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DEVELOPMENT AGREEMENT

1. Date: 02-11-2018

2. Place: Kolkata

3. Parties:

3.1 SMT. KIRAN SHARMA (PAN: AWFPS6843N), wife of Shri Banshi Dhar Sharma, by faith Hindu, by Nationality Indian,

by Occupation Housewife, residing at CITY HIGH, FLAT 6C, TOWER II, 85, Prince Anwar Shah Road, Kolkata- 700033 , P.O. Tollygunj, P.S. Jadavpur, District South 24 Pargana, West Bengal, hereinafter referred to as the "OWNER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, successors, executors and administrators and assigns) hereinafter referred to as Owner-1

- 3.2 MR. GAJANAND PAREEK (PAN: AGAPP8364J), son of Late Ramprasad Pareek, by faith Hindu, by Nationality Indian, by Occupation Service, presently residing at UNIWORLD CITY GARDEN-1, FLAT- 403, NEW TOWN, NEW TOWN, NORTH 24 PARGANAS, WEST BENGAL, Kolkata - 700156, permanently residing at Pareek Bhawan, P.O. Ratangarh, District : Churu (Rajasthan) hereinafter referred to as the "OWNER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors and administrators and assigns) hereinafter referred to as Owner-2

Owner-1 and Owner-2 are collectively referred to as Owners and hereinafter referred to as Party of First Part

AND

- 3.3 M/S. SUNBRIGHT DEVELOPERS PVT LTD, having its registered Office at 9A, Raja Basanta Roy Road, Kolkata - 700026 , represented by its Director namely Shri Biswadeep Ganguly (PAN: ADXPG9344F) son of Late Priyabrata Ganguly, residing at 1/4, Raja Basanta Roy Road, Kolkata- 700026 hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners, successors or successors in interest, assigns, heirs and nominee or nominees) of the
SECOND PART

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:

4. **Subject matter of the Agreement:**

- 4.1 **First Property:** ALL THAT plot of land admeasuring 6.6 decimal (4 Cottahs) more or less, Premises no. 1729, Sarada Pally (Chak Garia) within KMC ward no. 109, situated at Mouza - Rajapur, having R.S. Dag No. 1002, R.S. Khatian Nos. 484, 528 & 531 having J.L. No. 23, R.S. No. 14, Touzi No. 109, P.S. formerly Tollygunge at present Kasba in the District of South 24 Parganas, more fully described in the **First Schedule** hereunder written and shown delineated in the map or in the plan annexed hereto (hereinafter referred to as the 'First Property')
- 4.2 **Second Property:** ALL THAT plot of land admeasuring 4.65 decimal (3 Cottahs) more or less, Premises no. 1779, Sarada Pally (Chak Garia) within K.M.C ward no. 109 situated at Mouza Rajapur, having R.S. Dag No. 1002, R.S. Khatian Nos. 484, 528 & 531 having J.L. No. 23, R.S. No. 14, Touzi No. 109, P.S. formerly Tollygunge at present Kasba in the District of South 24 Parganas more fully described in the **First Schedule** hereunder written and shown delineated in the map or in the plan annexed hereto (hereinafter referred to as the 'Second Property')
- 4.2 The manner in which the Owner-1 and Owner-2 have acquired title with regard to the First Property and Second Property are provided in the **Second Schedule** below. For the sake for brevity the First Property and Second Property are collectively referred to as Said Premises or Said Property.
- 4.3 **Joint Venture Agreement** - First Property and Second Property being contiguous and adjacent hence being offered for development. This agreement entered into by the parties hereto mentioned in clause 3.1 and 3.2 exclusively permit the developer mentioned to develop and commercially exploit the said premises on the terms and conditions hereunder written (hereinafter referred as the 'Project')

5. **Backgrounds, representations and warranties -**

- 5.1 **Representations as to title** - The Owners are absolutely seized and possessed of all that the said premises and the title to the said premises has devolved on the owners in the manner as provided in the **Second Schedule** hereunder written.
- 5.2 **Offer of development on joint venture basis** - The Owner has approached the Developer for development of the said premises on the terms and conditions mentioned herein.
- 5.3 **Right title and interest** - The Owner has represented that the Owner have full right, title and interest to develop the said property and to convey the same to the developer or its nominee or nominees or any other third party whom the developer would nominate to purchase the constructed area along with the proportionate share of land from the owners.
- 5.4 **Reliance on the representation** - The Developer has agreed to develop and commercially exploit the said land by constructing a building or buildings in accordance with the plan to be sanctioned by the Competent Authority at its own costs, charges and expenses and on the terms and conditions hereinafter contained.
- 5.5 **No encumbrances** - The Owners have represented that the said premises is free from all encumbrances, attachment, liens, lis pendence charges and the developer shall and may at all time hereafter peacefully and actually possess and develop the said premises and deal with the same without any interruption, claim or demand from any person claiming any right through or under the owners or any of them.
- 5.10 **No Acquisition** - The owners have represented that no part of the said premises had been acquired or requisitioned by any government or any other statutory authority nor is the same subject to any scheme of development, allotment and betterment nor the same is vested in the State of West Bengal or any other statutory authority or any person whatsoever and that the said property is free from all encumbrances, charges, obligations and/or claims whatsoever and the owners have neither done nor suffered to have done anything in respect of

the said premises or any part thereof as would derogate from the right to develop being granted hereunder.

