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23



DEVELOPMENT AGREEMENT



: Drafted by :
AJIM ALI
Advocate,
Barasat Judges' Court
Mobile : 9831784613

4-8092/23

P. 8105/23 (P-2077/23)



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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 05/12/23
 1.500

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

[Signature]
 Registrar U/S 712
 District Sub Registrar - 1
 North 24 Parganas, Barisal

- 5 DEC 2023

SUPPLEMENTARY DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT made on this 5th day of December, Two Thousand & Twenty Three (2023) A.D.


IN BETWEEN

742-
09.12.2023

K.E. Organisation Pub Ltd

~~5000~~ 2 Su. H. + G. S. K. (07)




Registrar U/S 7(a)
District Sub Registrar - 1
North 24 Parganas, West Bengal

- 5 DEC 2023

100 Kalimullah
100 Sankaraki
100 Jagannathpur
100 Subarnapur
North 24 Parganas

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1). DHARAM CHAND JAIN (HUF), having PAN - AABHD7425B, a Hindu Undivided Family, of KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, represented by its Karta namely SRI. DHARAMCHAND JAIN, having PAN - ACQPJ5763R, and Aadhaar No. - 9087 7907 2049, Son of Late Kapoor Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

2). SRI. SAURABH JAIN, having PAN - AFJPI1144A, and Aadhaar No. - 3671 2899 4447, Son of Sri Dharam Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

3). MEGHA JAIN, having PAN - AOOPP4748Q, and Aadhaar No. - 6096 4059 8645, Wife of Sri. Saurabh Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

4). SAROJ JAIN, having PAN - ACTPJ7498Q, and Aadhaar No. - 7268 1992 8359, Wife of Sri. Dharam Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith

- Hindu, by Nationality - Indian, by Occupation - Business,

5). SRI. VIKASH JAIN, having PAN - AETPJ1269D, and Aadhaar No. 2383 2110 6101, Son of Sri. Dharamchand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

6). K. C. ORGANISER PRIVATE LIMITED, having PAN - AAECK1395B, a Private Limited Company, incorporated under the Companies Act, 1956, having its Office at 2, Sir Hariram Goenka Street, 2nd Floor, P.O. & P.S. - Burrobazar, Kolkata - 700007, West Bengal, represented by its Director namely SRI. DHARAMCHAND JAIN, having PAN - ACQPJ5763R, and Aadhaar No. - 9087 7907 2049, Son of Late Kapoor Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal,

7). SRI. RIKHAB CHAND JAIN, having PAN - ACTPJ6027D, and Aadhaar No. 8071 0568 5043, Son of Bhanwar Lal Jain, residing at Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kadapara, 3rd Floor, Block - B, P.O. - Kankurgachi, P.S. - Phoolbagan, Kolkata - 700054, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter jointly called and referred to as the "LAND OWNERS" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to

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mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

S. P. ENTERPRISE, having PAN - AEPFS3071Q, a Partnership Firm, having its registered office at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, District - Howrah, West Bengal, Pin Code - 711101, represented by its Partners namely :

1). SARITA SINGH, having PAN - EFFPS9243F, and Aadhaar No. 2917 1088 1762, wife of Shailesh Kumar Singh, by faith Hindu, by Nationality - Indian, by occupation - Business, residing, at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, District - Howrah, West Bengal, Pin Code - 711101,

2). SRI. SHAILESH KUMAR SINGH, having PAN - CIZPS1518N, and Aadhaar No. 3965 5485 2997, EPIC No. - , Son of Rasnarayan Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, District - Howrah, West Bengal, Pin Code - 711101,

3). MD. FAIJUDDIN AHMED, having PAN BKHPA0368K, and Aadhaar No. 6904 4548 3454, Son of Late Mansur Sardar, by faith - Muslim, by Nationality - Indian, by occupation - Business, residing at Hatiara, P.O. - Hatiara, P.S. - New Town now Eco Park, Kolkata - 700157, District - North 24 Parganas, West Bengal,

hereinafter called and referred to as the DEVELOPER (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the OWNER NO. 1 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali], i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177 corresponding to L.R. Khatian No. 6419 [recorded in the name of the Ajgar Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local

limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Azgar Ali Mandal @ Ajgar Ali, Son of Late Fakir Ali @ Fakir Ali Mondal, of Haitara, P.O. - Hatiara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 09/08/2021 and registered on 24/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. 1, Volume No. 1523-2021, Pages from 395460 to 395501, being No. 152309409 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 2 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6417 [recorded in the name of Eman Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals,

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comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6417 [recorded in the name of Eman Ali],

i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177 corresponding to L.R. Khatian No. 6417 [recorded in the name of Eman Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Eman Ali Monal @ Eman Ali, Son of Late Fakir Ali @ Fakir Ali Mondal, of Haitara, P.O. - Hatiara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 09/08/2021 and registered on 24/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 395502 to 395543, being No. 152309410 for the year 2021 and

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absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 3 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 3.70 (THREE POINT SEVEN ZERO) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6420 [recorded in the name of Akbar Ali],

. And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6420 [recorded in the name of Akbar Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat, thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Afsar Ali Mandal @ Akbar Ali, Son

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absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 3 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 3.70 (THREE POINT SEVEN ZERO) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6420 [recorded in the name of Akbar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6420 [recorded in the name of Akbar Ali], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat, thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Afsar Ali Mandal @ Akbar Ali, Son

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of Late Fakir Ali @ Fakir Ali Mondal, of Haitara, P.O. Hatihara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 09/08/2021 and registered on 24/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. 1, Volume No. 1523-2021, Pages from 395567 to 395608, being No. 152309411 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 4 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779 corresponding to L.R. Khatian No. 6418 [recorded in the name of the Akbar Ali],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177 corresponding to L.R. Khatian No. 6418 [recorded in the name of the Akbar Ali], i.e. Total 08 (Eight) Decimals, be the same a little more or less, alongwith Tiles shed measuring about 350 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177 corresponding to L.R. Khatian No. 6418 [recorded

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in the name of the Akbar Ali, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Akbar Ali Mandal @ Akbar Ali, Son of Late Fakir Ali @ Fakir Ali Mondal, of Haitara, P.O. - Hatiara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 09/08/2021 and registered on 24/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. 1, Volume No. 1523-2021, Pages from 395609 to 395650, being No. 152309412 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 5 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) COTTAHS, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles shed measuring about 100 Sq.ft., out of 10 Cottahs, equivalent to 16.50 Decimals, be the same a little more or less, including 6'-0" wide Common Passage, as 4460 share out of 37 Decimals, comprised in Sabek Dag No. 2694,

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corresponding to R.S. & L.R. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present L.R. Khatian No. 11418 [recorded in the name of AVALON VINIMAY PVT. LTD.], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Md. Faijuddin Ahmed, Son of Late Mansur Sardar, of Haitara, P.O. - Hatiara, District - North 24 Parganas, Kolkata - 700157, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 278401 to 278442, being No. 152306603 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 5 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) COTTAHS, be the same a little more or less, including 6' Wide Common Passage, alongwith Tiles Shed

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measuring about 100 Sq.ft. out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, present L.R. Khatian No. 17604 [recorded in the name of the SUNGLOW PROMOTERS PRIVATE LIMITED], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, under Ward No. 13, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Sunglow Promoters Private Limited, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 278519 to 278564, being No. 152306605 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS, the OWNER NO. 6 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS, be the same a little more or less, alongwith Tiles Shed measuring about 100 Sq.ft. out of 40 Decimals, comprised in C.S. Dag No. 2595, corresponding to R.S.

