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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Documents

Additional Registrar of Assurances-IV, Kolkata

8.10.2022
 24/11/22
 18/11/22
 20-05/22
 2/12/22
 9626510/-

Additional Registrar of Assurances-IV, Kolkata

28 NOV 2022

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT MADE THIS THE 24th DAY OF November....., TWO THOUSAND AND TWENTY TWO ;

BETWEEN

5397
 250
 300
 Total 550
 Realised on

ARA-IV Kolkata

32403
18 NOV 2022
क्रमांक नं. व मा. नं.
दिनांक नं. व मा. नं.
मूल्य
श्री. सुमित सिंघ
श्री. लता सन्दिप
श्री. ज्योति गुप्ता
श्री. सुमित सिंघ
श्री. लता सन्दिप
श्री. ज्योति गुप्ता
श्री. सुमित सिंघ
श्री. लता सन्दिप
श्री. ज्योति गुप्ता

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Yellow sand Realestate LL
AD-169, Sec - I,
Salt Lake city, Kol-64

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Suman Gupta

16059

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Joti Gupta



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16061

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 NOV 2022

. Sumit Singh
Sl. Late Sandip
171/B, A.P.C. Road
P.O. - Shyambazar
P.S. - Shyampukur
Pin - 700004

(1) **SHIVGANGA RESIDENCY LLP (having PAN No. AEKFS1916F)** a registered LLP Partnership Firm within the meaning of the Limited Liability Partnership Act, 2008, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, represented by it's designated **Partner SRI SANJAY GUPTA (having PAN: ADRPG6327Q and Aadhaar No. 7089 5093 7284)**, son of Sri Gopal Prasad Gupta, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, (2) **SIMRAN GUPTA (having PAN – CQKPG2440J and AADHAAR NO. 4877 6134 6969)**, daughter of Sri Sanjay Gupta, by Nationality Indian, by Faith: Hindu, by Occupation: Student, by Nationality : Indian, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, (3) **MRS. JYOTI GUPTA (having PAN – AFVPG4781L & Aadhaar No. 8278 9747 3830)**, wife of Sri Sanjay Gupta, by Nationality Indian, by Faith Hindu, by Occupation: Business, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata–700064, (4) **SANJAY GUPTA (HUF) (having PAN – AALHS5307K)** carrying all it's activities at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, being represented by it's **KARTA MR. SANJAY GUPTA (having PAN – ADRPG6327Q & Aadhaar No. 7089 5093 7284)** son of Sri Gopal Prasad Gupta, by Nationality Indian, by Faith Hindu, by occupation Business residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064; and all above are hereinafter jointly referred to and called as the **"LAND OWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's Partners their Successor or Successor-In-Office and each of their respective legal successor, executors, administrators, representatives and assigns) of the **FIRST PART;**

A N D

YELLOW SAND REALESTATE LLP (having PAN : AACFY2854N) a registered LLP Partnership Firm within the meaning of the Limited Liability Partnership Act, 2008, having its registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata-700064, represented by it's designated Partner **MR. SANJAY GUPTA (having PAN No. ADRPG6327Q, AADHAAR No. 7089 5093 7284)**, son of Sri Gopal Prasad Gupta, by faith-Hindu, by occupation-Business, by Nationality-Indian, working for gains at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office- Bidhannagar, Police Station- North Bidhannagar, Pin-700064, hereinafter referred to as the **'DEVELOPER'** (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor or successors at office, administrators, executors, legal representatives, and assigns) of the **SECOND PART;**

WHEREAS THE OWNERS HAVE REPRESENTED THE DEVELOPER :-

A. By dint of a registered Deed of Pattah dated 11.09.1954 duly registered on 13.09.1954 at the Office of the S.R Cossipore Dum Dum, and recorded in Book

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No. 1, Volume No. 68, Pages 261 to 263, Being No. 5100 for the year 1954 executed by erstwhile Landlord Sheik Habibullha, Sri Nagendra Dutta had been seized and possessed of Sali Land measuring 0.88 Acre comprised in C.S. Dag No. 2846 corresponding to R.S. Dag No. 3050 and also adjacent Sali land measuring 1.01 Acre comprised in C.S. Dag No. 2847 corresponding to R.S. Dag No. 3051, total admeasuring area about 1.89 Acre comprised in said two Dags being C.S. Dag Nos. 2846 & 2847 corresponding to R.S. Dag Nos. 3050 & 3051 under C.S. Khatian No. 677 corresponding to R.S. Khatian No.1093 togetherwith some other Land lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Police Station: Rajarhat at present P.S. New Town, District: 24-Parganas now North 24 Parganas, free from all sorts of encumbrances which had been acquired by him from Sheik. Habib-Ullaha Saheb therein as the Owner-Settlor, settled the above properties in favour of said Nagendra Nath Dutta morefully described in the Schedule therein.

B. Subsequently during Revisional Survey Settlement the name of said Nagendra Nath Dutta was recorded under R.S. Khatian No. 1093 and while in seized and possessed thereof, by a Sale Deed dated 12.06.1972 duly registered on 21.06.1972 at the office of the S.R. Cossipore, Dum Dum in Book-1, Volume No. 58, Pages 230 to 232, Being No. 3686 for the year 1972, the said Nagendra Nath Dutta, sold, transferred and conveyed out of his aforesaid Sali Land, a part of Sali Land measuring 0.66 Acre. little more or less comprised in part of C.S. Dag No. 2846, R.S Dag No. 3050, under C.S. Khatian No. 677, R.S. Khatian No. 1093, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, unto and in favour of Smt. Amiya Dakua.

C. By another Sale Deed dated 12.06.1972 duly registered on 21.06.1972 at the Office of the S.R Cossipore Dum Dum, and recorded in Book No. 1, Volume No. 58, Pages 233 to 236, Being No. 3687 for the year 1972, the said Nagendra Nath Dutta therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed out of his aforesaid Sali Land, All that Sali Land measuring 1.01 Acre. little more or less comprised in C.S. Dag No. 2847, R.S Dag No. 3051 and also remaining or residuary 0.22 Acre comprised in part of C.S. Dag No. 2846, R.S. Dag No. 3050 total admeasuring 1.23 Acre both under C.S. khatian No. 677, R.S. Khatian No. 1093, lying and situated at Mauza Ghuni, J.L. No. 23, R.S. No. 232, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, unto and in favour of Smt. Priyo Bala Sil, wife of Sri Hari Charan Sil therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever.

D. After the aforesaid purchase by dint of the said registered Sale Deed dated 12.06.1972, Being No. 3687/1972, the said Smt. Priyo Bala Sil thus became

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absolute owner of the said Sali Land measuring 1.01 Acre comprised in R.S. Dag No. 3051 and also 0.22 Acre comprised in Part of R.S/L.R. Dag No. 3050 under R.S. Khatian No. 1093, lying and situated at Mouza: Ghuni and similarly by dint of the said registered Sale Deed dated 12.06.1972, Being No. 3686/1972 the said Smt. Amiya Dakua also became absolute owner of a Sali Land measuring 0.66 Acre comprised in Part of R.S./L.R. Dag No. 3050 under R.S. Khatian No. 1093, lying and situated at Mouza: Ghuni, Police Station: Rajarhat at present New Town, District: North 24 Parganas free from all encumbrances and; subsequently for each of their better individual use and enjoyment, by a registered Deed of Partition dated 29.07.1983, duly registered at S.R.O Cossipore Dum Dum, in Book 1, Volume No. 204, Pages No. 189 to 202 Being No. 7988 for the year 1983, the said Smt. Priyo Bala Sil and Smt. Amiya Dakua partitioned the entire aforesaid properties so purchased by each of them from said Nagendra Nath Dutta by two separate Sale Deeds dated 12.06.1972 total admeasuring 1.89 Acres under 'KA' Schedule therein and distributed amongst themselves into two separate demarcated lots or portions severally described therein 'KHA' and 'GA' Schedules and delineated each of their portions bordered in separate colours in a map or plan annexed therewith.

E. After the aforesaid registered Partition Deed dated 29.07.1983, Being No. 7988/1983 and according to distribution and demarcation made therein, the said Smt. Priyo Bala Sil thus became absolute owner of the said Sali Land measuring 0.35 Acre comprised in R.S. Dag No. 3051 and also adjacent demarcated part of Sali Land 0.88 Acre comprised in Part of R.S/L.R. Dag No. 3050 both under R.S. Khatian No. 1093, lying and situated at Mouza Ghuni, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas and became seized and possessed thereof free from any charge, claim, demand, mortgage, lien, attachment and free from all sorts encumbrances whatsoever without being interrupted by or from any person whomsoever and from any corner whatever and subsequently she mutated her name in L.R. Settlement Record under L.R. Khatian No. 1151; AND while in enjoyment thereof by a Bengali Sale Deed Dated 19.06.1985 duly registered at the Office of the A.D.S.R Bidhannagar 331 to 340, Being No. 4624 for the year 1985, the said Smt. Priyo Bala Sil therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed a demarcated portion of Sali Land measuring 05 Cottahs, be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 alongwith common easement rights and benefits on and over common passage abutting the said plot of land and all other passages in connection thereto and all the rights properties benefits, easement and appurtenances in connection with the said plot of land under R.S. Khatian 1093 corresponding to L.R Khatian No. 1151, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Touji No. 1250, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, unto and



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in favour of Smt. Jhunu Bala Ghosh, wife of Durga Charan Ghosh therein referred to as the Purchaser free from all sorts of encumbrances whatsoever;

F. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance Being No. 4624/1985, the said Smt. Jhunu Bala Ghosh thus became seized and possessed thereof and or well and sufficiently entitle to the said Sali Land measuring 5 Cottah be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, lying and situated at Mouza: Ghuni, J.L. No. 23, Police Station: Rajarhat at present New Town, District: North 24 Parganas as the absolute Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever; and subsequently she recorded her name in the Land Settlement Record of West Bengal Government under L.R Khatian Nos. 880/1, in respect of her aforesaid purchased Sali Land; AND while in enjoyment thereof, by a Deed of Conveyance dated 15.03.2022 duly registered at the Office of the A.D.S.R Rajarhat, and recorded in Book No. 1, Volume No. 1523-2022, Pages 209804 to 209827, Being No. 04880 for the year 2022, the said Smt. Jhunu Bala Ghosh therein referred to and called as the vendor at the consideration mentioned therein sold, transferred and conveyed the said piece or parcel of Shali land measuring 5 Cottah be the same a little more or less be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, subsequently under L.R. Khatian Nos. 880/1 alongwith common easement, rights in 12' wide Kuncha Road abutting the said plot of Sali Land and all the rights and properties in connection thereto, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, unto and in favour of **SHIVGANGA RESIDENCY LLP** the First Party in Sl. No. (1) herein therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever;

G. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance dated 15.03.2022, Being No. 04880/2022, the said **SHIVGANGA RESIDENCY LLP** First Party in Sl. No. (1) herein has thus become absolute owner of the said Sali Land measuring 5 Cottah be the same a little more or less be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, subsequently under L.R. Khatian Nos. 880/1 alongwith common easement, rights on and over 12' wide Kuncha Road abutting the said plot of Sali land and all the rights and properties in connection thereto, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, and subsequently the First Party in Sl. No. (1) herein duly recorded it's name in the Land Settlement Record of West



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Bengal Government under L.R Khatian No. 11014, in respect of it's aforesaid Sali Land and is seized and possessed thereof and or well and sufficiently entitle to the 'Said Land' as the Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever;

H. By another Bengali Sale Deed Dated 24.07.1987 duly registered at the Office of the A.D.S.R Bidhannagar, Salt Lake City and recorded in Book No. 1, Volume No. 83, Pages 329 to 340, Being No. 4113 for the year 1987, the said Smt. Priyo Bala Sil therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed a demarcated portion of Sali Land measuring 03 Cottahs, 05 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 15 Chhitacks, 40 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051, total admeasuring 04 Cottahs, be the same a little more or less alongwith common easement rights and benefits on and over common passage abutting the said plot of land and all other passages in connection thereto and all the rights properties benefits, easement and appurtenances in connection with the said plot of land under R.S. Khatian 1093, L.R. Khatian No. 1151, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Touji No. 1250, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, unto and in favour of Mr. Chitta Ranjan Ghosh one of the son of Durga Charan Ghosh therein referred to as the Purchaser free from all sorts of encumbrances whatsoever;

I. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance Being No. 4113/1987, the said Mr. Chitta Ranjan Ghosh, thus became seized and possessed thereof and or well and sufficiently entitle to the said Sali Land measuring 03 Cottahs, 05 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 15 Chhitacks, 40 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051, total admeasuring 04 Cottahs, be the same a little more or less under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, lying and situated at Mouza: Ghuni, J.L. No. 23, Police Station: Rajarhat at present New Town, District: North 24 Parganas as the absolute Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever; and subsequently he recorded his name in the Land Settlement Record of West Bengal Government under L.R Khatian Nos. 679/1 in respect of his aforesaid Sali Land; AND while in enjoyment thereof, by a Deed of Conveyance dated 15.03.2022 duly registered at the Office of the A.D.S.R Rajarhat, and recorded in Book No. 1, Volume No. 1523-2022, Pages 209948 to 209971, Being No. 04883 for the year 2022, the said Mr. Chitta Ranjan Ghosh therein referred to and called as the vendor at the consideration mentioned therein sold, transferred and conveyed the said piece or



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parcel of Shali land measuring 03 Cottahs, 05 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 15 Chhitacks, 40 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051, total admeasuring 04 Cottahs be the same a little more or less under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, subsequently under L.R. Khatian No. 679/1, alongwith common easement, rights on and over common passage abutting the said plot of Sali Land and all the rights and properties in connection thereto, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, unto and in favour of **MISS SIMRAN GUPTA** the First Party in Sl. No. (2) herein therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever;

J. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance dated 15.03.2022, Being No. 04883/2022, the said **MISS SIMRAN GUPTA** First Party in Sl. No. (2) herein has thus become absolute owner of the said Sali Land measuring 4 Cottah be the same a little more or less out of which 03 Cottahs, 05 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 15 Chhitacks, 40 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051 under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, subsequently under L.R. Khatian Nos. 679/1, alongwith common easement, rights on and over common passage abutting the said plot of Sali Land and all the rights and properties in connection thereto, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, and subsequently the First Party in Sl. No. (2) herein has duly recorded her name in the Land Settlement Record of West Bengal Government under L.R Khatian No. 11019, in respect of her aforesaid Sali Land and is well seized and possessed thereof and or well and sufficiently entitle to her aforesaid purchased land as the Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever;

K. By another Bengali Sale Deed Dated 24.07.1987 duly registered at the Office of the A.D.S.R Bidhannagar, Salt Lake City and recorded in Book No. 1, Volume No. 83, Pages 319 to 328, Being No. 4112 for the year 1987, the said Smt. Priyo Bala Sil therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed a demarcated portion of Sali Land measuring 03 Cottahs, 05 Chitacaks, 14 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 10 Chhitacks, 36 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051, total admeasuring 04 Cottahs, 05 Sq.ft. be the same a little more or less alongwith common easement rights and benefits on and over 12' wide kuncha road abutting

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the said plot of land and all other passages in connection thereto and all the rights properties benefits, easement and appurtenances in connection with the said plot of land under R.S. Khatian 1093, L.R. Khatian No. 1151, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Touji No. 1250, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, unto and in favour of Mr. Tulsī Ranjan Ghosh another son of Durga Charan Ghosh therein referred to as the Purchaser free from all sorts of encumbrances whatsoever;

L. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance Being No. 4112/1987, the said Mr. Tulsī Ranjan Ghosh, thus became seized and possessed thereof and or well and sufficiently entitle to the said Sali Land measuring 03 Cottahs, 05 Chitacaks, 14 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 10 Chhitacks, 36 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051, total admeasuring 04 Cottahs, 05 Sq.ft. be the same a little more or less under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, lying and situated at Mouza: Ghuni, J.L. No. 23, Police Station: Rajarhat at present New Town, District: North 24 Parganas as the absolute Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever; and subsequently he recorded his name in the Land Settlement Record of West Bengal Government under L.R Khatian Nos. 919/1 in respect of his aforesaid Sali Land; AND while in enjoyment thereof, by a Deed of Conveyance dated 15.03.2022 duly registered at the Office of the A.D.S.R Rajarhat, and recorded in Book No. 1, Volume No. 1523-2022, Pages 209972 to 209996, Being No. 04884 for the year 2022, the said Mr. Tulsī Ranjan Ghosh therein referred to and called as the vendor at the consideration mentioned therein sold, transferred and conveyed the said piece or parcel of Shali land measuring 03 Cottahs, 05 Chitacaks, 14 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 10 Chhitacks, 36 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051, total admeasuring 04 Cottahs, 05 Sq.ft. be the same a little more or less under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, subsequently under L.R. Khatian No. 919/1, alongwith common easement, rights on and over 12' wide kuncha road abutting the said plot of Sali Land and all the rights and properties in connection thereto, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, unto and in favour of **SMT. JYOTI GUPTA** the First Party in Sl. No. (3) herein therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever;

M. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance dated 15.03.2022, Being No. 04884/2022, the said **SMT. JYOTI**

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GUPTA First Party in Sl. No. (3) herein has thus become absolute owner of the said Sali Land measuring 03 Cottahs, 05 Chitacaks, 14 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 10 Chhitacks, 36 Sq.ft. be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051, total admeasuring 04 Cottahs, 05 Sq.ft. under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, subsequently under L.R. Khatian No. 919/1, alongwith common easement, rights on and over common passage abutting the said plot of Sali Land and all the rights and properties in connection thereto, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, and subsequently the First Party in Sl. No. (3) herein has duly recorded her name in the Land Settlement Record of West Bengal Government under L.R Khatian No. 10989, in respect of her aforesaid land and is well seized and possessed thereof and or well and sufficiently entitle to her aforesaid purchased land as the Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever;

N. By another Bengali Sale Deed Dated 07.03.1991 duly registered at the Office of the A.D.S.R Bidhannagar, Salt Lake City and recorded in Book No. 1, Volume No. 31, Pages 227 to 236, Being No. 1699 for the year 1991, the said Smt. Priyo Bala Sil therein referred to as the vendor at the consideration mentioned therein sold, transferred and conveyed a demarcated portion of Sali Land measuring 01 Cottahs, 11 Chhitacks be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 03 Cottahs, 05 Chhitacks be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051, total admeasuring 05 Cottahs, be the same a little more or less alongwith common easement rights and benefits on and over common passage abutting the said plot of land and all other passages in connection thereto and all the rights properties benefits, easement and appurtenances in connection with the said plot of land under R.S. Khatian 1093, L.R. Khatian No. 1151, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Touji No. 1250, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, unto and in favour of Smt. Jhunu Bala Ghosh, Mr. Tulsi Ranjan Ghosh and Mr. Chitta Ranjan Ghosh, being the respective wife and sons respectively of Durga Charan Ghosh therein jointly referred to as the Purchasers free from all sorts of encumbrances whatsoever;

O. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance Being No. 1699/1991, the said Smt. Jhunu Bala Ghosh, Mr. Tulsi Ranjan Ghosh and Mr. Chitta Ranjan Ghosh, thus became seized and possessed thereof and or well and sufficiently entitle to the said Sali Land measuring 01 Cottahs, 11 Chhitacks be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and also 03 Cottahs, 05 Chhitacks be the same a little