6. Possession, Construction and Development:

- 6.1 That on execution of the Development Agreement the Developer shall be entitled to exclusive possession of the Said Property/Premises to carry out such incidental activity pertinent for Development.
- 6.2 The Developer shall be solely and exclusively entitled to develop the said premises to the exclusion of all others and the owners shall be bound always to cooperate with the developer and to ensure that no hindrance or obstruction is caused to the developer in the development of the said premises.
- 6.3 The owners shall execute such document as may be required by the developer for obtaining sanction of the plan for construction of a building or buildings on the said premises.
- 6.4 The developer shall at its costs and expenses prepare and/or caused to be prepared plans for construction of the multistoried building or several multistoried buildings at the said premises and submit the same to the Kolkata Municipal Corporation for its sanction.
- 6.5 The Developer shall then be entitled at its own costs to post its security guards, put up the sign board of the Project and take all steps for construction of the New Buildings and execution of the Project.
- 6.6 For the purposes of construction and commercial exploitation, the Owners shall grant license to the Developer to enter and carry out development in said Property and construct the New Buildings and take all steps for construction of the New Buildings and execution of the Project in terms of this Agreement. However, this is neither intended to be nor shall be considered as transfer of title or ownership or possession under any provision of law and the legal possession of the said Property shall remain with the Owners till possession of the Units is made over after completion of the New Buildings/complex in terms of this Agreement.

- 6.7 The Developer shall be entitled to commence construction after sanction is obtained from the KMC.
- 6.8 The Developer shall be at liberty to appoint an Asset Managing Company ('AMC') to look after, manage and administer maintenance work on account of the Purchasers of the Units in the Building(s) constructed on the Land and also realize the monthly maintenance charges and incur costs and expenses for the maintenance of the common areas, parts and portions of the Building and on such terms and in such manner as may be decided by the Developer.

7. Consideration and Allocation:

- 7.1 The Developer shall at its own costs and expenses undertake and carry out the Project including construction of Building(s), on the basis of the maximum FAR sanctioned by the relevant authority(s), development authorities and/or other bodies.
- 7.2 That immediately after obtaining of Plan sanctioned by the KMC, the Owners and the Developer shall cause allocation of their respective units on the Plan. Accordingly, the Parties shall execute an Allocation Agreement to record their entitlement of independent Units.
- 7.3 In case the Owners decide to retain any of the Units for self-use, then the same shall be held like any other purchaser who shall be entitled to pay all deposits and charges as may be applicable more fully provided in the Sale Agreement. According GST as applicable, deposits and maintenance charges as payable by all purchasers shall be paid by the Owners with respect to Units retained by the Owners.

8. Unless repugnant to the subject or context the words and expression used in this agreement shall bear the following meaning: -

- 8.1 Owner or Owners shall mean the Owners as described in clause 3.1 and 3.2.

- 8.2 Developer shall mean the developer as described in clause 3.3 above.
- 8.3 The "First Property", shall mean ALL THAT plot of land admeasuring 4 Cottahs more or less, which is registered as Being No. 1178, Pages 196 to 212, Vol. No. 30, Book No. I, for the year 1997 registered with District Sub-Registrar-III, Alipur, 24 Parganas (South) dated 14.10.96, situated at situated at Mouza Rajapur, having R.S. Dag No. 1002, C.S. Khatian No. 10, R.S. Khatian No. 11 under Khanda Khatian Nos. 484, 528 & 531 having J.L. No. 23, R.S. No. 14, Touzi No. 109, P.S. formerly Tollygunge at present Kasba in the District of South 24 Parganas described more fully in the First Schedule written hereinbelow and indicated by way of a sketch map which is annexed hereto and shall be deemed to be a part hereof, and the hereditaments, easements, rights, rights of way, privileges and liberties, attached and/or appurtenant thereto
- 8.4 The "Second Property", shall mean ALL THAT plot of land admeasuring 3 Cottahs more or less, which is registered as Being No. 1179, Vol. No. 30, Book No. I, for the year 1997 registered with A.D.S.R.-III, Alipur, 24-Parganas (South) dated 31.03.1997, situated at Mouza- Rajapur, having R.S. Dag No. 1002, C.S. Khatian No. 10, R.S. Khatian No. 11 under Khanda Khatian Nos. 484, 528 & 531 having J.L. No. 23, R.S. No. 14, Touzi No. 109, P.S. formerly Tollygunge at present Kasba in the District of South 24 Parganas described more fully in the First Schedule written hereinbelow and indicated by way of a sketch map which is annexed hereto and shall be deemed to be a part hereof, and the hereditaments, easements, rights, rights of way, privileges and liberties, attached and/or appurtenant thereto.
- 8.5 Building Plan or Plans shall mean the building plans which will be sanctioned by Kolkata Municipal Corporation and shall include any variation or change thereof as may be made upon the application of the developer.
- 8.6 Common Facilities & Amenities, shall include boundary wall, main gate, driveways, lobbies, passages, staircases, lifts,

firefighting apparatus, underground water reservoir, overhead water tank, pump room, water pump and motor, plumbing and sanitary equipment, permanent electricity connections, water connection, drainage connection, sewerage connection, water, drainage and sewerage pipes, common lavatories, toilets and bathrooms, etc. required for enjoyment, maintenance and management of the New Building. All the facilities and the rights will be given, allotted and/or used by the parties as per the respective shares as agreed upon between them, and/or their nominee or nominees or purchasers.

- 8.7 Saleable Space shall mean the space in the building or buildings available for independent use and occupation after making due provisions for the Owners' Allocation and Developers allocation and the common facilities and the space required thereof along with proportionate share of land forming part of the Said premises.
- 8.8 The Architect shall mean such person or persons with requisite qualification and registration who will be appointed by the Developer for designing and planning of the new building.
- 8.9 Transfer, with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchase thereof.
- 8.10 Transferee shall mean any individual, person, firm, company whether public or private limited by shares or guarantee or association of persons to whom any space in the building will be transferred.
- 8.11 Unit, the unit shall include residential Flat and Car Parking/Office/ Commercial Space/Shop Room/Godown etc. as is permitted to be constructed thereon.
- 8.12 Words, unless repugnant or contrary to the context, words importing singular shall include plural and vice-versa and the word importing, Masculine Gender shall include feminine gender and vice-versa and similarly words importing gender shall include masculine and feminine gender.

9. **Commencement:**

- 9.1 **Commencement of this Agreement:** This agreement commences and/or shall deem to have commenced from execution hereof.
- 9.2 **Validity:** The Agreement shall remain valid till all the obligations of the owners and the developer as mentioned in this Agreement are fulfilled to the complete satisfaction of the development. This agreement shall not be terminable by either of the parties.