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& L.R. Dag No. 2673, under C.S. Khatian Nos. 1175, 1177 and 1179, corresponding to R.S. Khatian Nos. 1699, 1700, 1911, present L.R. Khatian No. 17604 [recorded in the name of the SUNGLOW PROMOTERS PRIVATE LIMITED], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, now Bidhannagar Municipal Corporation, under Ward No. 13, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Sunglow Promoters Private Limited, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 278565 to 278612, being No. 152306606 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 6 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS, be the same a little more or less, including 6'-0" wide Common Passage, alongwith Tiles shed measuring about 100 Sq.ft., out of 10 Cottahs, equivalent to 16.50 Decimals, be the same a little more or less,

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including 6'-0" wide Common Passage, as 4460 share out of 37 Decimals, comprised in Sabek Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under Sabek Khatian No. 1175, under Khatian Nos. 1177, 1179, corresponding to R.S. Khatian No. 962, corresponding to at present L.R. Khatian No. 11418 [recorded in the name of AVALON VINIMAY PVT. LTD.], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), being Holding No. RGM-17/569, P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from **Fajuddin Ahmed**, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 278660 to 278704, being No. 152306608 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 7 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 1.1322 (ONE POINT ONE THREE TWO TWO) DECIMALS, be

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the same a little more or less, as 306 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 04 (FOUR) DECIMALS, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695, corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal],

And

ALL THAT piece and parcel of Shali land measuring an area of 0.6529 (ZERO POINT SIX FIVE TWO NINE) DECIMALS, be the same a little more or less, as 234 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath],

i.e. Total 5.7851 (FIVE POINT SEVEN EIGHT FIVE ONE) DECIMALS, be the same a little more or less, equivalent to 03 Cottahs 08 Chittacks, be the same a little more or less, including 6'-00" wide common

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porch, alongwith Tiles shed measuring about - 100 sq.ft. and a boring Tube Well stand thereon, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672 and C.S. Dag No. 2695, corresponding to R.S. & L.R. Dag No. 2673, both under C.S. Khatian No. 1175, corresponding to R.S. Khatian No. 962, corresponding to L.R. Khatian No. 9778 [recorded in the name of Lalita Agarwal], and L.R. Khatian No. 10021 [recorded in the name of Kamala Kanta Nath], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat-Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old - 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Sri. Suresh Kumar Jaiswal, through a Sale Deed, duly executed on 17/06/2021 and registered on 25/06/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. I, Volume No. 1523-2021, Pages from 278705 to 278756, being No. 152306609 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 4 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 02

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(TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed],

And

ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No. 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed],

i.e. Total 04 (Four) Decimals, be the same a little more or less, alongwith Residential Tiles shed measuring about 300 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO

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Part. A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from **Md. Faijuddin Ahmed**, through a Sale Deed, duly executed on 17/06/2021 and registered on 31/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. 1, Volume No. 1523-2021, Pages from 414295 to 414339, being No. 152309869 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS the OWNER NO. 2 herein, also became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 37 Decimals, comprised in C.S. Dag No. 2694, corresponding to R.S. & L.R. Dag No. 2672, under C.S. Khatian No. 1779, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of **Md. Faijuddin Ahmed**],

And
ALL THAT piece and parcel of Shali land measuring an area of 02 (TWO) DECIMALS, be the same a little more or less, out of 04 Decimals as 1000 share out of 40 Decimals, comprised in C.S. Dag No. 2695 corresponding to R.S. & L.R. Dag No. 2673, under C.S. Khatian No.

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It is corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed], i.e. Total 04 (Four) Decimals, be the same a little more or less, alongwith Residential Tiles shed measuring about 300 Sq.ft., comprised in C.S. Dag Nos. 2694 and 2695 corresponding to R.S. & L.R. Dag Nos. 2672 and 2673 respectively under C.S. Khatian Nos. 1779 and 1177, corresponding to L.R. Khatian No. 6416, corresponding to at present L.R. Khatian No. 19996 [recorded in the name of Md. Faijuddin Ahmed], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, by virtue of purchase from Md. Faijuddin Ahmed, through a Sale Deed, duly executed on 17/06/2021 and registered on 31/08/2021 before the office of A.D.S.R. Rajarhat, New Town, North 24 Parganas, and recorded in Book No. 1, Volume No. 1523-2021, Pages from 414340 to 414384, being No. 152309870 for the year 2021 and absolutely seized and possessed the same.

AND WHEREAS one Rafik Mondal, was the sole

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and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Rafik Mondal, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park,

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A D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Jamaluddin Mondal** and two others, by virtue of a Sale Deed, duly registered on 04/05/1956 before the S.R.O. Cossipore DumDum and recorded in Book No. 1, Volume No. 71, Pages from 215 to 216, being No. 4501 for the year 1956 and delivered the peaceful possession over the same.

AND WHEREAS being in joint peaceful possession over the aforesaid purchased land, said **Jamaluddin Mondal**, mutually agreed and partition their aforesaid purchased land with their other two co-sharer and they got their share of land accordingly, by virtue of a registered Deed of Partition, dated 30/03/1963 which was duly registered before the S.R.O. Cossipore DumDum and recorded in Book No. 1, Volume No. 56, Pages from 30 to 35, being Deed No. 2838 for the year 1963.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Jamaluddin Mondal**, sold, transferred and conveyed ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur

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Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Kamala Kanta Nath**, by virtue of a Sale Deed, duly registered on 10/07/1984 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 67, Pages from 264 to 266, being No. 5654 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property said **Kamala Kanta Nath** sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTAACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now, Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Sri. Narendra Kumar Agarwal**, by virtue of a Sale Deed, duly registered on

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04/03/1989 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 39, Pages from 301 to 316, being No. 1838 for the year 1989 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property said **Sri. Narendra Kumar Agarwal**, sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - ~~Halikata~~, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter - New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of said **Aditya Prakash Daga @ Aditya Kumar Daga** by virtue of a Sale Deed, duly executed on 20/11/2007 and registered on 12/09/2011 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 18, Pages from 10445 to 10465, being No. 10649 for the year 2011 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid Sale Deed,

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said Aditya Prakash Daga @ Aditya Kumar Daga became the sole and absolute owner of the aforesaid property and thereafter he mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 11416 under L.R. Dag No. 2671 as the nature of Shali and since then he has been enjoying the said property free from all encumbrances, liens, charges and mortgages, interferences and disturbances of any other person or persons whatsoever and paying the Govt. Revenue and Municipal taxes and other taxes as a sole and absolute owner and occupier from time to time.

AND WHEREAS while being in peaceful possession over the aforesaid property said Aditya Prakash Daga @ Aditya Kumar Daga, sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to L.R. Khatian No. 11416 (recorded in the name of Aditya Prakash Daga), lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North

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24 Parganas, in the State of West Bengal, in favour of the Owner herein by virtue of a Sale Deed, duly executed on 09/02/2022 and registered on 10/02/2022 before the D.S.R. - II, North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 1502-2022, Pages from 34100 to 34139, being 150200862 for the year 2022 and delivered the peaceful possession over the same.

AND WHEREAS one **Rafik Mondal**, was also the sole and absolute owner of **ALL THAT** piece and parcel of Shali land measuring an area of **06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS**, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at **MOUZA - HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Rafik Mondal**, sold, transferred and conveyed the same, i.e. **ALL THAT** piece and parcel of Shali land measuring an area of **06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS**, be the same a little more or less, out of 84 Decimals, comprised in Sabek

Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Jamaluddin Mondal and two others**, by virtue of a Sale Deed, duly registered on 04/05/1956 before the S.R.O. Cossipore DumDum and recorded in Book No. ~~1~~ Volume No. 71, Pages from 215 to 216, being No. 4501 for the year 1956 and delivered the peaceful possession, over the same.

