

# भारतीय गैर न्यायिक




## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

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

28 JAN 2021

### DEVELOPMENT AGREEMENT

1. Date : 25.01.2021
2. Place : Kolkata
3. Parties :
  - 3.1 ASHOK KUMAR  
CHOKHANI IPAN

167214

Sl. No. ....  
 Name .....  
 Address : .....  
 Rs. ....  
 Kolkata-1  
 Date .....

Pinaki Chakraborty  
 Advocate  
 Court  
 Reg. No. W.D.501/94

3 JAN 2019

Kr. Saha  
 Licensed Stamp  
 Vendor



Sandeep Kumar Sarangi

124

Sandeep Kumar Sarangi

125

*[Signature]*

Registrar U/S 7(2)  
 District Sub. Registrar II  
 24 Pgs (N) Barasat

25 JAN 2021

Ashok Kumar Chokhani  
 by SD pen of  
 Sh. Sakti Saha



NO. ACMPC5844J], [AADHAAR NO. 317217321869] & [MOBILE NO. 9836428048], son of Late Prabhu Dayal 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.

3.1.1 SHARDA CHOKHANI [PAN NO. ACRPC8195K], [AADHAAR NO. 849369824635] & [MOBILE NO. 9830969692], wife of 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.

3.1.2 ABHISHEK CHOKHANI [PAN NO. AERPC8700J], [AADHAAR NO. 697369995504] & [MOBILE NO. 9830069692], son of 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.

3.1.3 MONA CHOKHANI [PAN NO. AIBPB2347L], [AADHAAR NO. 451254755889] & [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 Fabulous-Uno, Gouranganagar, Ghuni, P.O. Gouranganagar, P.S. New Town, Kolkata - 700159, District North 24 Parganas, West Bengal, represented by its Managing Partner namely SANDEEP KUMAR SARAOGI [PAN NO. AIIPS2104F], [AADHAAR NO. 390030226095] & [MOBILE NO.

9830035958], son of Shyam Sunder Saraogi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 1st Floor, 41A, Tara Chand Dutta Street, P.O. Kolutolla, P.S. Jorasanko, Kolkata - 700073, District - Kolkata, West Bengal.

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><br><u>Dag No.</u> | <u>L.R. Khatian</u><br><u>No.</u> | <u>Khatian in the name of</u> | <u>Nature of</u><br><u>Land</u> | <u>Total Land Area</u><br><u>[In Decimal]</u> |
|------------------------------------|-----------------------------------|-------------------------------|---------------------------------|---|
| 1183                               | 8302                              | Sharda Chokhani               | Doba                            | 03.00   |
| 1184                               | 8302                              | Sharda Chokhani               | Danga                           | 03.71   |
| 1184                               | 8299                              | Ashok Kumar 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 1 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 title.

5.1.1 **CHAIN AND TITLE REGARDING ABSOLUTE AND TOTAL JOINT OWNERSHIP OF (1) ASHOK KUMAR CHOKHANI, (2) SHARDA CHOKHANI, (3) ABHISHEK CHOKHANI & (4) 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) Chittaek 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. 1, 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) Synchron Commercial Pvt. Ltd. to M/s. Overtop Highrise Private Limited, jointly 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>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 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><br><u>Dag No.</u> | <u>R.S. Khatian</u><br><u>No.</u> | <u>L.R. Khatian</u><br><u>No.</u> | <u>Total Land in Dag</u><br><u>[In Decimal]</u> | <u>Nature of</u><br><u>Land</u> | <u>Sold Property</u><br><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> |
|------------------|---------------------|---------------------|--------------------------|------------------|----------------------|
| <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 1 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. I, 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 1 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            | 3.71                 |
|                  |                     |                     |                          |                  | 6.71                 |



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, to the said 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. I, 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 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><br><u>Dag No.</u> | <u>R.S. Khatian</u><br><u>No.</u> | <u>L.R. Khatian</u><br><u>No.</u> | <u>Total Land in Dag</u><br><u>[In Decimal]</u> | <u>Nature of</u><br><u>Land</u> | <u>Ownership</u><br><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><br><u>Dag No.</u> | <u>R.S. Khatian</u><br><u>No.</u> | <u>L.R. Khatian</u><br><u>No.</u> | <u>Total Land in Dag</u><br><u>[In Decimal]</u> | <u>Nature of</u><br><u>Land</u> | <u>Sold Property</u><br><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.

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. &amp; 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                  |
|                          |                  |                            |                             | <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.

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

**Ashok Kumar Chokhani :**

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

**Sharda Chokhani :**

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

**Abhishek Chokhani :**

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

**Mona Chokhani :**

| R.S./L.R.<br>Dag No. | L.R. Khatian<br>No. | Total Land in Dag<br>[In Decimal] | Share out of<br>1.0000 share | Record<br>[In Decimal] |
|----------------------|---------------------|-----------------------------------|------------------------------|------------------------|
| 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. **DESIRE OF DEVELOPMENT & ACCEPTANCE AND POWER OF ATTORNEY :**

6.1 **Desire of Development of the Land & Acceptance :** The said (1) Ashok Kumar Chokhani, (2) Sharda Chokhani, (3) Abhishek Chokhani & (4) Mona Chokhani, Landowners herein express their desire to develop their aforesaid total demarcated plot of land measuring **34.71 (Thirty Four Point Seven One) Decimals more or less**, by constructing a multi storied building thereon, and 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.

6.1.1 **Registered Development Power of Attorney :** For the smooth running of the said project, the Landowners herein agree to execute a 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.

7. **DEFINITION :**

7.1 **Building :** Shall mean building so to be constructed on the total plot of land which is morefully described in the First Schedule hereinafter written.

7.1.1 **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.

7.1.2 **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.