10. **Powers and Authorities:**

- 10.1 **Exclusive right of development:** The Owners hereby grant exclusive right of development in respect of the said Premises to the developer.
- 10.2 The Owners have agreed to grant the exclusive right of development in respect of the said premises to the Developer and to enable the Developer to undertake the development of the said premises by way of constructing a new building and/or buildings in accordance with the plan to be sanctioned by the authorities concerned and to market the units in such new building and in this regard the Developer is hereby authorized and shall be entitled to take all reasonable and/or necessary steps. These steps may include but are not limited to the following:
- (a) To prepare a building plan and submit it for sanction before the appropriate authority of the Kolkata Municipal Corporation whether in the name of the Owners or the Owners and Developers and jointly, and for this purpose to take all such steps and measures including appointment of architects, surveyors and to carry out soil test.
 - (b) To apply for and obtain all consents approvals if required for undertaking development of the said premises and do all acts deeds and things required by

any statute and comply with the lawful requirements of all the authorities for the development of the said premises.

- (c) To apply before the concerned authority in the name of the Owners for installation of electricity, water, telecommunications in and surface and for arranging drainage and sewerage connection from the said premises.
- (d) To give all necessary or usual notices in the name of the Owners under the statute affecting the demolition and clearance of the premises and the development and pay all costs, fees and outgoings incidental to or consequential on for taking permission for the development of the said property.
- (e) To ensure compliance with all statutory requirements whether local, state or central government on and from the date of commencement of the work and/or sanction of building plan whichever is earlier.
- (f) All the expenses will be borne by the developer with regard to the clearance of the Urban Land Ceiling authorities, provided that the obtaining of such clearance/no-objection certificate shall be the sole responsibility of the Owners though the Developer shall co-operate in every reasonable way in this regard without any financial involvement.
- (g) To make proper provision for security of the said premises during the course of development.
- (h) To be responsible for ensuring that no deviation in construction which may not be in accordance with the Plan and which is not regularized is carried out.
- (i) To incur all costs charges and expenses for the purpose of constructing erecting and completing the said new building and/or buildings in accordance with the said sanctioned plan.

- 10.3 **General Power of Attorney** : The owners shall grant to the developer and/or its nominee or nominees a General Power of Attorney for causing construction of the building or buildings and a separate Power of Attorney for sale of the developer's allocation or the allocable constructed area to be delivered to the developer to the owners and/or the confirming parties and/or also execute a separate Power of Attorney in favour of the developer for the purpose of sanction or any other matter related to the said development.

11. **Dealing with space/Unit/Flat:**

- 11.1 The Developer shall be entitled to sell and/or enter into agreement for sale of the constructed space/unit/flat to any third person only that forms part of the Developer's Allocation.
- 11.2 At any stage if the Owners decide to quit or abandon the Joint Venture, they shall be at liberty to do so by offering their Allocation to the Developer, who shall be entitled to exercise their first right of preemption. Total consideration for transfer shall be fixed by the Parties on such terms and conditions as may be mutually agreed. The Owners acknowledge that on offering such proposal to Developer and upon acceptance by the Developer, all rights of the Owners shall cease in the Development Agreement and the instant agreement shall be become redundant for all purposes.
- 11.3 For the work of the said construction the developer shall endeavour to develop the said premises within a period of 36 (thirty six) months from the date of delivery of possession and sanction of plan by the appropriate competitive authority unless prevented force majeure condition.

12. **Force Majeure condition:**

- 12.1 Fire, Earthquake, Riot, Communal problems.
12.2 Natural calamity.

- 12.3 Local problem to an extent of breach of law and order situation duly notified to the local police authorities.
- 12.4 Force Majeure Conditions.
- 12.5 Acts of God which the developer was unable to see at the time of entering into this contract.

13. **Sharing Ratio and Area Adjustment:**

- 13.1 **Owner's Allocation:** The Owner is and shall be entitled to 50% (fifty percent) of the total sanctioned FAR (collectively Owner's Allocation). It is clarified that the Owner's Allocation shall include undivided, impartible and indivisible 50% (fifty percent) share in (1) the Common Portions and (2) the land contained in the Said Premises. It is clarified that the title of the Owner to the Owner's Allocation shall be derived from their ownership documents (mentioned in the Second Schedule below) read in conjunction with (1) this Development Agreement (2) the separate instrument where under details of the demarcation shall be recorded after sanction of the Building Plans and (3) the Possession Letter/s that shall be issued by the Developer to the Owner at the time of handing over possession of the Owner's Allocation.
- 13.2 **Developer's Allocation:** The Developer shall be fully and completely entitled to balance of the sanctioned FAR i.e. 50% (fifty percent) of the total sanctioned FAR (collectively Developer's Allocation). It is clarified that the Developer's Allocation shall include undivided, impartible and indivisible 50% (fifty percent) share in (1) the Common Portions and (2) the land contained in the Said Premises.
- 13.3 The Parties have mutually agreed that on sanction of the Building Plan, the Parties shall formally demarcate their respective allocations based on the Building Plans and the details of such demarcation shall be recorded in Allocation Agreement.

14. **Municipal Taxes and Outgoings:**

- 14.1 **Relating to Period till handover of Full Possession:** All Municipal rates, taxes and outgoings on the Said Land relating

to the period till full possession is delivered to the Developer shall be borne, paid and discharged by the Owner. It is made specifically clear that all outstanding dues for the period upto the said date shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by the Developer, without raising any objection thereto.

14.2 **Relating to Period after delivery of full possession:** From the Delivery of full possession, the Developer shall be liable for Municipal rates and taxes as also other outgoings in respect of the Said Land, till such time the possession of the Units/Flat/space is given to the Transferees, in case of sale, who shall, respectively, from the dates of such possession, become liable and responsible for Municipal rates and taxes and all other outgoings.

15. **Possession and Post Completion Maintenance:**

15.1 **Possession:** In event Owners decide to retain any space then the Developer on Completion of the New Building and after obtaining the completion Certificate shall handover possession of the Units on similar terms as applicable to other buyers. Delivery of possession shall be made over only after payment of Deposits and charges as applicable.