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more or less comprised in part of R.S/L.R. Dag No. 3051, total admeasuring 05 Cottahs, be the same a little more or less under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, lying and situated at Mouza: Ghuni, J.L. No. 23, Police Station: Rajarhat at present New Town, District: North 24 Parganas as the absolute Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever; and subsequently the each of them had severally recorded each of their name in the Land Settlement Record of West Bengal Government under L.R Khatian Nos. 880/1, 9223, 919/1, 9180 & 679/1 in respect of their aforesaid Sali Land; AND while in enjoyment thereof, by a Deed of Conveyance dated 15.03.2022 duly registered at the Office of the A.D.S.R Rajarhat, and recorded in Book No. 1, Volume No. 1523-2022, Pages 209828 to 209857, Being No. 04881 for the year 2022, the said Smt. Jhunu Bala Ghosh, Mr. Tulsi Ranjan Ghosh and Mr. Chitta Ranjan Ghosh therein referred to and called as the vendors at the consideration mentioned therein sold, transferred and conveyed the said piece or parcel of Shali land measuring 5 Cottah be the same a little more or less out of which 01 Cottahs, 11 Chhitacks be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and 03 Cottahs, 05 Chhitacks be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051 under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, subsequently under L.R. Khatian Nos. 880/1, 9223, 919/1, 9180 & 679/1, alongwith common easement, rights on and over 12' wide Kuncha Road abutting the said plot of Sali Land and all the rights and properties in connection thereto, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, unto and in favour of **SANJAY GUPTA (HUF)** the First Party in Sl. No. (4) herein therein called and referred to as the Purchaser free from all sorts of encumbrances whatsoever;

P. Since after the aforesaid purchase by dint of the said registered Deed of Conveyance dated 15.03.2022, Being No. 04881/2022, the said **SANJAY GUPTA (HUF)** First Party in Sl. No. (4) herein has thus become absolute owner of the said Sali Land measuring 5 Cottah be the same a little more or less out of which 01 Cottahs, 11 Chhitacks be the same a little more or less comprised in part of R.S/L.R. Dag No. 3050 and 03 Cottahs, 05 Chhitacks be the same a little more or less comprised in part of R.S/L.R. Dag No. 3051 under R.S Khatian No. 1093, corresponding to L.R Khatian No. 1151, subsequently under L.R. Khatian Nos. 880/1, 9223, 919/1, 9180 & 679/1, alongwith common easement, rights in 12' wide Kuncha Road abutting the said plot of Sali land and all the rights and properties in connection thereto, lying and situated at Mauza: Ghuni, J.L. No. 23, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, and subsequently the First Party in Sl. No. (2) herein has duly recorded it's name in the Land Settlement Record of West Bengal



Government under L.R Khatian No. 10990, in respect of it's aforesaid Sali Land and is seized and possessed thereof and or well and sufficiently entitle to the 'Said Land' as the Rayoti Owner under the State Government without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all sorts of encumbrances whatsoever;

Q. The Owner's Representations:

i) Since after the aforesaid purchase by virtue of the 4 (Four) Deed of Conveyances Being Nos. 4880/2022, 4883/2022, 4884/2022 & 4881/2022 the First Parties herein have thus become seized and possessed of each of their respective portions of land as aforesaid and which are contiguous and amalgamated in nature total admeasuring a land area about **18 Cottahs 05 Sq.ft.**, be the same a little more or less comprised in part of **R.S as well L.R Dag Nos. 3050 & 3051**, R.S. Khatian No. 1093, L.R Khatian Nos. 880/1, 679/1, 919/1, 9180 & 9223, at present severally recorded in the respective names of the First Parties herein comprised under respective **L.R. Khatian Nos. 11014, 11019, 10989 & 10990**, lying and situated at **Mauza: Ghuni**, Police Station: New Town formerly Rajarhat P.S., under Jyangra-Hatiara Gram Panchyat-II, District: North 24 Parganas morefully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the '**SAID LAND**/'**SAID DEMISED LAND**' and the First Parties herein are jointly seized and possessed thereof and are well and sufficiently entitled thereto free from all charges, claims, demands, attachments, liens, lispences, acquisitions, suits, injunctions and free from all sorts of encumbrances of whatsoever nature.

ii) The owners has/have clear and marketable rights, title and interest in respect of their Plot of Land under First Schedule hereto free from all charges, liens, lispences, suits, injunctions, viz. free from any or all encumbrances whatsoever AND the owners herein has/have neither severally nor jointly dealt with the Said Property and or any portion thereof in any such manner so that the Owner/s is/are or may be restrained to deal with the 'Said Land' or the 'Said Property' hereunder the First Schedule in any way at their own choice and absolute discretion, AND in other way the Owners herein are free and absolutely entitled to deal with their 'Said Land' and also to enter into this agreement with the Developer hereto;

iii) The entire said land hereunder the First Schedule and or any portion thereof is not effected by any Development Scheme and is free from any acquisitions or requisitions whatsoever and the Owner/s has/have neither severally nor jointly received any Notice from any authority or authorities



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effecting the Vendors' property described in the First Schedule written hereunder;

iv) That to the best of the Owners' knowledge, the 'Said Property' under the First Schedule hereto and or any part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and/or no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and under any Court Order or under 'SARFAESI';

v) There is no Tenant in the said Property.

vi) There is no Temple, Mosque, Debattur or Burial Ground within the "Said Property".

vii) There is no excess vacant land at the said premises under the First Schedule with the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, and subsequent Amendment made thereto.

AND WHEREAS the Owners herein have severally converted the nature and character of each of their portion in the land under the First Schedule and obtained the Conversion Orders from Sali to Housing Complex for the purpose of Housing Project from the B.L. & L.R.O Rajarhat vide respective Order Memo No. CON/1727/BL&LRO/RAJ/22 Dt. 01.09.2022 in Conversion Case No. CN/2022/1507/2801 and Order Memo No. CON/1728/BL&LRO/RAJ/22 Dt. 01.09.2022 in Conversion Case No. CN/2022/1507/2802 and Order Memo No. CON/1726/BL&LRO/RAJ/22 Dt. 01.09.2022 in Conversion Case No. CN/2022/1507/2800 and Order Memo No. CON/1725/BL&LRO/RAJ/22 Dt. 01.09.2022 in Conversion Case No. CN/2022/1507/2799 respectively;

AND WHEREAS the Owner/s herein are desirous of development of a Housing Enclave by construction of multi-storied building/s comprised of self-contained modern flats on ownership basis with car parking spaces on their **SAID AMALGAMATED LAND** under the **FIRST SCHEDULE** by or through a reputed Developer having vast experience and working in the same locality;

AND WHEREAS the Second Party herein is a reputed Developer Company dealing with development and construction of multi-storied buildings and Housing Enclave / Complex for selling of residential self-contained flats with car parking



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facilities and commercial units to the public intending to purchase so and is in search of landed properties in the said locality and for it's aforesaid purpose;

AND WHEREAS having knowledge of the Developer's such intention for development and construction of the aforesaid Housing Complex / Enclave by the Developer in the same locality the owner/s herein have approached the Developer to acquire their said plot of land under the First Schedule hereto for the purpose of development and construction of a Housing Enclave; and having been approached by the owner/s herein in respect of their aforesaid proposal and also relying on the above representations made by the Owner/s herein to be true, the Developer hereto has agreed with the Owner/s for acquiring their Said Land under the First Schedule for the purpose of Development and construction of a Housing Enclave by way of construction of multi-storied buildings consists with various numbers of self-contained residential flats, car parking spaces, shops and others on the said plot of land under the First Schedule hereto as per drawing plan and specifications to be signed by the Owners' and sanctioned by the competent authorities at the initiation, cost and expenses of the Developer;

AND WHEREAS the owners hereby declare that the land is free from all encumbrances and the Owners have marketable title thereto;

AND WHEREAS the Developer has prior to this agreement made independent investigations about the title of the Owners on the said land and has approved and accepted the same and the Developer or its nominee or nominees or the Purchaser of floors, to be constructed by the Developer and Developer shall not be entitled to raise any objection to the title of the Owners to the said plot of land any further. But the Developer or its nominee or the transferee may inspect with prior notice to the Owners for the owner's deeds, documents, etc. in connection with the said plot of land in possession of the Owners.

Now the parties herein to avoid any litigation in future have agreed to enter into this Agreement which contains the lawful terms and condition herein below :-

AND WHEREAS in this Agreement expression used herein shall unless it be contrary and/or repugnant to the context have the following meanings;

HEADINGS: In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any Clause and shall consequently not affect the construction of this Development Agreement.

"THE OWNERS" shall mean the Persons/Company/Firms namely (1) SHIVGANGA RESIDENCY LLP (2) MISS SIMRAN GUPTA (3) MRS. JYOTI GUPTA (4) SANJAY GUPTA (HUF) described as the Parties of the **FIRST PART**

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hereto holding 100% rights, title and interest of the "SAID LAND/ AMALGAMATED LAND" described under the "First Schedule" hereto.

"DEVELOPER" Shall mean **YELLOW SAND REALESTATE LLP** (having PAN : AACFY2854N) a registered LLP Partnership Firm within the meaning of the Limited Liability Partnership Act, 2008, having its registered office at AD-169, Salt Lake City, Sector-1, Kolkata - 700 064, dealing with business of Real Estate and Development and Construction of Building or Buildings and selling of flats/units to the public and referred to as the Second Party herein and have been appointed by the First Party herein as their exclusive Authorized Agent for the purpose of Development Work on and upon the 'Said Demised Land' of the First Party described in the First Schedule hereunder.

"SAID LAND" OR "SAID PROPERTY" ALL THAT piece and parcel of land total admeasuring an area of 18 Cottahs 05 Sq.ft., be the same a little more or less out of which 13 Cottahs 19 Sq.ft. comprised in part of R.S/L.R Dag No. 3050 and 4 Cottahs 15 Chhitacks 31 Sq.ft. comprised in part of R.S/L.R Dag No. 3051 both under L.R Khatian Nos. 880/1, 919/1, 679/1, 9180, 9223, at present recorded under respective L.R Khatian No. 11014, 11019, 10989 & 10990 respectively togetherwith rights of ingress and egress through 12' wide kuncha road abutting the Said Land, lying and situated at **Mauza: Ghuni**, J.L. No. 23, R.S. No. 232, Police Station: New Town formerly Rajarhat, under Jyangra-Hatiyara Gram Panchyat-II, District: North 24 Parganas morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

"PROPOSED AMALGAMATED LAND"/"AMALGAMATED PROPERTY" shall mean the 'Said Land' and/or the said property described in the First Schedule hereunder and other surrounding or adjacent land or plots and/or properties already acquired and/or so may be acquired by the Developer and so to be amalgamated and/or adjoined with the Said Land and or Said Property by the Developer at any point of time either before or after fulfilling this contract and for the said purpose the developer shall be entitled to execute all lawful Deeds including Deed of Amalgamation at its sole costs and expenses.

