatsoever Developer fails to complete the purposed Buildings in time the Developer shall hand over and/or deliver up the property to the Owners without any lien or charge and the owners in turn shall construct the proposed Buildings or cause to be constructed the Buildings by engaging any other Developer to complete the Buildings. In such an eventuality as stated in this paragraph, if it is found that the Developers have taken booking money under any Agreement or writing for sale of units in the Building in favour of any intending purchasers, such Agreements shall stand assigned or shall be assigned to the Owners by necessary legal Instruments to which Developer agrees.



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9.11 The Developers shall strictly comply with the provisions of concerning Authority and all after relevant laws / by laws & rules and regulations and shall always keep the Owners, absolutely indemnified and unharmed, against the actions, claims, and demands whatsoever which may arise due to any deviation from the said sanction plan and / or violation of the provisions of the law relating to the construction of herein intended building complex.

9.12 The Developer shall provide for all Civil, Electrical, Plumbing and Sanitary works including installation of underground and overhead tanks, provision of water supply, deep boring water pumps house service lifts internal passage , sewerage arrangements path way etc. as per the specification and amenities set out and per specification attached herewith this Agreement.

9.13 The Developer shall indemnify the Owners in respect of all claims, damages, compensation or expenses, payable to any Authority or person including third party in consequence of any act or omission on the part if any person or persons or body on the Developer , or upon the said property or buildings and the Owners shall not be liable to pay or be bound to defend any action of proceeding filed in respect of such injury brought under the workmen's compensation act or under the provisions of any other law.

9.14 The Developers hereby undertake to indemnify and keep the Owners indemnified from and against all actions, suits, proceedings, claims and demands, Bank Loans, if any, mortgage of the property, that may arise out of the Developer's allocation with regard to the Development of the building and/or in the matter of construction of the building and/or for any defect therein. The Owners hereby undertake to indemnify and keep the Developers indemnified from and against all actions, suit, proceedings and claims and demands that may arise out of the lipendens, or any litigation that may crop up by the Owners.

ARTICLE - X

DEVELOPER'S RIGHTS

10.1 The Developer shall be entitled to appoint and employ such licensed contractors, engineers, masons, mistries, caretakers, managers, supervisors, durwans, guards and other staff and employees at such remuneration, salaries, fees and charges as the Developer shall at its discretion think proper. The Developer shall alone be responsible to look after the timely



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payment of salaries, wages, remuneration, compensation and other charges to all such persons who may be engaged or appointed by the Developer.

10.2 The Owners shall render its best co-operation and assistance to the Developer in carrying out development of the property and/or construction of the building as aforesaid in the manner as herein agreed.

10.3 The Owners (if required) shall sign, execute and deliver all necessary applications, letters, declarations, affidavits, bonds and other papers and documents as may from time to time be necessary or required inspite the Owners have executed and registered a General Power of Attorney for the ongoing development of the said Property, to enable the Developer to apply for and obtain electricity, lifts, telephones, gas, water, sewerage, drainage connections and other public utility services at the said buildings or portions thereof either in the name of the Owners and/or in the name of the Developer and/or its nominee(s).

10.4 The Developers shall be entitled to fix the sign board on the said property, for advertisement and insertions in newspapers and other advertising media. Both the parties herein jointly may choose a suitable name of the new multi storied buildings.

10.5 The Owners agree not to create any impediment and/or hindrance of any nature whatsoever in and/or interfere with the development of the property and/or construction of the said building by the Developer as herein agreed and/or in the Developer's carrying out its obligations under this Agreement so long as the Developer does not commit any breach of any of the terms and conditions of this Agreement or any provisions of municipal and other laws, Rules and Regulations and Bye-laws.

10.6 The Developer without causing any loss, risk or liability to the Owners', shall be entitled to apply in the name of the Owners' for steel, cement and/or other building materials and/or whatever required for construction to the appropriate authorities for the construction of the said buildings.