15.2 **Framing of Rules:** The Developer shall frame a scheme for the management and administration of the New Building post construction which shall be in charge of such management of the affairs of the New Building.

15.3 **Maintenance Charge:** For a period of 12 months from the Possession Date or till such time the Association is formed, whichever is earlier, the Developer shall manage and maintain the Common Portions of the New Building, upon the Owner and the Transferees paying and bearing, forthwith on demand, to the Developer, the costs and service charge for such management and maintenance (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the New building, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical

and mechanical equipment and other installations, appliances and equipments including AMC charges.

- 15.4 **Failure to pay Maintenance Charge:** Should the Owner or any of the Transferees fail to pay the Maintenance Charge or any amount payable in respect of the Rates, within 15 days of demand in this behalf, the defaulter shall be liable to pay interest on the amount outstanding @ 15 % per annum from the due date of payment till the payment is made and in addition, during the period of default, none of the common services shall be available to the defaulter.

16. **Common Restrictions:**

- 16.1. **Applicable to Both:** The Parties shall abide by the Law and rules that are applicable to the Project.
- 16.2 **Applicable to Developer:** The Developer's of the New Building shall be subject to the same restrictions, which shall include the following:
- 16.2.1 **No Illegal Activity:** No one shall use or permit to be used their Units/Flats/Space or any portion thereof for any commercial purpose other than those that have been exclusively reserved for such purpose or for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers.
- 16.2.2 **No Demolition:** No one shall demolish or permit demolition of any wall or other structure in their respective Units/Flats/Space or any portion, major or minor, without the written consent of the Developer and/or the Association.
- 16.2.3 **No Transfer Without Compliance:** No one shall transfer or permit transfer of their respective Units/shops/Space or any portions thereof unless all terms and conditions to be observed and/or performed have been observed and performed and the proposed buyer gives a written undertaking to the effect that he/she/it shall remain

bound by the terms and conditions of these presents and further that such buyer shall pay all and whatsoever shall be payable in relation to the concerned Unit/shop/space.

16.2.4 Compliance with Rules: Everyone shall abide by all laws, byelaws, rules and regulation of the Government and local bodies and shall attend to, answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws, rules and regulations.

16.2.5 Interior Maintenance: Everyone shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective Units/Shops/Space in good working condition and repair and in particular so as not to cause any damage to the New Building or any other space or accommodations therein and shall keep the other occupiers of the New Building indemnified from and against the consequences of any breach.

16.2.6 Validity of Insurance: No one shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the Housing New Building or any part thereof and shall keep the other occupiers of the New Building harmless and indemnified from and against the consequences of any breach.

16.2.7 No Obstruction of Common Portions: No one shall leave or keep any goods or other items for display or otherwise in the lobbies, staircases, corridors or at other places of common use and enjoyment in the Housing New Building and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircases, corridors and other places for common use and enjoyment in the New Building.

16.2.8 Cleanliness: No one shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the Housing New

Building or in the compound, corridors or any other portion or portions of the New Building.

17. **Owners' Obligation:** The Owners hereby covenant with the Developer as follows:
 - 17.1 **To fulfill all Conditions Precedents:** The Owners shall obtain all clearances/ permissions such conversion/mutation before the Developer proceeds to perform its part of obligations.
 - 17.2 **No Obstruction in Dealing with Developer's Allocation:** Not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.
 - 17.3 **No Obstruction in Construction:** Not to cause any interference or hindrance in the construction of the New Building.
 - 17.4 **No Alteration of Structure:** Not to demand or cause any alterations to be made in the sanctioned Plans and structure of the New Building. However, it is clarified that all costs and charges for any addition in the Specifications made by the Developer at the request of the Owners shall be borne by the Owners.
 - 17.5 **No Dealing with Said Land:** Not to let-out, grant lease, mortgage and/or charge the Said Land or any portion thereof without the consent in writing of the Developer.
 - 17.6 **Fulfilling Obligations:** To sign and join all and every deed, document and paper which are required for the development of the Said Land and/or sale.
 - 17.7 **Marketable Title:** The Owners shall make out a clear and marketable title to the Said Land.
18. **Developer's Obligations:**
 - 18.1 **Time of Completion:** The Developer agrees to complete the Project within a period of 36 months from the date of obtaining necessary sanction, approval and NOC, as may be

applicable, from the relevant authorities required for start of the Development Work according to the Sanctioned Plan and vacant and khas peaceful possession of the total Land, subject to Force Majeure Events and/or any delays that cannot be made up and that have lasting impacts on the final finish time owing to defaults of the Owner ("**Completion Period**"). In case the Project is not Completed within the Completion Period then the Completion Period shall stand automatically extended for another 12 (twelve) months on and from the date of expiry of the Completion Period ("**Extended Completion Period**").

19. **Owner's Indemnity:**

19.1 **Title:** The Owner shall always be responsible for giving good and marketable title to the Developer and the Transferees and the Owner hereby indemnifies and agrees to keep indemnified the Developer and the Transferees in this regard.

19.2 **Developer's Allocation:** The Owner hereby undertakes that the Developer shall always be entitled to the Developer's Allocation and shall enjoy the same without any interference or disturbances by the Owner and to this effect the Owner hereby indemnifies and agrees to keep indemnified the Developer.

20. **Developer's Indemnity:**

20.1 **Third Party Claims:** The Developer hereby undertakes to keep the Owner and the Confirming Parties indemnified against all third party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the New Building and/or for any defect therein or development of the Said Premises.