- 7.1.3 **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.
- 7.1.4 **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.
- 7.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 7.1.6 **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.
- 7.1.7 **Building Plan** : Shall mean such plan or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the Rajarhat Bishnupur I No. Gram Panchayet/Zilla Parishad, North 24 Parganas and/or any other authority/authorities for construction of the building, including its modification and amenities and alterations.
- 7.1.8 **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.
- 7.1.9 **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.
- 7.1.10 **Super Built Up Area** : Here super built up area means the total covered area plus proportionate share of service area.
8. **LANDOWNERS' RIGHT & REPRESENTATION** ;
- 8.1 **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.

- 8.1.1 **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.

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

- 9.1 **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.

- 9.1.1 **Right of Construction** : The Landowners hereby grant permission an exclusive rights to the Developer to build building upon the property.

- 9.1.2 **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.

- 9.1.3 **Sale Proceeds of Developer's Allocation** : The Developer will take the sale proceeds of Developer's Allocation exclusively.

- 9.1.4 **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.

- 9.1.5 **Selling Rate** : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.

- 9.1.6 **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.

9.1.7 **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.

9.1.8 **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.

9.1.9 **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.

#### 10. **CONSIDERATION :**

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

#### 11. **DEALING OF SPACE IN THE BUILDING :**

11.1 **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.

11.1.1 **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.

12. **NEW BUILDING :**

12.1 **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.

12.1.1 **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.

12.1.2 **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.

12.1.3 **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.

13. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :**

13.1 **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.

13.1.1 **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.

- 13.1.2 **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 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.

14. **COMMON RESTRICTION :**

- 14.1 **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 :-
- 14.1.1 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.
- 14.1.2 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.
- 14.1.3 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.

- 14.1.4 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.
- 14.1.5 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.
- 14.1.6 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.
- 14.1.7 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.
- 14.1.8 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.

15. **LANDOWNERS' OBLIGATION :**

15.1 **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.

16. **DEVELOPER'S OBLIGATIONS :**

16.1 **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.

16.1.1 **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.

16.1.2 **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.

17. **LANDOWNERS' INDEMNITY :**

17.1 **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.



18. **DEVELOPER'S INDEMNITY :**

18.1 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.
- (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.

19. **MISCELLANEOUS :**

19.1 **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.

19.1.1 **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.

19.1.2 **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.

- 19.1.3 **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.
- 19.1.4 **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.
- 19.1.5 **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.
- 19.1.6 **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.
- 19.1.7 **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.
- 19.1.8 **Electrical Transformer** : 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.

20. **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.

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.

21. **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.

22. **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.



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

**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 will also get a sum of 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 this present Development Agreement.

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.

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.



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.

**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. Shilo Sarkar Sarkar  
Vill. Sulangii Colony  
Post Gauranga Nagar  
P.S. New Town  
Kolkata - 700059
2. Rudit Acharya,  
Dakshin Palai,  
P.S. & P.O. Barasat.  
Kul - 700124



Ashok Kumar Chokhani  
By the pen of  
Shilo Sarkar Sarkar  
Ashok Kumar Chokhani

Sharda Chokhani  
Sharda Chokhani

Abhishek Chokhani  
Abhishek Chokhani

Mona Chokhani  
Landowners

**Drafted By :**

Pankaj Narayan Panigrahy  
Adv.  
A/1305/9/14/2011  
Judicial Court, Barasat.

For Pinkii Chattopadhyay & Associates,  
Advocates,

Sangita Apartment, Ground Floor,  
Teghoria Main Road,  
Kolkata - 700 157.  
Ph. : 2570 8471.

**Composed By :**

Gopa Dasgupta  
Gopa Dasgupta,  
Teghoria Main Road,  
Kolkata - 700 157.

Sandeep Kumar Saraogi

Prajapati Infrastructure Co.  
Represented by its Managing Partner,  
Sandeep Kumar Saraogi  
Developer

MEMO OF CONSIDERATION

Received on or before the date of execution of this present Development Agreement, a refundable sum of **Rs.50,00,000/- (Rupees Fifty Lakh) only** from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

| <u>Transfer/Cheque No.</u> | <u>Date</u> | <u>Bank &amp; Branch</u> | <u>In favour of</u>  | <u>Amount</u>           |
|----------------------------|-------------|--------------------------|----------------------|-------------------------|
| RTGS                       | 21.12.2020  | ICICI Bank, C.R. Avenue  | Ashok Kumar Chokhani | Rs. 5,00,000.00         |
| RTGS                       | 21.12.2020  | ICICI Bank, C.R. Avenue  | Abhishek Chokhani    | Rs. 5,00,000.00         |
| RTGS                       | 05.01.2021  | ICICI Bank, C.R. Avenue  | Abhishek Chokhani    | Rs. 5,00,000.00         |
| RTGS                       | 05.01.2021  | ICICI Bank, C.R. Avenue  | Ashok Kumar Chokhani | Rs. 5,00,000.00         |
| RTGS                       | 05.01.2021  | ICICI Bank, C.R. Avenue  | Mona Chokhani        | Rs. 10,00,000.00        |
| RTGS                       | 05.01.2021  | ICICI Bank, C.R. Avenue  | Sharda Chokhani      | Rs. 10,00,000.00        |
| 000514                     | 22.01.2021  | - Do -                   | Ashok Kumar Chokhani | Rs. 2,50,000.00         |
| 000513                     | 22.01.2021  | - Do -                   | Abhishek Chokhani    | Rs. 2,50,000.00         |
| 000515                     | 22.01.2021  | - Do -                   | Mona Chokhani        | Rs. 2,50,000.00         |
| 000516                     | 22.01.2021  | - Do -                   | Sharda Chokhani      | Rs. 2,50,000.00         |
| <b>TOTAL :</b>             |             |                          |                      | <b>Rs. 50,00,000.00</b> |