AND WHEREAS being in joint peaceful possession over the aforesaid purchased land, said **Jamaluddin Mondal**, mutually agreed and partition their aforesaid purchased land with their other two co-sharer and they got their share of land accordingly, by virtue of a registered Deed of Partition, dated 30/03/1963 which was duly registered before the S.R.O. Cossipore DumDum and recorded in Book No. 1, Volume No. 56, Pages from 30 to 35, being Deed No. 2838 for the year 1963.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Jamaluddin Mondal**, sold, transferred and conveyed ALL THAT piece and parcel of Shali land

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measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24, Parganas, in the State of West Bengal, in favour of Kamala Kanta Nath, by virtue of a Sale Deed, duly registered on 10/07/1984 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 674, Pages from 264 to 266, being No. 5654 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Kamala Kanta Nath, sold, transferred and conveyed the same, i.e. ALL THAT (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169,

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Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of **Smt. Bimala Agarwal**, by virtue of a Sale Deed, duly registered on 04/03/1989 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. 1, Volume No. 39, Pages from 285 to 300, being No. 1837 for the year 1989 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Smt. Bimala Agarwal**, sold, transferred and conveyed the same i.e., **ALL THAT** piece and parcel of Shali land measuring an area of **06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS**, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at **MOUZA - HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West

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Bengal, in favour of **Surya Prakash Daga**, by virtue of a Sale Deed, duly executed on 20/11/2007 and registered on 20/10/2011 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 20, Pages from 7904 to 7924, being No. 12109 for the year 2011 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid Sale Deed, said **Surya Prakash Daga**, became the sole and absolute owner of the aforesaid property and thereafter he mutated his name in the present, L.R. R.O.R. vide L.R. Khatian No. 11415 under L.R. Dag No. 2671 as the nature of **Shali** and since then he has been enjoying the said property free from all encumbrances, liens, charges and mortgages, interferences, and disturbances of any other person or persons whatsoever and paying the Govt. Revenue and Municipal taxes and other taxes as a sole and absolute owner and occupier from time to time.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Surya Prakash Daga** sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of **Shali** land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to L.R. Khatian No. 11415 (recorded in the name of **Surya Prakash Daga**), lying

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and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favour of the Owner No. 6 herein by virtue of a Sale Deed, duly executed on 09/02/2022 and registered on 10/02/2022 before the D.S.R. - II, North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 1502-2022, Pages from 34140, to 34180, being 150200863 for the year 2022 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid purchased the Owner No. 6 herein, became the sole and absolute OWNER of ALL THAT piece and parcel of Shali land measuring an area of 13 (THIRTEEN) COTTAHS, be the same a little more or less, as 2553 share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present L.R. Khatian No. 11415 [recorded in the name of the Surya Prakash Daga and L.R. Khatian No. 11416 [recorded in the name of the Aditya Prakash Daga], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur

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Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and thereafter mutated its name in the present L.R. R.O.R. vide L.R. Khatian No. 20024 under L.R. Dag No. 2671 as the nature of Shali, morefully and particularly described in the FIRST SCHEDULE hereinafter written and since then it has been enjoying the same peacefully without any interruption or litigation and fully enjoy the entire property with free from all encumbrances, by paying the rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS while being in joint peaceful possession over the aforesaid property and they got mutated their names in the L.R. R.O.R. being L.R. Khatian Nos. 20251, 20258, 20291, 20024, 20023, 20022, 20250, 20241, 20249, under L.R. Dag No. 2672, 2673 also in the Office of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, and paying Rent, Taxes accordingly.

AND WHEREAS by virtue of aforesaid purchased the Owners herein, became the joint absolute OWNERS of ALL THAT piece and parcel of Bastu land measuring an area of 37 (Thirty Seven) Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20251, 20258, 20291, 20024, 20023, 20022, 20250, 20241,

20249,

AND

Bastu land measuring an area of 40 (Forty) Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20251, 20258, 20291, 20024, 20023, 20022, 20250, 20241, 20249,

i.e. Total 77 (Seventy Seven) Decimals, be the same a little more or less, alongwith building thereon, comprised in R.S. & L.R. Dag Nos. 2672 and 2673, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain), 20258 (recorded in the name of Saroj Jain), 20291 (recorded in the name of Saurabh Jain), 20024 (recorded in the name of K. C. Organiser Private Limited), 20023 (recorded in the name of Vikash Jain), 20022 (recorded in the name of Rikhab Chand Jain), 20250 (recorded in the name of Megha Jain), 20241 (recorded in the name of Saroj Jain), 20249 (recorded in the name of Dharam Chand Jain (HUF), Lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, morefully and particularly described in the SCHEDULE hereinafter writen and since then they have been enjoying the same peacefully without

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any interruption or litigation and fully enjoy the entire property with free from all encumbrances, by paying the rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS the Owners herein is desire to construct a multi-storied (G+5) building on the land but due to paucity of fund and/or lack of experience in construction work have approached the DEVELOPER herein on the said land in accordance with the sanctioned plan to be sanctioned by the Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, consisting of several flats and other units and the DEVELOPER have accepted the proposal of the OWNERS and entered into a Development Agreement, with the **DEVELOPER** herein, under certain terms and conditions, which was duly registered on by virtue of Development Agreement, which was duly executed and registered on 28/02/2022 before the D.S.R.-II, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1502-2022, Pages from 43693 to 43802, being No. 150201175 for the year 2022 and also according to the terms and conditions of the aforesaid Development Agreement, empowered the partners of the said Developer Firm herein namely **SARITA SINGH** and **MD. FAJUDDIN AHMED** as Constituted Attorney, by virtue of a Development Power of Attorney, which was duly executed and registered on 28/02/2022 before the D.S.R.-II, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1502-

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2022, Pages from 43803 to 43886, being No. 150201176 for the year 2022 and the Owner No. 6 herein also entered into a Development Agreement, which was duly registered on by virtue of Development Agreement, which was duly executed and registered on 15/06/2023 before the D.S.R.-I, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1501-2023, Pages from 107154 to 107201, being No. 150104305 for the year 2023 and also according to the terms and conditions of the aforesaid Development Agreement, empowered the partners of the said Developer Firm herein namely SARITA SINGH, SRI. SHAILESH KUMAR SINGH, and MD. FAJUDDIN AHMED as Constituted Attorney, by virtue of a Development Power of Attorney, which was duly executed and registered on 15/06/2023 before the D.S.R.-I, North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 1501-2023, Pages from 107227 to 107256, being No. 150104309 for the year 2023 and the terms and conditions morefully and particularly mentioned therein.

AND WHEREAS the Developer has allegedly tried to sold out some portion of the Owners Allocation, in respect of the aforesaid property without the Owners knowledge and as such the Owners herein decided to revoke and cancelled the aforesaid Development Power of Attorney which were already executed on dated 28/02/2022 and 15/06/2023 and as such in terms of Deed of Revocation of Development Power of Attorney, executed on 12/10/2023, registered before the D.S.R. - I, North 24 Parganas at Barasat, recorded in Book No. IV, Volume

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No. 1501-2023, Pages from 1017 to 1040, being No. 150100053 for the year 2023, and therefore the aforesaid Development Power of Attorney has/have no force and effective no more.

AND WHEREAS for avoiding any future dispute, OWNERS are mutually agreed upon to execute this SUPPLEMENTARY DEVELOPMENT AGREEMENT under the terms and conditions mentioned hereunder.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

ARTICLE - 1 : DEFINITIONS

1.1 OWNERS : 1). DHARAM CHAND JAIN (HUF), having PAN - AABHD7425B, a Hindu Undivided Family, of KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Benal, represented by its Karta namely SRI. DHARAMCHAND JAIN, having PAN - ACQPJ5763R, and Aadhaar No. 9087 7907 2049, Son of Late Kapoor Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Benal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

2). SRI. SAURABH JAIN, having PAN - AFJPJ1144A, and Aadhaar No. - 3671 2899 4447, Son of Sri Dharam Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

3). MEGHA JAIN, having PAN - AOOPP4748Q, and Aadhaar No. - 6096 4059 8645, Wife of Sri. Saurabh Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

4). SAROJ JAIN, having PAN - ACTPJ7498Q, and Aadhaar No. - 7268 1992 8359, Wife of Sri. Dharam Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

5). SRI. VIKASH JAIN, having PAN - AETPJ1269D, and Aadhaar No. 2383 2110 6101, Son of Sri. Dharamchand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business,

6). K. C. ORGANISER PRIVATE LIMITED, having PAN - AAECKI395B, a Private Limited Company, incorporated under the Companies Act, 1956, having its Office at 2, Sir Hariram Goenka Street, 2nd Floor, P.O.

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& P.S. - Burrobazar, Kolkata - 700007, West Bengal, represented by its Director namely SRI. DHARAMCHAND JAIN, having PAN - ACQPJ5763R, and Aadhaar No. - 9087 7907 2049, Son of Late Kapoor Chand Jain, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal,

7). SRI. RIKHAB CHAND JAIN, having PAN - ACTPJ6027D, and Aadhaar No. 8071 0568 5043, Son of Bhanwar Lal Jain, residing at Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kadapara, 3rd Floor, Block - B, P.O. - Kankurgachi, P.S. - Phoolbagan, Kolkata - 700054, West Bengal, by faith - Hindu, by Nationality - Indian, by Occupation - Business, and it's/their successor or successors in office, respective legal heirs, legal representatives, executors, administrators and assigns.