"SAID BUILDING"/"SAID BUILDINGS" shall mean Multi-Storied building or buildings as shall be constructed in finished and habitable condition by the Developer confirming to the Sanctioned Plan or Revise Plan in the name of the Owner and to be prepared, submitted only by the Developer and sanctioned by the concerned Municipality on the owner/s "Said Land" described hereunder in the First Schedule AND / OR on the said proposed 'Amalgamated Land' as stated hereinabove.



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"SAID PREMISES" shall mean the official identity of the "Said Land" with "Said Building/Buildings" collectively.

"AMALGAMATED PREMISES" shall mean the official identity of the collective from of the said "Amalgamated Land" with one or more Buildings collectively thereon.

"SANCTIONED PLAN" shall mean "Building Plan OR Plans" for Multi-Storied building/s on the "Said Land" OR a composite Plans showing several Multi-Storied buildings on the proposed "Amalgamated Land" and or "Amalgamated Property" as defined above and so to be prepared and submitted by the Developer at its sole discretions and own costs; and so would be sanctioned by the Competent Authorities such as Local Panchayet, Zilla Parisad and / or by other Authority if so concern any And shall also mean any/or all revise plans subsequently prepared by the Developer at its sole discretion without requiring any further consent from the Landowner/s and sanction by the Authorities concerned.

"SAID HOUSING ENCLAVE" shall mean an Enclave consisting of several buildings comprised of residential self-contained flats, garages, shops etc. in several blocks with internal roads or passages with car-ways and of other common facilities described in the Third Schedule and to be constructed and erected on the said demised land of Landowner/s herein described in the First Schedule hereunder written and/or on the proposed amalgamated landed property as defined hereinabove.

"LAND OWNERS' ALLOCATION" shall mean that the First Party herein as the Landowners shall be entitle to get 30% (Thirty percent) built up area out of the total constructed areas of the proposed building/s in the manner of several numbers of residential flats & garages distributed proportionately in all floors both on the front and back portions in the proposed buildings so to be constructed by the Developer on the Owner/s Said Demised Land under the First Schedule with proportionate and undivided common shares in all common areas common amenities and common facilities in a complete finished and in habitable conditions together with proportionate and undivided impartable right, title and interest as co-owners on the 'Said Land' described in the First Schedule and the said Owners' Allocation morefully and collectively described in Part-I of the Second Schedule hereunder written and shall mean the consideration for the residue all constructed areas (save and except common areas) in all the proposed buildings togetherwith residue undivided impartable proportionate share of the entire demised land under the First Schedule collectively allocable to the Developer (hereinafter referred to as the "Developer's Allocations".



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"DEVELOPER'S ALLOCATION" Shall mean and include save and except the portions allocable to the Owners and also the common areas, the entire remaining area in the new buildings consists of the residential flats, shops, other commercial spaces and garage/car parking space so to be constructed on and upon the Owner's Land mentioned hereunder the First Schedule alongwith undivided and proportionate share of the ultimate roof and common facilities togetherwith undivided, impartable and proportionate share of ownership in the entire 'Said Land' under the First Schedule collectively allocable to the Developer and described under Part-II of the Second Schedule hereto which shall absolutely belongs to the Developer and or its nominee/s or assignees under the terms and conditions of this Development Agreement.

"BUILT UP AREA" Shall, according to its context, mean the plinth area of an Unit/Flat including the area of stair-case, landing with lifts space on the same floor whereon a flat/unit is situated and also the thickness of the outer walls, internal walls and pillars and also of such outer walls which are common between two Units/Flats adjacent to each others.

"PHASES" with their grammatical variations shall mean the different Phases of Constructions in the said Housing Complex on Blocks-wise within which the Development of the Project Site shall be carried out in terms hereof, providing provisions for extension of Project Site by way of inclusion of adjacent land of the present Owners, or others for the convenient of expanding the volume or area of the complex, however without affecting the terms herein contained.

"TRANSFEREES" shall mean and include all persons to whom any Transferable Areas are transferred or agreed to be so done.

"Units" shall mean and include:-

- a) **"Residential Units"** meaning the flats for residential use in any building and in any Phase or Block at the Project Site in the First Schedule property;
- b) **"Non-Residential Units"** meaning office spaces, shops, constructed/covered spaces demarcated parking spaces or the like for use as commercial, assembly, educational, mercantile or any other use other than residential;

"FORCE MAJURE" Shall mean any natural calamities such as floods, earth quake, riots, severe labour disputes, and restraintion by the Order of any Court of Law, Statutory Authorities and any or all irresistible circumstances beyond the control of the Developer.

"TAX LIABILITIES" The Landowner/s shall liable to pay the arrear dues if so shall be payable to Gram Panchayet, and other statutory tax and outgoings liability till

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the period of execution of these presents and also the liability of payment of apportioned shares of tax in respect of his/her/their Allocable portions from the date of delivery of the physical possession thereof by the Developer to the Landowner/s.

"COMMON PORTIONS" / "COMMON AREAS" shall mean all the undivided and indivisible finished and unfinished areas, pathways, erections and constructions and installation comprised in the said building and in the said premises for practical use and enjoyment of the Owner/s with the Developer or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and or may be provided by the Developer for common use and enjoyment of the Owner herein with future co-owners of the building individually or collectively.

"COMMON EXPENSES" shall mean and include all expenses to be incurred by the Owner/s herein with other future co-owners for the maintenance, management and upkeepment of the building or buildings and the expenses for the common purposes of the co-owners.

"COMMON PURPOSES" shall mean the purpose of managing and maintaining the Building or Buildings in particular the common portions, payments of Rates & Taxes etc. collections and disbursements, Mutation, Formation of Association, common interest relating to their mutual rights and obligations for the purpose of unit/units.

"PROPORTIONATE OR PROPORTIONATELY OR PROPORTIONATE SHARE" shall mean the proportion in which the super built-up area of any single flat would bear to the entire undivided built-up-areas of all the flats collectively for the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or taxes relating to the common purposes and the common expense then such share shall mean the proportions in which the total amount of such taxes rates or expenses as shall be paid equally by the co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied and the Proportionate Share of the "Said Land"/"Said Demised Land" and/or "Said Amalgamated Land"/ "Amalgamated Property" in a proportion to the measuring area of a single flat or unit out of the total measuring area of the entire undivided covered areas of all the flats and the units collectively in the building or buildings constructed comprised in the said property in the "Said Premises" or comprised in the said proposed "Amalgamated Land"/"Amalgamated Property" in the said proposed "Amalgamated Premises".

"SINGULAR" shall include the **"PLURAL"** and vice-versa.



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AND

"MASCULINE" shall include the "FEMININE" and vice-versa.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Owners herein has/have hereby grant an exclusive License to the Developer to enter upon the said land under First Schedule hereto and also hereby permit the Developer herein to construct one or more building or buildings comprised on the "Said Land" OR on the said proposed "Amalgamated Land" according to building plan or plans to be prepared by the Developer at its sole choice, discretion and at the cost of the Developer and according to sanction of the Building plan and/or any revised plan or plans so may be prepared, submitted and obtained only by the developer and sanctioned by the competent authority. It is expressly mentioned hereby that the Developer shall be fully entitled to prepare building plan in connection to the Said Land OR composite buildings plans by adjoining any other adjacent land or properties with the said demised land hereunder the First Schedule and as mentioned hereinabove as "Amalgamated Land" at the sole choice discretion and at the cost of the Developer for which the Owner/s herein declare hereby their free consent and hereby given unfettered exclusive rights to the Developer to the extent of their rights, title and interest in the said proposed Amalgamated Land and the Owner/s also hereby declare that during whole time of preparations of Said Plan or Plans, and obtaining sanction thereto, constructions and completions of the multi-storied building OR buildings and obtaining Completion and or Occupancy Certificate thereof as well as selling of the "Developer's Allocation" the owners shall not interfere in anyhow by any means and shall not be entitled to raise any objection and also shall not be entitled to create any obstructions thereof. It has been clearly agreed by and between the parties hereto that during the time of construction and or after completion of the building if any additions or alterations in constructions deviating from the sanction plan are found then it shall be the bound and duty and responsibility of the Developer to obtain the "Occupancy Certificate" by regularizing such deviations through revise plan at the Developer's own cost and expenses and by paying necessary Fees and or Fine as shall be requisite by the concerned Authority. The owners however Neither shall be liable to pay any amount on account of such deviations nor shall be entitle to claim any amount OR any additional constructed areas other than the said "Owners' Allocations" agreed and stated hereinabove and described in Part-II of the Second Schedule hereunder.

2. It is agreed by and between the parties hereto that subject to a perfect marketable title is found and/or made out by the owner/s, the owner/s shall be entitle to get 30% (thirty percent) total built up area out of the total constructed

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areas of the proposed building/s in a manner of several numbers of residential flats & garages distributed proportionately in all floors both on the front and back portions in the proposed building/s so to be constructed by the Developer on the Owners' Said Land under the First Schedule and the said 30% (thirty percent) total built up area out of the total constructed areas of the proposed building/s in the proposed Housing Complex allocable to the owner/s shall be constructed by the Developer morefully and collectively described in Part-I of the Second Schedule hereunder written and as described hereinabove as "Owners' Allocations" in fully complete and in habitable nature togetherwith the facilities of water and electricity connection togetherwith the proportionate undivided interest or share in the Said Land hereunder the First Schedule along with common easement rights of all common areas, common facilities in the proposed building or buildings and at the said Housing Complex. The said "Owners' Allocable Area" described in Part-I of the Second Schedule hereto togetherwith undivided proportionate shares in all common areas described in the Fourth Schedule and togetherwith proportionate share of the said land described hereunder the First Schedule and all the rights, benefits and appurtenances in connection to the said owners' allocable portions are collectively for the sake of brevity hereinabove and hereunder referred to as the "Owners' Allocation". It has been also agreed by and between the parties herein that in addition to the said Owners' Allocations the Owner/s shall not be entitled to any additional area and or any cash consideration Provided a marketable title of the entire said land and or each and every part thereof hereunder the First Schedule is found or made out by the First Party.