Witnesses :-

1. Shilpa Sankh <sup>as 2 Sankh</sup>  
 Village Sulagiri Colony  
 Post Gauraha Nagor  
 P.S. New Town  
 Kolkata - 700059

2. Sudit Acharya  
 Dakshin Para,  
 PSE No. - Barasat,  
 Kal - 700124



Ashok Kumar Chokhani  
 By the pen of  
 Shilpa Sankh <sup>as 2 Sankh</sup>  
 Ashok Kumar Chokhani

Sharda Chokhani  
 Sharda Chokhani

Abhishek Chokhani  
 Abhishek Chokhani

Mona Chokhani  
Landowners














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

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

|  |      |   |   |  |   |   |
|--|------|---|---|--|---|---|
| <br>Sanjeev Kumar Sarangi | L.H. |  |  |  |  |  |
|  | R.H. |  |  |  |  |  |

ATTESTED :- Sanjeev Kumar Sarangi




|  |      |  |  |   |  |  |
|--|------|--|--|---|--|--|
|  | L.H. |   |   |   |   |   |
|  | R.H. |  |  |  |  |  |

BY THE PEN OF ASHOK KR CHOKHANI

Sh. H.S. Jaiswal

|  |      |   |   |  |   |   |
|--|------|---|---|--|---|---|
| <br>Sharda Chokhani | L.H. |  |  |  |  |  |
|  | R.H. |  |  |  |  |  |

A/

|  |      |   |   |  |   |   |
|--|------|---|---|--|---|---|
| <br>Ashish Chokhani | L.H. |  |  |  |  |  |
|  | R.H. |  |  |  |  |  |

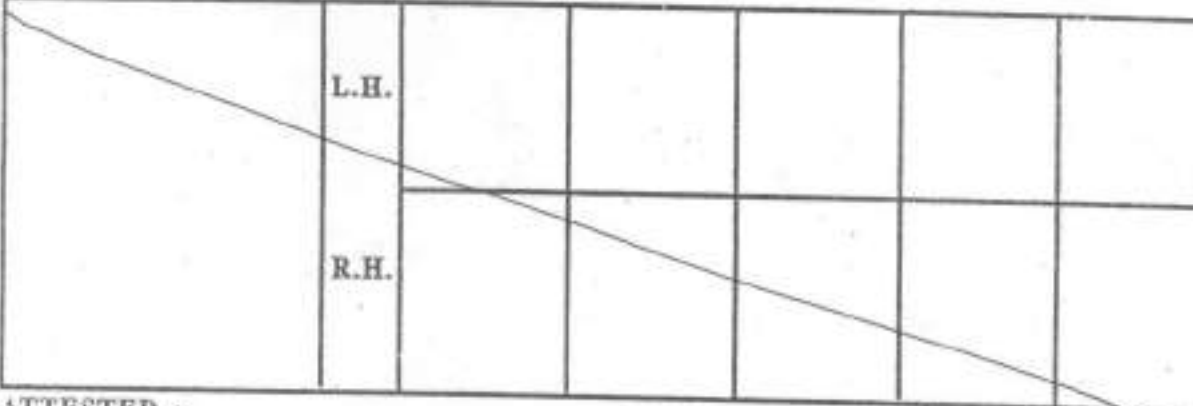
ATTESTED :-

PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

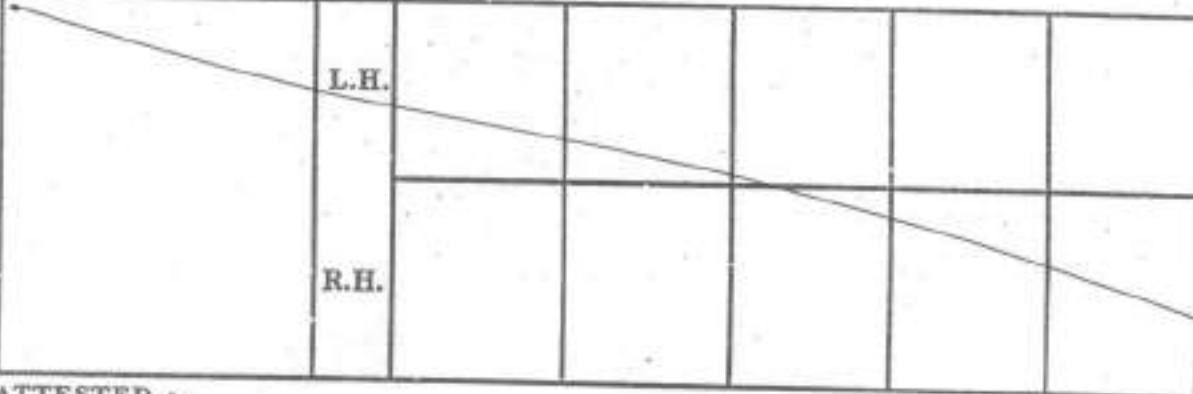
UNDER RULES 44A OF THE I.R. ACT 1930  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