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ADDITIONAL REGISTRAR
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25 JUN 2019

ARTICLE – XI**CONVEYANCE & TRANSFER**

11.1 The Owners agree and undertake to execute and register the Deeds of Conveyance in respect of undivided shares and/or interests in the land comprised in the property attributable to different constructed units/spaces and/or the car parking spaces in favour of the Developer and/or its nominee/nominees in respect of the areas comprised in the Developer's Allocation. Provided however that all costs, charges and expenses including stamp duty and registration fee and legal fees and expenses in this regard shall be borne and paid by the Developer and/or its nominee/nominees. Similarly, the Developer, if demanded by the Owners, shall also execute and register Conveyance or Conveyances of the Owner's Allocation in favour of the Owners and/or their nominee, assignee and/or purchasers at the costs and expenses of the Owners and/or their such nominee, purchaser and/or assignee and shall also obtain all certificates and permissions as may be required and deliver it to the Owners.

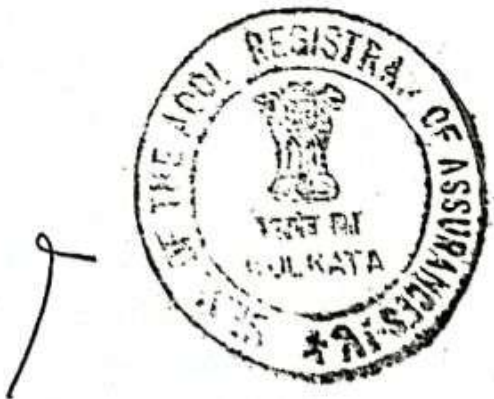
ARTICLE – XII**POSSESSION & UNDERSTANDING**

12.1 The entire understanding of the parties hereto under this Agreement is specifically based on the terms and conditions recited under this Article/Head.

12.2 The Owners doth hereby further permit and grant exclusive license and permission to the Developer to enter upon the said property with full right and authority to build upon and commercially exploit Said Property by constructing buildings thereon in accordance with sanctions/permissions and on the terms and conditions herein mentioned.

12.3 With effect from the date hereof, the said Property shall be in joint control of the Owners and the Developer shall be entitled to enter upon and to undertake the work of construction at the said Property and the Owners shall allow the right of entry for the purpose of carrying out and completing the development and commercial exploitation of the said property. The legal domain, possession and control of the Said Property shall continue to vest with the Owners till the time of transfer to Transferee(s).

12.4 In as much as the construction on the said property is concerned, the Developer shall act as their exclusive licensee of the Owners and shall be entitled to be in permissive possession of the said property as and by way of an exclusive licensee of the Owners as understood



**ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA**
25 JUN 2018

under section 52 of the Indian Easements Act, 1882 to carry out the construction of the proposed Project, save and except that the Developer shall not be entitled to create any possessory right over the said property which could be construed as transfer of the property within the meaning of any Law. The Developer shall not be entitled to use the said property for any other purposes other than the purpose of construction, nor would be entitled to part with said property to anyone.

ARTICLE - XIII

MISCELLANEOUS

13.1 If the Project is not commenced within Three Years from the date hereof and/or further stopped in midst of construction, for any act or default of the Owners or for the reason of any discrepancy in marketable title of the Owners, this Agreement shall stand cancelled.

13.2 This Agreement constitutes the entire understanding of the parties and prevails and supersedes over all other representations whether oral or in writing made prior to the date of the agreement.

ARTICLE - XIV

APPLICABILITY OF WEST BENGAL HOUSING INDUSTRY REGULATION ACT, 2017

14.1 The Parties hereto shall strictly abide and follow the obligations, rules, regulations, terms, conditions, covenants as per WB-HIRA,2017 and the rules to be framed thereunder towards commencement, construction, completion of the project along with securing the interest of the intending acquires of the units and other spaces in the project.