1.2 DEVELOPER : S. P. ENTERPRISE, of 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, District - Howrah, West Bengal, Pin Code - 711101, represented by its Partners namely :

1). SARITA SINGH, having PAN - EFFPS9243F, and Aadhaar No. 2917 1088 1762, wife of Shailesh Kumar Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, District - Howrah, West Bengal, Pin Code - 711101,

2). SRI. SHAILESH KUMAR SINGH, having PAN - CIZPS1518N, and Aadhaar No. 3965 5485 2997, EPIC No. - , Son of Rasnarayan Singh, by faith

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- Hindu, by Nationality - Indian, by occupation - Business,
residing at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S.
- Howrah, District - Howrah, West Bengal, Pin Code -
711101,

3). MD. FAJUDDIN AHMED, having PAN
BKHPA0368K, and Aadhaar No. 6904 4548 3454, Son of
Late Mansur Sardar, by faith - Muslim, by Nationality
- Indian, by occupation - Business, residing at Hatiara,
P.O. - Hatiara, P.S. - New Town now Eco Park, Kolkata
- 700157, District - North 24 Parganas, West Bengal, and
it's successor or successors, in office and legal heirs, legal
representatives, executors, administrators and assigns.

1.3 PREMISES: Shall exclusively mean ALL THAT
piece and parcel of Bastu land measuring an area of
04 Decimals, be the same a little more or less, as 1000
share out of 37 Decimals, comprised in R.S. & L.R. Dag
No. 2672, under L.R. Khatian No. 20249 (recorded in the
name of Dharam Chand Jain (HUF),

And

Bastu land measuring an area of 04 Decimals, be
the same a little more or less, as 1000 share out of
37 Decimals, comprised in R.S. & L.R. Dag No. 2672,
under L.R. Khatian No. 20251 (recorded in the name of
Saurabh Jain),

And

Bastu land measuring an area of 02 Decimals, be
the same a little more or less, as 500 share out of
37 Decimals, comprised in R.S. & L.R. Dag No. 2672,
under L.R. Khatian No. 20291 (recorded in the name of

Saurabh Jain),

And

Bastu land measuring an area of 03 be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

And

Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20258 (recorded in the name of Saroj Jain),

And

Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1784 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20023 (recorded in the name of Vikash Jain),

And

Bastu land measuring an area of 10 Decimals, be the same a little more or less, as 2676 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672,

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under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Bastu land measuring an area of 01 Decimal, be the same a little more or less, as 540 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

And

Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HU)),

And

Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain),

And

Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain),

And

Bastu land measuring an area of 04 be the same a little more or less, as 1000 share out of 40 Decimals,

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comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

And

Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20258 (recorded in the name of Saroj Jain),

And

Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1650 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20023 (recorded in the name of Vikash Jain),

And

Bastu land measuring an area of 09 Decimals, be the same a little more or less, as 2350 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Bastu land measuring an area of 04 Decimal, be

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the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

.....

i.e. Total Bastu land measuring an area of 37 (Thirty Seven) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2672,

and

Total Bastu land measuring an area of 40 (Forty) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2673,

.....

i.e. All total Bastu land measuring an area of 77 (Seventy Seven) Decimals, be the same a little more or less, alongwith 2200 Sq.ft. Tiles Shed Structure, comprised in R.S. & L.R. Dag Nos. 2672 & 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF), L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20250 (recorded in the name of Megha Jain), L.R. Khatian No. 20258 (recorded in the name of Saroj Jain), L.R. Khatian No. 20241 (recorded in the name of Saroj Jain), L.R. Khatian No. 20023 (recorded in the name of

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Vikash Jain), L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited), L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain), lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, Nearest Road - Isan Pally (Hatiara),

and

ALL THAT piece and parcel of Shali land measuring an area of 13 (THIRTEEN) COTTAHS, be the same a little more or less, as 2553 share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present L.R. Khatian Nos. 11416 and 11415, corresponding to at present L.R. Khatian No. 20024 [recorded in the name of the Owner herein], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S.

- formerly Rajarhat thereafter New Town at present E.C.O. Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, Nearest Road - Isan Pally (Hatiara), morefully and particularly described in the First Schedule hereinafter written.

1.4 **BUILDING** : Shall mean the multi-storied (G+5) building to be constructed at the said property in accordance with the plan to be sanctioned by Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, in respect of the land measuring more or less 77 Decimals + 13 Cottah, fully described in the Schedule written herein below.

1.5 **BUILDING PLAN** : Shall mean Plan for the proposed construction of the multi-storied (G+5) building which will be sanctioned by the Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, in the name of the OWNERS of the premises hereof at the cost and expenses of the DEVELOPER.

1.6 **COMMON FACILITIES & AMENITIES** : Shall mean corridors, all ways, stairways, passage, ways common lavatories, pump room, tube well, overhead tank, water pump and motor, generator, lift and other common facilities and amenities viz* Community Hall, Temple, Library, Multizym, Garden, landscape, Children Park and Swimming Pool, provided by the DEVELOPER which may be mutually agreed upon between the parties and required for the establishment location enjoyment maintenance and/or management of the proposed building.

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1.7 SALEABLE SPACE : Shall mean the space in the building available for independent use and occupation after asking the provisions for common facilities and the spaces required.

1.8 TRANSFERER : With its grammatical variations shall include transfer by possession and by any other means adopting for effecting what is understood as a transfer of space in multi-storied (G+5) building the purchasers whereof although the same may be not amount to be transfer in law.

1.9 TRANSFeree : Shall mean the persons, limited company association of person to whom any space in the building has been transferred.

1.10 WORD IMPARTING : Singular shall include plural and vice-versa, Masculine gender shall include feminine and neuter genders, likewise words, imparting and similar words shall include masculine and neuter genders and similar words imparting neuter gender shall include masculine and feminine gender.

ARTICLE - II : COMMENCEMENT

This agreement shall be commenced on and from the date of execution of this agreement.

ARTICLE - III

OWNER'S RIGHT & REPRESENTATIONS

The OWNERS hereto is absolute seized and possessed of and/or well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag

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No. 2672, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF),

And

Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain),

And

Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain),

And

Bastu land measuring an area of 03 be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

And

Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20258 (recorded in the name of Saroj Jain),

And

Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of

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37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1784 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20023 (recorded in the name of Vikash Jain),

And

Bastu land measuring an area of 10 Decimals, be the same a little more or less, as 2676 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Bastu land measuring an area of 01 Decimal, be the same a little more or less, as 540 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

And

Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF),

And

Bastu land measuring an area of 04 Decimals, be

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the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain),

And

Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain),

And

Bastu land measuring an area of 04 be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

And

Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20258 (recorded in the name of Saroj Jain),

And

Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

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Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1650 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20023 (recorded in the name of Vikash Jain),

And

Bastu land measuring an area of 09 Decimals, be the same a little more or less, as 2350 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Bastu land measuring an area of 04 Decimal, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

.....

i.e. Total Bastu land measuring an area of 37 (Thirty Seven) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2672,

and

Total Bastu land measuring an area of 40 (Forty) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2673,

.....

(Page : 50)

i.e. All total Bastu land measuring an area of 77 (Seventy Seven) Decimals, be the same a little more or less, alongwith 2200 Sq.ft. Tiles Shed Structure, comprised in R.S. & L.R. Dag Nos. 2672 & 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF), L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20250 (recorded in the name of Megha Jain), L.R. Khatian No. 20258 (recorded in the name of Saroj Jain), L.R. Khatian No. 20241 (recorded in the name of Saroj Jain), L.R. Khatian No. 20023 (recorded in the name of Vikash Jain), L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited), L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain), Lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi. No. 3, 169, 160, 162, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, Nearest Road - Isan Pally (Hatiara),

and

ALL THAT piece and parcel of Shali land measuring

an area of 13 (THIRTEEN) COTTAHS, be the same a little more or less, as 2553 share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present L.R. Khatian Nos. 11416 and 11415, corresponding to at present L.R. Khatian No. 20024 [recorded in the name of the Owner herein], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, **Nearest Road - Isan Pally (Hatiara)**, morefully and particularly described in the Schedule hereinafter written.