21. **Miscellaneous:**

21.1 **No Partnership:** The Owner and the Developer have entered into this Agreement purely as a contract between principals and nothing contained herein shall be deemed to be or

construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

- 21.2 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority from the Owner. Further, various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer provided that all such acts, deeds matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.
- 21.3 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 21.4 **Taxation:** The Owner shall not be liable for any Income Tax, Wealth Tax, Sales 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 Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly, the Developer shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the Owners' Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 21.5 **Name of Housing New Building:** The Project shall always be known by such name which may be decided by the Developer. The Developer will provide with 4 probable names giving the option to the Owner to select one of them

- 21.6 **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the Said Land of any part thereof to the Developer by the Owner or as creating any right, title or interest therein in favour of the Developer except to develop the Said Land in terms of this Agreement.
- 21.7 **Project Finance:** It is hereby expressly agreed and declared that Developer shall be entitled to create a charge and/or mortgage over and in respect of the said Premises and/or Developer's Allocation by deposit of the original title deeds for the purpose of obtaining construction loan for undertaking development of the said Premises after sanction of the Plan for which Owner shall join as co-applicant / co-borrower. IT BEING EXPRESSLY AGREED AND DECLARED that Developer and/or his nominee and/or nominees shall be solely liable and/or responsible for repayment of the said banking facilities and in no event Owner shall be liable for repayment of the same and in any event Developer agrees and undertakes to indemnify the Owner to that effect.

22. **General:**

- 22.1 **Single Agreement:** This Agreement is not being executed in counterparts. The Original Registered Agreement will be kept with the Developer.
- 22.2 **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be invalid, void or unenforceable to any extent, the remainder of this Agreement and the application of such provision to circumstances other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

23. **Notice:**

- 23.1 **Mode of Service:** Any notice, consent, approval, demand, waiver or communication required or permitted hereunder

shall be in writing and shall be deemed given/effective if delivered at the addressed given above.

24. Arbitration:

24.1 Arbitral Tribunal: In the event of a dispute arising out of or in connection with the Agreement not being resolved through negotiations, either Party shall be entitled to, by notice in writing ("Arbitration Notice") to the other Party, refer such dispute for final resolution by binding arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification there under and such arbitration shall be before the two arbitrators, one to be appointed by Owner and the other to be appointed by Developer and the two arbitrators thereafter by mutual consent appoint Umpire and/or the third arbitrator. The venue of such arbitration shall be at Kolkata in the State of West Bengal and the arbitration shall be conducted in English language. The award of the arbitrators shall be binding on the Parties.

24.2 Mechanism and Procedure: Language, procedure and type of award (speaking or non speaking) shall be decided by the Joint Arbitrator/Arbitral Tribunal. The venue shall be at Kolkata. The directions/awards of the Sole Arbitrator/Arbitral Tribunal shall be final and binding on the Parties.

25. Jurisdiction:

25.1 District Judge: In connection with the aforesaid arbitration proceedings, only the District Judge having territorial jurisdiction over the Said Land shall have the right to receive, entertain, try and determine all actions and proceedings.

FIRST SCHEDULE

(First Property)

ALL THAT plot of land admeasuring 6.6 decimal (4 Cottahs) more or less, Premises no. 1729, Sarada Pally (Chak Garia) within KMC ward no. 109

situated at Mouza- Rajapur, having R.S. Dag No. 1002, R.S. Khatian Nos. 484, 528 & 531 having J.L. No. 23, R.S. No. 14, Touzi No. 109, P.S. formerly Tollygunge at present Kasba in the District of South 24 Parganas delineated on the Plan annexed hereto and butted and bounded as follows:-

ON THE SOUTH	:	R.S. Dag No. 1002
ON THE NORTH	:	33' ft. Wide Road
ON THE EAST	:	12' ft. Wide Road
ON THE WEST	:	R.S. Dag No. 1002.

(Second Property)

ALL THAT plot of land admeasuring 4.65 decimal (3 Cottahs) more or less, Premises no. 1779, Sarada Pally (Chak Garia) within K.M.C ward no. 109 situated at Mouza - Rajapur, having R.S. Dag No. 1002, R.S. Khatian Nos. 484, 528 & 531 having J.L. No. 23, R.S. No. 14, Touzi No. 109, P.S. formerly Tollygunge at present Kasba in the District of South 24 Parganas delineated on the Plan annexed hereto and butted and bounded as follows:-

ON THE SOUTH	:	R.S. Dag No. 1002
ON THE NORTH	:	R.S. Dag No. 1002
ON THE EAST	:	12' ft. Wide Common Road
ON THE WEST	:	R.S. Dag No. 1002.

SECOND SCHEDULE

- A. By Deed of Conveyance dated 14.10.1996, registered as Being No. 1178, Pages 196 to 212, Vol. No. 30, Book No. I, for the year 1997 registered with District Sub-Registrar-III, Alipur, 24-Parganas (South), the Owner-1 acquired and is seized and possessed of and is otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 4 Cottahs of land situated at Mouza Rajapur having R.S. Dag No. 1002, C.S. Khatian No. 10, R.S. Khatian No. 11 under Khanda Khatian Nos. 484, 528 & 531 having J.L. No. 23, R.S. No. 14, Touzi No. 109, P.S. formerly Tollygunge at present Kasba in the District of South 24 Parganas, more particularly described in the schedule hereunder written and delineated on the plan thereof hereto annexed as Annexure "A" and shown as surrounded by RED boundary lines (hereinafter collectively refer to as the "First property").

- B. By Deed of Conveyance dated 31.03.1997, registered as Being No. 1179, Vol. No. 30, Book No. 1, for the year 1997 registered with A.D.S.R.-III, Alipur, 24-Parganas (South), Owner-2 acquired and is seized and possessed of and is otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 3 Cottahs of land more or less situated at Mouza Rajapur having R.S. Dag No. 1002, C.S. Khatian No. 10, R.S. Khatian No. 11 under Khanda Khatian Nos. 484, 528 & 531 having J.L. No. 23, R.S. No. 14, Touzi No. 109, P.S. formerly Tollygunge at present Kasba in the District of South 24 Parganas, more particularly described in the schedule hereunder written and delineated on the plan thereof hereto annexed as Annexure "B" and shown as surrounded by RED boundary lines (hereinafter collectively refer to as the "Second property").
- C. The First Property and Second Property are contiguous and adjoining plots and are hereinafter collectively referred to as Said Premises/Said Property

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date first above written

Signed and delivered for and on behalf of the Owners.