ARTICLE - XV

DOCUMENTATION AND LAWYERS' FEES

15.1 The Agreement to be entered by both the Owners and the Developer with the prospective Purchasers of various units/areas forming part of the respective Allocations of the Owners and the Developer and the consequent Deeds of Conveyance shall be prepared in a uniform basis, and shall contain such terms, conditions, covenants and stipulations as are or would be mutually agreed upon between the Owner and the Developer. All such Agreements



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
25 JUN 2019

and the Deeds of Conveyance shall be prepared by M/s. S.K.Lath & Co., Advocates of the Owners and the Developer. The respective purchaser of Owners and Developer shall pay their share of fees directly to M/s. S.K.Lath & Co. as fixed by the Developer from time to time.

ARTICLE - XVI

ARBITRATION

16.1 All disputes or questions arising out of and/or in relation to this Agreement either during or after commencement of construction and/or completion of the said building or termination of this Agreement which may arise between the parties shall be referred to the sole arbitration of Mr. Santosh Kumar Ray, Advocate of 6A, K.S. Roy Road, Kolkata-700001 in accordance with and subject to the provisions of the law governing arbitration or any statutory modification or re-enactment thereof for the time being in force.

16.2 The Award of the Arbitrator shall be final and binding on the parties.

16.3 The Arbitrator shall also have power to award interest during the period of pendency of the matter before the Arbitrator and also for the period after making of the Award.

16.4 The Arbitrator is not required to give any reason for his Award or Awards.

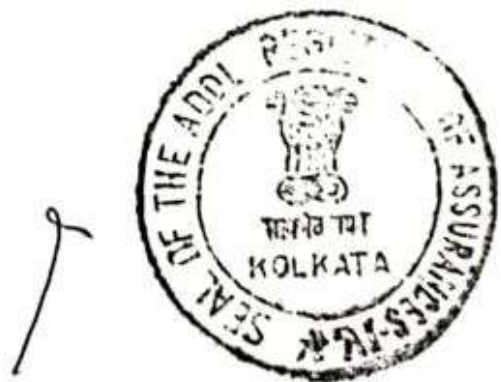
ARTICLE - XVII

JURISDICTION

17. The High Court at Calcutta shall have the exclusive jurisdiction to entertain, try and determine all actions and proceedings arising out of and/or in relation to this Agreement.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of "Danga" land measuring a total area of **2 Bighas, 05 Cottahs, 02 Chittacks and 20 Square Feet** more or less, with structures thereon situated and lying at and being Holding No.17, ^{Sukanta Nagar Road,} at Mouza -Doharia in Village -Methopara under P.S. Barasat within the jurisdiction of Madhyamgram Municipality, under the Jurisdiction of A.D.S.R.O. Barasat District North 24 Parganas comprised in J.L No. 45, Re Sa No. 132 and 139, Touzi No. 146, C.S. Dag No.1266 under Khatian No. 903, C.S. Dag No. 1268 under Khatian No. 904, C.S Dag No. 1262.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
25 JUN 2018

C.S Dag No.1263, C.S Dag No. 1265 under R.S Khatian No. 25, butted and bounded by as follows:

ON THE NORTH: 20' FEET WIDE Municipal Road.

ON THE SOUTH: R.S Dag No. 1261.

ON THE EAST: Part of R.S. Dag Nos. 1264, 1265, 1266 and 1267.

ON THE WEST: Part of R.S. Dag Nos. 1269, 1270, 1271 and 1262.

SPECIFICATIONS OF THE BUILDING:

- 1) All civil works including Pile, RCC, Strip, Column foundation with RCC frame structure as the Soil report and as per the directions given by the Civil Engineer.
- 2) Door frame should be made of best quality wood with treatment. Flush door should be made of best quality Ply with treatment with night latch.
- 3) Aluminum sliding windows should be provided with covered grill and balcony with grill upto 2 feet height.
- 4) For plumbing & sanitary works fittings, only branded products will be used.
- 5) Flooring in bedroom, living room, dining room, kitchen, bathroom, balcony and common passage will be made of marble or vitrified tiles with 4" skirting. Tiles will be used for kitchen and bathroom up to 7'-0" height or as per requirement. Cooking platform should be made of black stone Granite with a stainless steel sink.
- 6) Staircase landing/steps will be of marble with skirting.
- 7) All common areas inside and the building exterior will be painted with weather proof high quality texture paint and internal wall with Plaster of Paris.
- 8) There should be water proofing/ K.C. treatment on the roof.