3.1 The said premises is free from all encumbrances, charges, liens, independence, attachment, trust, acquisition requisition whatsoever or howsoever subject to what have been stated herein before and hereinafter.

3.2 There is no bar legal or otherwise for the OWNERS to obtain the Certificate under Section 230 (a) (A) of the Income Tax Act, 1961 and other consents and permission that may be required in dealing with the said premises in any manner whatsoever.

ARTICLE - IV: DEVELOPER'S RIGHTS & REPRESENTATION

The DEVELOPER shall have authority to deal with the premises in terms and agreement or negotiate with any person or persons or enter into any contract or agreement take any advance only against their allocation.

4.1 The OWNER and DEVELOPER both shall be allowed to amalgamated the said premises with the adjacent plot of land for the purpose of better improvement and utilization and more purposeful use of those plot of land/premises by dint of deed of Amalgamation or any other appropriate indenture.

4.2 The OWNERS hereby grant permission, subject to what have been hereunder provided, exclusive rights to the DEVELOPER to built new building upon the said premises in accordance with the plan sanctioned by Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, in the name of the OWNERS with any amendment and/or modification thereto made or caused to be made by the parties thereto with the approval of the said Municipality.

4.3 All applications, Plans and other papers documents that may be required by the DEVELOPER for the purpose of obtaining necessary sanction from the Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, shall be prepared and submitted by the DEVELOPER on behalf of the OWNERS and the OWNERS shall sign all such plans, application, other papers and documents as and when necessary and all costs expenses including plan sanction costs will be borne by the Developer for the Block A, B, C, D and E (for all

(five blocks).

4.4 That the DEVELOPER shall carry total construction work of the proposed building including all amenities and facilities at his own costs and will take the sale proceeds of DEVELOPER'S allocation only .

4.5 Booking from intending purchasers for DEVELOPER'S allocation will be taken by the DEVELOPER and the agreement with the intending purchaser will be signed in his own names on behalf of the OWNERS as Power of Attorney Holder, but same will be executed in the presence of one of the owner.

4.6 The selling rate of the DEVELOPER allocation will be fixed by the DEVELOPER without any permission or consultation with the OWNERS. The profit and loss earned from the project will be entirely received or borne by the DEVELOPER and no amount will be adjusted from the Owner's allocation on accounts of loss or vice versa on account of profit from DEVELOPER'S allocation.

4.7 DEVELOPER is empowered to collect consideration money from the sale of DEVELOPER'S allocation from the intending purchasers and issue money receipt in their own names and moreover take advance and full and final consideration from the intending Purchasers for DEVELOPER'S allocation only.

4.8 On completion of the proposed building when the flats are ready for giving possession to the intending Purchasers letter will be signed by the DEVELOPER for

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Developers Allocation only as the representatives and Power of Attorney holder of the OWNERS also will sign as confirming party, if needed. The DEVELOPER on behalf of and as representatives and registered Power of Attorney Holder of the OWNERS will sign the Deed of Conveyance for the Developer Allocation only, but same will be executed in the presence of one of the owner.

4.9 All consideration costs will be borne by the DEVELOPER. No liability on account of construction cost with all amenities will be charged from Owner's allocation.

ARTICLE -V : APARTMENT CONSIDERATION

The DEVELOPER have agreed to build the said proposed building at their own cost and expenses and OWNERS shall not be required to contribute any sums towards the construction including all the amenities and facilities and any other purpose of the said building or buildings on the said premises and to commercially exploit the said premises the DEVELOPER have agreed to provide the construction area in complete condition to the OWNERS defined as Owner's allocation.

5.1 The OWNERS having agreed to grant exclusive right for developing the said premises in term of these presents the DEVELOPER has agreed, undertaken to build the said building at their own costs and expenses and the OWNERS shall not be required to contribute any sum towards construction of the said building with all amenities and or development of the premises. It is hereby made clear that the DEVELOPER shall after

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completion of the construction of the said project in all respect deliver the possession of the Owner's allocation as provided earlier at the aforesaid.

5.2 The DEVELOPER have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purposes of development of the said premises alongwith all amenities and/ or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :

- a) Space allocation to the OWNERS.
- b) Costs, charges and expenses incurred for consideration erection and completion of the said new building at the said premises alongwith all amenities mainly viz Community Hall, Temple, Library, Multizym, Garden, landscape, Children Park, Swimming Pool, Generator and Transformer for the Purpose of Electricity.
- c) Costs, charges and expenses incurred for installation of Engineers if any and also sewerage drainage and other connections.
- d) Fees payable to Architect and the Engineers.
- e) Cost of supervision of construction including the Owner's allocation of the said premises.
- f) Developer will take all licences and permissions, RERA permission and other if any and will be responsible for all taxes, cess,
- g) Developer herein is liable to pay for labour charges, all levies, PF, ESI, labour formalities directly and indirectly in respect of the above construction and also

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liable to hand over owners allocation out of the proposed building and other customers and GST also for the entire project.

h) Developer will be responsible for all facilities and amenities to the satisfaction of customers.

5.3 The DEVELOPER has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purposes of development of the said premises and/ or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :

a) Costs, charges and expenses on account of causing the plan, or map prepared for the purpose of obtaining sanction by the Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation,.

b) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.

c) All Fees payable to the Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, for the purpose of obtaining necessary permission of sanction Plan, completion Certificate as well as for sewerage, drainage and water connection etc.

ARTICLE - VI : OWNER'S ALLOCATION

6.1 The OWNERS herein shall entitled to get as follows:

i) Entire 1st Floor and 3rd Floor, **out of G+5 storied Building of Block - "A" out of the buildings namely ECO PRAHARI VILLAGE,**

ii) Entire 1st Floor, 3rd Floor and 5th Floor, **out of G+5 storied Building of Block - "B" out of the buildings namely ECO PRAHARI VILLAGE,**

iii) Entire 1st Floor, 3rd Floor and Flat Nos. 5A (measuring S.B. area 1037 Sq.ft.) and 5C (measuring S.B. area 560 Sq.ft.) in the 5th Floor, **out of G+5 storied Building of Block - "C" out of the buildings namely ECO PRAHARI VILLAGE,**

iv) Entire 1st Floor, 3rd Floor and 5th Floor, **out of G+5 storied Building of Block - "D" out of the buildings namely ECO PRAHARI VILLAGE,**

v) Entire 1st Floor, 3rd Floor and Flat Nos. 5A, 5C, 5D and 5E, in the 5th Floor, **out of G+5 storied Building of Block - "E" out of the buildings namely ECO PRAHARI VILLAGE,**

vi) Car Parking Space, being Nos. A, B, C, D, E, F and G from each Block, i.e. total numbers of Car Parking Sapce is 35 (Thirty Five) out of the buildings namely ECO PRAHARI VILLAGE, according to the Building Sanctioned Plan of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, **TOGETHER WITH** undivided proportionate land beneath the building and common areas and all amenities and facilities of the proposed multi-storied (G+5) building

And other vacant areas of the said premises shall be the joint property of the OWNER as well as

DEVELOPER.

6.1. The DEVELOPER shall have no right title and interest whatsoever in the Owner's allocation and undivided properties proportionate share of the said premises and common facilities and amenities pertaining thereof.

6.2 The DEVELOPER shall have no right to claim for payment or reimbursement of any costs expense or charge incurred towards construction of Owner' allocation and of the undivided proportionate share in common facilities & amenities.