3. Simultaneously with the execution of these presents the Owner/s herein shall sign, execute and a General Power of Attorney for the purpose of implementation of this agreement and execution of the entire work of development of multi-storied building and also for selling of Developer's Allocation in favour of the Second Party and also of Sanjay Gupta the nominated director of the Developer and all the costs and expenses on account of such registration shall be incurred by the Developer. It is expressly mentioned hereto that the Developer shall be uninterruptedly entitled to exercise the aforesaid General Power of Attorney for selling of the entire constructed portions togetherwith the undivided and impartable share of the said land under the First Schedule and or any portions thereof save and except the portions allocable to the Owner/s viz. a. viz. the said "Owners' Allocations" to any intending Purchaser or Purchasers at any price and against such lawful terms and conditions as the Developer shall deem fit and proper and the Owner/s however, in that event shall not be entitled to raise any objections and or to create any obstructions thereof at any point of time whatsoever either before or after delivery of the Owners' Allocations are made by the Developer. It is understood that to facilitate the construction of Development at the Project Site by the Second Party and for obtaining necessary connections and utilities therein or therefor, various acts deeds matters and things not herein



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specified may be required to be done by the Second Party and for which the Second Party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Second Party to be done in the matter and the First Party shall execute any such additional Power of Attorney and/or authorization as may be reasonably required by the Second Party for the purpose and the First Party also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Second Party. The said power or powers of attorney so to be granted by the First Party/Land Owners to the Second Party/Developers/Builders and/or its nominee/s shall be exercised jointly or severally by the said Attorney **Sri Sanjay Gupta** and also any of the authorized director of the Second Party herein for the time being in force and shall form a part of this agreement and the said Power or Powers of Attorney shall be fully valid, enforceable and binding on the First Party till the "SAID PROPERTY" and the entire Housing Project is fully and properly developed by the Developers/Builders and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning.

4. The Developer shall pay and deposit with the Landowners a sum of Rs. 72,00,000/- (Rupees Seventy Two Lakh) only as an by way of interest free Refundable Security Deposit. The said sum shall be refunded by the Owners to the Developer at the time of delivery of the Owners' Allocations. The said sum of Rs. 72,00,000/- (Rupees Seventy Two Lakh) only is payable in the following manners:-

a) Rs. 4,00,000/- (Rupees Four Lakh) only has been paid by the Developer herein to the Owners First Party herein on or before execution of these presents which the Owners do hereby acknowledge the same through a Memo of Receipt annexed hereto and forming part of this Agreement;

b) Further sum of Rs. 34,00,000/- (Rupees Thirty Four Lakh) only shall be paid by the Developer to the Owners within 4 (four) months after the Sanction of Building Plan.

c) Balance sum of Rs. 34,00,000/- (Rupees Thirty Four Lakh) only shall be paid by the Developer to the Owners within 8 (eight) months after the Sanction of Building Plan.



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5. After execution of these presents the Developer shall be entitled to enter into the said land for measurement of the land area for the purpose of preparation of Building Plans and also shall be entitled to fix sign board etc. for display of the proposed Housing Project. Subject to availability of the marketable title of the said land hereunder the First Schedule is found and or made out by the owner/s and immediate after the name/s of the owner/s is/are mutated and also the necessary Conversion Certificate is/are obtained as aforesaid by the Owner/s, the developer shall proceed for obtaining sanction of the Building Plan or Plans and immediate after sanction of the building plan or plans by the concerned authorities and after obtaining work order the Developer shall commence the work of construction of the proposed building/s and shall hand over the said "Owners' Allocations" in the proposed building/s within 48 (forty-eight) months with a grace period of further (6) six months from the date of obtaining necessary sanction of the Buildings Plan or Plans.

6. The said owners' allocation in the new proposed building/s shall be delivered by the Developer in a finished and habitable condition free from all encumbrances provided the owner/s has/have made out a perfect and indefeasible marketable title of the entire said land hereunder the First Schedule hereby conferred upon the developer and subject to all the terms, conditions, stipulations, covenants and obligations covered under this agreement and also under the law of land is properly and carefully fulfilled and observed by the owner/s. It is agreed that the costs of obtaining the sanctioned plans, its amendments and modifications as well as entire construction of the building or buildings, architects fees and all other costs which may be incurred towards development are to be borne solely by the developer who shall be liable to pay the Land Taxes payable to B.L. & L.R.O. and also Panchayet taxes and other outgoings w.e.f. the date hereof till the Development work is completed. Any dues on such accounts if found subsequently shall be payable by the owner/s.

7. Other than the said owners' allocable portions under the Part-I of the Second Schedule togetherwith the undivided proportionate share of the said land described under the First Schedule viz. a viz. the Owners' Allocation allocable to the Owner/s, the Developer other than the common areas shall be exclusively entitle to all residue flats, floor parking spaces and other portions etc. with sole and exclusive rights of the said proposed building or all buildings together with undivided and proportionate shares of common areas, common amenities and common facilities alongwith undivided proportionate share of the 'Said Land'. The said residue portions (other than the "Owners' Allocations") of all the flats, floors, shops, parking spaces etc. togetherwith the common rights and undivided share of the 'Said Land' hereunder the First Schedule in the manners stated hereinabove and hereinafter for the sake of brevity referred to as the Developer's Allocations. The Developer at its own choice and discretion shall be fully entitle to



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withhold the said Developer's Allocation and further shall be exclusively entitle to dispose of the said allocation or any portion thereof to any person/persons, firm/firms, company/ companies by way of sale/mortgage/lease against any price and/or Selami at its sole discretion, And out of such sale proceeds, the owner/s however shall not be entitled to any part out of the said Developer's Allocation as well as in the sell-proceeds of the Developer's Allocation and shall have no further claims or demands of whatsoever nature. Reciprocally the Owner/s shall not be liable for any amounts and or loss or damages if any arises or coming out of any dispute between the Developer and the intending purchaser for any flat/floor/ shop/car parking space in the new proposed building or buildings on the Owner/s 'Said Land' as the Developer shall be solely responsible and or liable for any loss, damages, penalty and or suits, actions, claims or demands arising out of Developer's activities in the Said Premises save and except the Owner/s shall be solely responsible and liable for making out perfect and marketable title of the said Land under the First Schedule hereto.

8. The Developer from the date hereof shall be entitle to enter into any or all agreement with any person/persons relating the said land without hampering the owners' interest to obtain the owner's allocations as agreed hereinabove and hereto in the proposed building or buildings on the said land/said property or on the said amalgamated land/amalgamated property. The Developer shall be fully entitle to obtain any earnest money and/or any finance against the Developer's Allocation from any intending buyer/buyers, lessee/lessees and/or mortgagee/mortgagees without hampering the owner/s interest covered under this Agreement.

9. The Developer shall be entitle to appoint Architect for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, concrete, underground/overhead reservoirs, electrical and plumbing fixtures and materials used for constructions, and sewerage, systems etc. and the Developer shall have the right to do so but exclusively at its (Developer) own costs and expenses to look after the same only. However, as agreed upon by both the parties, good quality materials as available in the market will be used for construction of the entire building and the Owner shall not be liable / responsible in any manner whatsoever regarding the construction materials used by the Developer.

10. The Owners from the date hereof shall always extend and offer all possible necessary facilities to Developer for preparing submitting and obtaining sanction plan and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion or the proposed multi-storied buildings hazards free and in well habitable conditions for all the residents at the cost and expenses of the

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ADDITIONAL REGISTRAR
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Developer, and shall sign and execute all such necessary Applications, Declarations, Affidavits and all such documents relating the said premises as and when shall be required and asked by the Developer.

11. For the purpose of the construction of the said new proposed building or buildings the Architect, Engineers, other Technical experts and all work men, shall be appointed by the Developer and it (developer) shall be responsible for marking payment to each and all of them. The land-owners shall have no liability for making any such payment to any one of them either during the construction or after completion of the construction or at any point of time whatsoever.

12. It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the developer shall keep the land-owner/s, his/her/their estate and effects safe and harmless and indemnify against all suits, cause, rights and action in respect of the such eventualities.

13. It is agreed that whenever it becomes necessary and asked by the Developer, the owner/s shall sign all the papers and execute documents in connection with obtaining of sanctioned plan or any modification thereof during the course of construction period of the proposed multi-storied building till completion thereof and also in connection to the disposal and sale of any and or all units/portions of the said multi-storied building or buildings if so required and asked by the Developer save and except the owners' allocable portions, by the developer without raising any objection, thereto. It is agreed that immediate after sanction of the Building Plan and prior to commencement of construction work, the Owner/s shall deliver and handover all the Original Deeds of Title as well as all the relevant documents thereof to the Developer for practical purposes of implementation of this agreement and for investigation of Titles by the intending purchasers of the flats, portions in the proposed buildings or by their Advocates time to time. The Developer shall keep and preserve all such relevant Deeds of Title and the documents related thereto unobliterated and upon completion of the development work and after transfer of all the portions under the Developer's Allocations shall handover all such Deeds and Documents to the Owner Association or Committee or Syndicate so shall be formed in the proposed Housing Complex at the said premises or at the amalgamated premises.

14. It is agreed by the land owner/s that in future or during the course of construction, if any defect on the title is found or any suit is lodged against the land owner's in respect of the said landed property mentioned in the first schedule, the developer shall have the liberty to proceed against the same on behalf on the land owner/s and all costs and expenses if so incurred by the



Developer on and behalf of the Owner/s herein defending or proceeding such suit/disputes and or to make such defects, shall be adjusted by the Developer from the "Owners' Allocations" at the time of delivery of the same to the Owners herein. However the owner/s herein hereby indemnify and further shall cause to make indemnified the developer to keep save and harmless from any or all suits, actions, claims and or demands of whatsoever nature created either by any outsiders OR any person claiming right, title and interest under or through them. However, it is clear that due to any defects in title and or defects in Land Settlement Records in respect of the nature and character of the property and or due to non-fulfillment of all the necessary obligations on the part of the Land-owner/s covered under these presents and also covered under the Law of Land, if this Agreement is not implemented or however not practicable to carried over and as such if this agreement is determined or terminated by either the party herein or by in effect of any Court's Order/s then the Land-owners shall be bound to pay of all the cost and expenses till then incurred by the Developer forthwith the Developer claim to have payment of the same by a written notice and in such event the physical possession of the said property hereunder the First Schedule shall remained with the Developer till such amounts are recovered by the Developer from the Owner/s.