|   |      |   |   |  |   |   |
|---|------|---|---|--|---|---|
|  | L.H. |  |  |  |  |  |
|   | R.H. |  |  |  |  |  |

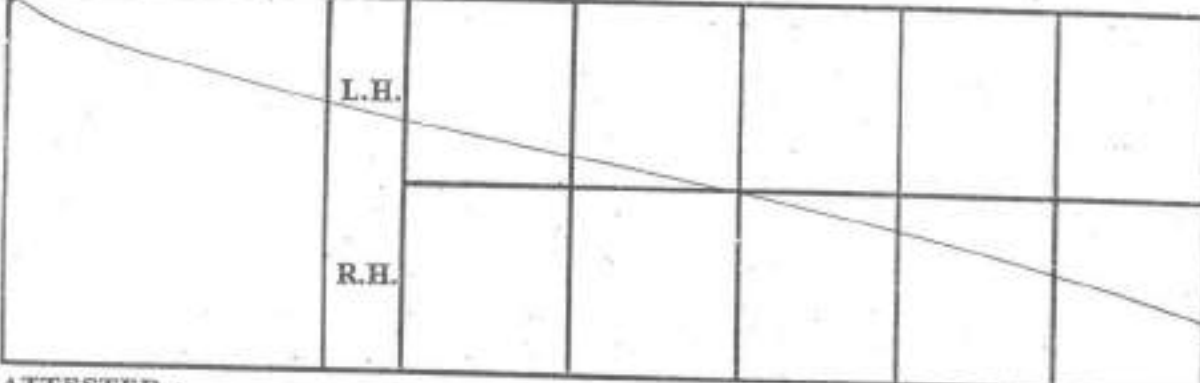
ATTESTED :-

|   |      |  |  |  |  |  |
|---|------|--|--|--|--|--|
|  | L.H. |  |  |  |  |  |
|   | R.H. |  |  |  |  |  |

ATTESTED :-

|  |      |  |  |  |  |  |
|--|------|--|--|--|--|--|
|  | L.H. |  |  |  |  |  |
|  | R.H. |  |  |  |  |  |

ATTESTED :-

|  |      |  |  |  |  |  |
|--|------|--|--|--|--|--|
|  | L.H. |  |  |  |  |  |
|  | R.H. |  |  |  |  |  |

ATTESTED :-



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAZFP5725A

नाम / Name  
PRAJAPATI INFRASTRUCTURE CO

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
18/11/2020



08122020

Sandeep Kumar Sanyal





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No: 0000/00422/85150

To  
Sandeep Kumar Sarangi  
S/O Shyamsundar Sarangi  
41/A Tara Chand Dutta Street  
Near Mt. Ali Park C R Avenue  
Kolkata  
Chittaranjan Avenue  
Kolkata

21/09/2011  
61572830

West Bengal 700073  
9830035958



MD815728300FH



Sandeep Kumar Sarangi

आपका आधार क्रमांक / Your Aadhaar No. :

**3900 3022 6095**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Sandeep Kumar Sarangi

DOB : 16/02/1974

Male



**3900 3022 6095**

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SANDEEP KUMAR SARAOGI  
SHYAM SUNDER SARAOGI

16/02/1974  
Permanent Account Number  
AIIP52104F

*S. Saraogi*  
Signature



21081049

*Sandeep Kumar Saraogi*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACMPC5844J

नाम Name  
ASHOK KUMAR CHOKHAN

पिता का नाम Father's Name  
PRABHU DAYAL CHOKHAN

जन्म तिथि/Date of Birth  
30/03/1956

हस्ताक्षर/Signature



03082018



LTI OF ASHOK KUMAR CHOKHAN,  
BY THE PEN OF ABHISHEK CHOKHAN.





भारतीय विशिष्ट पहचान प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

साथक संख्या / Enrolment No. : 1088/12806/00027

To  
 Ashok Kumar Chokhani  
 अशोक कुमार चौकानी  
 S/O: Prabhu Dayal Chokhani  
 Arch Shevam Flat-3B, 3rd Floor  
 2, Lower Rawdon Street  
 L.R. Sarani  
 L. r.sarani, Circular Avenue, Kolkata,  
 West Bengal - 700020  
 9836428048



KA241470185FH  
 24147018



आपका आधार क्रमांक / Your Aadhaar No. :

**3172 1732 1869**

मेरा आधार, मेरी पहचान

भारत सरकार  
 Government of India

अशोक कुमार चौकानी  
 Ashok Kumar Chokhani

जन्म तिथि / DOB: 30/03/1956  
 लिंग / Male

3172 1732 1869




मेरा आधार, मेरी पहचान



Atty of ASHOK KUMAR CHOKHANI  
 BY THE PEN OF ABHISHEK CHOKHANI

### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

### INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: अशोक चमू टाउन कोकरी, जहाँ  
शिवम फ्लैट-3बी, लोअर रावदर  
स्ट्रीट, एन.एन.सराही,  
कोकरी, एन.एन.सराही, वेस्ट बंगाल,  
700030

Address: S/O: Prathu Deyal  
Chokhani, Azh Shivam Flat-  
3B, 3rd Floor, J, Lower Rawdun  
Street, L.R.Sarani, Kokrajs,  
L, sarahi, West Bengal, 700030

3172 1732 1869




1947



aa@uidai.gov.in

www

www.uidai.gov.in



(T) OF ASHOK KUMAR CHOKHANI  
BY THE PNDP ABHISHEK CHOKHANI

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ABHISHEK CHOKHANI

ASHOK KUMAR CHOKHANI

04/07/1984

Permanent Account Number  
AERPC8700J

  
Signature







*Ashok Kumar Chokhani*





भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

आधार क्रमांक / Enrollment No.: 1088/12806/00026

To  
**Abhishek Chokhani**  
 अभिषेक चौधरी  
 S/O: Ashok Kumar Chokhani  
 Ansh Shivam Flat-3B, 3rd Floor  
 2, Lower Rowdon Street  
 L.R. Seara  
 L.S.sara, Circus Avenue, Kolkata,  
 West Bengal - 700020  
 9830009092



KA241470239FH

24147023



आपका आधार क्रमांक / Your Aadhaar No. :

**6973 6999 5504**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

अभिषेक चौधरी  
 Abhishek Chokhani



जन्म तिथि / DOB: 04/07/1984

पुरुष / Male

**6973 6999 5504**



मेरा आधार, मेरी पहचान

*Abhishek Chokhani*



भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
**Government of India**

संख्या / Enrollment No. : 1088/12806/00030

To  
 Sharda Chokhani  
 शरदा चौकनी  
 W/O: Ashok Kumar Chokhani  
 Arch Shivam Flat-3B,3rd Floor  
 2,Lower Rowdon Street  
 L.H Sarani  
 L.r.sarani,Circus Avenue,Kolkata,  
 West Bengal - 700020  
 9830969002