1. Kiran Sharma

2. Munim

Signed and delivered for and on behalf of Developer (M/s. Sunbright Developers Pvt. Ltd.) Represented By its Director Sri Biswadeep Ganguly.

For Sunbright Developers Pvt. Ltd

Biswadeep Ganguly
Director

In the presence of:

1. Rajat Bose
1/3 Raja Bostic K1 Rd.
Lal-26.

2. Subhanshu Ray
29 B.T. Road.
Lal-2

Drafted by

Amarnath Chowdhury

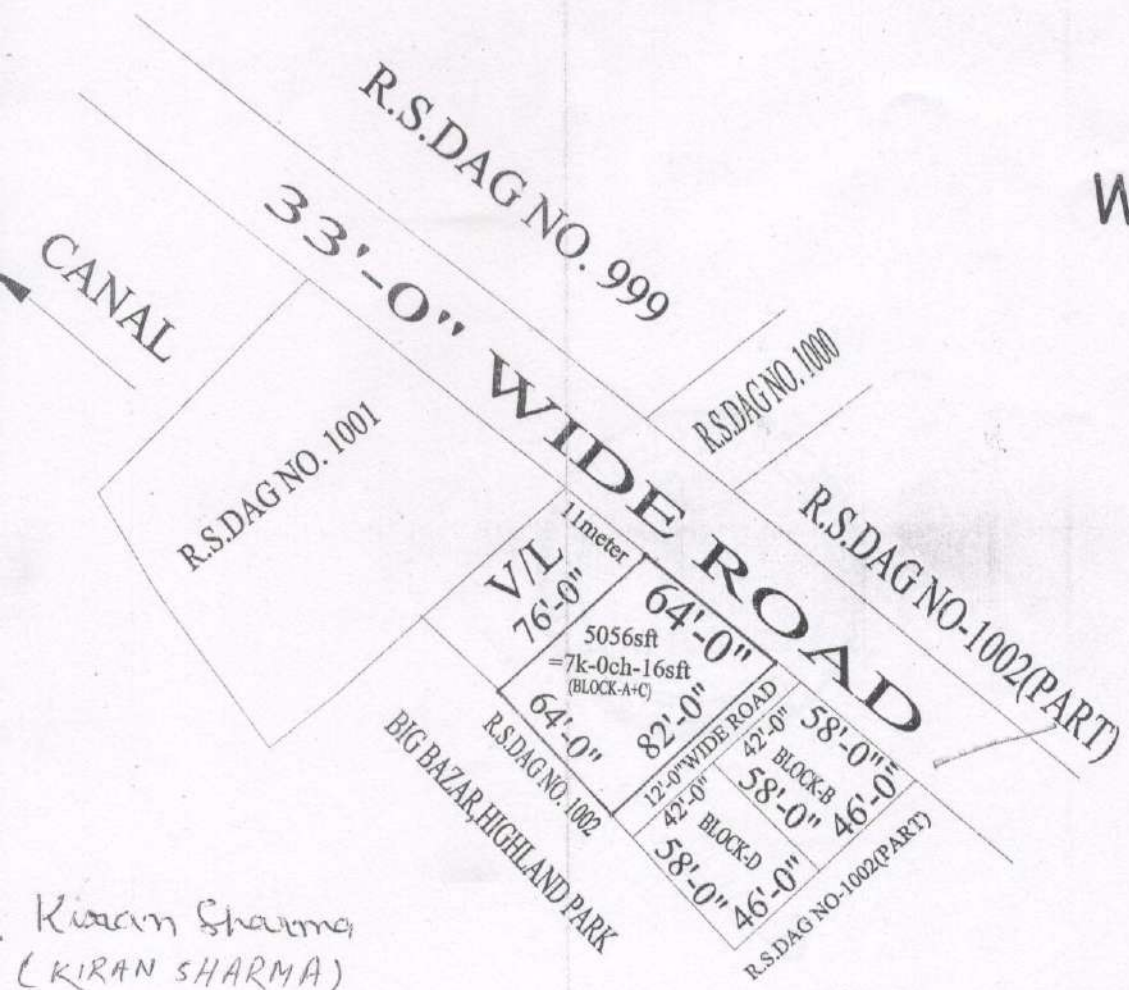
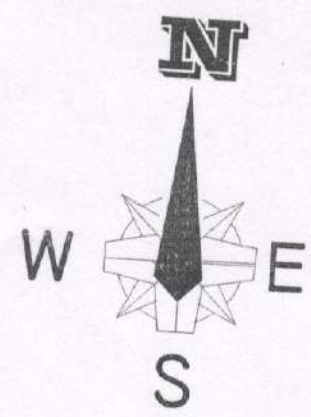
Amarnath Chowdhury, Adv
Enrolment No. WB/794/2005

ANC Law Chambers
Advocates & Legal Consultants
4, Govt. Estate, Delta House,
Room No. 3E, 3rd, Floor
(Opp. Raj Bhawan), Kolkata - 700 001

PREMISES NO. 1729 & 1779, SARADA PALLY (CHAK GARIA)
 SITE PLAN OF THE PLOT (BLOCK-A+C) AT SAMMILANI
 PARK, P.S-KASBA, MOUZA-RAJAPUR, J.L.NO-23, R.S.DAG
 NO-1002(PART) UNDER THE KOLKATA MUNICIPAL
 CORPORATION, WARD NO-109, DIST-24PGS(S).

AREA OF RED MARKED PLOT OF DAG NO-1002(part)=469.72sqm=5056sft=7k-0ch-16sft ,
 TOTAL AREA OF LAND IN DECIMAL : 11.25(Dec.) SCALE:1"=60'-0"

SIGNATURE OF VENDOR:






Kiran Sharma
 (KIRAN SHARMA)
 OWNER 1.
 Gajananand Pareek
 (GAJANAND PAREEK)
 OWNER 2.