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OF ASSURANCES-IV, KOLKATA

25 JUN 2018

- 9) The electrical works comprising of only concealed wiring with copper wire, modular switches (banded), MCB's/ main switch with main line. Generator lines should be provided in each flat and common passage with ground earthing in each building.
- 10) Telephone and cable lines should be provided in each flat.
- 11) Lift with auto cut-off/cut in floor and automatic stoppage at nearest level only in case of power failure, will be provided in each wing. The lift should be of branded company from ground to top floor.
- 12) Driveway, boundary wall and main gate.
- 13) Heavy duty deep tube well with pump for 24 hours water supply in each wing.
- 14) Soundless Diesel Generator for 24 hours back up electricity.
- 15) Common area lighting.
- 16) Sufficient light point in flats with 15A sockets for geysers, irons, A.C etc.
- 17) Working plan should be provided with elevation before the commencement of the work, which will be finalized by both the Owner and the Developer mutually at the earliest.
- 18) Brochure.
- 19) Provision for Modern Fire Fighting System.
- 20) Hardware fittings, brass and stainless steel.
- 21) Deep tube well with pump in each building.

Apart from the above points, if any other decision needs to be taken regarding any addition or omission or any other changes that needs to be made, it will be decided mutually by the Owner and the Developer considering that the goodwill of both parties does not get hampered



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
25 JUN 2018

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

SIGNED AND DELIVERED

by the OWNERS

in the presence of:

1. Shilpa Gupta, Advocate
6A, K.S. Roy Road,
Kolkata - 700001


(PRAMOD KUMAR SARAF)

Snehlata Saraf
(SNEHLATA SARAF)

2. Neha Mehta, Advocate
High Court, Advocate
Kolkata, 700001.

Sonit Saraf.
(SONIT SARAF)


(ARPIT SARAF)

SIGNED AND DELIVERED

by the DEVELOPER

in the presence of:

1. Shilpa Gupta, Advocate

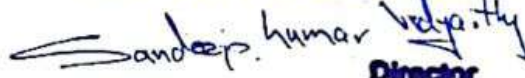
(M/S DVA DEVELOPERS & PROMOTERS PVT. LTD.)

Represented by its Director

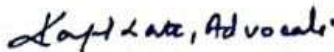
Sandeep Kumar Vidhyarthi

2. Neha Mehta, Advocate

DVA DEVELOPERS & PROMOTERS PRIVATE LIMITED


Director

Drafted by:-


K. Lath, Advocate

(Enrollment No. F - 517/01)

M/s S. K. Lath & Co.

Advocates,

6A, K.S. Roy Road, 2nd floor, Kolkata-700001

REGISTRATION DEPARTMENT

NO. 1000

9



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
25 JUN 2018



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

Name PRAMOD KUMAR SARAF

Signature *Pramod Saraf*



LEFT HAND					
RIGHT HAND					

Name SNEH LATA SARAF

Signature *Sneh Lata Saraf*



LEFT HAND					
RIGHT HAND					

Name SONIT SARAF

Signature *Sonit Saraf*



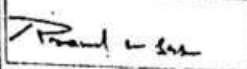
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
25 JUN 2018


स्थायी रोखा संख्या /PERMANENT ACCOUNT NUMBER
ABYPS3654D


नाम /NAME
PRAMOD KUMAR SARAF

पिता का नाम /FATHER'S NAME
PARMESHWAR LAL SARAF

जन्म तिथि /DATE OF BIRTH
19-02-1954

हस्ताक्षर /SIGNATURE






आयकर आयुक्त, पटना
COMMISSIONER OF INCOME-TAX, PATNA

इस कार्ड के खो / भिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त, पटना,
केन्द्रीय राजस्व भवन,
बीरचन्द्र पटेल मार्ग,
पटना - 800 001.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-tax, Patna,
C.R. Building,
Birchand Patel Marg,
Patna - 800 001.