09/06/2017



KA257594298FH

25759429



आपका आधार क्रमांक / Your Aadhaar No. :

**8493 6982 4635**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India



शरदा चौकनी  
 Sharda Chokhani

जन्म तिथि / DOB: 29/11/1955

लिंग / Gender

8493 6982 4635



मेरा आधार, मेरी पहचान

Sharda chokhani

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड  
Permanent Account Number Card

ACRPC8195K



नाम / Name  
SHARDA CHOKHANI

पिता का नाम / Father's Name  
HARSINGH DASS SINGHI

जन्म की तारीख / Date of Birth  
29/11/1955

Sharda Chokhani  
हस्ताक्षर / Signature



Sharda Chokhani



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MONA GHOKHANI  
HARI PRASAD BERIWAL

06/04/1985  
Permanent Account Number  
AIBPB2347L

*Mona Ghokhani*  
Signature



*Mona Ghokhani*



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

संकेत संख्या / Enrollment No. : 1088/12806/00028

05/05/2017

To  
Mona Chokhani  
मना चौधरी  
W/O: Abhishek Chokhani  
A/Ch Shivam Flat-3B,3rd Floor  
2,Lower Rowdon Street  
L.R.Sarani  
L.r.sarani,Circus Avenue,Kolkata,  
West Bengal - 700020  
9836469602



KA257594219FH

25759421



आपका आधार क्रमांक / Your Aadhaar No. :

**4512 5475 5889**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



मना चौधरी  
Mona Chokhani

जन्म तिथि / DOB: 05/04/1985

महिला / Female

4512 5475 5889



मेरा आधार, मेरी पहचान

*Mona Chokhani*

# INDIAN UNION DRIVING LICENCE

WEST BENGAL STATE

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

Name **SUNIL ACHARYA**

S/D/W of **SUNIL ACHARYA**

Blood Gr. **O+** D.O.B. **06-03-1985**

Address **DMKSHNPARA  
SHTALATALA ROAD  
BARASAT, KOL  
700124**



Authorisation to drive the following vehicle class throughout India

| Valid Till    | Vehicle Class | Issue Dt.  |
|---------------|---------------|------------|
| N.T.          | MCWG          | 11-01-2013 |
| Trans         |               |            |
| Badan Details |               |            |
| Number        |               |            |
| Dt. of Issue  |               |            |
| Valid Till    |               |            |

*Sunil Acharya*

Holder's Signature

*[Signature]*

Licensing Authority  
Barasat











Government of West Bengal



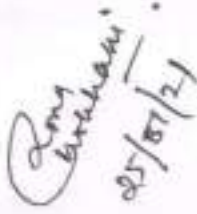

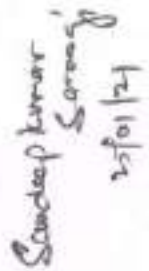


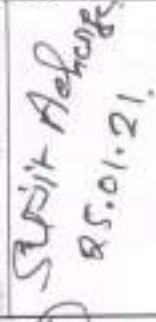
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas  
Signature / LTI Sheet of Query No/Year 15022001762282/2020

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

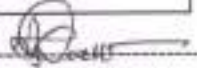
| Sl No. | Name of the Executant   | Category  | Photo   | Finger Print   | Signature with date  |
|--------|---|-----------|---|--|--|
| 1      | Ashok Kumar Chokhani<br>Arch Shivam, Lower<br>Rawdon Street, Circus<br>Avenue, Flat No: 3b,<br>P.O:- L S Sarani, P.S:-<br>Bullygunge, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700020 | Land Lord |   |   | Ashok Kumar Chokhani<br>by the pen of<br>Shilpa Chokhani<br>25.01.21 |
| 2      | Sharda Chokhani<br>Lower Rawdaon Street,<br>Circus Avenue, P.O:- L<br>R Sarani, P.S:-<br>Bullygunge, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700020                                  | Land Lord |  |  | Sharda Chokhani<br>25.01.21  |
| 3      | ABHISHEK CHOKHANI<br>Arch Shivam Lower<br>Rawdon Street, Circus<br>Avenue, Flat No: 3B,<br>P.O:- L R Sarani, P.S:-<br>Bullygunge, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700020     | Land Lord |  |  | Abhishek<br>Chokhani<br>25/01/21                                     |



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

| Sl No. | Name of the Executant   | Category   | Photo  | Finger Print  | Signature with date   |
|--------|---|--|--|---|---|
| 4      | Mona CHOKHANI Arch Shivam Lower Rawdon Street, Circus Avenue, Flat No: b, P.O:- L R Sarani, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700020 | Land Lord  |     |     |    |
| 5      | Sandeep Kumar Saraogi 41A Tara Chand Dutta Street, P.O:- Kolutolla, P.S:- Jorasanko, District:- Kolkata, West Bengal, India, PIN - 700073                                   | Representative of Developer [PRAJAPATI INFRASTRUCTURE CO.]                                     |    |    |   |
| Sl No. | Name and Address of identifier  | Identifier of  | Photo  | Finger Print  | Signature with date   |
| 1      | Sujit Acharya Son of Sunil Acharya Barasat, P.D:- Barasat, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700124                                    | Ashok Kumar Chokhani, Sharda Chokhani, ABHISHEK CHOKHANI, Mona CHOKHANI, Sandeep Kumar Saraogi |  |  |  |