15. Both the parties hereby agreed that the time specified in clause 5 (five), hereinabove for completion and the delivery of the portions allocable to the owner/s is/are subject to force-majeure i.e. if the construction is prevented or interrupted due to any natural calamities such as floods, earth quake, war, riots and/or labour dispute, crisis of materials in the market and for any order made by any Court of Law and or by any Government/Semi-Government/Statutory Authorities/Local Authorities and for any or all irresistible circumstances beyond the control of the Developer, the time specified for such delivery of owners' allocations shall be extended upto a period considerable by such circumstances whereby the Developer is prevented to handover the owners' allocable said portions within the period specified in clause 5 (five) hereinabove. It is expressly mentioned hereby that the Developer unless prevented by the circumstances in the manners stated hereinabove shall within the specified period complete the Owners' allocable portions and shall intimate the Owner/s through Registered Post offering the Owner for taking delivery of Owners' allocable portions within 15 days from the date of such intimation AND in failure or negligence on the part of the Owner/s to take delivery their allocation within said noticed period of 15 days, the Developer after fulfilling its obligation in a manner as stated herein shall not be liable for breach of this contract, nevertheless shall be responsible and or liable to pay any amount on account of damages, penalty and or means-profit whatsoever and further shall be entitle to continue with exercising of its absolute rights and authority to dispose of the developers allocations by handing over the possession of the unit/units out of the developer's

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allocations to the intending purchaser and or the purchasers or lessee, lessees with fully entitle to prepare execute and register any conveyance or conveyances and or any kind of lawful Deed of Transfer in favour of any purchaser or purchasers in respect of and to the extent of the Developer's allocation in the Said Premises and in the said proposed amalgamated premises and the owner/s herein shall not be entitled to raise any objections or create any obstructions by any means in any manners whatsoever. Be it mentioned hereto that since the said General Power of attorney so to be executed by the Landowners is in relation to this Development agreement, the same shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

16. Both the parties agree that the terms and conditions contained in this Agreement and in the Schedules annexed therewith have been agreed amongst the parties herein in the most cordial and friendly manners. If any complications arises beyond the agreed terms and conditions incorporation in the Agreement and/or in proper implementation thereof both the parties shall endeavor to sort it out at bi-parties level. The owners hereby declare and assure the Developer not to restrain the later in continuing its entire activities of construction and selling of Developer's allocation at any point of time either during the whole period of constructions, its completion and selling of its allocable AND/OR after the obligations of the Developer towards the owner/s agreed hereby are fulfilled by the Developer in the manners as stated in Clause 5 (five) and Clause 15 (Fifteen) hereinabove.

17. The Landowner/s hereby agree and covenants with the Developer to pay proportionate Panchayet, rates, taxes, the Rent or Khajna payable to the Collectorate North 24 Parganas and all other outgoings including service-tax, vat and others as applicable and payable time to time under statu and laws for the time being in force and also the monthly common maintenance charges in respect of the Land Owners' Allocable Portions on and from the date of delivery of the possession of the Land Owners' Allocation to the Landowner/s by the Developer so as the Developer and or its nominee/s and or assignee/s also shall cause to pay the same to the extent of the Developer's Allocations.

18. The Landowner/s shall cause to be joined such person or persons as Vendor/s and or Confirming Parties as may be required in law and also by the Developer in the Agreements and/or sale deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.

19. Upon the Developer constructing and delivering possession to the Landowner/s of his/her/their allocation, the Landowner/s shall hold the same



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terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.

20. The Landowners' Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new buildings intended for the common benefits of all occupiers of the new building or buildings which shall include the following: -

21. The Landowner/s shall not use or permit to use the Landowners' Allocation/ Developer's Allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazards to the other occupiers of the new building or buildings.

22. Landowner/s shall not demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or made any structural alteration therein without the previous consent and/or permission from appropriate authorities.

23. THE LANDOWNERS FIRST PARTY DOTH HEREBY COVENANT WITH THE DEVELOPER SECOND PARTY:

i) That each and every representation made by the First Party/Land Owner/s hereinabove are all true and correct and agrees and covenants to perform each and every representation and the failure in such performance or detection of any representation as false (partially or wholly) or incorrect or misleading shall amount to breach and default of the terms and conditions of this agreement by the First Party/Land Owner/s.

ii) That with effect from the date of execution hereof, the First Party/Land Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.

iii) That The First Party/Land Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Second Party/Developer/Builder.

iv) That the First Party shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this agreement in any manner.

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v) That the First Party/Land Owners shall not cause any interference or hindrance in the sanction/modification/alteration of Sanction Plans in terms hereof, construction and development at the Project Site by the Second Party and/or Transfer of the Second Party's Allocation and not to do any act deed or thing whereby any right of the Second Party hereunder may be affected nor make any claim whatsoever in any other part or portion of the Project Site except the First Party's Allocation.

vi) That for all or any of the purposes contained in this agreement, the First Party shall render all assistance and co-operation to the Second Party and sign execute, submit and deliver at the costs and expenses of the Second Party all plans, specifications, undertakings, declarations, no objections, disclaimers, releases, papers, documents, powers and authorities as may be lawfully or reasonably required by the Second Party from time to time.

vii) That It is bi-laterally agreed in between the parties hereto that the First Party/Land-Owners shall bear proportionate costs or charges for installation of electrical transformer within the project for the reasons of consumption of electricity within the allocated areas of the First Party/Land Owners.

viii) That The Second Party doth hereby agree and covenant with the First Party not to do any act deed or thing whereby any right or obligation of the First Party hereunder may be affected or the First Party is prevented from making or proceeding with the compliance of the obligations of the First Party hereunder.

24. The parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and each of the parties herein shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye Laws, Rules and Regulations if made by each of them.

25. The respective allottees shall keep the interior and external walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

26. The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any in insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of



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the said building/s harmless and indemnified from and against the consequence of any breach.

27. No combustible goods or other items/materials shall be kept by the Landowner/s or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused by the Developer or the Landowner/s and/or their respective nominees/assignees, as the case may be shall entitled to remove the same at the risk and cost of each of them.

28. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new Building or Buildings or in the compounds corridors or any other portion or portions of the new Building or buildings.

29. The landowner/s shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for new similar purposes.

30. On or before taking delivery of the "Owners' Allocations" the Land Owner/s shall cause to pay and deposits to the Developer the necessary mandatory charges as hereunder:-

- A. (i) Proportionate cost of Installation of main meter or Transformer / Electrical equipments costs, deposits and others.
- (ii) Power Backup Charges.
- (iii) Club membership charge.

- B. (i) Pay and Deposit in advance 6 months of monthly common maintenance charges.
- (ii) Pay and Deposit a sum of Rs. 10,000/- as a Security Deposit towards temporary consumption of electricity for his/her/their Owners' Allocation from the Main Service connection.
- (iii) The actual amount of Security Deposit charged by the WBSEDCL Authority is payable by the Land Owner in respect of individual meter for the Owner's Allocable Portions.



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31. IT IS FURTHER agreed and understood between the parties hereto as follows:-

i) The Landowner/s and the Developer have entered into this agreement purely for construction and delivery of Owners' Allocable portions by the Developer to the Landowners as well as selling of residuary areas as Developer's Allocable portion by the Developer and nothing contained herein shall be deemed to construe as partnership between the Developer and the Landowners in any manner nor it shall be construed that the parties hereto constitute as an association of persons in any manner whatsoever since it is a contract made by and between the parties herein for the subject and objects contained hereto and hereunto.

ii) The "Landowners' Allocation" shall be handed over with peaceful possession after compliance with all the obligations on the part of the Developer i.e. immediately on completion of the internal finishing works of all the Landowners' allocable portions in each of all the respective buildings subject to due compliance of all the obligations on the part of the Landowner/s under the terms and conditions of this Agreement and under the Law Of Land and also under all prevailing laws for the time being in force; and it is clearly understood by and between the parties hereto that during taking delivery of their allocable portions in each of the Buildings the Landowner/s shall not raise any objection and or create any obstruction if some common portions and common facilities are not completed during such materials time of delivery of possession in each of the respective Buildings and even in such event the Developer shall be in obligation to subsequently finish and complete all such unfinished common portions and common facilities intended and require to be made by the Developer and as specified in third schedule hereunder written.

iii) In the event the Landowner/s is/are entitled to any liquidated damages in terms of the said Clause-5 (five) stated hereinabove the said liquidated damages shall be paid by the Developer at the time of delivery of Owners' Allocations.

iv) The Landowner/s shall not be held responsible for any omission and/or commission of any act by the Developer or any of their misrepresentation and/or dispute with the intending purchaser of the Developer's Allocation and/or any part thereof.

v) It is well agreed and understood between the parties hereto that in the event of failure on the part of the Developer to complete the entire project within the stipulated time as agreed upon by virtue of these presents subject to relaxations and provisions made in Clause - 4 above (the time is the essence of

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the contract), the Landowner/s shall be entitled to terminate this Agreement and re-possess the said premises.

32. That during subsistence of this Agreement unfortunately if the Owner herein expire then all of his/her legal successors and or beneficiaries either by way of intestate succession or by testimony thereof should be substituted in place of such demised owner and shall be obliged and bound to carry out this Agreement under the same terms, conditions, covenants and obligations.