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AKXPS0345R



नाम /NAME

SNEH LATA SARAF

पिता का नाम /FATHER'S NAME

GUPTA HIRALAL

जन्म तिथि /DATE OF BIRTH

27-02-1958

हस्ताक्षर /SIGNATURE

Sneh Lata Saraf.

K. H. Rao

आयकर आयुक्त, प.म. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Sneh Lata Saraf

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / यापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
भीरंगी बयबागर,
कलकत्ता - 700 060.

In case this card is lost/found, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),
P-7,

शुद्ध अक्षर संख्या

(PERMANENT) ACCOUNT NUMBER

AQIPS4927L



शुद्ध नाम

SONIT SARAI

शुद्ध नाम का परिवर्तन

PRAMOD KUMAR SARAI

शुद्ध जारी दिनांक

22-08-1988

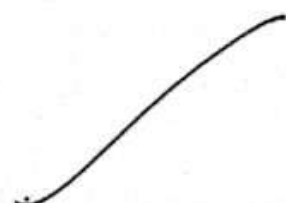
हस्ताक्षर

आदेश संख्या १०१११

COMMISSIONER OF INCOME TAX

एरा कार्ड के शो / बिना जाने पर प्रेषण जारी करने वाले प्राधिकारी को सूचित / कपरा भर दें संयुक्त आयकर आयुक्त(प्रति एर कार्डों के लिए),
५१७,
चौधरी स्वयंसेवा,
कलकत्ता - ७०० ००१

In case this card is lost found kindly inform return to the issuing authority :
Joint Commissioner of Income tax Systems & Technical,
५१७,
Chowdhury Swaseva,
Calcutta - 700 001.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত আই ডি/Enrollment No.: 1122/00034/01035

To
সনীল সরাফ
Sonit Saraf
S/O Pramod Saraf
BC-239 Salt Lake City Sector -1
Near Water Tank No -3 Kolkata Bidhannagr CC
Block S.O
Bidhannagr CC Block Kolkata
West Bengal 700064
9830045241



UH019427541IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2232 2721 0295

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সনীল সরাফ
Sonit Saraf
পিতা : প্রমোদ সরাফ
Father : Pramod Saraf
জন্ম সাল / Year of Birth : 1980
পুরুষ / Male



2232 2721 0295

আধার - সাধারণ মানুষের অধিকার

Sonit Saraf



Government of India



৩পা

- পাঠ্য পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- পাঠ্য সারা দেশে মান্য।
- আপনার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

1942754



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O প্রমোদ সরাফ, বামি-২৩৯,
সল্ট লেক সিটি সেক্টর -১, নেরর
বাতের ট্যাক নো -৩, কলকাতা,
বিধান মন্ডল বিডি ব্লক এস ও,
কলকাতা, পশ্চিম বঙ্গ, 700064

Address:
S/O Pramod Saraf, BC-239
Salt Lake City Sector -1,
Near Water Tank No -3,
Kolkata, Bidhannagr CC
Block S.O, Bidhannagr CC
Block, Kolkata, West Ben
700064



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 194
Bengaluru-560 01

आयकर विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARPIT SARAF
PRAMOD KUMAR SARAF
26/10/1982
 Permanent Account Number
BBCPS5515E


 Signature



In case this card is lost / found kindly inform to
Income Tax PAN Services Unit, ITUISI,
Plot No. 3, Sector 11, CBD Belapur,
Navl Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित कर / लोटाए
 आयकर पैन सेवायुक्त, ITUISI
 प्लॉट नं. 3, सेक्टर 11, नवी मुंबई-400 614