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



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

GRN Details

GRN: 192020210215514861 Payment Mode: Online Payment  
GRN Date: 28/01/2021 13:16:58 Bank/Gateway: State Bank of India  
BRN : CKP2946518 BRN Date: 28/01/2021 13:01:10  
Payment Status: Successful Payment ID: 2001762282/10/2020  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: PINAKI CHATTOPADHYA  
Address: TEGHORIA MAIN ROAD  
Mobile: 9830061809  
Contact No: 9830061809  
Depositor Status: Advocate  
Query No: 2001762282  
On Behalf Of: Mr Sanjay Kumar Giri  
Address: D.S.R. - II NORTH 24-PARGANAS  
Office Name: D.S.R. - II NORTH 24-PARGANAS  
Identification No: 2001762282/10/2020  
Remarks: Sale, Development Agreement or Construction agreement Payment No 10

Payment Details

| Sl. No. | Payment ID         | Head of A/C Description           | Head of A/C        | Amount (₹) |
|---------|--------------------|-----------------------------------|--------------------|------------|
| 1       | 2001762282/10/2020 | Property Registration- Stamp duty | 0030-02-103-003-02 | 50         |
|         |                    |                                   | <b>Total</b>       | <b>50</b>  |

IN WORDS: FIFTY ONLY.



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

**GRN Details**

|                        |                     |                      |                     |
|------------------------|---------------------|----------------------|---------------------|
| <b>GRN:</b>            | 192020210215468611  | <b>Payment Mode:</b> | Online Payment      |
| <b>GRN Date:</b>       | 28/01/2021 12:33:45 | <b>Bank/Gateway:</b> | State Bank of India |
| <b>BRN :</b>           | CKP2938058          | <b>BRN Date:</b>     | 28/01/2021 12:01:52 |
| <b>Payment Status:</b> | Successful          | <b>Payment ID:</b>   | 2001762282/6/2020   |

[Query No/\*Query Year]

**Depositor Details**

|                           |  |
|---------------------------|--|
| <b>Depositor's Name:</b>  | PINAKI CHATTOPADHYA  |
| <b>Address:</b>           | TEGHORIA MAIN ROAD   |
| <b>Mobile:</b>            | 9830061809   |
| <b>Contact No:</b>        | 9830061809   |
| <b>Depositor Status:</b>  | Advocate   |
| <b>Query No:</b>          | 2001762282   |
| <b>On Behalf Of:</b>      | Mr Sanjay Kumar Ghia   |
| <b>Address:</b>           | D.S.R. - II NORTH 24-PARGANAS                                      |
| <b>Office Name:</b>       | D.S.R. - II NORTH 24-PARGANAS                                      |
| <b>Identification No:</b> | 2001762282/6/2020  |
| <b>Remarks:</b>           | Sale, Development Agreement or Construction agreement Payment No 6 |

**Payment Details**

| Sl. No.      | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|--------------|-------------------|--|--------------------|------------|
| 1            | 2001762282/6/2020 | Property Registration- Registration Fees | 0030-03-104-001-16 | 32         |
| <b>Total</b> |                   |  |                    | <b>32</b>  |

**IN WORDS: THIRTY TWO ONLY.**

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

GRN: 19-202021-019133257-1 Payment Mode Online Payment  
GRN Date: 05/01/2021 14:00:05 Bank : ICICI Bank  
BRN : 56979428 BRN Date: 05/01/2021 14:01:26

DEPOSITOR'S DETAILS

Id No. : 2001762282/1/2020  
(Query No./Query Year)

Name : PRAJAPATI INFRASTRUCTURE CO  
Contact No. : 9830035958 Mobile No. : +91 9830035958  
E-mail : fabulousrealty@hotmail.com  
Address : FABULOUS UNOGOURANGANAGAR 24 PGSN KOL7000159  
Applicant Name : Mr Sanjay Kumar Giria  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description                  | Head of A/C        | Amount ( ₹ ) |
|---------|--------------------|--|--------------------|--------------|
| 1       | 2001762282/1/2020  | Property Registration- Stamp duty        | 0030-02-103-003-02 | 39621        |
| 2       | 2001762282/1/2020  | Property Registration- Registration Fees | 0030-03-104-001-16 | 50021        |

In Words : Rupees Eighty Nine Thousand Nine Hundred Forty Two only

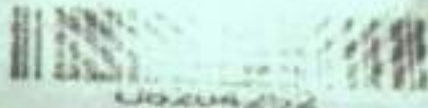
Total

89942

34

भारत

Sandeep Kumar Sarangi



पिता / बापू / पितामह का नाम / Name of Father / Legal Guardian

SHYAM SUNDAR SARAOGI

माता का नाम / Name of Mother

SHAKUNTALA DEVI SARAOGI

पति / पत्नी का नाम / Name of Spouse

KAVITA SARAOGI

पता / Address

41/A, TARA CHAND DUTTA STREET

1ST FLOOR, KOLKATA

PIN: 700073, WEST BENGAL, INDIA

प्राचीन पासपोर्ट नं. व. नया पासपोर्ट नं. का संकेत सह पुराने पासपोर्ट नं. सह दिनांक और जगह का उल्लेख / Old Passport No. with Date and Place of Issue

J0563254

19/05/2010

KOLKATA

प्राचीन नं. / File No.