33. However, if any disputes or differences arises between the parties implementing this agreement or facing true interpretation to the terms herein, the same shall be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate one or two Advocates or Arbitrators selected by each of the party with the right to appoint umpire, whose decision and award as envisaged in Indian Arbitration And Conciliation 1996 as Amendment Act 2015 and also all its modifications for the time being in force shall be final and binding on both the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The "Said Land" / "Demised Land" Owned by the First Parties Herein)

ALL THAT SAID LAND total admeasuring an area of **18 Cottahs 05 Sq.ft.**, be the same a little more or less out of which **13 Cottahs 19 Sq.ft.** comprised in part of R.S/L.R Dag No. 3050 and **4 Cottahs 15 Chhitacks 31 Sq.ft.** comprised in part of R.S/L.R Dag No. 3051 all under R.S. Khatian No. 1093, corresponding to L.R Khatian Nos. 880/1, 919/1, 679/1, 9180, 9223, at present recorded under respective **L.R Khatian No. 11014, 11019, 10989 & 10990** respectively, togetherwith rights of ingress and egress through **12' wide kuncha road** abutting the Said Land and all the rights, easements, appurtenances in connection thereto, lying and situated at **Mauza: Ghuni, J.L. No. 23, R.S. No. 232, Police Station: New Town** formerly Rajarhat P.S., under **Jyangra-Hatiara Gram Panchayet-II**, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas. The Said Land butted and bounded by:

ON THE NORTH : By 6' feet wide kuncha common passage;

ON THE SOUTH : By part of R.S/L.R Dag Nos. 3050 & 3051;

ON THE EAST : By 12' feet wide kuncha road;

ON THE WEST : By part of R.S/L.R Dag Nos. 3051;

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THE SECOND SCHEDULE (PART-I) ABOVE REFERRED TO:

(The Owners Allocations)

ALL THAT 30% (Thirty percent) built up area out of the total constructed areas calculated and as defined hereinabove in any portion at the suitable choice and discretion of the Developer in the said proposed building including of proportionate and undivided shares in all common areas and common amenities in the Said Premises described in the Fourth Schedule and constructed and finished as per specifications under the Third Schedule togetherwith undivided proportionate shares of the Said Land described in the First Schedule hereinabove.

(Developer's Allocation)

(Part – II)

ALL THAT Constructed Areas save and except the portions allocable to the owner/s and also the common areas, the entire remaining areas in the new buildings consists of the residential flats, commercial spaces and garage/car parking space so to be constructed on and upon the Owner's Land written in the First Schedule hereinabove along with undivided and proportionate share of the common facilities togetherwith proportionate and undivided impartable right, title and interest as co-owners on the said land or the said Demised Land under the First Schedule hereinabove. Which shall absolutely belongs to the Developer and/or its nominee/s or assignees with rights to sale, transfer, mortgage, lease out partly or fully under the terms and conditions of this Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO:

SPECIFICATION

1. DOOR & WINDOW:

All doorframes (size 4"x 2 ½") would be made of Sal/Hard wood, doors shutter would be flush doors made of commercial ply (Brahmaputtra ply or similar brand), all doors thickness 32 mm fitted with cylindrical locks. Main door would be fitted with Godrej night latch lock. All windows would be made of natural colour alluminium sliding (two tracks) transparent plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co., ICI or similar brand).

2. FLOORING:

All Bed Rooms, Dinning-cum-Living, and would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with Ivory Ceramic tiles (12" X 12") flooring. The walls of the

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1212	1970

Toilets/Bathrooms would finish with white glazed tiles in 60" height. Roof would be finished with roof tiles.

3. SANITARY & PLUMBING:

Standard Toilet would be provided with C.P. Shower, one EWC white commode (Parryware or other similar brand) with P.V.C. cistern (Reliance Co.). All taps & C.P. fittings of Essco or similar brand (base model). There would be concealed line and geyser line in bathrooms. There would be one basin in common toilet (18"x12") Parryware or other similar brand) in each flat.

4. KITCHEN:

Black Granite counter top, Stainless steel sink (17" x 20"), glazed wall tiles up to 2 ft above black granite counter.

5. ELECTRICAL WORKS:

a. Concealed wiring in all flats (Copper electrical wire, Rajdhani or J.J.)

b. Each flat will be provided with the following electrical points:

(All switches modular type, Mylinc of legrand or other similar brand)

- | | | |
|------|-----------------|---|
| i) | Bed room (each) | 2 Light points
1 Fan point
1 Plug point (5 Amp.) |
| ii) | Dining/Drawing | 2 Light points
1 Fan points
1 Plug points (15 Amp.)
1 TV Power point
1 Cable Point without Wire
1 phone Point without Wire |
| iii) | Kitchen | 1 Light point
1 Exhaust Fan Point
1 Plug point (15 Amp.) |
| iv) | Toilet | 1 Light point
1 Exhaust Fan Point
1 Plug point (15 Amp.) for Geyser |
| v) | Verandah | 1 Light point |
| vi) | Entrance | 1 Door Bell point |

6. WATER : Overhead water tank is to be constructed for supply of water (24 hours).

7. PAINTING : Plaster of Paris inside walls.

8. OUTSIDE PAINTING : Snowcem 2 coats painting.

9. RAILING OF STAIR CASE : Railing of iron.

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10. **STAIR CASE PAINTING** : Plaster of Paris.
11. **LIFT** : One MCD (Manual Collapsible Door) lift in each Block.

THE FOURTH SCHEDULE REFERRED TO :

1. Staircase of all the floors of the said multi-storied building.
2. Common landings with lift, Common passage including main entrance leading to the ground floor.
3. Water tank, overhead tank and water supply line from Deep Tube-well with 440 volts Motor and Water pump.
4. Common toilet on the ground floor.
5. Common Caretaker's room.
6. Meter space.
7. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
8. Drainages, sewerage, septic tank and all pipes and other installations for the same.
9. Boundary walls and Main gate.
10. Such other common parts areas equipments installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and/or use of the unit in common by the co-owners with the Developer and/or its respective nominees appertaining to proportionate cost in terms of sq.ft. It is expressly mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each others in future by the developer for the free ingress and egress of the prospective buyers/residents of proposed buildings in this premises and or in the said amalgamated premises.



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11. Other areas and installations and/or equipments if so provided by the Developer in the Building and/or the Premises, at extra cost, for common use and enjoyment such as CC TV, EPABX, Intercom, Cable TV connection, Internet Connection, Telephone lines, Gas lines etc. and other common amenities and facilities for common uses.

COMMON EXPENSES:

1. All expenses for the maintenance, operating replacing repairing renovating and repainting of the common portions and areas in the building including the outer walls and boundary walls of the building.
2. All the expenses for running and operating all machinery equipments and installations comprised in the common portion including the cost of repairing, replacing and renovating the same.
3. Costs and charges of establishment for maintenance of the said building.
4. Costs and insurance premium for insuring the building and/or the common portion.
5. All charges and deposits for supply of common utilities to all the co-owners in common.
6. Municipal tax, water tax and other rates in respect of the premises and building (save and except those separately assessed in respect of any unit of the purchaser).
7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.
8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.
9. All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portion and for all common affairs.
10. All other expenses as shall be required in future for running of proper and smooth administration of the Building or Buildings and the upkeepment of the same.

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KEMENTERIAN REGISTRASI
DAN ASURANSI USAHA, ADIKATA
24 NOV 2022

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

SIGNED, SEALED AND DELIVERED
By the LANDOWNERS/FIRST PARTY
at Kolkata In the presence of:-

1. Sumit Singh
S/o. Late Sandip Singh
171/B, A.P.C. Road
P.O. - Shyambazar
P.S. - Shyampukur
Pin - 700004

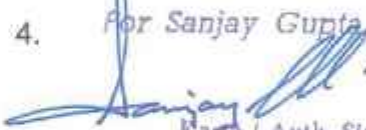
2. Arpan Chakraborty
S/o. Tapam Chakraborty
L.N. Pally, P.O. + P.S. Nimta
Kolkata - 700049.

1. Shivganga Residency LLP

Partner

2. 

3. 

4. For Sanjay Gupta, HUF.

Karta / Auth. Signatory

LANDOWNERS

SIGNED, SEALED AND DELIVERED
By the DEVELOPER/SECOND PARTY
at Kolkata In the presence of:-

1. Sumit Singh

2. Arpan Chakraborty

YELLOW SAND REALESTATE LLP

Partner

DEVELOPER

Drafted by:

as per declaration in documents by the parties.


Advocate

High Court, Calcutta
WB/8671/83.



ADDITIONAL REGISTRAR
OF ASSURANCES IN, KOLKATA
24 NOV 2022

Received from the Developers/Builders a sum of Rs. 4,00,000/- (Rupees Four Lakh) only out of the total refundable Security Deposit amount of Rs. 72,00,000/- (Rupees Seventy Two Lakh) only as per Memo written hereunder.

MEMO OF REFUNDABLE SECURITY DEPOSITE:

a)	By Cheque No. 000002, dated 23.11.2022 drawn on Bandhan Bank Ltd, favouring the Land Owner No. 1.	Rs. 1,00,000/-
b)	By Cheque No. 000003, dated 23.11.2022 drawn on Bandhan Bank Ltd, favouring the Land Owner No. 2.	Rs. 1,00,000/-
c)	By Cheque No. 000006, dated 23.11.2022 drawn on Bandhan Bank Ltd, favouring the Land Owner No. 3.	Rs. 1,00,000/-
d)	By Cheque No. 000009, dated 23.11.2022 drawn on Bandhan Bank Ltd, favouring the Land Owner No. 4.	Rs. 1,00,000/-
GRAND TOTAL		Rs. 4,00,000/-

(Rupees Four Lakh only)

SIGNED, SEALED AND DELIVERED
By the FIRST PARTY at Kolkata
In the presence of:-

1. Sumit Singh

2. Arpan Chakraborty

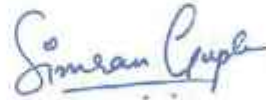
1.

Shivganga Residency LLP


Partner

Partner

2.



3.



4.

For Sanjay Gupta, HUP,


Karta / Auth. Signatory

**SIGNATURE OF THE LAND OWNERS
(FIRST PART)**





































Continue.....



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
 					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
 	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
24 NOV 2022



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

GRN Details

GRN: 192022230185836781 Payment Mode: Online Payment
GRN Date: 22/11/2022 17:29:59 Bank/Gateway: HDFC Bank
BRN : 1957100154 BRN Date: 22/11/2022 17:31:29
Payment Status: Successful Payment Ref. No: 2003287425/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: YELLOWSAND REALESTATE LLP
Address: AD-169, Salt Lake, Sector-1 Kolkata, West Bengal, 700064
Mobile: 8900002200
Depositor Status: Others
Query No: 2003287425
Applicant's Name: Mr Sanjay Gupta
Address: A.R.A. - IV KOLKATA
Office Name: A.R.A. - IV KOLKATA
Identification No: 2003287425/3/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy): 22/11/2022
Period To (dd/mm/yyyy): 22/11/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2003287425/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	9521
2	2003287425/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	4105
			Total	13626

IN WORDS: THIRTEEN THOUSAND SIX HUNDRED TWENTY SIX ONLY.