ARTICLE-VII : DEVELOPER'S ALLOCATION

7.1 **DEVELOPER'S ALLOCATION** : Shall mean all the remaining areas out of the total constructed area according to the Building Sanctioned Plan of Rajarhat Gopalpur Municipality ~~Now~~, Bidhannagar Municipal Corporation, i.e. as follows:-

- i) Entire 2nd Floor, 4th Floor and 5th Floor, **out of G+5 storied** Building of Block - "A" out of the buildings namely ECO PRAHARI VILLAGE,
- ii) Entire 2nd Floor and 4th Floor, **out of G+5 storied** Building of Block - "B" out of the buildings namely ECO PRAHARI VILLAGE,
- iii) Entire 2nd Floor, 4th Floor and Flat Nos. 5B, 5D, 5E and 5F in the 5th Floor, **out of G+5 storied** Building of Block - "C" out of the buildings namely ECO PRAHARI VILLAGE,
- iv) Entire 2nd Floor and 4th Floor, **out of G+5 storied** Building of Block - "D" out of the buildings

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namely ECO PRAHARI VILLAGE,

v) Entire 2nd Floor, 4th Floor and Flat Nos. 5B in the 5th Floor, **out of G+5 storied** Building of Block - "E" out of the buildings namely ECO PRAHARI VILLAGE,

vi) Car Parking Space, being Nos. " H, I, J, K, L and M" from each Block, i.e. total numbers of Car Parking Sapce is 30 (Thirty) out of the buildings namely ECO PRAHARI VILLAGE, according to the Building Sanctioned Plan of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, **TOGETHER WITH** undivided proportionate share of land beneath the building and common areas and facilities of the proposed multi-storied (G+5) building including, the common facilities common parts and common amenities of the building and other vacant areas of the said premises shall be the joint property of the OWNER and DEVELOPER after providing the Owner's allocation as aforesaid and together with the absolute right of the DEVELOPER to enter into agreement for sale with intending purchaser/purchasers by any of Transfer of Property Act and / or lease or let out, or In any other manner.

ARTICLE -VIII : PROCEDURE

The OWNERS shall grant to the DEVELOPER or execute a Registered Development Power of Attorney for construction of the building and also for pursuing and following up the matter with the Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, and

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other authorities and also for selling, transferring and conveying DEVELOPER's allocation and handing over physical as well as legal and identical position of the DEVELOPER's allocation to the intending purchaser/purchasers.

ARTICLE - IX : SPACE ALLOCATION

9.1 After completion of the building the OWNERS shall be entitled to obtain physical possession of the Owner's allocation including the all amenities, facilities and vacant area and the balance constructed area and other portions of the said building shall belong to the DEVELOPER.

9.2 Subject as aforesaid and subject to Owner's allocation and undivided proportionate right title and interest in common facilities and amenities and common portion of the said building. The open space shall be jointly belong to the OWNER and DEVELOPER contained herein. The OWNERS shall be entitled to transfer or otherwise deal with the Owner's allocation in the building without any claim whatsoever of the DEVELOPER.

9.3 The DEVELOPER shall have full right to transfer or deliver of possession of their allocation to the proposed purchasers at have sole discretion and the OWNERS shall not have any claim interest of the said building save and except OWNERS allocation.

9.4. The right, title and interest of the roof of the said building will always remain in the possession of the OWNERS.

9.5. The DEVELOPER herein use the said Roof for further construction of floor/floors if they can obtain

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necessary sanction/permission from the competent authority of the Municipality/Corporation, on that event OWNERS of the land will not raise any objection whatsoever in nature subject to the Owner get 35% Ratio in the additional floor.

9.6 OWNERS reserve the right on roof and Developer has not right on it and the Developer can enter further discussion and agreement with Owners for development of additional floors with 35:65 ratio to be detailed as part of a separate agreement.

9.7 The Owners shall be entitled to transfer or otherwise deal with OWNERS allocation in the building in that case the OWNERS allocation will be registered by the OWNERS in favour of the OWNERS intending purchasers or his legal heirs and agents by the OWNERS cost.

ARTICLE - X : BUILDING

10.1 The DEVELOPER shall at the DEVELOPER'S own costs construct erect and complete the building at the said premises in accordance with the sanctioned plan it may be modified and altered time to time as per sanctioned plan, with such materials and with such specifications as are mentioned in the Schedule - "B" hereunder written and as may be recommended by the Architect/Engineer from time to time.

10.2 Subject to aforesaid the decision of the DEVELOPER regarding the quality of the materials shall be final and binding on the parties hereto provided the

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DEVELOPER shall use the standard quality materials.

10.3 The DEVELOPER shall install erect in the said building including all amenities and facilities at the DEVELOPER'S own costs standard New Pump Set. Deep Tube well, overhead reservoir, electric wirings, generator transformer, lift and other facilities as are required to be provided in a residential building self contained Apartment and constructed for sale of flats, shops, garage and/or car Parking space herein on Ownerhip basis.

10.4 The DEVELOPER shall be authorized in the name of the OWNERS in so far as It necessary to apply for and obtain quotes, entitlements and other allocation of or for cement, all types of steels, bricks other building materials and accessories allocable to the OWNERS for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, drainage, sewerage, electricity and/or other facilities by the DEVELOPER if any available to the new building and the imputes and facilities required for the construction or enjoyment of the building for which purpose the OWNERS have to be executed a Registered Development Power of Attorney in favour of the DEVELOPER.

10.5 The DEVELOPER shall at its own costs and expenses and without creating any financial or other liability to the OWNERS, constructed and complete the said proposed building and various units and/ or apartments therein alongwith all common facilities and amenities.

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10.6 All costs, charges and expenses for architect's fees shall be discharged and paid by the DEVELOPER and the OWNERS will have no responsibility in this context to the Architect.

ARTICLE - XI : COMMON FACILITIES

11.1 The OWNERS shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing the due upto the date of starting of the construction of the building.

11.2 As soon as the building is completed, the DEVELOPER shall give written notice to the OWNERS requiring the OWNERS to take possession of the OWNERS allocation in the building. Then after 30 days from the date of service of such notice and at all times thereafter the OWNERS shall be exclusively responsible for payment of proportionate Municipal and property taxes, rates, duties, due and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the OWNERS allocation, the said rates to be prorate with reference to the saleable space in the building if any are levied on the building as a whole.

11.3 The OWNERS and the DEVELOPER shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the OWNERS and the DEVELOPER and both the parties shall keep each other indemnified against all claims, actions demands cost charges and expenses and proceedings

whatsoever directly or indirectly instituted against or suffer by or paid by other of them as the case may be consequent upon a default by OWNERS or the DEVELOPER in this behalf.

11.4 Any transfer of any part of the OWNERS' allocation of the new building shall be subject to the other provisions hereof and the respective transferee shall have to be responsible in respect of the space transferred, to pay the said rates and service charges for the common facilities as it is done in case of apartment OWNERS under Apartment Ownership Act.

11.5 Both the DEVELOPER and the OWNERS herein shall enjoy their respective allocations/portions in the said building under their occupation forever with absolute right of alteration, transfer, sale, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

ARTICLE - XII : COMMON REGISTRATION

12.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade of activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

12.2 Neither the OWNERS shall demolish or permit to demolition of any wall or other structure in their respective allocation or any portions thereof or make any structural alteration but they can renovate their respective flat in inner side without effecting the outer elevation

and structure of the said building.

12.3 Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless :

a) Such party shall have observed and performed by an written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of this presents and further that such transferee shall say all and whatsoever shall be payable in relation to the area in each of their respective possession.

12.4 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, statutory bodies and/ or local bodies as the case may be and shall bound to answer and be responsible for any deviation and/or breach of any of the said laws, bye-lays and regulations.

12.5 The respective allotters shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the OWNERS and/ or the occupiers of the building indemnified from and against the consequence of any breach.

12.6 Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the OWNERS occupiers of the

said building of the said building harmless and indemnified from the against the consequences of any breach.

12.7 No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be cause in any manner in the free movement of users in the corridors and other places of common use in the building.

12.8 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 building or in the compounds corridors or any other portion or portions of the building after completion of the said building.

12.9 Either of the parties shall permit other's agent party and/or association's and/or any other party for maintaining the building with or without workmen and others at all reasonable time to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any common facilities and/or the purpose of pulling down maintaining repairing and testing drains, gas and water pipes, and electric wires and for any similar purpose.