For Sunbright Developers Pvt. Ltd
 Director

Abhijit Karmakar
 ABHIJIT KARMAKAR
 KOLKATA MUNICIPAL CORPORATION
 L. B. S. - II
 NO. 1287
 BAGHAJATIN, KOLKATA

SIGN. OF L.B.S

SPECIMEN FORM FOR TEN FINGER PRINT

	<i>Kiran Sharma</i>	SMALL	RING	MIDDLE	FORE	THUMB
		LEFT HAND PRINT				
		THUMB	FORE	MIDDLE	RING	SMALL
		RIGHT HAND PRINT				
	<i>Anand</i>	SMALL	RING	MIDDLE	FORE	THUMB
		LEFT HAND PRINT				
		THUMB	FORE	MIDDLE	RING	SMALL
		RIGHT HAND PRINT				
	<i>Pradeep Anand</i>	SMALL	RING	MIDDLE	FORE	THUMB
		LEFT HAND PRINT				
		THUMB	FORE	MIDDLE	RING	SMALL
		RIGHT HAND PRINT				
PHOTO		SMALL	RING	MIDDLE	FORE	THUMB
		LEFT HAND PRINT				
		THUMB	FORE	MIDDLE	RING	SMALL
		RIGHT HAND PRINT				

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KIRAN SHARMA

ASHA RAM SHARMA

01/08/1965

Permanent Account Number
AWFPS6843N

Kiran Sharma

Signature



Kiran Sharma



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

Enrolment No.: 1408/77501/01518

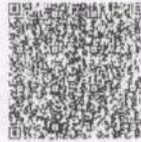
Download Date: 10/08/2017

To
KIRAN SHARMA
W/O Banshi Dhar Sharma
CITY HIGH, FLAT NO-6G, TOWER - II, 6TH
FLOOR
85, PRINCE ANWAR SHAH ROAD
Tollygunge
Kolkata Tollygunge
West Bengal - 700033
9999550812

Generation Date: 27/04/2017

Signature valid

Digitally signed by Kiran Sharma
DN: cn=KIRAN SHARMA, o=UAI, ou=UAI, email=KIRAN.SHARMA@UAI.GOV.IN



आपका आधार क्रमांक / Your Aadhaar No. :

2074 0688 7332

मेरा आधार मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

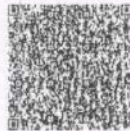
- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार
Government of India



KIRAN SHARMA
DOB: 01/08/1965
FEMALE



2074 0688 7332

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

W/O Banshi Dhar Sharma, CITY
HIGH, FLAT NO-6G, TOWER -
II, 6TH FLOOR, 85, PRINCE
ANWAR SHAH ROAD,
Tollygunge, Kolkata,
West Bengal - 700033

2074 0688 7332



1947



help@uidai.gov.in

www

www.aadhaar.gov.in

Kiran Sharma

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

GAJANAND PAREEK
RAM PRASAD PAREEK

01/11/1942
Permanent Account Number
AGAPP8364J

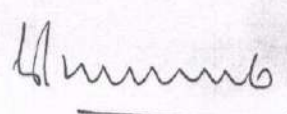

Signature



21042007

आयकर विभाग, भारत सरकार, 21042007, नया दिल्ली
आयकर विभाग, नया दिल्ली, एन एस डी से
प्राप्त की गई, आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली, नया दिल्ली

Income Tax PAN Services with NSDL
1st Floor, Times Tower
Kamala Mills Building
S.P. Market Lower Ground, Mumbai - 400 033
Tel: 91 22 2494 1130 Fax: 91 22 2494 034
www.incometax.gov.in


2.11.18


भारत सरकार
GOVERNMENT OF INDIA



गजानन्द पारीक
 Gajanand Pareek
 DOB: 01-11-1942
 Gender: Male



8824 5713 8628

भारत - आम आदमी का अधिकार

✓


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O Late Ram Prasad Pareek,
 UNIWORLD CITY GARDEN-1,
 FLAT-403, NEWTOWN
 ACTION AREA III, Kolkata,
 New Town, New Town, North
 24 Parganas, West Bengal,
 700156

Address:
 S/o Late Ram Prasad Pareek,
 Uniworld City Garden-1, Flat-403,
 New Town Action Area III, Kolkata,
 New Town, New Town, North 24
 Parganas, West Bengal, 700156



1947
 1800 300 1947

✉
 help@uidai.gov.in

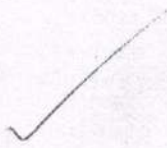
www
 www.uidai.gov.in

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



4/11/18
2.11.18



Rishwadev Anshu



स्वाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADXP9344F




नाम /NAME
BISWADEEP GANGULY

पिता का नाम /FATHER'S NAME
PRIYA BRATA GANGULY

जन्म तिथि /DATE OF BIRTH
01-02-1964

हस्ताक्षर /SIGNATURE
Biswadeep Ganguly



आयकर आयुक्त, प.बं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Biswadeep Ganguly



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LXQ0553529



নির্বাচকের নাম : বিষ্ণুদীপ গাঙ্গুলী

Elector's Name : Biswadeep Ganguly

পিতার নাম : প্রিয়ব্রত গাঙ্গুলী

Father's Name : Priyabrata Ganguly

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : 01/02/1964

LXQ0553529

ঠিকানা:

1/4-গ্রা: রাধা বসন্ত রায় রোড টোলীগঞ্জ কলকাতা
700026

Address:

1/4 Gr Fir RAJA BASANTA ROY ROAD.
Tollygunge Kolkata 700026

Date: 11/01 2007

149-রাসবিহারী এভিনিউ নির্বাচন ক্ষেত্রের নির্বাচক
নিবন্ধন অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
149-Rashbehari Avenue Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার লিষ্টে নাম
ভোগা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with serial number.