CA2073149586920







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ADDRESS ONLY (NO PHONE)

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ADDRESS ONLY (NO PHONE)



POSTNET

POSTNET

ASHOK KUMAR CHOKHANI

SHARDA DEVI CHOKHANI

MONA CHOKHANI

BINAYAK RESIDENCY., 6/50, ANIL MAITRA ROAD

FLAT- 405, PO- BALLYGUNGE, KOLKATA

PIN: 700019, WEST BENGAL, INDIA

19854124

20/12/2006

KOLKATA

CA2079042402916

*Ashok Chokhani*





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Addressed to: [illegible]

Postage: [illegible]



Postage and postage paid by addressee or by addressee's agent

NARSINGHDASS SINGHI

KAMLA DEVI SINGHI

ASHOK KUMAR CHOKHANI

6/5D, ANIL MAITRA ROAD, FLAT 405

PS BARIAHAT, KOLKATA

PIN: 700019, WEST BENGAL, INDIA

17308963      11/05/2006      KOLKATA

CAZ079032040116

Sharda Chokhani





HARI PRASAD BERIWAL



612509553

MADHU BERIWAL

ABHISHEK CHOKHANI

6/50, ANIL MOITRA ROAD, BINAYAK RESIDENCY

4TH FLOOR, FLAT- 405, KOLKATA

PIN: 700019, WEST BENGAL, INDIA

#7002807

09/10/2009

KOLKATA

CA2077982404314

*Rang  
Chokhani*







### Major Information of the Deed

|  |   |                                 |            |
|--|---|---------------------------------|------------|
| Deed No :  | I-1502-00311/2021   | Date of Registration            | 28/01/2021 |
| Query No / Year  | 1502-2001762282/2020  | Office where deed is registered |            |
| Query Date   | 24/12/2020 4:55:15 PM   | 1502-2001762282/2020            |            |
| Applicant Name, Address & Other Details                      | Sanjay Kumar Gira<br>CD 35 Saltlake City, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 6289087849, Status :Buyer/Claimant |                                 |            |
| Transaction  | Additional Transaction  |                                 |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]                     |                                 |            |
| Set Forth value  | Market Value  |                                 |            |
| Rs. 6/-  | Rs. 2,10,38,553/-   |                                 |            |
| Stampduty Paid(SD)   | Registration Fee Paid   |                                 |            |
| Rs. 40,021/- (Article:48(g))                                 | Rs. 50,053/- (Article:E, E, B, M(b), H)   |                                 |            |
| 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           | 1/-                     | 17,84,103/-           | Width of Approach Road: 60 Ft., Adjacent to Metal Road, |
| L2     | LR-1184 (RS :- ) | LR-8302              | Bastu         | Danga   | 3.71 Dec        | 1/-                     | 22,06,342/-           | Width of Approach Road: 60 Ft., Adjacent to Metal Road, |
| L3     | LR-1184 (RS :- ) | LR-8299              | Bastu         | Danga   | 9 Dec           | 1/-                     | 53,52,312/-           | Width of Approach Road: 60 Ft., Adjacent to Metal Road, |
| L4     | LR-1184 (RS :- ) | LR-8300              | Bastu         | Danga   | 9 Dec           | 1/-                     | 53,52,312/-           | Width of Approach Road: 60 Ft., Adjacent to Metal Road, |
| L5     | LR-1184 (RS :- ) | LR-8301              | Bastu         | Danga   | 9 Dec           | 1/-                     | 53,52,312/-           | Width of Approach Road: 60 Ft., Adjacent to Metal Road, |
| L6     | LR-1185 (RS :- ) | LR-8302              | Bastu         | Bagan   | 1 Dec           | 1/-                     | 9,91,172/-            | Width of Approach Road: 60 Ft., Adjacent to Metal Road, |
|        |                  | <b>TOTAL :</b>       |               |         | <b>34.71Dec</b> | <b>6 /-</b>             | <b>210,38,553 /-</b>  |   |
|        |                  | <b>Grand Total :</b> |               |         | <b>34.71Dec</b> | <b>6 /-</b>             | <b>210,38,553 /-</b>  |   |



**Land Lord Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Ashok Kumar Chokhani</b><br>Son of Late Prabhu Dayal Chokhani Arch Shivam, Lower Rawdon Street, Circus Avenue, Flat No: 3b, P.O:- L S 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.:: ACxxxxxx4J, Aadhaar No: 31xxxxxxxx1869, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021<br>, Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021<br>, Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence |
| 2     | <b>Sharda Chokhani</b><br>Wife of Ashok Kumar Chokhani Lower Rawdaon Street, Circus Avenue, 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: 25/01/2021<br>, Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021<br>, Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence                                |
| 3     | <b>ABHISHEK CHOKHANI</b><br>Son of Ashok Kumar Chokhani Arch Shivam Lower Rawdon Street, Circus Avenue, Flat No: 3B, 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: 25/01/2021<br>, Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021<br>, Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence           |
| 4     | <b>Mona CHOKHANI</b><br>Wife of Abhishek Chokhani Arch Shivam Lower Rawdon Street, Circus Avenue, Flat No: b, 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.:: Alxxxxxx7L, Aadhaar No: 45xxxxxxxx5889, Status :Individual, Executed by: Self, Date of Execution: 25/01/2021<br>, Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/01/2021<br>, Admitted by: Self, Date of Admission: 25/01/2021 ,Place : Pvt. Residence                  |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>PRAJAPATI INFRASTRUCTURE CO</b><br>Gouranganagar Ghuni, P.O:- Gouranganagar, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 , 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     | <b>Sandeep Kumar Saraogi (Presentant )</b><br>Son of Shyam Sunder Saraogi 41A Tara Chand Dutta Street, 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 Managing Partner) |



**Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Sujit Acharya</b><br>Son of Sunil Acharya<br>Barasat, P.O:- Barasat, P.S:- Barasat,<br>District:-North 24-Parganas, West Bengal,<br>India, PIN - 700124 |       |              |           |
| Identifier Of Ashok Kumar Chokhani, 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     | Ashok Kumar Chokhani | PRAJAPATI INFRASTRUCTURE CO-9 Dec |

**Transfer of property for L4**

| Sl.No | From              | To. with area (Name-Area)         |
|-------|-------------------|-----------------------------------|
| 1     | ABHISHEK CHOKHANI | PRAJAPATI INFRASTRUCTURE CO-8 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     | Sharde 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:শারদা চোকহানী, Gurdian:অশোক কুমা চোকহান, Address:আর্ট পিভস স্টাট-৩বি, তৃতীয় তল, ২,পেয়ার রডের পশ্চি, খাল্য- বর্ধিগা, কোলকাতা - 700020, Classification:ভেদ্য, Area:0.03000000 Acre, | Sharda Chokhani                                |
| L2     | LR Plot No:- 1184, LR Khatian No:- 8302 | Owner:শারদা চোকহানী, Gurdian:অশোক কুমা চোকহান, Address:আর্ট পিভস স্টাট-৩বি, তৃতীয় তল, ২,পেয়ার রডের পশ্চি, খাল্য- বর্ধিগা, কোলকাতা - 700020, Classification:ভেদ্য, Area:0.04000000 Acre, | Sharda Chokhani                                |



|    |   |   |                      |
|----|---|---|----------------------|
|    | LR Plot No:- 1184, LR Khatian No:- 8299 | Owner:अशोक कुमार चौधरी, Gurdian:बृज प्रहू मया चौधरी, Address:अर्ध पिन्डम ग्राट-3वि, दुतीय तल, 2,सेक्टर रडन स्ट्रीट, थाना- बलिगम, कोलकाता - 700020, Classification:डासा, Area:0.09000000 Acre, | Ashok Kumar Chokhani |
| L4 | LR Plot No:- 1184, LR Khatian No:- 8300 | Owner:अभिषेक चौधरी, Gurdian:अशोक कुमा चौधरी, Address:अर्ध पिन्डम ग्राट-3वि, दुतीय तल, 2,सेक्टर रडन स्ट्रीट, थाना- बलिगम, कोलकाता - 700020, Classification:डासा, Area:0.09000000 Acre,         | ABHISHEK CHOKHANI    |
| L5 | LR Plot No:- 1184, LR Khatian No:- 8301 | Owner:मोना चौधरी, Gurdian:अशोक कुमा चौधरी, Address:अर्ध पिन्डम ग्राट-3वि, दुतीय तल, 2,सेक्टर रडन स्ट्रीट, थाना- बलिगम, कोलकाता - 700020, Classification:डासा, Area:0.09000000 Acre,           | Mona CHOKHANI        |
| L6 | LR Plot No:- 1185, LR Khatian No:- 8302 | Owner:शरदा चौधरी, Gurdian:अशोक कुमा चौधरी, Address:अर्ध पिन्डम ग्राट-3वि, दुतीय तल, 2,सेक्टर रडन स्ट्रीट, थाना- बलिगम, कोलकाता - 700020, Classification:बागल, Area:0.01000000 Acre,           | Sharda Chokhani      |

On 25-01-2021

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

Presented for registration at 20:40 hrs on 25-01-2021, at the Private residence by Sandeep Kumar Saraogi ,

**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 2,10,38,553/-

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

Execution is admitted on 25/01/2021 by 1. Ashok Kumar Chokhani, Son of Late Prabhu Dayal Chokhani, Arch Shivam, Lower Rawdon Street, Circus Avenue, Flat No: 3b, P.O: L S Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Sharda Chokhani, Wife of Ashok Kumar Chokhani, Lower Rawdaon Street, Circus Avenue, P.O: L R Sarani, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession House wife, 3. ABHISHEK CHOKHANI, Son of Ashok Kumar Chokhani, Arch Shivam 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, 4. Mona CHOKHANI, Abhishek Chokhani, Arch Shivam Lower Rawdon Street, Circus Avenue, Flat No: b, 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, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

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

Execution is admitted on 25-01-2021 by Sandeep Kumar Saraogi, Managing Partner, PRAJAPATI INFRASTRUCTURE CO (Partnership Firm), Gouranganagar Ghuni, P.O:- Gouranganagar, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700159

Indetified by Sujit Acharya, , , Son of Sunil Acharya, Barasat, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business



Amitava Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 27-01-2021

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,053/- ( B = Rs 50,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/01/2021 2:01PM with Govt. Ref. No: 192020210191332571 on 05-01-2021, Amount Rs: 50,021/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56979428 on 05-01-2021, Head of Account 0030-03-104-001-16

Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by online = Rs. 39,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/01/2021 2:01PM with Govt. Ref. No: 192020210191332571 on 05-01-2021, Amount Rs: 39,921/-, Bank:  
ICICI Bank ( ICIC0000006), Ref. No. 56979428 on 05-01-2021, 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**

**On 28-01-2021**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,053/- ( B = Rs 50,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/01/2021 12:35PM with Govt. Ref. No: 192020210215468611 on 28-01-2021, Amount Rs: 32/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKP2938058 on 28-01-2021, Head of Account 0030-03-104-001-16  
Online on 28/01/2021 1:19PM with Govt. Ref. No: 192020210215514861 on 28-01-2021, Amount Rs: 0/-, Bank: State  
Bank of India ( SBIN0000001), Ref. No. CKP2946518 on 28-01-2021, Head of Account



Stamp Duty

that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 50/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-

2. Stamp: Type: Impressed, Serial no 167214, Amount: Rs. 50/-, Date of Purchase: 23/01/2021, Vendor name: Amal Ke Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 28/01/2021 12:35PM with Govt. Ref. No: 192020210215468611 on 28-01-2021, Amount Rs: 0/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. CKP2938058 on 28-01-2021, Head of Account

Online on 28/01/2021 1:19PM with Govt. Ref. No: 192020210215514861 on 28-01-2021, Amount Rs: 50/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. CKP2946518 on 28-01-2021, 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 1502-2021, Page from 11326 to 11394

being No 150200311 for the year 2021.



Digitally signed by AMITAVA DATTA  
Date: 2021.01.28 15:20:27 +05:30  
Reason: Digital Signing of Deed.

(Amitava Dutta) 2021/01/28 03:20:27 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)