ARTICLE - XIII : OWNER' OBLIGATIONS

13.1 The OWNERS doth hereby covenant with the DEVELOPER not to do any act deed or thing whereby the DEVELOPER may be prevented from selling assigning and/or disposing of any of the DEVELOPER's allocated

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portion in the building at the said premises in favour of the intending buyers of flats/apartments in the said building, the OWNERS further gives undertaking for and on behalf of his agents, servants, representatives for similar act at their own liability and responsibility. The clause will be applicable subject to fulfillment of all terms, conditions and their responsibilities and obligations by the DEVELOPER as mentioned in this agreement.

13.2 The OWNERS do hereby agrees and covenant with the DEVELOPER not to let out grant lease mortgage and/or charge or part with possession of the said land or any portion thereof without the consent in writing of the DEVELOPER herein from the date of execution of this Agreement and the DEVELOPER herein shall built up boundary wall surrounding the "A" Schedule of property with his own cost.

13.3 The OWNERS shall be made B.L. & L.R.O. Mutation and local Municipality Mutation and to pay all rents and taxes up-to-date till the date of execution of this Agreement with their own cost in the name of the Land OWNERS herein.

13.4 The OWNERS herein will have no right, authority and power to terminate and/or determine this Agreement within the stipulated period of construction.

13.5 No part of the said properties and/or premises is subject to any order of acquisition or requisitions has been served upon the OWNERS.

13.6 The said properties and/or premises have not been subject to any notice of attachment under public demands recovery Act or for payment of Income Tax

and Municipal dues of any statutory dues whatsoever by or however.

13.7 The OWNERS herein undertakes not to create any kind of charges or mortgages including that of equitable mortgage by depositing the Title Deeds of the said premises/Land or any portion thereof at any time during the subsistence of this Agreement.

13.8 The said premises does not belong to any public work or for any private work and/or does not belong to any temple, church, mosque or under any Trust private or public or any endowment.

13.9 The OWNERS hereto agree that as the DEVELOPER shall make the construction of the said proposed building exclusively at their own costs, arrangement and without having any financial participation and/or involvement on the part of the OWNERS hereto the OWNERS henceforth for all times to come shall not raise any claim and/or press for any other consideration than that specified OWNERS allocation herein either from the DEVELOPER or from its partners and the DEVELOPER shall be at liberty to receive any amount from any purchaser/purchasers in their own name and to appropriate the said proceeds of the flats/units, shops, garages, car parking space of the said building of their allocation at their sole discretion without having any attachment and/or share thereon of the OWNERS hereto.

13.9 That the Land OWNERS also agreed to execute and REGISTERED DEVELOPMENT POWER OF ATTORNEY in favour of the DEVELOPER herein for the completion and running the construction work smoothly of

the said proposed multi-storied (G+5) building in due course.

ARTICLE - XIV : DEVELOPER'S OBLIGATIONS

14.1 The DEVELOPER doth hereby agrees and covenants with the OWNERS to complete the construction of the building within **03 months** from the date of execution of this agreement, as such as per the previous Development Agreement, dated 28/02/2022, the completion period of the said project was 15 months from the date of sanction of plan and it was agreed to complete it by 31st day of May, 2023 thereafter a grace period of 03 months was provided two times, which has been expired on 30th day of November, 2023.

14.2 The major portion of the project already have been completed now the main remaining work i.e. installation of lift, main electric connection with transformer and generator are pending and the all remaining work including above will be completed within **03 months** from the date of execution of this agreement. However the time is the essence of this contract and such time shall be enhanced and/or extended for another **01 (one) month** for any force-majeure, act of god and/or other reasons, which is or are or shall be beyond the control of the DEVELOPER.

14.3 The DEVELOPER hereby agrees and covenants with the OWNERS not the violate or contravenes any of the provision of rules applicable in construction of the said building and the Developer can't deal for Owners Allocation in any case.

14.4 The DEVELOPER herby agrees and covenants

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with the OWNERS not to do any act deed or things whereby the OWNERS to prevented from enjoying selling assigning and/or disposing of any of the OWNERS allocation in the building at the said premises.

14.5 The DEVELOPER doth hereby agrees and covenants that he will hand over the peaceful possession of complete residential flat as per the specification mentioned in the Schedule "B" hereunder written as Owner's Allocation time to time, but latest within 28th February, 2024 in favour of the Land OWNERS herein.

14.6 The DEVELOPER herein shall be responsible or liable for any theft, loss, destruction or damage to any property, articles or thing of the developer or its agents, servants, visitors, customers or representatives in the said premises and/or any bodily injury or harm in any person in the said premises.

14.7 The DEVELOPER herein shall be solely responsible to satisfied the purchaser/s of flats in all respect.

ARTICLE - XV : INDEMNITY

15.1 The DEVELOPER hereby undertake to keep the OWNERS indemnified against third Party claiming and actions arising out of any sort of act of occupation of the DEVELOPER in relation to the construction of the said building and the OWNERS also undertake to the same.

15.2 The DEVELOPER hereby undertakes to keep the Land OWNERS, indemnified against all actions, suits, costs, proceedings and claims that may arise out of the DEVELOPER's action with regard to the development of

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the said premises and/or for any defect therein with regard to the said construction therein.

15.3 The OWNERS also indemnify against all claims right and keep the DEVELOPER indemnified arising out in respect of the title and possession.

ARTICLE - XV : FORCE MAJEURE

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

16.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, non-availability of labours and/or building materials and/or any other or further commission beyond the reasonable control of the DEVELOPER.

ARTICLE - XVI : ARBITRATION

17.1 If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability at any of the parties under this agreement, the same shall be referred to the arbitration of a single arbitrator, in case the parties agree to the case otherwise to two arbitrators are to be appointed by such of the parties in dispute and the same shall be deemed to be a reference within the meaning of an arbitration Act, 1996 or any statutory modifications there under in force or effect.

ARTICLE - XVIII : PENAL CLAUSE

18.1 It is made clear that, in the event the DEVELOPER fails and/ or neglect to complete the construction work and/or fail to complete the proposed G+5 building within 31st day of March, 2024, then in that case, the DEVELOPER shall pay damage to the OWNERS Rs. 25,000/- (Rupees Twenty Five Thousand) only per day till the completion of all G+5 building of five blocks i.e. "A to E" and date of handover of possession in favour of OWNERS herein.

18.2 It is also made clear that in the event the DEVELOPER is prevented from proceeding with the construction work during the continuance of such construction or prevented from complete the construction by any act on the part of the OWNERS or any of the OWNERS and/ or agents, or any person claiming any right under the OWNERS, then and in that case the DEVELOPER shall have the right to rescind and/or cancel this agreement also to claim refund of all sums already paid by the DEVELOPER to the Land OWNERS in the meantime along with the amount, if any, spent on account of the construction work of the building.

18.3. Save and except what has been specifically stated hereunder all disputes and differences between the parties arising out of the meaning construction or impart of this agreement of their respective rights and liabilities as per this agreement shall be adjudicated by reference to arbitration of the independent arbitrators, one to be appointed by each party they shall jointly appoint an empire of the commencement of the reference and the

Award of the Arbitrators or the Umpire in such eventually shall be final and conclusive on the subject to between the parties and this clause shall be deemed to be a submission within the meaning of conciliation and Arbitration Act. (Act XIV of 1996) at its statutory modifications and/or reenactment thereof in force from time to time

18.4 Notwithstanding the Arbitration clause as referred to herein above, the right to sue for specific performance of this contract by any party against the other as per the terms.

ARTICLE - XIX : MISCELLANEOUS

19.1 The OWNERS and the DEVELOPER have entered into the agreement on the basis of joint venture agreement and under any circumstances this shall not be treated as partnership and/or associations of persons as between the OWNERS and the DEVELOPER.

19.2 After possession of the premises, be given by the OWNERS and complied with other obligations liabilities and conditions as made before by the OWNERS the DEVELOPER shall get sanction the plan by Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, and start construction of the said building of the said premises.

19.3 The OWNERS shall not be liable for any income Tax Wealth Tax, or any other taxes in respect of the DEVELOPER's allocation and the DEVELOPER shall be liable to make payment the same and keep the OWNERS indemnified against all actions suits proceedings costs charges and expenses in respect thereof and also GST

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for the entire project.

19.4 Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgment due and shall likewise be deemed to have been served on the DEVELOPER by the OWNERS if delivered by and or sent by prepaid registered post to the registered office of the DEVELOPER.