Arpit Saraf



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

ডালিকাঙ্কিত আই ডি/Enrollment No.: 1122/00034/01036

To
অর্পিত সরাফ
Arpit Saraf
S/O Pramod Saraf
BC-239 Salt Lake City Sector-1
Near Water tank No -3 Kolkata Bidhannagr CC Block
S.O
Bidhannagr CC Block Kolkata
West Bengal 700064
9830145451

18/09/2011



UH019426988IN



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3766 7250 2602

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অর্পিত সরাফ
Arpit Saraf
পিতা : প্রমদ সরাফ
Father : Pramod Saraf
জন্ম বর্ষ / Year of Birth : 1982
পুরুষ / Male



3766 7250 2602

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অ্যাপেক্সিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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1942698



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O প্রমদ সরাফ, হী সি-২৩৯,
সল্ট লেক সিটি সেক্টর-১, মেয়ার
জলের ট্যাঙ্ক নো -৩, কলকাতা,
বিধান নগর সিটি ব্লক এমও,
কলকাতা, পশ্চিম বঙ্গ, 700064

Address:
S/O Pramod Saraf, BC-239,
Salt Lake City Sector-1, Near
Water tank No -3, Kolkata,
Bidhannagr CC Block S.O,
Bidhannagr CC Block, Kolk-
ata, West Bengal, 700064

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1600 160 1947

help@uidai.gov.in

www.uidai.gov.in

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

Arpit Saraf

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SANDEEP KUMAR VIDYARTHY

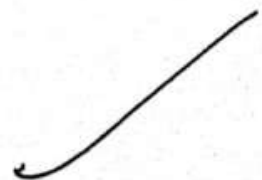
DWARIKA PRASAD VIDYARTHY

09/05/1981

Permanent Account Number

ADRPV3036H

Sandeep Kumar Vidyarthi
Signature





ভারত সরকার

Government of India



সন্দিপ কুমার বিদ্যার্থী

Sandeep Kumar Vidyarthi

পিতা : দ্বিরিকা প্রসাদ বিদ্যার্থী

Father : Dwerika Prasad Vidyarthi

জন্মতারিখ/DOB: 09/05/1981

পুরুষ / Male



3510 6658 6237

স্বাধীনতা - সাধারণ মানুষের অধিকার

Major Information of the Deed




Deed No :	I-1904-06815/2018	Date of Registration	25/06/2018
Query No / Year	1904-0000924502/2018	Office where deed is registered	
Query Date	13/06/2018 11:44:16 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S K Lath Co 6A, Kiran Sankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8582880202, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 4,23,57,848/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 101/- (Article:E, E, 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:- Barasat, Municipality: MADHYAMGRAM, Road: Sukanta Nagar Road, Mouza: Doharia, Holding No:17

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1265	RS-25	Bastu	Danga	2 Bigha 5 Katha 2 Chatak 20 Sq Ft	1/-	4,23,57,848/-	Property is on Road
Grand Total :					74.5021Dec	1/-	423,57,848 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr PRAMOD KUMAR SARAF (Presentant) Son of Mr PARMESHWAR LAL SARAF Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office	 25/06/2018	 LTI 25/06/2018	 25/06/2018
P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABYPS3654D, Status :Individual, Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office				

Name	Photo	Fingerprint	Signature
Mrs SNEHLATA SARAF Wife of Mr PRAMOD KUMAR SARAF Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office	 25/06/2018	 LTI 25/06/2018	 25/06/2018

P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKXPS0345R, Status :Individual, Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mr SONIT SARAF Son of Mr PRAMOD KUMAR SARAF Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office	 25/06/2018	 LTI 25/06/2018	 25/06/2018

P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQIPS4927L, Status :Individual, Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office



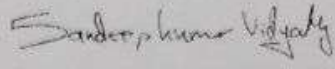
Name	Photo	Fingerprint	Signature
Mr ARPIT SARAF Son of Mr PRAMOD KUMAR SARAF Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office	 25/06/2018	 LTI 25/06/2018	 25/06/2018