076/0032

Biswadeep Ganguly



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 160 / 153264

পরিচয় পত্র



Elector's Name
নির্বাচকের নাম

Roy Subhashis
রায় সুভাশীষ

Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Chandrasekhar
চন্দ্রশেখর

Sex
লিঙ্গ

M
পুং

Age as on 1.1.1995
১ জানুয়ারি ১৯৯৫-এ বয়স

30
৩০

Address

29 Barrackpur Trunk Road, Cossipur,
Calcutta

ঠিকানা

২৯ বারাকপুর ট্রাঙ্ক রোড, কাশীপুর,
কলিকাতা



Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন আধিকারিক

For 160 -BELGACHIA (WEST)
Assembly Constituency

১৬০ -বেলগাছিয়া (পশ্চিম)
বিধানসভা নির্বাচন ক্ষেত্র

Place

Calcutta

স্থান

কলিকাতা

Date

25.08.95

তারিখ

২৫.০৮.৯৫

Subhashis Roy

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

GRN: 19-201819-030216583-1

Payment Mode Online Payment

GRN Date: 01/11/2018 13:05:45

Bank : HDFC Bank

BRN : 636671429

BRN Date: 01/11/2018 13:07:05

DEPOSITOR'S DETAILS

Id No. : 19010001602597/14/2018

[Query.No./Query Year]

Name : BISWADEEP GANGULY

Contact No. :

Mobile No. : +91 9830045078

E-mail :

Address : 14 RAJA BASANTA ROY ROAD KOLKATA

Applicant Name : Mr AMARNATH CHOWDHURY

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 14

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001602597/14/2018	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	19010001602597/14/2018	Property Registration- Registration Fees	0030-03-104-001-16	101

Total

20121

In Words : Rupees Twenty Thousand One Hundred Twenty One only

Major Information of the Deed

Deed No :	I-1901-08230/2018	Date of Registration	02/11/2018
Query No / Year	1901-0001602597/2018	Office where deed is registered	
Query Date	09/10/2018 1:58:32 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AMARNATH CHOWDHURY 4, GOVT. PLACE, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8013526695, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,00,00,000/-	Rs. 1,21,05,455/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,120/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I).		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarada Pally, , Premises No. 1729, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6.6 Dec	60,00,000/-	71,01,867/-	Width of Approach Road: 30 Ft.,

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarada Pally, , Premises No. 1779, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		4.65 Dec	40,00,000/-	50,03,588/-	Width of Approach Road: 30 Ft.,
Grand Total :					11.25Dec	100,00,000 /-	121,05,455 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerpint	Signature
	Smt KIRAN SHARMA Wife of Shri BANSHIDHAR SHARMA Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office			
		02/11/2018	LTI 02/11/2018	02/11/2018

Major Information of the Deed :- I-1901-08230/2018-02/11/2018



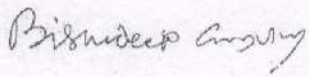


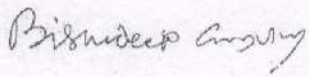


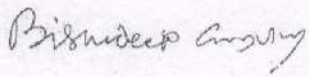
CITY HIGH, Block/Sector: II, Flat No: 6C, 85, Anwar Shah Road (Juktanagar Colony), P.O:- TOLLYGUNJ, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWFPS6843N, Status :Individual, Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Mr GAJANAND PAREEK Son of Late RAMPRASAD PAREEK Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office	 <small>02/11/2018</small>	 <small>LTI 02/11/2018</small>	 <small>02/11/2018</small>
UNIWORLD CITY GARDEN-1, Flat No: 403, P.O:- NEW TOWN, P.S:- New Town, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGAPP8364J, Status :Individual, Executed by: Self, Date of Execution: 02/11/2018 , Admitted by: Self, Date of Admission: 02/11/2018 ,Place : Office				

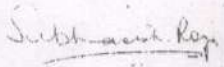
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUNBRIGHT DEVELOPERS PRIVATE LIMITED 9A, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AATCS3848L, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BISWADEEP GANGULY (Presentant) Son of Late PRIYABRATA GANGULY Date of Execution - 02/11/2018, , Admitted by: Self, Date of Admission: 02/11/2018, Place of Admission of Execution: Office </td> <td>  <small>Nov 2 2018 3:30PM</small> </td> <td>  <small>LTI 02/11/2018</small> </td> <td>  <small>02/11/2018</small> </td> </tr> </tbody> </table> <p>1/4, Raja Basanta Roy Road, P.O:- TOLLYGUNGE, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADXPG9344F Status : Representative, Representative of : SUNBRIGHT DEVELOPERS PRIVATE LIMITED (as Director)</p>	Name	Photo	Finger Print	Signature	Mr BISWADEEP GANGULY (Presentant) Son of Late PRIYABRATA GANGULY Date of Execution - 02/11/2018, , Admitted by: Self, Date of Admission: 02/11/2018, Place of Admission of Execution: Office	 <small>Nov 2 2018 3:30PM</small>	 <small>LTI 02/11/2018</small>	 <small>02/11/2018</small>
Name	Photo	Finger Print	Signature						
Mr BISWADEEP GANGULY (Presentant) Son of Late PRIYABRATA GANGULY Date of Execution - 02/11/2018, , Admitted by: Self, Date of Admission: 02/11/2018, Place of Admission of Execution: Office	 <small>Nov 2 2018 3:30PM</small>	 <small>LTI 02/11/2018</small>	 <small>02/11/2018</small>						

Identifier Details :

Name & address	
Mr SUBHASISH ROY Son of Late CHANDRA SEKHAR ROY 29C, B.T. ROAD, P.O:- COSSIPUR, P.S:- Cossipur, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt KIRAN SHARMA, Mr GAJANAND PAREEK, Mr BISWADEEP GANGULY	
	02/11/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt KIRAN SHARMA	SUNBRIGHT DEVELOPERS PRIVATE LIMITED-6.6 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr GAJANAND PAREEK	SUNBRIGHT DEVELOPERS PRIVATE LIMITED-4.65 Dec

Endorsement For Deed Number : I - 190108230 / 2018**On 30-10-2018****Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,21,05,455/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 02-11-2018**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 15:10 hrs on 02-11-2018, at the Office of the A.R.A. - I KOLKATA by Mr BISWADEEP GANGULY .,

Major Information of the Deed :- I-1901-08230/2018-02/11/2018