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Certified that the document is admitted to registration. The right cover sheet / sheets and the endorsement of the same is attached to this document and the part of this document.

[Signature]

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

22 DEC 2022

DEVELOPMENT AGREEMENT

1. Date : 22.12.2022,
2. Place : Kolkata
3. Parties :
 - 3.1 S H A R D A
CHOKHANI [PAN
NO. ACRPC8195K],

145064

Pinaki Chatteropadhyay
Advocate
Reg. No.: WB/501/1994

NAME
ADD.
Re.
30 NOV 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

30 NOV 2022
30 NOV 2022



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North 24 Parganas, Barasat

22 DEC 2022

[AADHAAR NO. 849369824635] [PASSPORT NO. N5808585] & [MOBILE NO. 9830969692], wife of Late Ashok Kumar Chokhani, daughter of Narsingh Dass Singhi, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Arch Shivam, Flat No. 3B, 3rd Floor, 2, Lower Rawdon Street, Circus Avenue, P.O. L.R. Sarani, P.S. Ballygunge, Kolkata - 700020, District South 24 Parganas, West Bengal.

3.1.1 **ABHISHEK CHOKHANI [PAN NO. AERPC8700J], [AADHAAR NO. 697369995504] [PASSPORT NO. N5837415] & [MOBILE NO. 9830069692]**, son of Late Ashok Kumar Chokhani, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Arch Shivam, Flat No. 3B, 3rd Floor, 2, Lower Rawdon Street, Circus Avenue, P.O. L.R. Sarani, P.S. Ballygunge, Kolkata - 700020, District South 24 Parganas, West Bengal.

3.1.2 **MONA CHOKHANI [PAN NO. AIBPB2347L], [AADHAAR NO. 451254755889] [PASSPORT NO. M2609533] & [MOBILE NO. 9836469692]**, wife of Abhishek Chokhani, daughter of Hari Prasad Beriwal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Arch Shivam, Flat No. 3B, 3rd Floor, 2, Lower Rawdon Street, Circus Avenue, P.O. L.R. Sarani, P.S. Ballygunge, Kolkata - 700020, District South 24 Parganas, West Bengal.

Hereinafter jointly and collectively called and referred to as the "**LANDOWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and assigns and nominee or nominees) of the **ONE PART**.

AND

3.2 **PRAJAPATI INFRASTRUCTURE CO. [PAN NO. AAZFP5725A]**, a Partnership Firm, having its office address at formerly Fabulous-Uno, Gouranganagar, Ghuni, P.O. Gouranganagar, P.S. New Town, Kolkata - 700159, District North 24 Parganas, West Bengal, presently at 1st Floor, 41/A, Tara Chand Dutta Street, P.O. Kolutolla, P.S. Jorasanko, Kolkata - 700073, District - Kolkata, West Bengal. represented by its Managing Partner namely **SANDEEP KUMAR SARAOGI [PAN NO. AIIPS2104F], [AADHAAR NO. 390030226095] [PASSPORT NO. U8204252] & [MOBILE NO. 9830035958]**, son of Shyam Sunder Saraogi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 1st Floor, 41/A, Tara Chand Dutta Street, P.O. Kolutolla, P.S. Jorasanko, Kolkata - 700073, District - Kolkata, West Bengal.



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Hereinafter called and referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Development :**

4.1 **Development Project & Appurtenances :**

4.1.1 **Project Property : ALL THAT** piece and parcel of land measuring :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Khatian in the name of</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>[In Decimal]</u>
1183	8302	Sharda Chokhani	Doba	03.00
1184	8302	Sharda Chokhani	Danga	03.71
1184	8299	Sharda Chokhani	Danga	09.00
1184	8300	Abhishek Chokhani	Danga	09.00
1184	8301	Mona Chokhani	Danga	09.00
1185	8302	Sharda Chokhani	Bagan	01.00
				34.71

In total a demarcated and amalgamated plot of land measuring **34.71 (Thirty Four Point Seven One) Decimals** be the same a little more or less, comprised in **R.S./L.R. Dag Nos. 1183, 1184 & 1185**, under **R.S. Khatian No. 2182, L.R. Khatian Nos. 8302, 8299, 8300 & 8301**, lying and situated at **Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, A.D.S.R.O. Rajarhat, New Town**, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, Pin No. 700135, in the District North 24 Parganas, in the State of West Bengal, morefully described in the First Schedule hereinafter written.

5. **BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :**

5.1 **Representations and Warranties Regarding Title :** The Landowners have made the following representation and given the following warranty to the Developer regarding



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title.

5.1.1 **CHAIN AND TITLE REGARDING ABSOLUTE AND TOTAL JOINT OWNERSHIP OF (1) SHARDA CHOKHANI, (2) ABHISHEK CHOKHANI & (3) MONA CHOKHANI, LANDOWNERS HEREIN, IN RESPECT OF FIRST SCHEDULE PROPERTY, AS IS FOLLOWS :**

- 5.1.1.1 **Absolute Joint Ownership of (1) M/s. Sandeep Trading Co., (2) M/s. H.R.G. Finance & Investment Consultants (P) Ltd. & (3) Syncron Commercial Pvt. Ltd. under Deed No. 05145 for the year 2007 :** One (1) M/s. Sandeep Trading Co., (2) M/s. H.R.G. Finance & Investment Consultants (P) Ltd. (now known as Utkal Realtors Pvt. Ltd.) & (3) Syncron Commercial Pvt. Ltd., were the absolute joint owners of ALL THAT piece and parcel of land measuring 21 (Twenty One) Cottahs 0 (Zero) Chittack 34 (Thirty Four) sq.ft. more or less, comprised in C.S. Dag Nos. 1118, 1119 & 1120 corresponding to R.S. Dag Nos. 1183, 1184 & 1185, under R.S. Khatian No. 2182, L.R. Khatian Nos. 2720 & 3579, in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one (1) Rehana Rahman, (2) Sami-Ur-Rahman, (3) Nafisa Mahmood & (4) Fauzia Mahmood, by the strength of a Registered Deed of Conveyance, registered on 18.01.2007, registered in the office of the D.S.R.-II, North 24 Parganas, at Barasat, and recorded in Book No. I, CD Volume No. 8, Pages 5059 to 5085, being Deed No. 05145 for the year 2007.
- 5.1.1.2 **L.R. Records :** After having absolute possession and absolute ownership over the aforesaid property, the said (1) M/s. Sandeep Trading Co., (2) M/s. H.R.G. Finance & Investment Consultants (P) Ltd. (now known as Utkal Realtors Pvt. Ltd.) & (3) Syncron Commercial Pvt. Ltd., duly recorded their/its names in the record of the L.R. Settlement in L.R. Khatian Nos. 5003, 5004 & 5005 respectively.
- 5.1.1.3 **Joint Sale by the said (1) M/s. Sandeep Trading Co., (2) Utkal Realtors Pvt. Ltd. (formerly known as M/s. H.R.G. Finance & Investment Consultants (P) Ltd.) & (3) Syncron Commercial Pvt. Ltd. to M/s. Overtop Highrise Private Limited :** While in absolute possession and absolute ownership over the aforesaid property, the said (1) M/s. Sandeep Trading Co., (2) Utkal Realtors Pvt. Ltd. (formerly known as M/s. H.R.G. Finance & Investment Consultants (P) Ltd.) & (3) Syncron Commercial Pvt. Ltd. to M/s. Overtop Highrise Private Limited, jointly sold, transferred and conveyed a plot of land measuring :



