

2438/23

I - 2363/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 393058

Certify that the document is a copy to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

Adm. District Sub-Registrar  
Bidhannagar (Sant Lane Cir.)  
15 SEP 2023

**DEVELOPMENT AGREEMENT**

Date: 15<sup>th</sup> day of September, 2023.

Nature of document: Development Agreement.

Parties:

Owner

1. **SHRI PRABHAT KAMAL BEZBORUAH**, (PAN No. ACTPB0517G), son of Sri Nil Kamal Bezboruah aged about 65 years, by faith- Hindu, by occupation - Business, by Citizen - Indian, residing at Flat No. 41, 17 Lower Range P.O. Circus Avenue, P.S. Karaya, Ward No. 64,

15-9-2023  
11:10 AM  
3002184295/2023

Prabhat Kamal Bezboruah

**SATVAN REALTY**  
Partner

A. No. 8753 Date 28/8/23  
Sold to: Salvan Realty  
of: 2 Dr. Rajendra Rd  
Rupees: ₹ 20

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



*Attoral by Advocate*  
High Court, Calcutta.  
s/o Pranab Kumar Roy

Add. District Sub-Registrar  
Bidhannagar, Salt Lake City

15 SEP 2023

**SALVAN REALTY**

Partner

Kolkata 700017, hereinafter referred to as the "**OWNER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, legal representatives, successors, administrators and/or assigns) of the **One Part**;

**Developer :**

- 3.2 M/s SATVAN REALTY (PAN No.AFBFS4080E ) represented by its Partner , Sri Gaurav V Sanghvi (PAN No.ATSPS5906L), son of Late Virendra Kumar Sanghvi by faith-Hindu, by occupation-Business, by Citizen - Indian, having office at 2, Dr. Rajendra Road, P.O. Lala Lajpath Rai Sarani, P.S. Bhawanipore, Ward No.70, Kolkata-700020, hereinafter referred to as the "**DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor-in-interest and/or assigns) of the **Other Part**:

**WHEREAS:**

- A) The terms "Owner" and "Developer" shall include each of their successors, legal representatives, heirs and assigns.

L



Addl. District Sub-Registrar  
Bidhannagar. (Salt Lake City)

15 SEP 2023

B) SUBJECT MATTER : The project being development of the said premises described in **Schedule-A** by constructing a building complex having residential units and shops as described in **Schedule-C ( Specification)**.

C) OWNERSHIP: The owner is seized and possessed and/or otherwise well and sufficiently entitled to all that the piece and parcel of land described in **Schedule-A** hereto (**the premises**) that devolution of the title of the owner to the premises is mentioned in **Schedule-B** hereto.

4. SCOPE AND AMBIT OF THE AGREEMENT:

The parties have decided to develop the premises being mentioned in **Schedule-A** hereto for commercial exploitation.

**NOW THIS AGREEMENT WITNESSETH** as follows :

1. **APPOINTMENT :**

The First Party has agreed to appoint the Second Party as "Developer" of the said premises and the Second Party has agreed to take such appointment for development of the said premises on the terms and conditions mentioned hereinafter for the benefit of the parties.

L



Add. District Sub-Registrar  
Bidhannagar, (Salt Lake Circle)

15 SEP 2020

2. **DECLARATION & STATEMENT OF DEVELOPER:**

- a) The Developer has stated to the Owner that it has got reasonable expertise for development in and around Kolkata.
- b) The Developer has reasonable expertise and infrastructure and financial capabilities to complete the project and make the same a viable one and which would be beneficial to both the parties.
- c) The Developer shall make and complete the construction in accordance with law in consultation with a reputed Architect and a Structural Engineer.
- d) The project shall be completed within 24 months from the date of sanction of the Building plan. Another 6 months grace period shall be given in case required due to reasons beyond control.
- e) The project will be constructed, completed and finished at the cost of the Developer and the Owner will not be put into any liability before any person or authority or any Court of Law.

Handwritten marks at the top right corner.



Add. District Sub-Registrar  
Bidhannagar, (Salt Lake Cl)

15 SEP 2023



- f) The Developer shall act always in accordance with law and will not do anything, which is not permitted by law of the land. In case of any deviation from the sanctioned plan it will be the sole responsibility of the developer to take the necessary steps for regularization of the same, at his own cost. Under no circumstances will the owner be liable for any deviations from the sanctioned plan or other issues / complaints regarding construction.
- g) The Developer shall prepare a plan and get the same approved by the owner. Once the approved plan is prepared the developer will get the plan sanctioned from the appropriate authority at the cost of the developer availing the maximum floor area ratio (FAR) as per prevailing rules availing all the benefits as per the provision of relevant rules and orders and taking a sanction for G+4 storied building.

Handwritten mark resembling a large 'L' or a stylized signature.



Addl. District Sub-Registrar  
Bidhannagar, Salt Lake City

15 SEP 2023

- h) The developer shall make timely payments of all taxes, cess , duties, levies and charges as applicable to the developer including all statutory payments as per applicable law, and the owner shall not be liable for any default of the developer to make such payments.
- i) The Developer shall bear all costs for development, construction and erection of the building in the said premises.
- j) The Developer shall install lift, water storage tank, overhead reservoir, electric connection including other installations and facilities required to be provided to a decent building as described in Schedule – C ( Specification ) hereto.
- k) The Developer shall bear all fees including Architecture's fees, legal charges and expenses required to be paid or deposited for commercial exploitation of the said premises.

3. **DECLARATION AND STATEMENT OF OWNER:**

L



Add. District Sub-Registrar  
Bidhannagar, Salt Lake City  
15 SEP 2023

- a) The Owner has stated to the Developer that the Owner has unimpeachable right, title and interest in respect of the said premises.
- b) The Owner has full and unfettered right to enter into this agreement.
- c) The Owner has a good marketable and saleable right, title and interest over and above the said premises.
- d) The rates and taxes in respect of the said premises has been paid and would be paid by the Owner till the execution of this agreement and on execution of this agreement hand over the possession of the said premises and thereafter the same will be paid and borne by the Developer and after completion of the building the same would be paid according to the share of the Owner and the Developer in the new constructed building in the said premises.

L



Adm. District Sub-Registrar  
Bidhanagar, Salt Lake City

15 SEP 2023

- e) The Developer is authorized by the Owner to enter into various agreements including agreement for sale for disposal of its allocation to third parties and receive consideration amount from parties and execute and register necessary conveyance in favor of parties relating to the developer's allocations. However, the Developer is prohibited from dealing with and/or dispose of and/or part with possession with the allocation of the Owner in any manner whatsoever.
- f) The Owner at the request of the Developer shall execute and register necessary conveyance in favor of the nominee or nominees of the Developer for the allocations of the Developer. The developer is hereby authorized and empowered by the owner to sell, convey, transfer and dispose of the developers allocation mentioned herein.
- g) The Owner hereby grants exclusive rights to the Developer to build and exploit commercially the said premises by constructing new

L



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

15 SEP 2023



building thereon in accordance with the plan to be sanctioned by the appropriate authority.

- h) The Owner authorizes the Developer and/or its nominee and/or nominees for carrying out development of the said premises and/or all acts relating to the development of the said premises.
- i) The Owner will sign all papers and documents as and when required by the Developer for development and disposal of the said premises in terms of the provisions of this agreement as and when placed lawfully by the Developer to the Owner and/or when the same will be required for statutory compliance without any delay, however, all such permissions as and when required, shall be obtained by the Developer at his own cost.
- j) The Owner shall sign and/or causes to be signed all plans, applications, affidavits, declaration and such other documents as may be required for obtaining sanctioned building plan from the appropriate authority and/or from other statutory authorities as

Handwritten mark resembling a large 'L' or a checkmark.



Add. District Sub-Registrar  
Bihannagar, (Sarif Lake Circle)

15 SEP 2023

and when required under the prevailing laws of the country either by himself or by the developer.

4. POSSESSION :

Upon sanction of the building plan by the concerned/ competent authority, the developer shall deemed to take possession of the said premises and commence the construction work.

Upon Completion of the building, and after getting the Completion Certificate from the concerned authority, the Developer shall simultaneously hand over the possession of the Developer's allocation to any third party along with handing over possession to the Owner of the Owner's allocation.

5. CONSIDERATION :

- a) It has been agreed by and between the parties that the total constructed area including car parking space and other space including the utility area shall be shared on a 50 : 50 basis between the Owner and the Developer.



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake Circle)

15 SEP 2023

b) The Owner shall be allocated the entire Third Floor and entire Fourth Floor along with 50% share in car parking space and commercial space including utility area in the ground floor and other common areas including proportionate share in the land without any cost.

c) The Developer shall be allocated the entire First Floor and entire Second Floor along with proportionate 50% share in car parking space and commercial space including utility area in the ground floor and other common areas including proportionate share in land.

6. MAINTENANCE :

a) The Developer shall manage and maintain common services and common areas of the building to be constructed till getting the Completion Certificate from the Building Dept.

b) On getting the completion certificate, both the Owner & Developer shall manage/control & proportionately bear the maintenance cost of the new building to be constructed on the said premises.

Handwritten mark resembling a large 'L' or a checkmark.



Addl. District Sub-Registrar  
Bidhannagar (Salt Lake City)

15 SEP 2023

## 7. MISCELLANEOUS :

- a) The Owner and the Developer have entered into this agreement purely as a contract at arm's length and on principal to principal basis and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Owner, hereto in any manner.
- b) The Owner hereby undertakes to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owner shall execute All such in the additional power of attorney and/or authorities as may be required by the Developer for the purpose of development and all connected matters and the Owner also undertakes to sign and execute all such additional application and other instruments as the cases may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner and/or go against the spirit of this agreement.
- c) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developer or as creating any

Handwritten mark resembling a large 'L' or a signature stroke.



Add. District Sub-Registrar  
Bidhanagar, Salt Lake City

15 SEP 2023



right, title or interest in respect thereof in the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof.

- d) During subsistence of this agreement the Owner shall not deal with the said premises in any manner whatsoever except for the purposes mentioned herein.
- e) All deposits for electric supplies shall be proportionately paid and/or deposited by the Owner and Developer and/or their nominees as the case may be.
- f) The parties hereto shall pay Rates and Taxes, Goods and Service Tax or any tax levied by the State or Central Govt , for their respective allocations from the date of obtaining completion certificate from the Appropriate Authority and/or any other authorities and/or from the date(s) such taxes are payable for the new building or buildings till disposal, thereafter by their nominees as per the ratio already mentioned hereinabove.

8. THE DEVELOPERS ALLOCATION - The third party purchasing the developers allocation shall have all the rights to apply for housing

Handwritten mark resembling a large 'L' or a signature stroke.



Adi. District Sub-Registrar  
Bidhanagar, (Salt Lake Cl)

15 SEP 2023

loan and the owner being the first part shall extend the necessary documents as required by the Bank.

9. FORCE MAJEURE :

Force majeure shall mean and include any war, civil commotion, riots, flood, natural disaster, Government notifications, any statutory notifications, acts of God and/or any order of the Courts and/or any prohibitory order from any Court of Law to which the parties have no control.

10. WAIVER :

The failure with or without intent of any party hereto to insist upon the performance by the other on any terms and/or provisions of this agreement in strict conformity with the literal requirements hereto shall not be treated or deemed to constitute a modifications of any of the terms and/or provisions herein nor shall such failure or election be deemed to constitute a waiver of the right of such party at any time thereafter to insist upon performance by the other strictly in accordance with any of the terms and/or provisions of this agreement.

Handwritten mark resembling a large 'L' or a signature flourish.



Addl. District Sub-Registrar  
Bidhanagar, (Saril Lake Circle)

15 SEP 2023

## 11. NOTICE :

All notices to be served hereunder by any one of the parties on the other party by registered post/speed post with acknowledgement due card and/or courier service shall be deemed to have been served at the address of the other party mentioned hereinabove irrespective of return of the acknowledgement card. Similarly, any notice to be served through e-mail shall also be treated as validly served if the e-mail of the concerned party is correct. None of the parties shall raise any objection to the service of notice served as aforesaid.

## 12. ARBITRATION :

- a) The parties raising dispute shall serve a notice to the other party at the address mentioned hereinabove or to its last known address detailing therein the grievances and/or differences and within 15 days of receive such notice, there would be a joint meeting between the parties for amicable settlement of the disputes and/or for meeting the grievances of the concerned parties. In case the disputes cannot be settled in the said meeting or within

Handwritten mark resembling a large 'L' or a signature stroke.



Addl District Sub-Registrar  
Bidhannagar, Salt Lake CDA

15 SEP 2023

any mutually extended time, then either party could take recourse to arbitration proceedings as mentioned hereinbelow.

- b) All disputes and differences between the parties hereto with regard to interpretation of this agreement and/or for implementation and/or in any way relating to or touching in any manner with this agreement or arising in pursuance thereof shall be referred to arbitration and the said arbitration will be governed by the Arbitration and Conciliation Act, 1996.
- c) The place of arbitration will be at Kolkata and both parties shall be entitled to appoint her/its Arbitrator and "Two Arbitrator" shall appoint an Umpire for the constitution of Arbitral Tribunal.
- d) The award passed by the Arbitrator shall be binding upon the parties and both the parties shall accept the award passed by the Arbitrator/Arbitrators.

Handwritten mark resembling a large 'L' or a stylized signature.



Addl District Sub-Registrar  
Bidhannagar (Salt Lake City)

15 SEP 2023



## 13. MODIFICATION OF THE AGREEMENT:

- a) No amendment or change hereof or addition hereof shall be effective or binding on either of the parties hereto unless set forth in writing and executed by the duly authorized representative of each of the parties hereto.
- b) Any matter which may come up at any time during the subsistence of this agreement but not covered herein shall be decided mutually by the parties.

## 14. JURISDICTION :

Only the Courts having territorial jurisdiction over the said premises and the Calcutta High Court shall have the jurisdiction to try and entertain and in all matters relating to and/or emanating out of this agreement.

**SCHEDULE-A- ABOVE REFERRED TO**

ALL THAT piece and parcel of land measuring about **300.02 sq. mtrs.** being premises No. **07-0727** in street no. **0727 (13 M. WIDE )** ( Erstwhile plot No. **2643** in Block No. AA- II D), under category- **HIGI - II**, situated in the

L



Add. District Sub-Registrar  
Bidhanagar, Saril Lake CP.

15 SEP 2023

New Town, Police Station : **Airport**, Dist. North 24 Pargana's, Mouza Gopalpur, J L No. 2 Under Erstwhile Rajarhat, Gopalpur Municipality.

On the North : Street No. 0727 (13M Wide)

On the South : Premises No. 09-0729

On the East : Premises No. 09-0727 & Street No.0727 ( 13M WIDE)

On the West : Premises No. 05-0727 & Street No. 0727 ( 13M WIDE)

**SCHEDULE-B ABOVE REFERRED TO**

- a) On an application made by the Vendor before HIDCO Ltd. and consequent upon execution of deed of conveyance by the West Bengal Housing Infrastructure Development Corporation Ltd., a Government company incorporated under the Companies Act, 1956 in favor of Shri Prabhat Kamal Bezboruah and the said conveyance is registered at the office of A.D.S.R., Bidhannagar ( Salt Lake City) on 7<sup>th</sup> July, 2014 vide Deed No. I – 02691 Of 2014
- b) Further the Owner, Sri Prabhat Kamal Bezboruah got the title of the land recorded in the Register of the New Town Kolkata Development Authority and received the Certificate being ( FORM – G ) No:

Handwritten mark resembling a large 'L' or a checkmark.



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

15 SEP 2023

501/2015 dated 23<sup>rd</sup> Feb 2015 for Premises no 07-027 and Assessee No. 007-0727-0-00-00001-27 and thereafter NKDA allotted the Assessment No :123210049659 and the Property address as: Plot No IID-2643, Category-HIGI-II, Action Area-IID, New Town , Kolkata , North 24 Parganas, Barasat Sadar , Pin code -700157 vide its Property Tax (PD) e- Receipt .

- c) Under such circumstances, the Owner is entitled to the said plot having a marketable and saleable right, title and interest.

**SCHEDULE-C ABOVE REFERRED TO**

**Building Specifications:**

- ❖ Reinforced Concrete Cement (RCC) framed structure with columns, beams and slabs.

**Foundation:**

- ❖ RCC Pile Foundation (18.5 meter deep) with retaining wall as per structural design
- ❖ Anti -termite Treatment:
- ❖ Anti-termite treatment on land and building at plinth level before Construction.

Handwritten mark resembling a large 'L' or a checkmark.



Adi. District Sub-Registrar  
Bidhannagar, West Bengal

15 SEP 2023

**Walls:**

- ❖ 200 mm thick external walls (Red Bricks / Fly Ash Concrete Bricks) and 125 mm thick internal partition Brick walls with Plaster of Paris internal wall finish. (Ready to Paint) .

**External:**

- ❖ Waterproof cement plaster with antifungal long term maintenance free finish along with 2 Coats of Weather Paint -5 years Guarantee.
- ❖ The elevation shall be aesthetically designed.
- ❖ **Lift:** One Nos. of Semi - Automatic Lift collapsible grill gate with 4 passenger's capacity.

**Flooring:**

- ❖ Grade -A , Quality Vitrified tiles 4 x 2 feet flooring in the dining, drawing, bed rooms and other areas to be provided. Bathroom floor tiles 1x1 to be anti-skid vitrified tiles. All kitchen and bathroom floors to be properly water proofed applying Sikka Water Proof Chemicals.
- ❖ Till Lintel level / Door Height.
- ❖ Black Natural/ Green Marble stone top cooking platform, stainless steel sink, Vitrified Wall tiles above cooking platform up to 2 feet height level also to be provided and 4 inch skirting on all other sides.



Add. District Sub-Registrar  
Bidhanagar. (Self Lake C/A)

15 SEP 2023



**Fittings:**

- ❖ ISI quality fittings in all bathrooms and kitchens of Brand ESCROW or equivalent .

**Water connection:**

- ❖ Hot and cold water line in all the bathrooms.
- ❖ Geyser Points in all bathrooms.
- ❖ Air –Condition water out let line .

**Exhaust fans:**

- ❖ Facilities for exhaust fans in bathrooms and kitchen.

**Water Supply:**

- ❖ NKDA supply with adequate UG reservoir & Over Head Tank along with fitting of 1.5 HP Branded submersible pump

**Decoration of lobby :**

- ❖ Lobby area shall be well lit & decorated, with natural /vitrified tiles/stone & tiles .
- ❖ The drive way shall be laid with Drive way tiles.

**Doors:**

- ❖ Flush Door for all room doors and Main Door along with standard fittings.



Add. District Sub-Registrar  
Bidhannagar, (Salt Lake G/I)

15 SEP 2023

**Windows:**

- ❖ Aluminum windows (1.2 mm gauge) powder coated anodized matching with the elevation with 4- 5mm thick glasses.

**Roof:**

- ❖ 3 layer Water proofing of roof with Grade -A, quality roof tiles.

**Tripping Device:**

- ❖ Semi -Automatic Electronic tripping device (MCB) in each flat to avoid over load.

**Wiring & Switches:**

- ❖ Branded copper wiring with A/C points in all the bedrooms sitting & dining area with Branded Switches - Havel's or equivalent.
- ❖ Provisions for one Wi-Fi /TV Line Wiring In the living room.

**Boundary wall:**

- ❖ Boundary wall with maintenance free material.

**Boundary Gate:**

- ❖ 5 feet High Iron Gate.

**Extra Work /Upgrading of any product /material shall be charged as per prevailing market rates** along with extra labor cost and need to be informed well in advance .

Handwritten mark resembling a stylized 'L' or a signature flourish.



Addl. District Sub-Registrar  
Bidhannagar (Salt Lake City)

15 SEP 2023

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

SIGNED SEALED AND DELIVERED by  
the Owner at Kolkata in presence of:

*Neelot Kandel Bezbordah*

Witness :

*Christian Bezbordah*

CHRISTIAN BEZBORDAH  
95 Jodhpur Park, Kol - 700068

SIGNED SEALED AND DELIVERED by  
the Developer at Kolkata in presence of:

**SATVAN REALTY**  
*Jaures Singh*  
**Partner**

Witness :

*Ajay Show*  
Advocate

*Alipore Police Court*  
*Kol - 27*

DRAFTED BY

*Chand by*  
Advocate  
High Court, Calcutta  
WB/112/2000

**SATVAN REALTY**

**Partner**



Addl District Sub-Registrar  
Bidhanagar, (Sarf Lake GP)

15 SEP 2023



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



070920232020771850

## GRIPS Payment Detail

**GRIPS Payment ID:** 070920232020771850      **Payment Init. Date:** 07/09/2023 11:01:24  
**Total Amount:** 39941      **No of GRN:** 1  
**Bank/Gateway:** SBI EPay      **Payment Mode:** SBI Epay  
**BRN:** 1953389152825      **BRN Date:** 07/09/2023 11:03:08  
**Payment Status:** Successful      **Payment Init. From:** Department Portal

## Depositor Details

**Depositor's Name:** Mr SHEUL SANGHVI  
**Mobile:** 9831603500

## Payment(GRN) Details

| Sl. No.      | GRN                | Department                                  | Amount (₹)   |
|--------------|--------------------|---|--------------|
| 1            | 192023240207718518 | Directorate of Registration & Stamp Revenue | 39941        |
| <b>Total</b> |                    |   | <b>39941</b> |

**IN WORDS:** THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

**DISCLAIMER:** This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240207718518

GRN Details

|                   |                     |                     |                               |
|-------------------|---------------------|---------------------|-------------------------------|
| GRN:              | 192023240207718518  | Payment Mode:       | SBI Epay                      |
| GRN Date:         | 07/09/2023 11:01:24 | Bank/Gateway:       | SBIePay Payment Gateway       |
| BRN :             | 1953389152825       | BRN Date:           | 07/09/2023 11:03:08           |
| Gateway Ref ID:   | 594396639           | Method:             | Union Bank Of India-Retail NB |
| GRIPS Payment ID: | 070920232020771850  | Payment Init. Date: | 07/09/2023 11:01:24           |
| Payment Status:   | Successful          | Payment Ref. No:    | 3002184295/3/2023             |
|                   |                     |                     | [Query No*/Query Year]        |

Depositor Details

|                           |                                      |
|---------------------------|--------------------------------------|
| Depositor's Name:         | Mr SHEUL SANGHVI                     |
| Address:                  | 3 WOOD BURN PARK, 8A, KOLKATA 700020 |
| Mobile:                   | 9831603500                           |
| Email:                    | SHEULSANGHVI@GMAIL.COM               |
| Period From (dd/mm/yyyy): | 07/09/2023                           |
| Period To (dd/mm/yyyy):   | 07/09/2023                           |
| Payment Ref ID:           | 3002184295/3/2023                    |
| Dept Ref ID/DRN:          | 3002184295/3/2023                    |

1 - 2363/2023

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 3002184295/3/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 39920      |
| 2       | 3002184295/3/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21         |
| Total   |                   |  |                    | 39941      |

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.



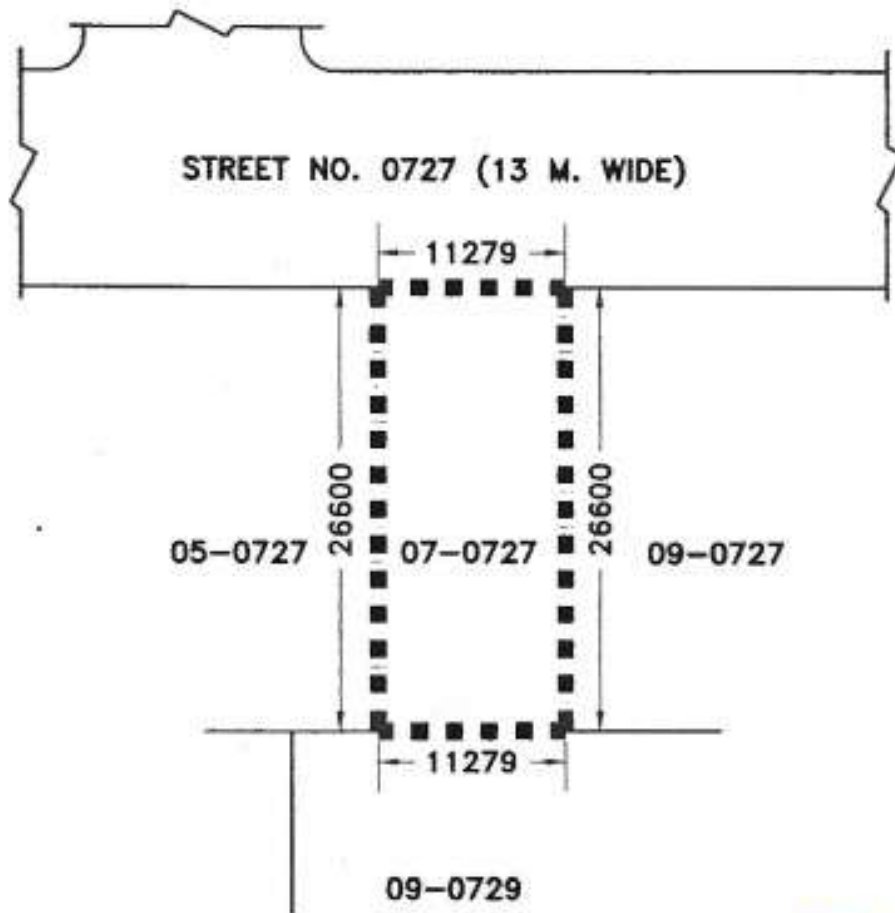


SITE PLAN OF PREMISES NO. 07-0727 IN STREET NO. 0727 ( ERSTWHILE PLOT NO. 2643 IN BLOCK NO. AA\_IID) UNDER CATEGORY – HIGI-II, SITUATE IN THE NEW TOWN, POLICE STATION :AIRPORT, DIST. NORTH 24 PARGANA'S MOUZA GOPALPUR , J L NUMBER 2 UNDER ERSTWHILE RAJARHAT, GOPALPUR MUNICIPALITY

AREA : 300.02 SQ.METER



NORTH



*Neelot Kamel Bezbani*

**SATVAN REALTY**  
*James Singh*  
Partner

ALL DIMENSIONS ARE IN MM

Handwritten mark resembling a large 'C' or a signature flourish.














Addl. District Sub-Registrar  
Bidhanagar, West Bengal

15 SEP 2023












SATVAN REALTY

Partner

|   | Thumb      | 1st finger  | middle finger   | ring finger  | small finger  |   |
|---|------------|---|---|--|---|---|
|  | left hand  |  |  |  |  |  |
|   | right hand |  |  |  |  |  |


Name..... GAURAV V SANGHVI .....

Signature.....  .....

|  | Thumb      | 1st finger  | middle finger   | ring finger   | small finger  |   |
|--|------------|---|---|---|---|---|
|  | left hand  |    |   |   |   |    |
|  | right hand |  |  |  |  |  |

Name..... PRABHAKAR KAMAL BEZBORUAH .....

Signature.....  .....

|  | Thumb      | 1st finger | middle finger | ring finger | small finger |
|--|------------|------------|---------------|-------------|--------------|
|  | left hand  |            |               |             |              |
|  | right hand |            |               |             |              |

Name.....

Signature.....

८



Add. District Sub-Registrar  
Bidhanagar, (Self Lake CDA)

15 SEP 2023

### Major Information of the Deed



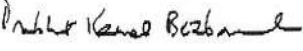
|  |  |  |            |
|--|--|--|------------|
| Deed No :  | I-1504-02363/2023  | Date of Registration                               | 15/09/2023 |
| Query No / Year  | 1504-3002184295/2023   | Office where deed is registered                    |            |
| Query Date   | 25/08/2023 4:22:51 PM  | A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | G Sangvi<br>3, Woodburn Road, Malayalaya Apartment, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9830215500, Status : Advocate |  |            |
| Transaction  | Additional Transaction   |  |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]  |  |            |
| Set Forth value  | Market Value   |  |            |
|  | Rs. 2,01,76,367/-  |  |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |  |            |
| Rs. 40,020/- (Article:48(g))                                 | Rs. 21/- (Article:E, E)  |  |            |
| 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: Hidco-AA-II-D, Mouza: HIDCO-AA-II-D, JI No: 0, Pin Code : 700161

| Sch No               | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land    | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|----------------------|-------------|----------------|---------------|---------|-----------------|-------------------------|-----------------------|---------------------------------|
| L1                   | RS-2643     |                | Bastu         | Bastu   | 3228.22 Sq Ft   |                         | 2,01,76,367/-         | Width of Approach Road: 43 Ft., |
| <b>Grand Total :</b> |             |                |               |         | <b>7.398Dec</b> | <b>0 /-</b>             | <b>201,76,367 /-</b>  |                                 |

#### Land Lord Details :




| SI No  | Name,Address,Photo,Finger print and Signature  |   |   |  |
|--|--|---|---|--|
| 1  | Name   | Photo   | Finger Print  | Signature  |
|  | <b>Shri Prabhat Kamal Bezboruah</b><br>Son of Shri Nil Kamal Bezboruah<br>Executed by: Self, Date of Execution: 15/09/2023<br>, Admitted by: Self, Date of Admission: 15/09/2023 ,Place : Office |  |  |  |
|  |  | 15/09/2023  | LTI<br>15/09/2023   | 15/09/2023   |
| 17, Lower Range, Flat No: 41, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxx7g, Aadhaar No: 69xxxxxxxx5435, Status :Individual, Executed by: Self, Date of Execution: 15/09/2023 , Admitted by: Self, Date of Admission: 15/09/2023 ,Place : Office |  |   |   |  |



**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Satvan Realty</b><br>2, Dr. Rajendra Road, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: afxxxxx0e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |   |   |  |
|-------|---|---|---|--|
| 1     | Name  | Photo   | Finger Print  | Signature  |
|       | <b>Shri Gaurav V Sanghvi (Presentant )</b><br>Son of Late Virendra Kumar Sanghvi<br>Date of Execution - 15/09/2023, , Admitted by: Self, Date of Admission: 15/09/2023, Place of Admission of Execution: Office   |  |  |  |
|       |   | Sep 15 2023 11:37AM   | LTI 15/09/2023  | 15/09/2023   |
|       | 2, Dr. Rajendra Road, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx6L, Aadhaar No: 22xxxxxxx7127 Status : Representative, Representative of : Satvan Realty (as Partner) |   |   |  |

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature  |
|--|---|---|--|
| <b>Mr Arnab Roy</b><br>Son of Pronab Kumar Roy<br>High Court, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  |  |  |
|  | 15/09/2023  | 15/09/2023  | 15/09/2023   |
| Identifier Of Shri Prabhat Kamal Bezboruah, Shri Gaurav V Sanghvi  |   |   |  |

**Transfer of property for L1**

| SI.No | From                         | To. with area (Name-Area) |
|-------|------------------------------|---------------------------|
| 1     | Shri Prabhat Kamal Bezboruah | Satvan Realty-7.398 Dec   |





## Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:  
Hidco-AA-II-D, Mouza: HIDCO-AA-II-D, JI No: 0, Pin Code : 700161

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|-----------------------|-----------------|--|
| L1     | RS Plot No:- 2643     |                 |  |



**Endorsement For Deed Number : I - 150402363 / 2023**

**On 15-09-2023**

**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 11:33 hrs on 15-09-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Gaurav V Sanghvi ,.

**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 2,01,76,367/-

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

Execution is admitted on 15/09/2023 by Shri Prabhat Kamal Bezboruah, Son of Shri Nil Kamal Bezboruah, 17, Lower Range, Flat No: 41, P.O: Circus Avenue, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Identified by Mr Arnab Roy, , Son of Pronab Kumar Roy, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-09-2023 by Shri Gaurav V Sanghvi, Partner, Satvan Realty, 2, Dr. Rajendra Road, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr Arnab Roy, , Son of Pronab Kumar Roy, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 11:03AM with Govt. Ref. No: 192023240207718518 on 07-09-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 1953389152825 on 07-09-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 8753, Amount: Rs.100.00/-, Date of Purchase: 28/08/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 11:03AM with Govt. Ref. No: 192023240207718518 on 07-09-2023, Amount Rs: 39,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 1953389152825 on 07-09-2023, Head of Account 0030-02-103-003-02



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1504-2023, Page from 96983 to 97018**

**being No 150402363 for the year 2023.**



*Sukanya Talukdar*

Digitally signed by SUKANYA TALUKDAR  
Date: 2023.09.19 17:25:01 +05:30  
Reason: Digital Signing of Deed.

**(Sukanya Talukdar) 19/09/2023**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

**West Bengal.**