P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBCPS5515E, Status :Individual, Executed by: Self, Date of Execution: 25/06/2018 , Admitted by: Self, Date of Admission: 25/06/2018 ,Place : Office

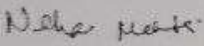
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DVA DEVELOPERS AND PROMOTERS PRIVATE LIMITED P.O:- HATIARA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AADC8409N, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANDEEP KUMAR VIDHYARTHY Son of Mr D P VIDHYARTHY Date of Execution - 25/06/2018, , Admitted by: Self, Date of Admission: 25/06/2018, Place of Admission of Execution: Office	 <small>Jun 25 2018 1:24PM</small>	 <small>LTI 25/06/2018</small>	 <small>25/06/2018</small>
P.O:- HATIARA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADRPV3036H Status : Representative, Representative of : DVA DEVELOPERS AND PROMOTERS PRIVATE LIMITED (as Director)				

Identifier Details :

Name & address	
Miss NEHA MEHTA Daugther of Mr R L MEHTA 6A, K.S. ROY ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr PRAMOD KUMAR SARAF, Mrs SNEHLATA SARAF, Mr SONIT SARAF, Mr ARPIT SARAF, Mr SANDEEP KUMAR VIDHYARTHY	<small>25/06/2018</small>
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRAMOD KUMAR SARAF	DVA DEVELOPERS AND PROMOTERS PRIVATE LIMITED-18.6255 Dec
2	Mrs SNEHLATA SARAF	DVA DEVELOPERS AND PROMOTERS PRIVATE LIMITED-18.6255 Dec
3	Mr SONIT SARAF	DVA DEVELOPERS AND PROMOTERS PRIVATE LIMITED-18.6255 Dec
4	Mr ARPIT SARAF	DVA DEVELOPERS AND PROMOTERS PRIVATE LIMITED-18.6255 Dec

Endorsement For Deed Number : I - 190406815 / 2018

Major Information of the Deed :- I-1904-06815/2018-25/06/2018

13-06-2018

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 4,23,57,848/-

Asit

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 25-06-2018

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

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

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

Presented for registration at 13:02 hrs on 25-06-2018, at the Office of the A.R.A. - IV KOLKATA by Mr PRAMOD KUMAR SARAF, one of the Executants.

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

Execution is admitted on 25/06/2018 by 1. Mr PRAMOD KUMAR SARAF, Son of Mr PARMESHWAR LAL SARAF, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mrs SNEHLATA SARAF, Wife of Mr PRAMOD KUMAR SARAF, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 3. Mr SONIT SARAF, Son of Mr PRAMOD KUMAR SARAF, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 4. Mr ARPIT SARAF, Son of Mr PRAMOD KUMAR SARAF, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Identified by Miss NEHA MEHTA, , Daughter of Mr R L MEHTA, 6A, K.S. ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-06-2018 by Mr SANDEEP KUMAR VIDHYARTHY, Director, DVA DEVELOPERS AND PROMOTERS PRIVATE LIMITED (Private Limited Company), P.O:- HATIARA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Miss NEHA MEHTA, , Daughter of Mr R L MEHTA, 6A, K.S. ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/06/2018 2:41PM with Govt. Ref. No: 192018190252143931 on 24-06-2018, Amount Rs: 101/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00QMRQS3 on 24-06-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1904-06815/2018-25/06/2018

26/06/2018 Query No:-19040000924502 / 2018 Deed No :I - 190406815 / 2018, Document is digitally signed.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38650, Amount: Rs.100/-, Date of Purchase: 25/06/2018, Vendor name: S
Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/06/2018 2:41PM with Govt. Ref. No: 192018190252143931 on 24-06-2018, Amount Rs: 74,920/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00QMRQS3 on 24-06-2018, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
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 1904-2018, Page from 256853 to 256902
being No 190406815 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.06.26 12:38:31 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 26-06-2018 12:38:26
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed)