

5517/2022

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भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



2/1328 725/22

1
2-50
06/05/22

Additional Registrar of Assurances-II
Kolkata

Notified that the Document is admitted to
Registration and the fee has been received
and this receipt is given in this document
Additional Registrar
of Assurances II Kolkata

- 6 MAY 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on
this 6th day of May, 2022, (Two
Thousand Twenty Two).

BETWEEN

Contd..... P/2.



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

GRN Details

GRN: 192022230020373111 Payment Mode: Online Payment
GRN Date: 05/05/2022 19:14:05 Bank/Gateway: HDFC Bank
BRN : 1785385648 BRN Date: 05/05/2022 19:15:28
Payment Status: Successful Payment Ref. No: 2001328725/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SANKAR ADAK
Address: KAIKHALI, CHIRIAMORE R-GOPALPUR, PS. AIRPORT 24 PGS
Mobile: 9830962349
Email: SANKARADAK1966@GMAIL.COM
Contact No: 09830962349
Depositor Status: Buyer/Claimants
Query No: 2001328725
Applicant's Name: Mr T ROY
Identification No: 2001328725/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001328725/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	9521
2	2001328725/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
			Total	19542

IN WORDS: NINETEEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

[1] MR. GOPAL PODDAR, [having PAN : AFCPP9689M], [having Aadhaar No : 3271 3429 7139], [having Voter Epic No : NM1684570], AND [2] MR. BINOD KUMAR PODDAR, [having PAN : AEVPP6728D], [having Aadhaar No : 7596 9161 9361], [having Voter Epic No : WB/24/162/321337], AND [3] MR. RAJESH KUMAR PODDAR, [having PAN : AFHPP9209G], [having Aadhaar No : 9333 3667 3121], [having Voter Epic No : CHX2938462], AND [4] MR. SUNDIP KUMAR PODDAR, [having PAN : AFGPP3048E], [having Aadhaar No : 6792 0179 0715], [having Voter Epic No : WB/24/162/321338], all are son of Late Biswanath Poddar, all are by faith-Hindu, by Occupation-Business, by Nationality-Indian, all are residing at 13, Salkia School Road, P.O.-Salkia, P.S.-Golabari, Pin-711106, in the District of Howrah, in the state of West Bengal, India, hereinafter called the "LANDOWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

"VRISA CONSTRUCTION PRIVATE LIMITED" [having PAN : AAGCV4747E], a Private Limited Company, registered under the Companies Act, 2013, having its office its Kaikhali Madhyapara, near Kaikhali Shib Sitala Tala Mandir, P.O. & P.S.-Airport, Kolkata-700052, in the District of North 24-Parganas, in the state of West Bengal, India, being represented by its Managing Director namely SRI SANKAR ADAK, [having PAN : AFLPA1355E], [having Aadhaar No : 8104 2895 0318], [having DIN No : 01368865], son of Late Basanta Kumar Adak, by occupation-Business, by faith-Hindu, by Nationality-Indian, residing at Kaikhali, Chiriamore (Shibtola), P.O.-R.Gopalpur, P.S.-Airport, Kolkata-700136, in the District of North 24-Parganas, in the state of West Bengal, India, hereinafter referred to and called as the "DEVELOPER" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, representatives and assigns) of the **OTHER PART**.

Landowner/s and **Developer** collectively parties and individually party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

Subject Matter of Development :ALL THAT piece and parcel of Vacant land "Classified as **Shali Land**", measuring an area about **01[One] Cottahs 07[Seven] Chittacks 19[Nineteen] Sq.Ft.** be the same a little more or less, comprised in C.S. Khatian No.1319 under C.S. Dag No.478, corresponding to R.S. Khatian No.1480 under R.S. Dag No.512, appertaining to **L.R. Khatian Nos.7564, 7565, 7566 & 7567**, under **L.R. Dag No. 512, AND** piece and parcel of Vacant land "Classified as **Shali Land**", measuring an area about **03[Three] Cottahs 10[Ten] Chittacks 04[Four] Sq.Ft.** be the same a little more or less, comprised in C.S. Khatian No.4/2 under C.S. Dag No.474, corresponding to R.S. Khatian No.6, under R.S. Dag No.508, appertaining to **L.R. Khatian Nos.7564, 7565, 7566 & 7567**, under **L.R. Dag No. 508, AND** piece and parcel of Vacant land "Classified as **Shali Land**", measuring an area about **01[One] Cottahs 14[Fourteen] Chittacks 22[Twenty Two] Sq.Ft.** be the same a little more or less, comprised in C.S. Khatian No.4/2 under C.S. Dag No.475, corresponding to R.S. Khatian No.6, under R.S. Dag No.509, appertaining to **L.R. Khatian Nos.7564, 7565, 7566 & 7567**, under **L.R. Dag No. 509, IN TOTAL** measuring an area about **07[Seven] Cottahs 00[Zero] Chittacks 00[Zero] Sq.Ft.** more or less, lying and situated at **MOUZA-RECKJOWANI, J.L.No.13, Re.Sa. No.198, Touzi No.147, at Bhatenda Rajarhat, P.O. & P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town, within the local limits of Rajarhat 1 No. Bishnupur Gram Panchayat, in the District North 24

Parganas, in the State of West Bengal, India, morefully described in the **First Schedule** hereunder written, **[SAID PROPERTY]**.

CHAIN AND TITLE REGARDING OWNERSHIP OF MR. GOPAL PODDAR, MR. BINOD KUMAR PODDAR, MR. RAJESH KUMAR PODDAR, MR. SUNDIP KUMAR PODDAR, THE LAND OWNERS HEREIN, BEING R.S. & L.R. DAG NO.508, 509 & 512, IN MOUZA-RECKJOANI AS FOLLOWS :-

Land purchased by Khagendra Nath Karmakar from Jan Mohammad Molla & Others :- by a virtue of a Registered Deed of Conveyance dated 23.04.1969, One Khagendra Nath Karmakar, purchased of ALL THAT piece and parcel of land measuring an area about 06[Six] Decimals comprised in C.S. Dag No. 474 corresponding to R.S. Dag No.508, and land measuring about 05[Five] Decimals comprised in C.S. Dag No. 475 corresponding to R.S. Dag No.509, and land measuring about 04[Four] Decimals comprised in C.S. Dag No. 476 corresponding to R.S. Dag No.510, land measuring about 05[Five] Decimals comprised in C.S. Dag No. 477 corresponding to R.S. Dag No.511, totaling 20[Twenty] Decimals of land aforesaid four Dags at a yearly proportionate rent of Rs. 0.81 all are under C.S. Khatian No. 4/2, R.S. Khatian No. 6, at Mouza-Reckjoani, J.L. No.13, Re.Sa. No. 198, Touzi No.147, Parganas-Kolkata, P.S.-Rajarhat, in the District of 24 Parganas, from Jan Mohammad Molla and others, which is registered at the office of Sub Registrar at Cossipore Dum Dum, and recorded in Book No.I, Volume No. 40, Pages from 181 to 184, bearing Deed No. 2918 for the year 1969, against the valuable consideration mentioned therein.

Land sold by Khagendra Nath Karmakar to Sadhu Charan Paul :After purchased the said property the said Khagendra Nath Karmakar was well seized and possessed of and or otherwise sufficiently entitled to the property and thereafter sold transferred and conveyed by a registered Deed of Conveyance dated 26.10.1972, to Sri Sadhucharan Paul of ALL THAT piece and parcel of land measuring an area about 06[Six] Decimals comprised in C.S. Dag No.474 corresponding to R.S. Dag No.508, and land measuring an area about 05[Five] Decimals comprised in C.S. Dag No.475 corresponding to R.S. Dag No.509, and land measuring an area about 04[Four] Decimals comprised in C.S. Dag No. 476 corresponding to R.S. Dag No.510, and land measuring an area about 05[Five] Decimals comprised in C.S. Dag No.477, corresponding to R.S. Dag No.511, totaling 20[Twenty] Decimals of land aforesaid four Dags at a yearly proportionate rent of Rs. 0.81 all are under C.S. Khatian No. 4/2, R.S. Khatian No. 6, at Mouza-Reckjoani, J.L. No.13, Re.Sa. No.198, Touzi No.147, Parganas-Kolkata, P.S.-Rajarhat, in the District of 24 Parganas, which is Registered at the Office of the Sub-Registrar at Cossipore Dum Dum, Vide Book No.I, Volume No.113, Pages from 80 to 83, Being Deed No.6860 for the year 1972, against the valuable consideration mentioned therein.

Absolute ownership of Satish Chandra Mondal & Others : One Sri Satish Chandra Mondal and Sri Jatindra Nath Mondal both are son of Late Jogendra Nath Mondal of Reckjoani Kanjilal Para, P.S.-Rajarhat, in the District of 24 Parganas were well seized and possessed of and or otherwise sufficiently to the property by virtue of inheritance from their father Late Jogendra Nath Mondal, of ALL THAT piece and parcel of land measuring an area 20[Twenty] Decimals comprised in C.S. Khatian No.1319, under C.S. Dag No.478, corresponding to R.S. Khatian No.1480, under R.S. Dag No.512, under corresponding to at Mouza-Reckjoani, J.L. No.13, Re.Sa. No.198, Touzi No.2998, Parganas-Kolkata, P.S.-Rajarhat, in the District of 24 Parganas.

Recorded by Satish Chandra Mondal & Jatindra Nath Mondal : After the aforesaid Sri Satish Chandra Mondal and Sri Jatindra Nath Mondal jointly in course of enjoying the property they duly mutated their names in respect of their inheritance property measuring

an area about 20[Twenty] Decimals under R.S. Khatian No.1480 comprised in R.S. Dag No.512 of Mouza-Reckjoani, P.S.-Rajarhat, in the District of 24 Parganas.

Land sold by Satish Chandra Mondal & Others to Sadhu Charan Paul : aforesaid Sri Satish Chandra Mondal and Sri Jatindra Nath Mondal in course of enjoying the property by a registered Deed of Conveyance dated on 22.02.1965 they jointly sold transferred and conveyed of ALL THAT piece and parcel of land measuring an area about .0825 Decimals more or less, comprised in C.S. Khatian No.1319, under C.S. Dag No. 478, corresponding to R.S. Khatian No.1480 under R.S. Dag No.512, lying and situated at Mouza-Reckjoani, J.L. No.13, Re.Sa. No. 198, Touzi No.2998, Parganas-Kolkata, P.S.-Rajarhat, in the District of 24 Parganas, to Sri Sadhucharan Paul, which is registered at the Office of the Sub-Registrar at Cossipore Dum Dum and copied in Book No.I, Volume No.35, Pages 84 to 86, Being No.1573 for the year 1965 against the valuable consideration mentioned therein.

Absolute ownership of Sadhu Charan Paul : One Sri Sadhu Charan Paul, is well seized and possessed of and or otherwise sufficient entitled to the property measuring an area about .0825 Decimals more or less, comprised in C.S. Khatian No.1319, under C.S. Dag No. 478, corresponding to R.S. Khatian No. 1480 under R.S. Dag No.512, lying and situated at Mouza-Reckjoani, P.S.-Rajarhat, and land measuring an area about 06[Six] Decimals comprised in C.S. Dag No.474 corresponding to R.S. Dag No.508, and land measuring about 05[Five] Decimals comprised in C.S. Dag No. 475 corresponding to R.S. Dag No.509, and land measuring an area about 04[Four] Decimals comprised in C.S. Dag No. 476 corresponding to R.S. Dag No.510, and land measuring an area about 05[Five] Decimals comprised in C.S. Dag No.477 corresponding to R.S. Dag No.511, all are under C.S. Khatian No.4/2, R.S. Khatian No.6 at Mouza-Reckjoani Parganas-Kolkata, P.S.-Rajarhat, in the District of 24 Parganas (North) by virtue of above mentioned two deeds of Sale and enjoyed as one lot the same after paying the Government rents and Local Gram Panchayet taxes up to date against his name as absolute owner and occupier thereof with good right and absolute power of ownership and has every right to grant, transferred and convey the same to anybody in any way.

Background, Representations, Warranties and Covenants :

Representations and Warranties Regarding Title : The Landowner/s have made the following representation and given the following warranties to the Developer regarding title.

Land purchased by Biswanath Poddar from Sadhu Charan Paul : by virtue of a Registered Deed of Conveyance dated 21.08.1995 one Biswanath Poddar, son of Late Kisanlal Poddar, purchased of ALL THAT piece and parcel of land measuring an area about 01[One] Cottah 07[Seven] Chittacks 19[Nineteen] Sq.Ft. bet the same a little more or less, comprised in C.S. Khatian No.1319, under C.S. Dag No.478, corresponding to R.S. Khatian No.1480 under R.S. Dag No.512, and Land measuring an area about 03[Three] Cottahs 10[Ten] Chittacks 04[Four] Sq.Ft. comprised in C.S. Khatian No.4/2, under C.S. Dag No.474 corresponding to R.S. Khatian No.6 under R.S. Dag No.508, and Land measuring an area about 01[One] Cottah 14[Fourteen] Chittacks 22[Twenty Two] Sq.Ft. out of 5[Five] Decimals more or less comprised in C.S. Khatian No.4/2, under C.S. Dag No. 475 corresponding to R.S. Khatian No.6, under R.S. Dag No.509, lying and situated at Mouza-Reckjoani J.L. No.13, Re.Sa. No.198, Touzi No.147, Parganas-Kolkata, P.S.-Rajarhat, in the District of 24 Parganas (North), i.e. total area of land 07[Seven] Cottahs 00[Zero] Chittacks 00[Zero] Sq.Ft. more or less, from Sri Sadhucharan Paul and the aforesaid Deed registered at the office at A.D.S.R. Bidhan Nagar (Salt Lake City), and recorded into Book No. 1, Volume No. 71, Pages from 221 to 230, bearing Deed No.3237, for the year 1995, against the valuable consideration mentioned therein.

Absolute ownership of Biswanath Poddar :After purchased the said property Sri Biswanath Poddar was well seized and possessed of ALL THAT piece and parcel of land measuring an area about 01[One] Cottah 07[Seven] Chittacks 19[Nineteen] Sq.Ft. be the same a little more or less, comprised in C.S. Khatian No.1319, under C.S.Dag No.478, corresponding to R.S. Khatian No.1480 under R.S. Dag No.512, and Land measuring an area about 03[Three] Cottahs 10[Ten] Chittacks 04[Four] Sq.Ft. comprised in C.S. Khatian No.4/2, under C.S. Dag No.474 corresponding to R.S. Khatian No.6 under R.S. Dag No.508, and Land measuring an area about 01[One] Cottah 14[Fourteen] Chittacks 22[Twenty Two] Sq.Ft. out of 5[Five] Decimals more or less comprised in C.S. Khatian No.4/2, under C.S. Dag No. 475 corresponding to R.S. Khatian No.6, under R.S. Dag No.509, lying and situated at Mouza-Reckjoani J.L. No.13, Re.Sa. No.198, Touzi No.147, Parganas-Kolkata, P.S.-Rajarhat, in the District of 24 Parganas (North), i.e. total area of land 07[Seven] Cottahs 00[Zero] Chittacks 00[Zero] Sq.Ft. more or less, and paying the taxes to the authority concerns regularly.

Demise of Biswanath Poddar : while possession of the said Sri Biswanath Poddar on the aforesaid land about 07[Seven] Cottahs 00[Zero] Chittacks 00[Zero] Sq.Ft. be the same a little more or less, and during the period of possession died intestate and leaving behind his surviving Four sons namely Mr. Gopal Poddar, Mr. Binod Kumar Poddar, Mr. Rajesh Kumar Poddar, Mr. Sundip Kumar Poddar, as his legal heirs.

Recorded by Landowners : After the aforesaid all the Landowners mutated their respective names into the record of Block Land and Land Reform office at Rajarhat vide **L.R. Khatian Nos. 7564, 7565, 7566, 7567**, under **L.R. Dag No. 508, 509, 512** and paying the taxes to the authority concerns regularly.

Absolute ownership of Mr. Gopal Poddar, Mr. Binod Kumar Poddar, Mr. Rajesh Kumar Poddar, Mr. Sundip Kumar Poddar : After the aforesaid Mr. Gopal Poddar, Mr. Binod Kumar Poddar, Mr. Rajesh Kumar Poddar, Mr. Sundip Kumar Poddar, became the absolute owner of ALL THAT piece and parcel of Vacant land "Classified as Shali Land", measuring an area about 01[One] Cottahs 07[Seven] Chittacks 19[Nineteen] Sq.Ft. be the same a little more or less, comprised in C.S. Khatian No.1319 under C.S. Dag No.478, corresponding to R.S. Khatian No.1480 under R.S. Dag No.512, appertaining to L.R. Khatian No.7564, 7565, 7566 & 7567, under L.R. Dag No. 512, and piece and parcel of Vacant land "Classified as Shali Land", measuring an area about 03[Three] Cottahs 10[Ten] Chittacks 04[Four] Sq.Ft. be the same a little more or less, comprised in C.S. Khatian No.4/2 under C.S. Dag No.474, corresponding to R.S. Khatian No.6, under R.S. Dag No.508, appertaining to L.R. Khatian No.7564, 7565, 7566 & 7567, under L.R. Dag No. 508, and piece and parcel of Vacant land "Classified as Shali Land", measuring an area about 01[One] Cottahs 14[Fourteen] Chittacks 22[Twenty Two] Sq.Ft. be the same a little more or less, comprised in C.S. Khatian No.4/2 under C.S. Dag No.475, corresponding to R.S. Khatian No.6, under R.S. Dag No.509, appertaining to L.R. Khatian No.7564, 7565, 7566 & 7567, under L.R. Dag No. 509, IN TOTAL measuring an area about 07[Seven] Cottahs 00[Zero] Chittacks 00[Zero] Sq.Ft. more or less, lying and situated at MOUZA-RECKJOWANI, J.L.No.13, Re.Sa. No.198, Touzi No.147, at Bhatenda Rajarhat, P.O. & P.S.-Rajarhat, Kolkata-700135, within the jurisdiction of A.D.S.R.O. Rajarhat, New Town, within the local limits of Rajarhat 1 No. Bishnupur Gram Panchayat, in the District North 24 Parganas, in the State of West Bengal, India, more or less.

Desire of Development of the land and Acceptance :The said Landowners herein further express their desire to develop the aforesaid land by constructing a multi storied building thereon and the Developer accepted the said proposal and the Landowners have decided to enter into registered Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written for the requirement of financial requirements and to avoid future contradiction and confrontation both the

parties have agreed to execute a registered Development Agreement with of the allocation shared between the Landowners and Developer.

Due Diligence by the Developer : At or before execution of these presents, the Developer confirm(s) that after having conducted and completed, an independent due diligence and title verification in respect of the said Premises as also the compliance and/or non-compliance, if any, by the Landowners of all/any applicable law(s), notification(s), rule(s) etc., and further after inspecting, examining and perusing all the title deeds, papers, documents etc. related to the said Premises and the Developer having understood and/or having complete notice and knowledge of, and after fully satisfying themselves, have agreed to enter into the Development Agreement.

Registered Power of Attorney : and for the smooth running of the said project the Landowners herein have agreed to execute a Registered Power of Attorney, by which the Landowners herein have appointed and nominated the Managing Director of the "**VRISA CONSTRUCTION PRIVATE LIMITED**" [having PAN : **AAGCV4747E**], a Private Limited Company, registered under the Companies Act 2013, having its office at Kaikhali Madhyapara, near Kaikhali Shib Sitala Tala Mandir, P.O.& P.S. Airport, Kolkata-700052, in the District North 24-Parganas, in the state of West Bengal, India, the Developer Firm herein as their Constituted Attorneys.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AS FOLLOWS :-

ARTICLE - I, DEFINITION

- 1.1 **BUILDING** : shall mean multi storied building (G+ upper storied) so to be constructed according to the Sanctioned Building Plan, to be sanctioned from the competent authority of the Rajarhat Bishnupur 1 No Gram Panchayat or Zila Parishad, morefully described in the First Schedule written herein below.
- 1.2 **COMMON FACILITIES AND AMENITIES** : shall mean entrance of the building, staircase, roof of the building, pump room, overhead water tank, water pump and motor and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- 1.3 **SALEABLE SPACE** : shall mean the space within the building, which is to be available as an unit / flat for independent use and occupation in respect of Landowner Allocation & Developer Allocation as mentioned in this Agreement.
- 1.4 **LANDOWNER ALLOCATION** : The **Landowners will get total 48%** of the total constructed area/Building as per Sanctioned Building Plan by several Flats, Car Parking Spaces. The Landowners shall be entitled all the apartments situated on the **Third Floor** of the Building and the remaining share shall be given through the flats in the **Fourth floor** of the Building. In case the flats on third and fourth floor does not complete 48% of the Sanctioned Building Plan, the Landowners will get additional flats on other floors as per the negotiation between the Landowners and Developer. The Landowners shall be entitled to get 48% ground Floor area i.e divided by two spaces i.e 24% of Ground Floor as Commercial space & 24% of Ground Floor as car parking spaces of the building and all others common facilities and amenities of the new proposed building **AND** the Landowners also received additional amount of **Rs.10,00,000/- (Rupees Ten Lakh) Only** as Refundable Security money, morefully described in the Second Schedule written herein below.
- 1.5 **DEVELOPER ALLOCATION** : shall mean all the remaining constructed area of the proposed multistoried storied building as per the Sanctioned Building Plan, excluding Landowner Allocation including the proportionate share of common facilities, common parts and common amenities of the building which is morefully described in Third Schedule written herein below.

- 1.6 **ARCHITECT / ENGINEER** : shall mean such person or persons being appointed by the Developer.
- 1.7 **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.
- 1.8 **BUILDING PLAN** : shall mean such plan for the construction of the multi storied building, which will be mutually agreed upon by the Landowners and Developer.
- 1.9 **SANCTIONED BUILDING PLAN** : shall mean such plan for the construction of the multi storied building, which will to be sanctioned by the competent authority or the authority concern in the name of the Landowners for construction of the building including its modification and amenities and alterations.
- 1.10 **PREMISES** : shall exclusively mean of **ALL THAT** piece and parcel of land measuring an area about **01[One] Cottah 07[Seven] Chittacks 19[Nineteen] Sq.Ft.** be the same a little more or less, comprised in C.S. Khatian No.1319, under C.S. Dag No.478, corresponding to R.S. Khatian No.1480 under R.S. Dag No.512, appertaining to **L.R. Khatian No. 7564, 7565, 7566, 7567**, under **L.R. Dag No. 512**, and Land measuring an area about **03[Three] Cottahs 10[Ten] Chittacks 04[Four] Sq.Ft.** comprised in C.S. Khatian No.4/2, under C.S. Dag No.474 corresponding to R.S. Khatian No.6 under R.S. Dag No.508, appertaining to **L.R. Khatian No. 7564, 7565, 7566, 7567**, under **L.R. Dag No.508**, and Land measuring an area about **01[One] Cottah 14[Fourteen] Chittacks 22[Twenty Two] Sq.Ft.** more or less comprised in C.S. Khatian No.4/2, under C.S. Dag No. 475 corresponding to R.S. Khatian No.6, under R.S. Dag No.509, appertaining to **L.R. Khatian No. 7564, 7565, 7566, 7567**, under **L.R. Dag No. 509**, lying and situated at **MOUZA-RECKJOANI** J.L. No.13, Re.Sa. No.198, Touzi No.147, i.e. total area of land **07[Seven] Cottahs 00[Zero] Chittacks 00[Zero] Sq.Ft.** more or less, at **Reckjoani, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, within the local limit of Rajarhat 1 No. Bishnupur Gram Panchayat, situated at in the District North 24 Parganas, in the state of West Bengal, India, morefully describe in the First Schedule hereunder written.
- 1.11 **BUILT UP AREA (For any individual unit)** : Here Built up area means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.
- 1.12 **COVERED AREA (For any individual unit)** : Here covered area means total build up area for any unit plus proportionate share of stairs, lobby.
- 1.13 **SUPER BUILT UP AREA (For any individual unit)** : Here Super Built Up area means the total covered area plus proportionate share of service area.

ARTICLE - II, COMMENCEMENT

- 2.1 This Agreement shall be deemed to have been commenced on and with effect from **Day of May, 2022.**

ARTICLE - III, LANDOWNERS RIGHT & REPRESENTATION

- 3.1 **Indemnified regarding Possession & Delivery** : The Landowners is/are now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises/

project property in as it is condition and shall deliver physically as well as identical possession to the Developer to develop the said Premises/project property.

- 3.2 **Free from Encumbrances** : The Landowners also indemnify the project property is free from all encumbrances and the Landowners have marketable title in respect of the said premises and if any dispute arises out of the above mentioned titled of the property in that event Landowners will liable to solve the same at her own cost and expenses.

ARTICLE - IV, DEVELOPER'S RIGHTS

- 4.1 **Authority of the Developer** : The Developer shall have authority to deal with the property in terms the 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.
- 4.2 **Right of Construction** : The Landowners hereby grant permission, subject to what have been hereunder provided, exclusive rights to the Developer to complete the building upon the said premises in accordance with the plan sanctioned by the competent authority or the authority concern in the name of the Landowners with or without any amendment and/or modification there to be made or caused to be made by the parties thereto. The Developer shall carry construction strictly in terms of the sanctioned plan granted by the competent authorities. The Developer shall take steps for conversion of land, if required at its own cost. The Developer shall obtain plan/approval/permission at its own cost and shall construct the building strictly in accordance with law without any deviation. Whilst carrying construction, the Developer shall adhere to all the applicable laws which includes but is not limited to Zila Parishad laws, building laws and, RERA/HIRA laws (if applicable). Completion of the Building/project shall mean completion of building in all respects with the agreed specifications. The Developer shall obtain the requisite completion certificate/ occupation certificate from the statutory authorities within the agreed timelines. The Developer shall be completely responsible for the quality of the construction and the structural stability of the building without any recourse to the Landowners.
- 4.3 **Documents related to the Property** : All applications, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the competent authority or the authority concern shall be prepared and submitted by the Developer on behalf of the Landowners and the Landowners shall sign all such plans, application, other papers and documents as and when necessary and all costs expenses including plan sanctioning costs will be borne by the Developer and all Xerox Documents in respect of the land handover by the Landowners to the Developer at the time of Signing of this Sanctioned Building Plan and thereafter the said Handover by the Landowners to the Association of the building.
- 4.4 **Construction Cost** : That the Developer already shall carry total construction work of the present building at their own costs and will take the sale proceeds of Developer Allocation exclusively.
- 4.5 **Booking and Agreement For Sale** : Booking from intending purchaser for Developer Allocation as per terms of Development Agreement the said possession area will be taken by the Developer and the agreement for sale with the intending purchaser/s will be signed by the Developer and on behalf of the Landowners by virtue of a Registered Power of Attorney as constituted attorney. 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 name but without creating any liability on the Landowners.

- 4.6 **Selling Rate** : The selling rate of the Developer Allocation will be fixed by the Developer without any permission or consultation with the Landowners.
- 4.7 **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 Landowner Allocation on accounts of loss or vice versa on account of profit from Developer Allocation.
- 4.8 **Possession to the Landowners** : On completion of the Project the Developer will immediate handover undisputed vacant possession of the Landowner Allocation to the Landowners together with all rights of the common facilities and amenities having been completed in all respect as agreed hereunder to the Landowners with Possession Letter.
- 4.9 **Possession to the Intending Purchaser/s** : when the flats are ready for giving possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowners.
- 4.10 **Deed of Conveyance** : The Deed of Conveyance of Developer Allocation will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holders of the Landowners, and the Landowners indemnified will also sign as confirming party, if needed.
- 4.11 **Construction Cost & Liabilities** : of All construction cost will be borne by the Developer and no liability on account of construction cost will be charged from Landowner Allocation.

ARTICLE - V, CONSIDERATION

- 5.1 **Permission against Consideration** : The Developer have agreed to build the said proposed building at their own cost and expenses and Landowners shall not be required to contribute any sums towards the construction of the said building or buildings on the said premises, and to commercially exploit the said premises the Developer have agreed to provide the Landowners the space defined in Landowner Allocation.
- 5.2 In consideration of the Landowners having agreed to grant exclusive right for developing the said premises in addition to the Landowner Allocation as herein provided, as mentioned earlier.
- 5.3 Apart from the aforesaid consideration, which has already been made by the Developer to the Landowners, the Developer have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purpose of development of the said premises and/or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration on the part of the Developer without any right of reimbursement from the Landowners as follows-
- (a) Space allocation to the Landowner.
 - (b) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.

- (c) Costs, charges and expenses on account of causing the plan or map prepared for the purpose of obtaining sanction by the competent authority or the authority concern.
 - (d) Costs, charges and expenses incurred for engagement of Engineers, if any and also sewerage, drainage and other connections.
 - (e) Fees payable to Architect and/or the Engineers as also fees payable to the competent authority or the authority concern for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water connection.
 - (f) Legal expenses incurred and paid for this Development Agreement and all other expenses and charges for the purpose of development of the said premises.
 - (g) Cost of supervision of construction of the Landowner Allocation of the said premises.
- 5.4 The Landowners having agreed to already grant exclusive right for developing the said premises in term of these presents the Developer have agreed, undertaken to build the said building at their own costs and expenses and the Landowners shall not be required to contribute any sum towards construction of the said building and or development of the land.

ARTICLE - VI, PROCEDURE

- 6.1. **Procedure** : The Landowners shall grant to the Developer Registered Power of Attorney as may be required for the purpose of obtaining sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building/project and also for pursuing and following up the matter with the competent authority or the authority concern and other authorities and also for selling, transferring and conveying Developer's Allocation and for executing deed of conveyance and handing over physical as well as legal and identical position of the Developer's Allocation to the intending purchaser/ purchasers.

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

- 7.1 **Exclusive Power of Dealings of Landowners** : The Landowners shall be entitled to transfer or otherwise deal with Landowners Allocation in the building / block and the Developer shall not in any way interfere with or disturb the quite and peaceful possession of the Landowner Allocation.
- 7.2 **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 any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
- 7.3 In so far as necessary all dealing by the Developer's in respect of the building including Agreement for Sale or any kind of transfer receiving advance money concerning Developer's Allocation shall be in the name of the Landowners for which purpose of the Landowners undertake to give the Developer or the Developer's agent, a Registered General Power of Attorney in a form and manner required by the Developer. It being understood that such dealing shall not in any manner fasten or create any financial liability upon the Landowners.

Provided however the cost of conveyance or conveyances including Non Judicial Stamps and Registration expenses and all other legal expenses shall be borne and paid by the Developer or by the Developer's such nominee or nominees.

ARTICLE - VIII, SPACE ALLOCATION

- 8.1 On completion of the development of the Sanctioned Building Plan and after obtaining possession of the Landowners Allocation, the Landowners agree to sign, execute and register at the cost of the promoter or intending buyer all such agreement, document, instruments and writings as may be necessary and expedient for the purpose of transfer or sale of the Developer's Allocation. It is agreed that the delivery of the possession of the Landowner Allocation within stipulated period.

ARTICLE - IX, NEW BUILDING

- 9.1 **Completion of Project :** The Developer shall construct the buildings at its own costs, and complete the project at the said premises in accordance with the Sanctioned Building Plan with good and standard material as may be specified by the Engineer/Architect from time to time. The Developer shall not construct lesser floors or lesser floor area Building than the maximum permissible limit as per the Sanctioned Building Plan.
- 9.2 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the C.E.S.C/W.B.S.E.D.C.L. and until permanent electric connection will be obtained temporary electric connection shall be provide in a residential building having self contained apartments and constructed for sale of flats therein on ownership basis and as mutually agreed upon.
- 9.3 **Architect Fee Etc. :** All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer/promoter and the Landowners shall bear no responsibility in this context.
- 9.4 **Municipal /Corporation Taxes/Panchayat & Other Taxes of the Property :** The Landowners shall pay and clear up all the arrears on account of Municipal / B.&.L.R.O/Corporation tax or any other taxes and outgoing of the said premises upto the date of this agreement. It is further agreed by and between the parties that the Landowners shall not pay any taxes as Municipality/Municipal Corporation/ Panchayat and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing in respect of the said properties would be borne by the Developer from the date of execution of these presents till the date of completion of the construction and handover of allocation.

From the date of completion and allocation of the floor area between the Landowners and the Developer the Municipality/Municipal Corporation/Panchayat taxes all others taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowners by the Landowners and Developer and/or their nominees respectively.

- 9.5 **Upkeep Repair and 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 portion thereof.
- 9.6 **Review of Building Plan :** The Building Plan will be reviewed by the Landowners before the Developer presents it to the relevant authorities for the required

permissions/approvals/sanctioning. The structure & the Layout of the Landowner Allocation and Developer Allocation will be designed by Structural Engineer.

ARTICLE - X, COMMON FACILITIES

- 10.1 **The Developer shall Bear** : The Developer shall pay and bear the all property taxes and other dues and outgoings in respect of the said premises according to dues as and from the date of execution of this agreement to till the completion of the proposed building.
- 10.2 **Delivery of Possession** : As soon as the building at the said premises is completed and the completion certificate is obtained, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowner Allocation in the building if there is no dispute regarding the completion of the building in term of the agreement and according to the specification and plan thereof, and certificate of the Architect/L.B.S. or the authority being provided to that effect.
- 10.3 **Payment of Municipal Taxes** : within 30 days from the date of service of such notice and at all times there after the Landowners shall be exclusively responsible for payment of all Panchayat/Jila Parisad/Municipal and other authority concern 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 Landowner Allocation only. The said rates to be proportionate prorate with reference to the said saleable space.

The Landowners and the Developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Landowners and Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Landowners or the Developer in this behalf.

- 10.4 **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/project payable in respect of the Landowner 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 Provided That if additional insurance premium is required to be paid for insurance of the building by virtue of any particulars and/or in the accommodation within the Landowner Allocation or any part thereof or any additional maintenance or repair is required by virtue whereof the Landowners shall be exclusively liable to pay and bear the additional premium and/or maintenance or repairing charges as the case may be.
- 10.5 The Landowners shall not do any act, deed or things, whereby the Developer may be prevented from construction and completion of the said building.

ARTICLE - XI, COMMON RESTRICTION

11. The Landowner Allocation in the building shall be subject at 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/Project which shall include **as follows :-**
- 11.1 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
 - 11.2 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 consent of the other in this behalf.
 - 11.3 Neither party shall transfer or permit to transfer of his/her/their respective allocation or any portion thereof unless(s) such party shall have observed and performed all to the and condition on his/her/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 his/her/their possession.
 - 11.4 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.
 - 11.5 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.
 - 11.6 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.
 - 11.7 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/project or in the compound corridor or any other portion or portions of the building.

ARTICLE - XII, LANDOWNERS' OBLIGATION

12.1 **No Interference :**

The Landowner/s hereby agrees and covenants with the Developer:

Not to cause any interference or hindrance in the construction of the building at the said premises by the Developer.

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 at the said premises.

Not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.

- 12.2 **Landowner's permit to Developer :** The Landowners already shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times to enter into an upon the Landowner Allocation and every part thereof for the purpose of repairing, maintaining building, cleaning, lighting and keeping in order and good condition any common facility and/or for the purpose of putting down maintaining, repairing and testing drains, with other neighbor plots in that case the area of the Landowners will be proportionate to their land ratio and on agreement the Landowners will give identical possession of existing land and also registered Power of Attorney in favour of the Developer.

ARTICLE - XIII, DEVELOPER'S OBLIGATIONS

- 13.1 **Time Schedule of Handing Over Landowner Allocation:** The Developer shall procure necessary sanctions for construction within 6 months from the date of receiving the Conversion Certificate of the said land. The Developer hereby agrees and covenants with the Landowners to complete the construction of the building within **24 [Twenty Four] Months** from the date of execution of Sanctioned Building Plan.
- 13.2 Further in the event, Developer commences construction within the agreed timelines but fails to complete the building within the stipulated timelines, the Developer shall be liable to pay liquidated damages calculated @ Rs 5,000/- per day for every day of delay. Time is the essence of the agreement. In the event the Developer fails to commence construction within 12 months from the date of this agreement, this agreement and the Power of Attorney shall stand terminated without further acts and deeds of the parties. This is not applicable if flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockdowns and / or other act of commission beyond the reasonable control of the Developer.
- 13.3 **No Violation :** The Developer hereby agrees and covenants with the Landowners not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

The Developer hereby agrees and covenants with the Landowners not to do any act, deed or thing, whereby the Landowners to be prevented from enjoying, selling, assigning and/or disposing of any Landowner Allocation in the building at the said premises vice versa.

The Developer shall provided amenities and fixture in the Landowner Allocation as per specification attached herewith.

In Case there is any accident in the aforesaid construction project, the Developer shall be fully responsible for all the consequences of the same under the Workman Compensation Act or any other Acts in force. If the Landowners is ordered to attend a court or is requested or his presence is required by any other authority in this connection, he will empower the Developers to attend the court/authority concerned on behalf and the Developer agrees to compensate the Landowners fully in case of

adverse order is passed or any compensation is ordered to be paid by the Landowners by any court, judicial authority or any other competent authority.

ARTICLE - XIV, LANDOWNERS' INDEMNITY

14. **Indemnity :** The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed and the Landowners also maintain as per terms and norms of the project which has been settled by the Developer through the Flat owners Association.

ARTICLE - XV, DEVELOPER'S INDEMNITY

15. **The Developer hereby undertakes to keep the Landowners:**

Indemnified against third party claiming and actions arising out of any sort of act of occupation commission of the Developer in relation to the construction of the said Building.

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.

ARTICLE - XVI, MISCELLANEOUS

- 16.1 **Contract Not Partnership:** The Landowners and the Developer have entered into this agreement purely as a contract and noting 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.

Immediately upon the Developer obtaining vacant possessions of the premises so far the Developer shall be entitled to start construction if law of the land so permits otherwise shall start construction on obtaining sanction of the Sanctioned Building Plan from the competent authority.

- 16.2 **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 undertakes 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 authorization 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.

- 16.3 **Not Responsible:** The Landowners shall not be liable or 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.

- 16.4 **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 acknowledgement to the registered office of the Developer.
- 16.5 **Formation of Association**: The Developer and the Landowners jointly shall frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said Buildings/Project and receiving peaceful possession of the allocation of the, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/association /holding organization and/or any other organization, who will be in charge or such management of the affairs of the buildings/project and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 16.6 **Affidavit** : That any affidavit is required before the First Class Magistrate oath by declaring/owner for no mortgage and/or sold the schedule mentioned property.
- 16.7 **Name of The Building** : The name of the building shall selected by the Developer.
- 16.8 **Right to Borrow Fund** : The Developer be entitled to borrow money at their own risk and responsibility from any Bank or Bank does 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.
- 16.9 **Responsible** : As and from the date of completion of the building the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes & outgoing payable in respect of their respective spaces.
- 16.10 **Documentation** : The original Title Deeds and other original documents relating to the said premises will be in the custody of the Landowners till such time the Owner's Association is not constituted. Once the Developer completes the construction of the building and handover the Landowners Allocation, the Landowners shall handover the original documents to the management body of the building. The Landowners will render or undertake to produce the original Title Deeds before the authority/authorities or the intending purchaser/s as and when so required. The Landowners also undertakes to allow inspection of the said Title Deeds to the Developer or its /purchaser/s or the Bank or any other financial authority concern or their agents as and when as required and the original all papers in respect of the land will be deposit to the association after completion of the new proposed building.
- 16.11 **Specifications of Construction** : The building proposed to be constructed by the Developer shall be made in accordance with the specification morefully and particularly mentioned and described in the Fourth Schedule herein written.

ARTICLE - XVII, FORCE MAJEURE

- 17.1 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.

- 17.2 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.

ARTICLE - XVIII, DISPUTES

18. 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 and finally resolved by arbitration under the Arbitration & Conciliation Act, 1996 with modification 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 Advisor of the Developer and the Landowner/s.

Place : The Place of Arbitration shall be Kolkata or North 24-Parganas and shall have absolute jurisdiction.

Binding Effect : The Tribunal shall have summary power and be entitled to give interim awards / directions regarding the disputes 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.

ARTICLE - XIX, JURISDICTION

19. In Connection with the aforesaid arbitral or legal proceedings under the District Judges Court of North 24-Parganas and High Court of Kolkata shall have the Jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

[Description of Land of hereby Develop]

ALL THAT piece and parcel of vacant land [Classified as **Shali Land**] measuring an area about **01[One] Cottah 07[Seven] Chittacks 19[Nineteen] Sq.Ft.** be the same a little more or less, comprised in C.S. Khatian No.1319, under C.S. Dag No.478, corresponding to R.S. Khatian No.1480 under R.S. Dag No.512, appertaining to **L.R. Khatian No. 7564, 7565, 7566 & 7567**, under **L.R. Dag No. 512**, as follows :-

L.R. DAG NO.	L.R. KHATIAN NO.	LAND AREA	NAME OF THE LANDOWNERS
512	7564	00 Ka-05Ch-38.5 Sft.	Binod Kumar Poddar
512	7565	00 Ka-05 Ch-38.5 Sft.	Rajesh Kumar Poddar
512	7566	00 Ka-05 Ch-38.5 Sft.	Sundip Kumar Poddar
512	7567	00 Ka-05 Ch-38.5 Sft.	Gopal Poddar

AND piece and parcel of vacant land [Classified as **Shali Land**] measuring an area about **03[Three] Cottahs 10[Ten] Chittacks 04[Four] Sq.Ft.** comprised in C.S. Khatian No.4/2, under C.S. Dag No.474 corresponding to R.S. Khatian No.6 under R.S. Dag No.508, appertaining to **L.R. Khatian No. 7564, 7565, 7566 & 7567**, under **L.R. Dag No.508**, as follows :-

L.R. DAG NO.	L.R. KHATIAN NO.	LAND AREA	NAME OF THE LANDOWNERS
508	7564	00 Ka-14Ch-23.5 Sft.	Binod Kumar Poddar
508	7565	00 Ka-14 Ch-23.5 Sft.	Rajesh Kumar Poddar
508	7566	00 Ka-14 Ch-23.5 Sft.	Sundip Kumar Poddar
508	7567	00 Ka-14 Ch-23.5 Sft.	Gopal Poddar

AND piece and parcel of vacant land [Classified as **Shali Land**] measuring an area about **01[One] Cottah 14[Fourteen] Chittacks 22[Twenty Two] Sq.Ft.** more or less comprised in C.S. Khatian No.4/2, under C.S. Dag No. 475 corresponding to R.S. Khatian No.6, under R.S. Dag No.509, appertaining to **L.R. Khatian No. 7564, 7565, 7566, 7567**, under **L.R. Dag No. 509**, as follows :-

L.R. DAG NO.	L.R. KHATIAN NO.	LAND AREA	NAME OF THE LANDOWNERS
509	7564	00 Ka-07Ch-28 Sft.	Binod Kumar Poddar
509	7565	00 Ka-07 Ch-28 Sft.	Rajesh Kumar Poddar
509	7566	00 Ka-07 Ch-28 Sft.	Sundip Kumar Poddar
509	7567	00 Ka-07 Ch-28 Sft.	Gopal Poddar

All the Lands described hereinabove lying and situated at **MOUZA-RECKJOANI J.L. No.13**, Re.Sa. No.198, Touzi No.147, **IN TOTAL** measuring an area of land **07[Seven] Cottahs 00[Zero] Chittacks 00[Zero] Sq.Ft.** more or less, at **Reckjoani, P.S.-Rajarhat, Kolkata-700135**, within the jurisdiction of A.D.S.R.O. Rajarhat, within the local limit of Rajarhat 1 No. Bishnupur Gram Panchayat, situated at in the District North 24 Parganas, in the state of West Bengal, India, which is butted and bounded as follows :-

On The North By :: Rajarhat Main Road (211 Bus Route);
On The South By :: R.S.& L.R. Dag No.514;
On The East By :: R.S. & L.R. Dag No.509;
On The West By :: R.S. & L.R. Dag No.500 & 507;

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNER'S ALLOCATION : The landowner/s hereto in consideration of allowing the Developer to develop the said premises as stated in the first schedule herein above by raising the construction of multi storied building in accordance with sanctioned plan so to be sanctioned by competent authority or the authority concern over and above the same will be entitled to have the allocation in the manner as follows;

The Landowners Allocation will be allotted as follows :-

1. The **Landowners will get total 48%** of the total constructed area/Building as per Sanctioned Building Plan by several Flats, Car Parking Spaces. The Landowners shall be entitled all the apartments situated on the Entire Third Floor of the Building and the remaining share shall be given through the flats in the Fourth floor of the Building. In case the flats on third and fourth floor does not complete 48% of the Sanctioned Building Plan, the Landowners will get additional flats on other floors as per the negotiation between the Landowners and Developer. The Landowners shall be entitled to get 48% ground Floor area i.e divided by two spaces i.e 24% of Ground Floor as Commercial space & 24% of Ground Floor as car parking spaces of the building and all others common facilities and amenities of the new proposed building **AND** the Landowners also received additional amount **Rs.10,00,000/- (Rupees Ten Lakh) Only** as Refundable Security money at the time of signing of Registered Development Agreement and Registered Power of Attorney, which shall be returned only after the handover of the Landowners Allocation. In case, the area of

the apartments allotted to the Landowners has downward/upward variance with the 48% of the total constructed area owing to size of the apartments, for such difference in area, one party shall be liable to pay consideration calculated at the prevailing Zillah Parisad/market rates per square feet to the other party.

2. The aforesaid Landowners allocated Flats and car parking spaces will be in habitable condition including undivided proportionate and impartible 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 their amenities and facilities as mentioned in the fourth schedule hereunder written and before booking of the flat & others the Developer will be decided the proper allocation of Landowners Allocation habitable conditions together with all other common facilities of the said proposed building.
3. The Landowners shall be entitled to sale, lease, dispose of, transfer, lien, mortgage their allocation at its sole discretion. During transfer, if the Landowners requisition the Developer to join as a confirming party for abundant caution, the Developer shall sign and execute all the necessary documents in relation to the same.
4. It is also settled that except the Landowners Allocation as described above, the Landowners will not get any area for the construction for the multi storied building so to be constructed by the present Developer on the land in question. The other areas will be the exclusive consideration of the Developer for development.
5. It is also settled that on agreement, the Landowners will give identical possession of existing land and also registered Power of Attorney in favour of the Developer for acting in accordance with the clauses and powers delivered to the Developer by the Landowners and specifically mentioned that if the Landowners will hold excess areas or reduce area as per permit of allocation division in that case Landowners will pay or receive the said as per market value consideration.
6. The Landowners will also give permission to amalgamate their plot with other neighbor plots.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION : shall mean all the remaining portion of the entire building within the project, (excluding Landowners Allocation 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 after providing the Landowners Allocation as aforesaid and together with the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/purchasers teamsters, by and mode of transfer of property act and/or lease, let out, or in any manner may with the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[SPECIFICATION : SALIENT FEATURE OF THE BUILDING]

1. **STRUCTURE** : As per decision of Structural Engineer/Designer.
2. **Brick work & Plastering** :
 - a. **External wall** : will be 8" thick brick wall and plastered with Cement Mortar.
 - b. **Internal Wall** : will be 5" thick brick wall and plastered with Cement Mortar.
3. **Flooring** : All floors of the Flat are fitted with branded Co. Vitrified Tiles and stair case fitted with full marble.
4. **Kitchen** : The kitchen floor fitted with all marbles. Kitchen platform fitted with black stone & green marble. Kitchen wall tap will be 4' Glazed Ceramic Tiles.

5. **Toilet & Plumbing** : All Toilet floor fitted with marbles, 3" skirting & 5'-5" glazed tiles. European type commode will be fitted of Parryware/other branded Co in every bathroom. One Mixer shower & Two Bib Cock will be fitted of Jaguar make, One Basin & One Geyser point will be fitted for common toilet. One Hand shower of Jaguar make will be fitted for each commode.
6. **Door and Frames** : Door's Frames are made of Sal wood. All Doors are made of Tycon Gold with Chitkini. Hash Bolt will be provided for Main door.
7. **Windows** : All windows covered with box grill and good quality Aluminum Sliding will be fitted.
8. **Drawing/Dining** : One Basin with Top table will be provided in the Drawing-cum-Dining Room.
9. **Water Supply** : All internal water lines are concealed of PVC pipes. Outside water pipe lines are high density PVC Deep tube well is provided for water supply and stored in over head tank for 24 hours.
10. **LIFT** : Auto OTIS Lift will be provided by the Developer with capacity of **5 [Five]** Persons, weight upto **340 Kg.**
11. **Balcony Grill** : Balcony Grill will be provided with hollow bar, height of 2.6 feet.
12. **Water Treatment Plant** : Iron Removal Filter will be provided.
13. **Terrace** : The entire terrace floor shall be leveled flat & fitted with branded roof tiles.

ELECTRICAL WORKS :

Full concealed wiring with fire-resistant copper wire will be provided of Mascab/Finolex make, and Board & Switches will be provided of Schneider/Philips make.

In Bed Room : Two light points, one fan point, one 5 Amp Plug Point, One Ceiling Fan point are provided in each Bed Rooms and One AC Point provided in Master Bed Room;

Living-cum-Dining Room : Two Light Points, One / Two Ceiling Fan Points, Two 15 Amp Plug Points, One 5 Amp Plug Point and One T.V. Point;

Kitchen : One Light point, One Exhaust Fan point and One 15 Amp Plug Point;

Toilet : One Light point, One exhaust fan point in each toilet. One Geyser point in One toilet;

Verandah : One Light point and One 5 Amp Plug Point;

Main Door : One Light point at Main Door,

Calling Bell : One Calling bell point fitted at the main entrance of the Flat;

PAINTING

Inside wall of the flat will be finished with putty and external Wall finished with Putty and Weather Coat paint.

All Doors frame and pallah painted with primer.

Extra Cost : Any extra work other than specified above to be paid by the Landowners/Purchaser to the Developer as per Actual cost basis.

Maintenance Charges : Rs. 1.50 P. per Sq. Ft. (Super Build up area) for 1 year

Individual Electric Meter : Landowners will get Four Electric Meters at cost of the Developer. Other Meter Cost & Transformer Cost (per Flat) will be paid by the Landowners to the Developer.

Transformer Cost = Actual quotation cost to be given by WBSEDCL divided by total number of Flats.

Extra A.C. point : As per Actual Cost

Extra Geyser point : As per Actual Cost

Generator (if installed) : Rs. 19,750/- (One Time) per flat.

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 **LANDOWNER/S** at Kolkata
in the presence of :

Shree Jagat Kotaly

Balodan

Ris Padda

Balodan

SIGNATURE OF LAND OWNERS

SIGNED, SEALED AND DELIVERED

by the **DEVELOPER** at Kolkata
in the presence of :

VRISA CONSTRUCTION PVT. LTD.

Suman K...

Managing Director

SIGNATURE OF DEVELOPER

WITNESSES:-

1. *Shibipal*
Narayana Narandrayan
K.J. 700136

2. *Sulmonar (Rab)*
Kaikhali K.A. - 700052

Composed By

(Signature)
Subhankar Dalai
Kaikhali, Kolkata-700052

Drafted and Prepared by me as
per the information's and
instructions given by the parties.

Tanayendra Roy

[TANAYENDRA ROY]

Advocate

High Court Calcutta

22/5/98

RECEIPT

RECEIVED on and from the within named developer the within mentioned Sum of **Rs.10,00,000/-**(Rupees Ten Lakh) only towards the refundable security money of this agreement in the manner as follows :-

MEMO OF CONSIDERATION				
DATE	BANK	BRANCH	CHEQUE / NEFT / DD/ RTGS NO.	AMOUNT (Rs.)
02.05.2022	BOB	Tegharia	1301621124	Rs. 100/-
02.05.2022	BOB	Tegharia	1301619824	Rs. 100/-
02.05.2022	BOB	Tegharia	1301620038	Rs. 100/-
02.05.2022	BOB	Tegharia	1301620713	Rs. 100/-
04.05.2022	BOB	Tegharia	1301998421	Rs. 2,49,900/-
05.05.2022	BOB	Tegharia	1302039539	Rs. 2,49,900/-
05.05.2022	BOB	Tegharia	S4468633	Rs. 2,49,900/-
05.05.2022	BOB	Tegharia	1302044266	Rs. 2,49,900/-
(Rupees Ten Lakh) only			Total = Rs.10,00,000/-	

small total total

B. Chandra

R. P. Poddar

B. Chandra

(SIGNATURE OF THE LAND OWNERS)

WITNESSES:-

1. *Shri. S. S. Ray*

2. *Shri. S. S. Ray*

Major Information of the Deed

Deed No :	I-1902-04967/2022		Date of Registration	06/05/2022
Query No / Year	1902-2001328725/2022		Office where deed is registered	
Query Date	05/05/2022 6:19:46 PM		A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	T ROY High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8335945321, Status : Advocate			
Transaction	[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Rs. 64,00,000/-		Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]. [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]
Stampduty Paid(SD)	Rs. 10,021/- (Article:48(g))		Market Value	Rs. 71,60,304/-
Remarks			Registration Fee Paid	Rs. 10,105/- (Article:E, E, B)



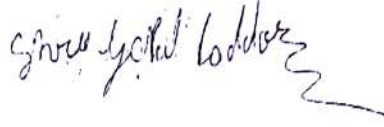






Land Details :




District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Touzi No: 147 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-512 (RS :-)	LR-7564	Bastu	Shali	5 Chatak 38.5 Sq Ft	3,50,000/-	5,40,076/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237-1995
L2	LR-512 (RS :-)	LR-7565	Bastu	Shali	5 Chatak 38.5 Sq Ft	3,50,000/-	5,40,076/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237-1995
L3	LR-512 (RS :-)	LR-7566	Bastu	Shali	5 Chatak 38.5 Sq Ft	3,50,000/-	5,40,076/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237-1995
L4	LR-512 (RS :-)	LR-7567	Bastu	Shali	5 Chatak 38.5 Sq Ft	3,50,000/-	5,40,076/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237-1995
L5	LR-508 (RS :-)	LR-7564	Bastu	Shali	14 Chatak 23.5 Sq Ft	7,50,000/-	7,50,000/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237-1995

	LR-508 (RS :-)	LR-7565	Bastu	Shali	14 Chatak 23.5 Sq Ft	7,50,000/-	7,50,000/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237- 1995
L7	LR-508 (RS :-)	LR-7566	Bastu	Shali	14 Chatak 23.5 Sq Ft	7,50,000/-	7,50,000/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237- 1995
L8	LR-508 (RS :-)	LR-7567	Bastu	Shali	14 Chatak 23.5 Sq Ft	7,50,000/-	7,50,000/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237- 1995
L9	LR-509 (RS :-)	LR-7564	Bastu	Shali	7 Chatak 28 Sq Ft	5,00,000/-	5,00,000/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237- 1995
L10	LR-509 (RS :-)	LR-7565	Bastu	Shali	7 Chatak 28 Sq Ft	5,00,000/-	5,00,000/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237- 1995
L11	LR-509 (RS :-)	LR-7566	Bastu	Shali	7 Chatak 28 Sq Ft	5,00,000/-	5,00,000/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237- 1995
L12	LR-509 (RS :-)	LR-7567	Bastu	Shali	7 Chatak 28 Sq Ft	5,00,000/-	5,00,000/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1504-I -03237- 1995
		TOTAL :			11.55Dec	64,00,000 /-	71,60,304 /-	
	Grand Total :				11.55Dec	64,00,000 /-	71,60,304 /-	

and Lord Details :



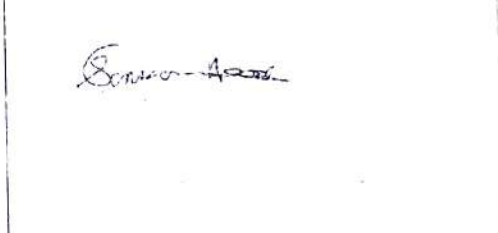
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr GOPAL PODDAR Son of Late BISWANATH PODDAR Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office	 06/05/2022	 LTI 06/05/2022	 06/05/2022
	13, Salkia School Road, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9M, Aadhaar No: 32xxxxxxxx7139, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office			
2	Name Mr BINOD KUMAR PODDAR Son of Late BISWANATH PODDAR Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office	 06/05/2022	 LTI 06/05/2022	 06/05/2022
	13, Salkia School Road, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx8D, Aadhaar No: 75xxxxxxxx9361, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office			
3	Name Mr RAJESH KUMAR PODDAR Son of Late BISWANATH PODDAR Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office	 06/05/2022	 LTI 06/05/2022	 06/05/2022
	13, Salkia School Road, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9G, Aadhaar No: 93xxxxxxxx3121, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office			

Name	Photo	Finger Print	Signature
Mr SUNDIP KUMAR PODDAR Son of Late BISWANATH PODDAR Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office			
06/05/2022	LTI 06/05/2022	06/05/2022	
13, Salkia School Road, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8E, Aadhaar No: 67xxxxxxx0715, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Office			



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VRISA CONSTRUCTION PRIVATE LIMITED Kaikhali Madhyapara, Near Shib Sitala Tala Mandir, City:- Not Specified, P.O:- Airport, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided by JIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANKAR ADAK (Presentant) Son of Late BASANTA KUMAR ADAK Date of Execution - 06/05/2022, , Admitted by: Self, Date of Admission: 06/05/2022, Place of Admission of Execution: Office			
	May 6 2022 4:29PM	LTI 06/05/2022	06/05/2022	
Kaikhali, Chiriamore (Shibtola), City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5E, Aadhaar No: 81xxxxxxx0318 Status : Representative, Representative of : VRISA CONSTRUCTION PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHIBAJI ROY Son of Late PARITOSH ROY Narayanpur Narendra Nagar, City - Not Specified, P.O:- Airport, P.S.-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			

Endorsement For Deed Number : I - 190204967 / 2022

On 06-05-2022

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

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

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

Presented for registration at 16:12 hrs on 06-05-2022, at the Office of the A.R.A. - II KOLKATA by Mr SANKAR ADAK

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 71,60,304/-

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

Execution is admitted on 06/05/2022 by 1. Mr GOPAL PODDAR, Son of Late BISWANATH PODDAR, 13, Salkia School Road, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business, 2. Mr BINOD KUMAR PODDAR, Son of Late BISWANATH PODDAR, 13, Salkia School Road, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business 3. Mr RAJESH KUMAR PODDAR, Son of Late BISWANATH PODDAR, 13, Salkia School Road, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business, 4. Mr SUNDIP KUMAR PODDAR, Son of Late BISWANATH PODDAR, 13, Salkia School Road, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business

Indetified by Mr SHIBAJI ROY, , Son of Late PARITOSH ROY, Narayanpur Narendra Nagar, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

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

Execution is admitted on 06-05-2022 by Mr SANKAR ADAK, Director, VRISA CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Kaikhali Madhyapara, Near Shib Sitala Tala Mandir, City:- Not Specified, P.O:- Airport, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by Mr SHIBAJI ROY, , Son of Late PARITOSH ROY, Narayanpur Narendra Nagar, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,105/- (B = Rs 10,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2022 7:15PM with Govt. Ref. No: 192022230020373111 on 05-05-2022, Amount Rs: 10,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1785385648 on 05-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 9,521/

Description of Stamp

1. Stamp: Type: Impressed, Serial no 49264, Amount: Rs.500/-, Date of Purchase: 21/01/2022, Vendor name: S CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB, Online on 05/05/2022 7:15PM with Govt. Ref. No: 192022230020373111 on 05-05-2022, Amount Rs: 9,521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1785385648 on 05-05-2022, Head of Account 0030-02-103-003-02

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Registered in Book - I
Volume number 1902-2022, Page from 209219 to 209272
being No 190204967 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.05.27 17:06:36 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/05/27 05:06:36 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)