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 NOV 2022








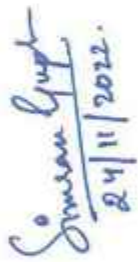
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042003287425/2022

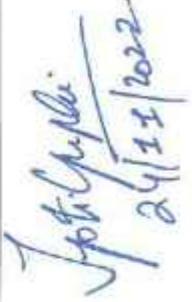


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Land Lord [SHIVGAN GA RESIDENCY LLP] [YELLOW SAND REALESTATE LLP]		16058 	 24/11/2022
2	Miss SIMRAN GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Land Lord		16059 	 24/11/2022



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
24 NOV 2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print 16060	Signature with date
3	Mrs JYOTI GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Land Lord			 24/11/2022
4	Mr SANJAY GUPTA HUF Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:-, P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Land Lord			 24/11/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print 16061	Signature with date
1	Mr SUMIT SINHA Son of Late Sandip Sinha 171/B, APC Road, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004	Mr SANJAY GUPTA, Miss SIMRAN GUPTA, Mrs JYOTI GUPTA, Mr SANJAY GUPTA HUF			 24.11.2022.

(Mohul Mukhopadhyay)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
24 NOV 2022

Major Information of the Deed

Deed No :	I-1904-19102/2022	Date of Registration	28/11/2022
Query No / Year	1904-2003287425/2022	Office where deed is registered	
Query Date	20/11/2022 4:44:22 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sector-I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 96,26,510/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 4,105/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700162

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-3050 (RS :-)	LR-11014	Bastu	Shali	3 Katha 4 Chatak 5 Sq Ft		17,41,162/-	Width of Approach Road: 12 Ft.,
L2	LR-3050 (RS :-)	LR-11019	Bastu	Shali	3 Katha 4 Chatak 4 Sq Ft		17,40,420/-	Width of Approach Road: 12 Ft.,
L3	LR-3051 (RS :-)	LR-11019	Bastu	Shali	1 Katha 10 Chatak 26 Sq Ft		8,88,030/-	Width of Approach Road: 12 Ft.,
L4	LR-3050 (RS :-)	LR-10989	Bastu	Shali	3 Katha 4 Chatak 5 Sq Ft		17,41,162/-	Width of Approach Road: 12 Ft.,
L5	LR-3051 (RS :-)	LR-10989	Bastu	Shali	1 Katha 10 Chatak 25 Sq Ft		8,87,287/-	Width of Approach Road: 12 Ft.,
L6	LR-3050 (RS :-)	LR-10990	Bastu	Shali	3 Katha 4 Chatak 5 Sq Ft		17,41,162/-	Width of Approach Road: 12 Ft.,
L7	LR-3051 (RS :-)	LR-10990	Bastu	Shali	1 Katha 10 Chatak 25 Sq Ft		8,87,287/-	Width of Approach Road: 12 Ft.,
		TOTAL :			29.7115Dec	0 /-	96,26,510 /-	
		Grand Total :			29.7115Dec	0 /-	96,26,510 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHIVGANGA RESIDENCY LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aøxxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Miss SIMRAN GUPTA Daughter of Mr Sanjay Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: cqxxxxxx0j, Aadhaar No: 48xxxxxxxx6969, Status :Individual, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence
3	Mrs JYOTI GUPTA Wife of Mr Sanjay Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx1l, Aadhaar No: 82xxxxxxxx3830, Status :Individual, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence
4	Mr SANJAY GUPTA HUF Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx7k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2022 , Admitted by: Self, Date of Admission: 24/11/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	YELLOW SAND REALESTATE LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx4n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJAY GUPTA (Presentant) Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx7q, Aadhaar No: 70xxxxxxxx7284 Status : Representative, Representative of : SHIVGANGA RESIDENCY LLP (as Partner), YELLOW SAND REALESTATE LLP (as Partner)

Identifier Details :

Name:	Photo	Finger Print	Signature
Mr SUMIT SINHA Son of Late Sandip Sinha 171/B, APC Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004			
Identifier Of Mr SANJAY GUPTA, Miss SIMRAN GUPTA, Mrs JYOTI GUPTA, Mr SANJAY GUPTA HUF			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SHIVGANGA RESIDENCY LLP	YELLOW SAND REALESTATE LLP-1.34349 Dec
2	Miss SIMRAN GUPTA	YELLOW SAND REALESTATE LLP-1.34349 Dec
3	Mrs JYOTI GUPTA	YELLOW SAND REALESTATE LLP-1.34349 Dec
4	Mr SANJAY GUPTA HUF	YELLOW SAND REALESTATE LLP-1.34349 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SHIVGANGA RESIDENCY LLP	YELLOW SAND REALESTATE LLP-1.34292 Dec
2	Miss SIMRAN GUPTA	YELLOW SAND REALESTATE LLP-1.34292 Dec
3	Mrs JYOTI GUPTA	YELLOW SAND REALESTATE LLP-1.34292 Dec
4	Mr SANJAY GUPTA HUF	YELLOW SAND REALESTATE LLP-1.34292 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SHIVGANGA RESIDENCY LLP	YELLOW SAND REALESTATE LLP-0.685208 Dec
2	Miss SIMRAN GUPTA	YELLOW SAND REALESTATE LLP-0.685208 Dec
3	Mrs JYOTI GUPTA	YELLOW SAND REALESTATE LLP-0.685208 Dec
4	Mr SANJAY GUPTA HUF	YELLOW SAND REALESTATE LLP-0.685208 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SHIVGANGA RESIDENCY LLP	YELLOW SAND REALESTATE LLP-1.34349 Dec
2	Miss SIMRAN GUPTA	YELLOW SAND REALESTATE LLP-1.34349 Dec
3	Mrs JYOTI GUPTA	YELLOW SAND REALESTATE LLP-1.34349 Dec
4	Mr SANJAY GUPTA HUF	YELLOW SAND REALESTATE LLP-1.34349 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	SHIVGANGA RESIDENCY LLP	YELLOW SAND REALESTATE LLP-0.684635 Dec
2	Miss SIMRAN GUPTA	YELLOW SAND REALESTATE LLP-0.684635 Dec
3	Mrs JYOTI GUPTA	YELLOW SAND REALESTATE LLP-0.684635 Dec
4	Mr SANJAY GUPTA HUF	YELLOW SAND REALESTATE LLP-0.684635 Dec

Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SHIVGANGA RESIDENCY LLP	YELLOW SAND REALESTATE LLP-1.34349 Dec
2	Miss SIMRAN GUPTA	YELLOW SAND REALESTATE LLP-1.34349 Dec
3	Mrs JYOTI GUPTA	YELLOW SAND REALESTATE LLP-1.34349 Dec
4	Mr SANJAY GUPTA HUF	YELLOW SAND REALESTATE LLP-1.34349 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SHIVGANGA RESIDENCY LLP	YELLOW SAND REALESTATE LLP-0.684635 Dec
2	Miss SIMRAN GUPTA	YELLOW SAND REALESTATE LLP-0.684635 Dec
3	Mrs JYOTI GUPTA	YELLOW SAND REALESTATE LLP-0.684635 Dec
4	Mr SANJAY GUPTA HUF	YELLOW SAND REALESTATE LLP-0.684635 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, JI No: 23, Pin Code : 700162

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3050, LR Khatian No:- 11014	Owner:শিবগঙ্গা রেসিডেন্সি এল এল পি , Gurdian:পক্ষে পার্টনার, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	SHIVGANGA RESIDENCY LLP
L2	LR Plot No:- 3050, LR Khatian No:- 11019	Owner:সিমরন গুপ্তা, Gurdian:সলজয় গুপ্তা, Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Miss SIMRAN GUPTA
L3	LR Plot No:- 3051, LR Khatian No:- 11019	Owner:সিমরন গুপ্তা, Gurdian:সলজয় গুপ্তা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Miss SIMRAN GUPTA
L4	LR Plot No:- 3050, LR Khatian No:- 10989	Owner:জ্যোতি গুপ্তা, Gurdian:সঞ্জয় গুপ্তা, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Mrs JYOTI GUPTA
L5	LR Plot No:- 3051, LR Khatian No:- 10989	Owner:জ্যোতি গুপ্তা, Gurdian:সঞ্জয় গুপ্তা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mrs JYOTI GUPTA
L6	LR Plot No:- 3050, LR Khatian No:- 10990	Owner:সঞ্জয় গুপ্তা এইচ ইউ এফ, Gurdian:কর্তা , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Mr SANJAY GUPTA HUF

L7	LR Plot No:- 3051, LR Khatian No:- 10990	Owner:সঞ্জয় গুপ্তা এইচ ইউ এফ, Gurdian:কর্তা , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Mr SANJAY GUPTA HUF
----	--	--	---------------------

On 22-11-2022

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 96,26,510/-



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 24-11-2022

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

Presented for registration at 20:05 hrs on 24-11-2022, at the Private residence by Mr SANJAY GUPTA ,

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

Execution is admitted on 24/11/2022 by 1. Miss SIMRAN GUPTA, Daughter of Mr Sanjay Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Student, 2. Mrs JYOTI GUPTA, Wife of Mr Sanjay Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064; by caste Hindu, by Profession Business, 3. Mr SANJAY GUPTA HUF, Son of Mr Gopal Prasad Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Indetified by Mr SUMIT SINHA, , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service

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

Execution is admitted on 24-11-2022 by Mr SANJAY GUPTA, Partner, SHIVGANGA RESIDENCY LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, YELLOWSAND REALESTATE LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SUMIT SINHA, , Son of Late Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 28-11-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,105.00/- (B = Rs 4,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 5:31PM with Govt. Ref. No: 192022230185836781 on 22-11-2022, Amount Rs: 4,105/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1957100154 on 22-11-2022, 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 500.00/-, by online = Rs 9,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3403, Amount: Rs.500.00/-, Date of Purchase: 17/10/2022, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2022 5:31PM with Govt. Ref. No: 192022230185836781 on 22-11-2022, Amount Rs: 9,521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1957100154 on 22-11-2022, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1115226 to 1115277
being No 190419102 for the year 2022.



Mohul

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.12.02 12:18:08 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/02 12:18:08 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)