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<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Sold Property</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>	<u>K : CH : SFT.</u>
1183	2182	5003, 5004 & 5005	03	03.00	01 - 13 - 00
1184	2182	5003, 5004 & 5005	38	30.69	18 - 09 - 04
1185	2182	5003, 5004 & 5005	50	<u>01.10</u>	<u>00 : 10 : 30</u>
				<u>34.79</u>	<u>21 : 00 : 34</u>

In total land measuring 34.79 (Thirty Four Point Seven Nine) Decimals more or less equivalent to 21 (Twenty One) Cottahs 0 (Zero) Chittack 34 (Thirty Four) sq.ft. more or less, comprised in C.S. Dag Nos. 1118, 1119 & 1120 corresponding to R.S. Dag No. 1183, 1184 & 1185, under R.S. Khatian No. 2182, L.R. Khatian Nos. 5003, 5004 & 5005, in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, to one M/s. Overtop Highrise Private Limited, having its Registered Office at 44/2, Ashutosh Mukherjee Road, Maheshtalla, Budge Budge, P.S. Maheshtalla, Kolkata - 700137, by the strength of a Registered Deed of Conveyance, registered on 18.04.2013, registered in the office of the A.R.A.-II, Kolkata, and recorded in Book No. 1, CD Volume No. 18, Pages 188 to 209, being Deed No. 05383 for the year 2013.

5.1.1.4 **Absolute Ownership of M/s. Overtop Highrise Private Limited under Deed No. 05383 for the year 2013** : Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 05383 for the year 2013, the said M/s. Overtop Highrise Private Limited, became the absolute owner of ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Ownership</u>	<u>Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>	<u>K : CH : SFT.</u>
1183	2182	5003, 5004 & 5005	03	03.00	01 - 13 - 00
1184	2182	5003, 5004 & 5005	38	30.69	18 - 09 - 04
1185	2182	5003, 5004 & 5005	50	<u>01.10</u>	<u>00 : 10 : 30</u>
				<u>34.79</u>	<u>21 : 00 : 34</u>

In total land measuring 34.79 (Thirty Four Point Seven Nine) Decimals more or less equivalent to 21 (Twenty One) Cottahs 0 (Zero) Chittack 34 (Thirty Four) sq.ft. more or less, comprised in C.S. Dag Nos. 1118, 1119 & 1120 corresponding to R.S./L.R. Dag No. 1183, 1184 & 1185, under R.S. Khatian No. 2182, L.R. Khatian Nos. 5003, 5004 & 5005, in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat



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Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas.

5.1.1.5 **L.R. Record** : After having absolute possession and absolute ownership over the aforesaid property, the said M/s. Overtop Highrise Private Limited, duly recorded its/ their names in the record of the L.R. Settlement in L.R. Khatian No. 6722.

5.1.1.6 **Sale by the said M/s. Overtop Highrise Private Limited to one of the present owners, Ashok Kumar Chokhani & Ownership of Ashok Kumar Chokhani** : The said M/s. Overtop Highrise Private Limited out of their total ownership, sold, transferred and conveyed a plot of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Nature of</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>Land</u>	<u>[In Decimal]</u>
1184	2182	6722	38	Danga	09

In total land measuring 9 (Nine) Decimals more or less, comprised in R.S. Dag No. 1184, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, to one Ashok Kumar Chokhani, one of the present owners herein, by the strength of a Registered Deed of Conveyance, registered on 28.12.2018, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. 1, Volume No. 1523-2019, Pages 14122 to 14149, being Deed No. 152300028 for the year 2019.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 152300028 for the year 2019, the said Ashok Kumar Chokhani, one of the present owners herein, became the absolute owner of ALL THAT piece and parcel of land measuring 9 (Nine) Decimals more or less, comprised in R.S./L.R. Dag No. 1184, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas.

5.1.1.7 **Again Sale by the said M/s. Overtop Highrise Private Limited to one of the present owners, Sharda Chokhani & Ownership of Sharda Chokhani** : The said M/s. Overtop Highrise Private Limited out of their total ownership, again sold, transferred and conveyed a plot of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Nature of</u>	<u>Sold Property</u>
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<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>Land</u>	<u>[In Decimal]</u>
1185	2182	6722	50	Bagan	01

In total land measuring 1 (One) Decimal more or less, comprised in R.S./L.R. Dag No. 1185, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District North 24 Parganas, to one Sharda Chokhani, one of the present owners herein, by the strength of a Registered Deed of Conveyance, registered on 28.12.2018, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. 1, Volume No. 1523-2019, Pages 14150 to 14176, being Deed No. 152300029 for the year 2019.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 152300029 for the year 2019, the said Sharda Chokhani, one of the present owners herein, became the absolute owner of ALL THAT piece and parcel of land measuring 1 (One) Decimal more or less, comprised in R.S./L.R. Dag No. 1185, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District North 24 Parganas.

5.1.1.8 Again Sale by the said M/s. Overtop Highrise Private Limited to the said Sharda Chokhani & Ownership of Sharda Chokhani : The said M/s. Overtop Highrise Private Limited out of their total ownership, again sold, transferred and conveyed a plot of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Nature of</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>Land</u>	<u>[In Decimal]</u>
1183	2182	6722	3	Doba	3.00
1184	2182	6722	38	Danga	<u>3.71</u>
					<u>6.71</u>

In total land measuring 6.71 (Six Point Seven One) Decimal more or less, comprised in R.S./L.R. Dag Nos. 1183 & 1184, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, in the District North 24 Parganas, to the said Sharda Chokhani, one of the present owners



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herein, by the strength of a Registered Deed of Conveyance, registered on 28.12.2018, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. 1, Volume No. 1523-2019, Pages 14177 to 14204, being Deed No. 152300030 for the year 2019.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 152300030 for the year 2019, the said Sharda Chokhani, one of the present owners herein, became the absolute owner of ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Nature of</u>	<u>Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>Land</u>	<u>[In Decimal]</u>
1183	2182	6722	3	Doba	3.00
1184	2182	6722	38	Danga	<u>3.71</u>
					<u>6.71</u>

In total land measuring 6.71 (Six Point Seven One) Decimal more or less, comprised in R.S./L.R. Dag Nos. 1183 & 1184, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re, Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas.

5.1.1.9 **Again Sale by the said M/s. Overtop Highrise Private Limited to Abhishek Chokhani & Ownership of Abhishek Chokhani :** The said M/s. Overtop Highrise Private Limited out of their total ownership, again sold, transferred and conveyed a plot of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Nature of</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>Land</u>	<u>[In Decimal]</u>
1184	2182	6722	38	Danga	9

In total land measuring 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 1184, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re, Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, to one Abhishek Chokhani, one of the present owners herein, by the strength



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of a Registered Deed of Conveyance, registered on 28.12.2018, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2019, Pages 14205 to 14231, being Deed No. 152300031 for the year 2019.

Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 152300031 for the year 2019, the said Abhishek Chokhani, one of the present owners herein, became the absolute owner of ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Nature of</u>	<u>Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>Land</u>	<u>[In Decimal]</u>
1184	2182	6722	38	Danga	9

In total land measuring 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 1184, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas.

5.1.1.10 Again Sale by the said M/s. Overtop Highrise Private Limited to Mona Chokhani & Ownership of Mona Chokhani : The said M/s. Overtop Highrise Private Limited again sold, transferred and conveyed a plot of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Nature of</u>	<u>Sold Property</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>Land</u>	<u>[In Decimal]</u>
1184	2182	6722	38	Danga	9

In total land measuring 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 1184, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, to one Mona Chokhani, one of the present owners herein, by the strength of a Registered Deed of Conveyance, registered on 28.12.2018, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2019, Pages 15668 to 15694, being Deed No. 152300032 for the year 2019.



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Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 152300032 for the year 2019, the said Mona Chokhani, one of the present owners herein, became the absolute owner of ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Nature of</u>	<u>Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>Land</u>	<u>[In Decimal]</u>
1184	2182	6722	38	Danga	9

In total land measuring 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 1184, under R.S. Khatian No. 2182, L.R. Khatian No. 6722 (in the name of M/s. Overtop Highrise Private Limited), in Mouza - Reckjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas.

- 5.1.1.11 **Absolute Total & Individual Ownership** : Thus on the basis of the aforementioned facts and circumstances and on the basis of the aforementioned registered deeds, the absolute and total ownership of the said (1) Ashok Kumar Chokhani, (2) Sharda Chokhani, (3) Abhishek Chokhani & (4) Mona Chokhani, Landowners herein, as follows :

<u>Name of the Owner</u>	<u>R.S./L.R.</u>	<u>Deed No. & Year</u>	<u>Individual Ownership</u>	<u>Total Ownership</u>
	<u>Dag No.</u>		<u>[In Decimal]</u>	<u>[In Decimal]</u>
Ashok Kumar Chokhani	1184	152300028/19	09.00	09.00
Sharda Chokhani	1185	152300029/19	01.00	
Sharda Chokhani	1183	152300030/19	03.00	
Sharda Chokhani	1184	152300030/19	03.71	07.71
Abhishek Chokhani	1184	152300031/19	09.00	09.00
Mona Chokhani	1184	152300032/19	09.00	09.00
				34.71

In total physical plot of land measuring 34.71 (Thirty Four Point Seven One) Decimals more or less instead of land measuring 34.79 (Thirty Four Point Seven Nine) Decimals more or less.

- 5.1.1.12 **L.R. Records** : After purchasing the aforesaid property, the said (1) Ashok Kumar Chokhani, (2) Sharda Chokhani, (3) Abhishek Chokhani & (4) Mona Chokhani,



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Landowners herein, duly recorded their names in the record of the L.R. Settlement, as follows :

Ashok Kumar Chokhani :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Share out of</u>	<u>Record</u>
<u>Dag No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>1.0000 share</u>	<u>[In Decimal]</u>
1184	8299	38	0.2369	09

Sharda Chokhani :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Share out of</u>	<u>Record</u>
<u>Dag No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>1.0000 share</u>	<u>[In Decimal]</u>
1183	8302	03	1.0000	03
1184	8302	38	0.0977	04
1185	8302	50	0.0200	01

Abhishek Chokhani :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Share out of</u>	<u>Record</u>
<u>Dag No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>1.0000 share</u>	<u>[In Decimal]</u>
1184	8300	38	0.2369	09

Mona Chokhani :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Total Land in Dag</u>	<u>Share out of</u>	<u>Record</u>
<u>Dag No.</u>	<u>No.</u>	<u>[In Decimal]</u>	<u>1.0000 share</u>	<u>[In Decimal]</u>
1184	8301	38	0.2367	09

5.1.1.13 **Amalgamation :** The said (1) Ashok Kumar Chokhani, (2) Sharda Chokhani, (3) Abhishek Chokhani & (4) Mona Chokhani, Landowners herein, amalgamated their respective plot into one single plot, in total amalgamated plot of land measuring 34.71 (Thirty Four Point Seven One) Decimals more or less and the said amalgamated plot of land is morefully described in the First Schedule hereunder written.

6. **Registered Development Agreement executed by (1) Ashok Kumar Chokhani, (2) Sharda Chokhani, (3) Abhishek Chokhani & (4) Mona Chokhani :**

6.1 **Registered Development Agreement :** The said (1) Ashok Kumar Chokhani, (2)



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Sharda Chokhani, (3) Abhishek Chokhani & (4) Mona Chokhani, Landowners herein entered into a Registered Development Agreement with the present Developer Prajapati Infrastructure co. on 25.01.2021 with some agreed terms and conditions enumerated there in. The said Development Agreement Registered in the Office of the District Sub Registered-II North 24 Parganas, Barasat in Book No. I, Volume No. 1502-2021, Pages 11326 to 11394, being Deed No. 150200311 for the year 2021.

6.2 **Registered General Power of Attorney :** The said (1) Ashok Kumar Chokhani, (2) Sharda Chokhani, (3) Abhishek Chokhani & (4) Mona Chokhani, Landowners herein also executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the Developer. The said Registered Development Power of Attorney After Registered Development Agreement was registered in the Office of the District Sub Registered-II North 24 Parganas, Barasat on 01.02.2021 and recored in Book No. I, Volume No. 1502-2021, Pages 12994to 13037, being Deed No. 150200357 for the year 2021.

7. **Demise of Ashok Kumar Chokhani and part change of ownership :**

7.1 **Demise of Ashok Kumar Chokhani :** After execution of the aforesaid Development Agreement and sanction of building plan and start of construction work of the project, one of the owners Ashok Kumar Chokhani died intestate on 09.02.2022, leaving behind his wife Sharda Chokhani, and son Abhishek Chokhani and three daughters Rashmi Saraf, Manisha Saraf & Megha Rungta as his successors in respect of the estate of the deceased Ashok Kumar Chokhani including his share in the Development property as follows:

<u>Name of the Owner</u>	<u>R.S./L.R.</u>	<u>Deed No. & Year</u>	<u>Individual Ownership</u>	<u>Total Ownership</u>
	<u>Dag No.</u>		<u>[In Decimal]</u>	<u>[In Decimal]</u>
Ashok Kumar Chokhani	1184	152300028/19	09.00	09.00

7.2 **Registered Deed of Gift Executed by the successors in favour of Sharda Chokhani :** The said Abhishek Chokhani, Rashmi Saraf, Manisha Saraf & Megha Rungta executed a registered Deed of Gift in respect of their undivided share in the Development property left by and inherited from their deceased father Ashok Kumar Chokhani in favour of their mother and co owner Sharda Chokhani. The said registered Deed of Gift was registered in the Office of the Additional Registrar of Assurance-III- Kolkata on 15.06.2022 and recored in Book No. I, Volume No. 1903-2022, Pages 365681 to 365706, being Deed No. 190306495 for the year 2022.



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- 7.3 **Absolute ownership of Sharda Chokhani by way of Gift :** Therefore on basis of the aforesaid Gift the said Sharda Chokhani became the absolute owner of the share of the deceased Ashok Kumar Chokhani as follows:

<u>Name of the Owner</u>	<u>R.S./L.R.</u>	<u>Deed No. & Year</u>	<u>Individual Ownership</u>	<u>Total Ownership</u>
		<u>Dag No.</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>
Sharda Chokhani	1184	152300028/19	09.00	09.00

8. **Change of ownership of Development properties :** Therefore, on the basis of the aforementioned facts and circumstances and on the basis of the aforementioned registered deeds, the ownership (1) Sharda Chokhani, (2) Abhishek Chokhani & (3) Mona Chokhani, present Landowners herein, in the Development properties have been changed accordingly as follows :

<u>Name of the Owner</u>	<u>R.S./L.R.</u>	<u>Deed No. & Year</u>	<u>Individual Ownership</u>	<u>Total Ownership</u>
		<u>Dag No.</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>
Sharda Chokhani	1185	152300029/19	01.00	
Sharda Chokhani	1183	152300030/19	03.00	
Sharda Chokhani	1184	152300030/19	03.71	
Sharda Chokhani	1184	190306495/22	09.00	16.71
Abhishek Chokhani	1184	152300031/19	09.00	09.00
Mona Chokhani	1184	152300032/19	09.00	<u>09.00</u>
				<u>34.71</u>

In total physical plot of land measuring 34.71 (Thirty Four Point Seven One) Decimals more or less instead of land measuring 34.79 (Thirty Four Point Seven Nine) Decimals more or less.

DESIRE OF CONTINUEING DEVELOPMENT & ACCEPTANCE AND POWER OF ATTORNEY :

- 9.1 **Desire of Continuation of Development of the Land & Acceptance :** The said (1) Sharda Chokhani, (2) Abhishek Chokhani & (3) Mona Chokhani, Landowners herein express their desire to continue the development of their aforesaid total demarcated plot of land measuring **34.71 (Thirty Four Point Seven One) Decimals more or**
- 9.



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less, by constructing the multi storied building thereon, with the present Developer, Prajapati Infrastructure Co., represented by its Managing Partner namely Sandeep Kumar Saraogi, son of Shyam Sunder Saraogi in similar and same terms as enumerated in the Registered Development Agreement bearing No. 150200311/2021. The present Developer, Prajapati Infrastructure Co., represented by its Managing Partner namely Sandeep Kumar Saraogi, son of Shyam Sunder Saraogi, have accepted the said proposal and the present Landowners have decided to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written. In this context the present Landowners state declare and affirm that they are abiding by all the agreements deeds and documents excuted by the Developer on the basis of the previous Development Agreement bearing No. 150200311/2021.

- 9.1.1 **Registered Development Power of Attorney** : For the smooth running of the said project, the Landowners herein agree to execute a fresh Registered Development Power of Attorney After Registered Development Agreement, by which the Landowners herein have appointed and nominated the Developer herein, as their Constituted Attorney, to act on behalf of the Landowners.

10. **DEFINITION** :

- 10.1 **Building** : Shall mean building so to be constructed on the total plot of land which is morefully described in the First Schedule hereinafter written.
- 10.1.1 **Common Facilities & Amenities** : Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- 10.1.2 **Saleable Space** : Shall mean the space within the building, which is to be available as an unit/flat or independent parking space/covered/open (uncovered)/shops, if any, for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.
- 10.1.3 **Landowners' Allocation** : Shall mean 40% of the constructed area of building alongwith proportionate share in the said plot of land and also together with proportionate share of the common facilities and amenities in the building and also proportionate share of common expenses in the building.



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- 10.1.4 **Developer's Allocation** : Shall mean 60% of the constructed area of the building alongwith proportionate share in the said plot of land and also together with proportionate share of the common facilities and amenities in the building and also proportionate share of common expenses in the building.
- 10.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 10.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.
- 10.1.7 **Building Plan** : Shall mean the plan sanction by Rajarhat Bishnupur 1 No. Gram Panchayet/Zilla Parishad, North 24 Parganas bearing No. 541 RPS, dated 16.07.2021, including its modification and amenities and alterations.
- 10.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the flat/unit has been built. It includes carpet area of the flat plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 10.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the flat plus proportionate area of common spaces like stairs, lift & lobby areas and other common amenities of that particular floor.
- 10.1.10 **Super Built Up Area** : Here super built up area means the total covered area plus proportionate share of service area.
11. **LANDOWNERS' RIGHT & REPRESENTATION** :
- 11.1 **Indemnification regarding Possession & Delivery** : The Landowners are now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the said property.
- 11.1.1 **Free From Encumbrance** : The Landowners also indemnify that schedule property is free from all encumbrances and the Landowners have marketable title in respect of said property.



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12. **DEVELOPER/PROMOTER'S RIGHTS :**

- 12.1 **Authority of Developer :** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.
- 12.1.1 **Right of Construction :** The Landowners hereby grant permission an exclusive rights to the Developer to build building upon the property.
- 12.1.2 **Construction Cost :** The Developer shall carry total construction work of the present building at their own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.
- 12.1.3 **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 12.1.4 **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowners.
- 12.1.5 **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.
- 12.1.6 **Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 12.1.7 **Possession to the Landowners :** On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities in respect of the building to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.



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12.1.8 **Possession to the intending purchaser :** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowners.

12.1.9 **Deed of Conveyance :** The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holders of the Landowners only for Developer's Allocation.

13. **CONSIDERATION :**

13.1 **Permission against Consideration :** The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.

14. **DEALING OF SPACE IN THE BUILDING :**

14.1 **Exclusive Power of Dealings of Landowners :** The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of developer, and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.

14.1.1 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

15. **NEW BUILDING :**

15.1 **Completion of Project :** The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.



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- 15.1.1 **Architect Fees etc.** : All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context and in this respect as well as on that accounts.
- 15.1.2 **Panchayet Taxes & Other Taxes of the Property** : The Landowners shall pay and clear up all the arrears on account of Panchayet taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and obtaining of the Completion Certificate from the competent authority and allocation of Landowners and Developer's Portion. From the date of completion and allocation of the floor area between the Landowners and the Developer the Panchayet taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowners, by the Developer and/or their nominees and the Landowners and/or their nominee/nominees respectively.
- 15.1.3 **Upkeep Repair & Maintenance** : Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.
16. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :**
- 16.1 **Delivery of Possession** : As soon as the building will be completed and completion certificate is obtained, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the Panchayet being provided to that effect.
- 16.1.1 **Payment of Panchayet Taxes** : Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Panchayet and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.
- 16.1.2 **Share of Common Expenses & Amenities** : As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the



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common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

17. **COMMON RESTRICTION :**

- 17.1 **Restriction of Landowners and Developer in common :** The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-
- 17.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 17.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.
- 17.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 17.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.



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- 17.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 17.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 17.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 17.1.8 The Landowners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

18. **LANDOWNERS' OBLIGATION :**

18.1 **No Interference :**

The Landowners hereby agree and covenant with the Developer :

- (i) not to cause any interference or hindrance in the construction of the building by the Developer.
- (ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.
- (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.



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19. **DEVELOPER'S OBLIGATIONS :**

19.1 **Time Schedule of Handing Over Landowners' Allocation :** The Developer hereby agrees and covenants with the Landowners to handover Landowners' Allocation within 3 (Three) years from the date of sanctioning the building plan from the concerned authority. The Developer also empowers by the Landowners a grace period of 6 (Six) months more to deliver the Landowners' Allocation.

19.1.1 **Penalty :** If the Landowners' Allocation will not be delivered within the stipulated period, the Developer shall be liable to pay Rs.25,000/- (Rupees Twenty Five Thousand only) per month to the Landowners as demurrage.

19.1.2 **No Violation :** The Developer hereby agrees and covenants with the Landowners :

- (i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- (ii) not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

20. **LANDOWNERS' INDEMNITY :**

20.1 **Indemnity :** The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

21. **DEVELOPER'S INDEMNITY :**

21.1 The Developer hereby undertakes to keep the Landowners :

- (i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.



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- (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

22. **MISCELLANEOUS :**

- 22.1 **Contract Not Partnership :** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constituted as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- 22.1.1 **Not specified Premises :** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.
- 22.1.2 **Not Responsible :** The Landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 22.1.3 **Process of Issuing Notice :** Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.



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- 22.1.4 **Formation of Association** : After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 22.1.5 **Name of the Building** : The name of the building shall be given by developer in due course with mutual agreement with the landownes and the name shall also contain the brand of the landowners. Logo of the landowners should be prominently displayed on mutually decided place as to give the proper visibility to it for all the visitors and residents entering and existing the building.
- 22.1.6 **Right to borrow fund** : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 22.1.7 **Documentation** : The Landowners delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.
- 22.1.8 **Electrical Transformar** : The Electrical Transformer will be installed by the W.B.S.E.D.C.L. in the project. The process of installation of transformer will be taken by the developer. The Developer will not be liable for any delay caused by W.B.S.E.D.C.L. regarding installation of Transformer in the project within the stated period of handing over the possession and under no circumstances, the Landowners and purchaser/s of the building will blame and will take any steps on this point to the developer.

23. FORCE MAJEURE :

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.



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Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

24. **DISPUTES :**

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowners and any such expenses of Arbitration shall be borne in the ratio as prescribed above between the Landowners and Developer.

Place : The place of arbitration shall be Kolkata only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties. The parties can move to Higher Authority if are not satisfied by any/all of the judgement awarded by the Arbitral Tribunal.

25. **JURISDICTION :**

In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.



[Handwritten signature]

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THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of Total Plot of Land]

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Khatian in the name of</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>		<u>Land</u>	<u>[In Decimal]</u>
1183	8302	Sharda Chokhani	Doba	03.00
1184	8302	Sharda Chokhani	Danga	03.71
1184	8299	Sharda Chokhani	Danga	09.00
1184	8300	Abhishek Chokhani	Danga	09.00
1184	8301	Mona Chokhani	Danga	09.00
1185	8302	Sharda Chokhani	Bagan	01.00
				<u>34.71</u>

In total a demarcated and amalgamated plot of land measuring **34.71 (Thirty Four Point Seven One) Decimals** be the same a little more or less, comprised in **R.S./L.R. Dag Nos. 1183, 1184 & 1185**, under **R.S. Khatian No. 2182, L.R. Khatian Nos. 8302, 8299, 8300 & 8301**, lying and situated at **Mouza - Reekjoani, J.L. No. 13, Re. Sa No. 198, Touzi No. 172, 2998, Hal Touzi No. 10, Pargana - Kalikata, P.S. -Rajarhat, A.D.S.R.O. Rajarhat, New Town**, within the local limit of Rajarhat Bishnupur I No. Gram Panchayet, Pin No. 700135, in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted & bounded as follows :-

ON THE NORTH : R.S. Dag No. 1185 (P) & PWD Road [60 ft. Wide].
ON THE SOUTH : R.S. Dag No. 1182 (P).
ON THE EAST : R.S. Dag Nos. 1185 (P) & 1186 (P).
ON THE WEST : R.S. Dag Nos. 1181 (P) & 1185 (P).



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THE SECOND SCHEDULE ABOVE REFERRED TO
[Landowners' Allocation]

LANDOWNERS' ALLOCATION AS FOLLOWS :-

1. The Landowners will jointly get 40% (Forty Percent) of the total constructed area in form of self contained flats/shops/garages and covered/open (uncovered) parking space including proportionate share of common area, common facilities and common amenities in the proposed building.

Later on, after preparation of the Floor Plan, the flats/shops/garages/covered/open (uncovered) parking space will be mutually demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement denoting the flats/shops/garages/covered/open (uncovered) parking space within the purview of the Landowners' Allocation.

The Landowners' Allocation of flats/shops/garages and covered/open (uncovered) parking space shall in No Way differ from Developer's Allocation in terms of finishing and quality of materials used.

2. The Landowners have confirmed that they, including deceased Ashok Kumar Chokhani received a sum of Rs.50,00,000/- (Rupees Fifty Lakh) only as refundable amount to be payable at the time of signing and executing of the Development Agreement bearing No. 150200311/2021.

The said refundable consideration will be refunded by the Landowners to the Developer on or before receiving possession of their Landowners' Allocation after obtaining the completion certificate as above said.

3. It is also settled that except the Landowners' Allocation as described above, the other constructed areas will exclusively be treated as Developer's Allocation.

Ashok Kumar Chokhani



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4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
5. The Landowners give permission to amalgamate the land with their neighbour's plot of land. The area of Landowners' Allocation receivable by the Landowners as described above will be calculated on the basis of the proportionate holding by the Landowners on the project land/amalgamated plot of land.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining (60% of constructed area) portion of the entire constructed building (excluding Landowners' Allocation as described above) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO
[Specifications]

1. STRUCTURE : Buildings designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority/structural engineer.
2. EXTERNAL WALL : 8" thick brick wall and plastered with cement mortar (total thickness 10").
3. INTERNAL WALL : 5" thick brick wall and plastered with cement mortar.
4. FLOORING : Flooring is of Vitrified Floor Tiles and stairs with granite/marble of equal quality.
5. BATH ROOM : Bath room fitted upto 6' height with white glazed tiles of standard brand.
6. KITCHEN : Cooking platform and sink with tap will be of black stone 2'-6" height glazed white standard tiles above the platform to protect the oil spot.
7. TOILET : Toilet of Western type / white commod of standard brand with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin of standard brand is in dining space of the flat.
8. DOORS : All doors are wooden frame & flush doors. Hasbolt and peep hole on main entrance door.



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9. WINDOWS : Aluminium Sliding Channel.
10. WATER SUPPLY : Water supply around the clock is assured for which necessary Submersible Pump will be installed.
11. PLUMBING : Toilet concealed wiring with two bibcock, one shower, in toilet, all fittings are good quality.
12. LIFT : Four persons capacity lift will be provided.

ELECTRICAL WORKS :

1. Full concealed wiring with copper wire. The switch of the electrical goods are Standard Quality.
2. In Bed Room : Two light points, one 5 amp. plug point, one fan point.
3. Living/Dining Room : Two light points, two Fan points, two 5 amp. plugs, one 15 amp. plug point (as per required location).
4. Kitchen : One light point, one exhaust fan point and one 15 amp. plug point.
5. Toilet : One light point, one 15 amp. plug point & one exhaust fan point.
6. Verandah : One light point & One 5 amp. plug point.
7. One light point at main entrance.
8. Calling Bell : One calling bell point at the main entrance.

PAINTING :

- a) Inside wall of the flat will be finished with Putty and external wall with super snowcem or equivalent.
- b) All door and windows frame and shutter painted with two coats white primer.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid by the flat owners/unit owners or purchasers.

MARKETING CLAUSE :

Not more than 5% of the total sale proceeds of Owners' Allocation which will include brokerage for the flats sold.

WBHIRA Registration need to be done.



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22 DEC 2022

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

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of :

1. Rahul Dutta
B302, Rohini Complex, Babelata,
P/O - R/Gopalpur, P/S - Narayampur,
Dist - 24 Parganas (N), Kolkata - 700136.

2. Sujit Acharya
Dakshin Kore
P/S No - Barasat
KJ - 700124

Sharda Chokhani
Sharda Chokhani

Abhishek Chokhani
Abhishek Chokhani

Mona Chokhani
Mona Chokhani

Mona Chokhani

Landowners

Drafted By : Anamika Sarmah
Adv
Judge's Court, Barasat

For Pinaki Chattopadhyay & Associates, F/1314/918/2011.

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By :

Jayashree Mondal
Jayashree Mondal,

Teghoria Main Road,

Kolkata - 700 157.

PRAJAPATI INFRASTRUCTURE CO.

S S Saraogi
Partner
Sandeep Kumar Saraogi
Prajapati Infrastructure Co.

Represented by its Managing Partner,

Sandeep Kumar Saraogi

Developer










Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

22 DEC 2022

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE LR. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

Sandeep Kumar

ATTESTED :- Sandeep Kumar Sarangi

	L.H.					
	R.H.					

ATTESTED :- Sharda Chokhani

	L.H.					
	R.H.					

ATTESTED :- Anshul Chokhani

	L.H.					
	R.H.					

ATTESTED :- Mona Chokhani



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North 24 Parganas, Barasat

22 DEC 2022

INDIAN UNION DRIVING LICENCE

WEST BENGAL STATE

No. **WB-2520130160952** Issue Dt. **11-01-2013**

Name **U. ST. ACHARYA**

S/DW **U. ST. ACHARYA**

Blood Gr **O+** Issue **06-02-1986**

Address **DAKSHINAM
SHITALATA ROAD
BARASAT, KOL
700124**



Authorisation to drive for following categories throughout India:

Category	Valid From	Category	Valid To
MCWG	10-01-2013	MCWG	11-01-2013

U. St. Acharya

Holder's Signature

[Signature]

Licensing Officer



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



192022230226168758

GRN Details

GRN:	192022230226168758	Payment Mode:	SBI Epay
GRN Date:	22/12/2022 16:47:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9775917799025	BRN Date:	22/12/2022 16:47:49
Gateway Ref ID:	0564142732	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	221220222022616874	Payment Init. Date:	22/12/2022 16:47:16
Payment Status:	Successful	Payment Ref. No:	2003546450/13/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	PRAJAPATI INFRASTRUCTURE CO
Address:	41/A TARA CHAND DUTTA STREET, KOLKATA - 700073
Mobile:	8981999999
E-Mail:	prajapatinfra@gmail.com
Contact No:	8981999999
Depositor Status:	Others
Query No:	2003546450
Applicant's Name:	Mr Mafijul Islam
Address:	D.S.R. - II NORTH 24-PARGANAS
Office Name:	D.S.R. - II NORTH 24-PARGANAS
Identification No:	2003546450/13/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 13
Period From (dd/mm/yyyy):	22/12/2022
Period To (dd/mm/yyyy):	22/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003546450/13/2022	Property Registration- Stamp duty	0030-02-103-003-02	20000
2	2003546450/13/2022	Property Registration- Registration Fees	0030-03-104-001-16	32
			Total	20032

IN WORDS: TWENTY THOUSAND THIRTY TWO ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



221220222022616874

GRIPS Payment Detail

GRIPS Payment ID:	221220222022616874	Payment Init. Date:	22/12/2022 16:47:16
Total Amount:	20032	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9775917799025	BRN Date:	22/12/2022 16:47:49
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: PRAJAPATI INFRASTRUCTURE CO
Mobile: 8981999999

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230226168758	Directorate of Registration & Stamp Revenue	20032
Total			20032

IN WORDS: TWENTY THOUSAND THIRTY TWO ONLY.

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

PAID



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



192022230221083058

GRN Details

GRN:	192022230221083058	Payment Mode:	SBI Epay
GRN Date:	19/12/2022 16:51:10	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5865091290325	BRN Date:	19/12/2022 16:51:30
Gateway Ref ID:	0562163004	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	191220222022108304	Payment Init. Date:	19/12/2022 16:51:10
Payment Status:	Successful	Payment Ref. No:	2003546450/5/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms PRAJAPATI INFRASTRUCTURE CO
Address:	1ST FLOOR, 41/A, TARACHAND DUTTA STREET KOLKATA-700073
Mobile:	8981999999
Email:	prajapatinfra@gmail.com
Period From (dd/mm/yyyy):	19/12/2022
Period To (dd/mm/yyyy):	19/12/2022
Payment Ref ID:	2003546450/5/2022
Dept Ref ID/DRN:	2003546450/5/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003546450/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2003546450/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed



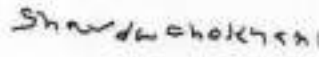


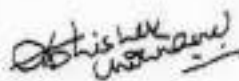


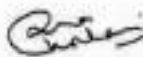
Deed No :	I-1502-08025/2022	Date of Registration	22/12/2022
Query No / Year	1502-2003546450/2022	Office where deed is registered	
Query Date	15/12/2022 6:55:25 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Mafijul Islam Barasat Judge Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830570249, Status : Solicitor firm		
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. 1,89,34,699/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1183 (RS :-)	LR-8302	Bastu	Doba	3 Dec		16,05,693/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-1184 (RS :-)	LR-8302	Bastu	Danga	3.71 Dec		19,85,708/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-1184 (RS :-)	LR-8299	Bastu	Danga	9 Dec		48,17,081/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	LR-1184 (RS :-)	LR-8300	Bastu	Danga	9 Dec		48,17,081/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L5	LR-1184 (RS :-)	LR-8301	Bastu	Danga	9 Dec		48,17,081/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L6	LR-1185 (RS :-)	LR-8302	Bastu	Bagan	1 Dec		8,92,055/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			34.71Dec	0 /-	189,34,699 /-	
		Grand Total :			34.71Dec	0 /-	189,34,699 /-	

Land Lord Details :



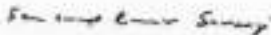
SI No	Name,Address,Photo,Finger print and Signature			
1	Name SHARDA CHOKHANI Wife of Late ASHOK KUMAR CHOKHANI Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 22/12/2022 ,Place : Office			
	22/12/2022	LTI 22/12/2022	22/12/2022	
ARCH SHIVAM,3RD FLOOR,2, LOWER RAWDON STREET,CIRCUS AVENUE,, Flat No: 3B, City:- , P.O:- L R SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx5K, Aadhaar No: 84xxxxxxxx4635, Status :Individual, Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 22/12/2022 ,Place : Office				
2	Name ABHISHEK CHOKHANI (Presentant) Son of Late ASHOK KUMAR CHOKHANI Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 22/12/2022 ,Place : Office			
	22/12/2022	LTI 22/12/2022	22/12/2022	
ARCH SHIVAM,3RD FLOOR,2, LOWER RAWDON STREET,CIRCUS AVENUE,, Flat No: 3B, City:- , P.O:- L R SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0J, Aadhaar No: 69xxxxxxxx5504, Status :Individual, Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 22/12/2022 ,Place : Office				
3	Name MONA CHOKHANI Wife of ABHISHEK CHOKHANI Executed by: Self, Date of Execution: 22/12/2022 , Admitted by: Self, Date of Admission: 22/12/2022 ,Place : Office			
	22/12/2022	LTI 22/12/2022	22/12/2022	

ARCH SHIVAM,3RD FLOOR,2, LOWER RAWDON STREET,CIRCUS AVENUE,, Flat No: 3B, City:- , P.O:-
 L R SARANI, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex:
 Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx7L, Aadhaar
 No: 45xxxxxxxx5889, Status :Individual, Executed by: Self, Date of Execution: 22/12/2022
 Admitted by: Self, Date of Admission: 22/12/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRAJAPATI INFRASTRUCTURE CO 1ST FLOOR,41/A,TARA CHAAND DUTTASTREET, City:- , P.O:- KOLUTOLLA, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SANDEEP KUMAR SARAOGI Son of SHYAM SUNDER SARAOGI Date of Execution - 22/12/2022, , Admitted by: Self, Date of Admission: 22/12/2022, Place of Admission of Execution: Office	 <small>Dec 22 2022 5:07PM</small>	 <small>LTI 22/12/2022</small>	 <small>22/12/2022</small>
1ST FLOOR,41A,TARA CHAND DUTTA STREET, City:- , P.O:- KOLUTOLLA, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4F, Aadhaar No: 39xxxxxxxx6095 Status : Representative, Representative of : PRAJAPATI INFRASTRUCTURE CO (as DEVELOPER)				

Identifier Details :

Name	Photo	Finger Print	Signature
SUJIT ACHARYA Son of SUNIL ACHARYA BARASAT COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24 -Parganas, West Bengal, India, PIN:- 700124	 <small>22/12/2022</small>	 <small>22/12/2022</small>	 <small>22/12/2022</small>
Identifier Of SHARDA CHOKHANI, ABHISHEK CHOKHANI, MONA CHOKHANI, SANDEEP KUMAR SARAOGI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHARDA CHOKHANI	PRAJAPATI INFRASTRUCTURE CO-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHARDA CHOKHANI	PRAJAPATI INFRASTRUCTURE CO-3.71 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHARDA CHOKHANI	PRAJAPATI INFRASTRUCTURE CO-4.5 Dec
2	ABHISHEK CHOKHANI	PRAJAPATI INFRASTRUCTURE CO-4.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ABHISHEK CHOKHANI	PRAJAPATI INFRASTRUCTURE CO-9 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	MONA CHOKHANI	PRAJAPATI INFRASTRUCTURE CO-9 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SHARDA CHOKHANI	PRAJAPATI INFRASTRUCTURE CO-1 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1183, LR Khatian No:- 8302	Owner:সারদা চোখানী, Gurdian:অশোক কুমার চোখানী, Address:আর্চ শিল্প স্ট্রাট-৩বি, তৃতীয় তল, ২,লোয়ার রড স্ট্রীট, খানা- বলিগঙ্গ, কোলকাতা - 700020, Classification:ডাবা, Area:0.03000000 Acre,	SHARDA CHOKHANI
L2	LR Plot No:- 1184, LR Khatian No:- 8302	Owner:সারদা চোখানী, Gurdian:অশোক কুমার চোখানী, Address:আর্চ শিল্প স্ট্রাট-৩বি, তৃতীয় তল, ২,লোয়ার রড স্ট্রীট, খানা- বলিগঙ্গ, কোলকাতা - 700020, Classification:ডাঙ্গা, Area:0.04000000 Acre,	SHARDA CHOKHANI
L3	LR Plot No:- 1184, LR Khatian No:- 8299	Owner:অশোক কুমার চোখানী, Gurdian:মৃত প্রজু দয়াল চোখানী, Address:আর্চ শিল্প স্ট্রাট-৩বি, তৃতীয় তল, ২,লোয়ার রড স্ট্রীট, খানা- বলিগঙ্গ, কোলকাতা - 700020, Classification:ডাঙ্গা, Area:0.09000000 Acre,	ABHISHEK CHOKHANI

L4	LR Plot No:- 1184, LR Khatian No:- 8300	Owner:অভিষেক চোখানী, Gurdian:অশোক কুমার চোখানী, Address:আর্চ শিভম স্ট্যাট-3বি, তৃতীয় তল, 2,লোয়ার রডন স্ট্রীট, খানা- বলিগঙ্গ, কোলকাতা - 700020, Classification:ডাঙ্গা, Area:0.09000000 Acre,	ABHISHEK CHOKHANI
L5	LR Plot No:- 1184, LR Khatian No:- 8301	Owner:মোনা চোখানী, Gurdian:অভিষেক চোখানী, Address:আর্চ শিভম স্ট্যাট-3বি, তৃতীয় তল, 2,লোয়ার রডন স্ট্রীট, খানা- বলিগঙ্গ, কোলকাতা - 700020, Classification:ডাঙ্গা, Area:0.09000000 Acre,	MONA CHOKHANI
L6	LR Plot No:- 1185, LR Khatian No:- 8302	Owner:সারদা চোখানী, Gurdian:অশোক কুমার চোখানী, Address:আর্চ শিভম স্ট্যাট-3বি, তৃতীয় তল, 2,লোয়ার রডন স্ট্রীট, খানা- বলিগঙ্গ, কোলকাতা - 700020, Classification:বাগান, Area:0.01000000 Acre,	SHARDA CHOKHANI

On 22-12-2022

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

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

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

Presented for registration at 14:00 hrs on 22-12-2022, at the Office of the D.S.R. - II NORTH 24-PARGANAS by ABHISHEK CHOKHANI , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,89,34,699/-

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

Execution is admitted on 22/12/2022 by 1. SHARDA CHOKHANI, Wife of Late ASHOK KUMAR CHOKHANI, ARCH SHIVAM,3RD FLOOR,2, LOWER RAWDON STREET,CIRCUS AVENUE,, Flat No: 3B, P.O: L R SARANI, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife, 2. ABHISHEK CHOKHANI, Son of Late ASHOK KUMAR CHOKHANI, ARCH SHIVAM,3RD FLOOR,2, LOWER RAWDON STREET,CIRCUS AVENUE,, Flat No: 3B, P.O: L R SARANI, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. MONA CHOKHANI, Wife of ABHISHEK CHOKHANI, ARCH SHIVAM,3RD FLOOR,2, LOWER RAWDON STREET,CIRCUS AVENUE,, Flat No: 3B, P.O: L R SARANI, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by SUJIT ACHARYA, , Son of SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-12-2022 by SANDEEP KUMAR SARAOGI, DEVELOPER, PRAJAPATI INFRASTRUCTURE CO (Partnership Firm), 1ST FLOOR,41/A,TARA CHAAND DUTTASTREET, City:- , P.O:- KOLUTOLLA, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by SUJIT ACHARYA, , Son of SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/12/2022 4:51PM with Govt. Ref. No: 192022230221083058 on 19-12-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 5865091290325 on 19-12-2022, Head of Account 0030-03-104-001-16

Online on 22/12/2022 4:47PM with Govt. Ref. No: 192022230226168758 on 22-12-2022, Amount Rs: 32/-, Bank: SBI EPay (SBIEPay), Ref. No. 9775917799025 on 22-12-2022, 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 145044, Amount: Rs.100.00/-, Date of Purchase: 30/11/2022, Vendor name: SURANJAN MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/12/2022 4:51PM with Govt. Ref. No: 192022230221083058 on 19-12-2022, Amount Rs: 19,920/-, Bank: SBI EPay (SBlePay), Ref. No. 5865091290325 on 19-12-2022, Head of Account 0030-02-103-003-02
Online on 22/12/2022 4:47PM with Govt. Ref. No: 192022230226168758 on 22-12-2022, Amount Rs: 20,000/-, Bank: SBI EPay (SBlePay), Ref. No. 9775917799025 on 22-12-2022, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 1595 to 1638

being No 150208025 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2023.01.04 17:59:50 +05:30
Reason: Digital Signing of Deed.

Rita Lepcha
(Rita Lepcha) 2023/01/04 05:59:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