19.5 The DEVELOPER shall frame scheme for the management and Administration of the said building and/or common parts thereof. The OWNERS hereby agree to abide by all (the) rules and regulations to be framed by any society/ association/ holding organization and/ or any other organization who will be in charge of such management of the affairs of the building on the complex and/or common parts thereof and hereby give their consent to abide by such rules and regulation. It is made clear that the OWNERS of the respective flat shall maintain the said building after the hand over possession to the prospective buyers by the DEVELOPER.

19.6 The name of the Building shall be ECO PRAHARI VILLAGE, it is fixed or finalized by the DEVELOPER and the OWNERS herein.

19.7 As and from the date of completion of the building or the complex the DEVELOPER and/or its transfers and the OWNERS and or has transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes

payable in respect of their respective spaces.

19.8 The proposed building to be constructed by the DEVELOPER shall be made in accordance with the specifications more fully and particularly mentioned and described in the Second Schedule hereunder written and alongwith all the amenities and facilities more fully and particularly mentioned and described in the Third Schedule hereunder written.

19.9 It is made clear the at the top-most of the building including stair cover and parapet walls to be constructed shall remain common for all the flat OWNERS, but the right, title of the roof belongs to the OWNERS.

19.10 It is made clear that so long the OWNERS Association is do not formed the Flat OWNERS shall pay the maintenance charge @ Rs. 1.50 only per square feet to the DEVELOPER. As soon as the Association is in existence the said system will be automatically discontinued.

19.11 The bill for the Individual Electric meter and installation charge shall be borne by the Flat OWNERS or the Flat OWNERS and the DEVELOPER will mutually decide the same as the case may be.

19.12 Both the Parties may entered into an agreement for amendment of the terms and conditions of this agreement as an when required and decided by them mutually.

ARTICLE - XX : JURISDICTION

Courts of North 24 Parganas District at Barasat and any other competent Court shall have jurisdiction to entertain and trial of the same and/ or suits and proceedings arising out of these presents between the

parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO
(Land - I)

ALL THAT piece and parcel of Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 03 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

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And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20258 (recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1784 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20023 (recorded in the name of Vikash Jain),

And

Shali at present Bastu land measuring an area of 10 Decimals, be the same a little more or less, as 2676 share out of 37 Decimals, comprised in R.S. & L.R. Dag No. 2672, under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Shali at present Bastu land measuring an area of 01 Decimal, be the same a little more or less, as 540 share out of 37 Decimals, comprised in R.S. &

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L.R. Dag No. 2672, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF)),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. - 2673, under L.R. Khatian No. 20250 (recorded in the name of Megha Jain),

And

Shali at present Bastu land measuring an area of 02 Decimals, be the same a little more or less, as 500 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20258

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(recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 04 Decimals, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20241 (recorded in the name of Saroj Jain),

And

Shali at present Bastu land measuring an area of 07 Decimals, be the same a little more or less, as 1650 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20023 (recorded in the name of Vikash Jain),

And

Shali at present Bastu land measuring an area of 09 Decimals, be the same a little more or less, as 2350 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited),

And

Shali at present Bastu land measuring an area of 04 Decimal, be the same a little more or less, as 1000 share out of 40 Decimals, comprised in R.S. & L.R. Dag No. 2673, under L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain),

.....
i.e. Total Shali at present Bastu land measuring

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an area of 37 (Thirty Seven) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2672,

and

Shali at present Total Bastu land measuring an area of 40 (Forty) Decimals, be the same a little more or less, comprised in R.S. & L.R. Dag Nos. 2673,

.....
i.e. All total Shali at present Bastu land measuring an area of 77 (Seventy Seven) Decimals, be the same a little more or less, alongwith 2200 Sq.ft. Tiles Shed Structure, comprised in R.S. & L.R. Dag Nos. 2672 & 2673, under L.R. Khatian No. 20249 (recorded in the name of Dharam Chand Jain (HUF), L.R. Khatian No. 20251 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20291 (recorded in the name of Saurabh Jain), L.R. Khatian No. 20250 (recorded in the name of Megha Jain), L.R. Khatian No. 20258 (recorded in the name of Saroj Jain), L.R. Khatian No. 20241 (recorded in the name of Saroj Jain), L.R. Khatian No. 20023 (recorded in the name of Vikash Jain), L.R. Khatian No. 20024 (recorded in the name of K. C. Organiser Private Limited), L.R. Khatian No. 20022 (recorded in the name of Rikhab Chand Jain), lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 3, 169, 160, 162, Pargana

(Page : 81)

- Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, Nearest Road - Isan Pally (Hatiara), which is butted and bounded by :

ON THE NORTH : By R.S. & L.R. Dag No. 2648.

ON THE SOUTH : By R.S. & L.R. Dag No. 2674,
2675, 2676 and 2677.

ON THE EAST : By 20'-00" Wide Road.

ON THE WEST : By R.S. & L.R. Dag No.
2671.

(Land - II)

ALL THAT piece and parcel of **Shali** at present **Bastu** land measuring an area of 13 (THIRTEEN) COTTAHS, be the same a little more or less, as 2553 share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present L.R. Khatian Nos. 11416 and 11415, corresponding to at present L.R. Khatian No. 20024 [recorded in the name of the Owner herein], lying and situated at MOUZA

- HATIARA, I.L. No. 14, Re.Su. No. 188, Touzi No. 10⁰, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, **Nearest Road - Isan Pally (Hatiaara)**, which butted and bounded as follows

On the North	:	By R.S. & L.R. Dag No. 2670.
On the South	:	By R.S. & L.R. Dag No. 2674
	:	& 2675 & 20'-00" Wide Road.
On the East	:	By R.S. & L.R. Dag No. 2672.
On the West	:	By Part of R.S. & L.R. Dag No. 2671.

THE SCHEDULE "B" ABOVE REFERRED TO
[Specification]

STRUCTURE :

R.C.C. structure of the said Flats.

WALL :

Outside wall 8"/5" brick and outside work cement plastering. Inside wall 5"/3" brick and will be finished with plaster of Paris or putty.

FLOORING :

Flooring of all bed rooms, drawing/dining space, and Verandah will be of 2' x 2' Floor Tiles (Vitrified

Tiles).

KITCHEN :

Floor of the Kitchen will be of 2' x 2' Floor Tiles (Vitrified Tiles), cooking platform will be Granite stone Top with a 2' feet dado to be fitted glazed tiles above the cooking platform. There will be one Stainless Steel sink and one water tap and one tap provide under the sink.

TOILET :

Toilets will have assorted marble flooring and dado of one toilet up to 6' feet height will be demised with and the other with glazed tiles and fitted with one Indian style water closets and one shower and one Wash Basin will be provided in each flat. All water Line will be surface fitted.

DOORS :

All doors will be paneled wooden doors finished ply flush.

WINDOWS :

Windows grill will be Steel. The windows will be Aluminium anodized sliding windows and provided with glass panels and steel grilles and the balcony will be full cover by steel grilles for OWNERS and DEVELOPER both allocation.

ELECTRIC LINE:

The Electric wiring will be concealed with copper wire. Modular Switches on Switch Board will be provided in each room.

SPECIALLY FOR LAND OWNERS AS FOLLOWS :

BED ROOMS: Two Light Point, One Fan Point,

One 5 Amp Plug Point.

LIVING/DINING ROOMS: Three Light Point, One Fan Point, One 5 Amp Plug Point and One 15 Amp Plug Point.

KITCHEN ROOMS: One Light Point, One exhaust Fan Point, One 15 Amp Plug Point and One 5 Amp Plug Point.

TOILET: One Light Point, One exhaust Fan Point, One 15 Amp Plug Point and One Gyzer Point.

VERANDAH: One Light Point, One 5 Amp Plug Point.

MAIN ENTRANCE: One Light Point and Calling Bell Point.

WATER ARRANGEMENT :
Water supply will be given with the help of Electric meter and submersible pump.

LIFT:

The lift will be eight persons capacities.

THE SCHEDULE "C" ABOVE REFERRED TO

(Common areas and facilities)

The OWNERS of the Land along with other co-OWNERS, occupiers, society or syndicate or association shall allow each other the following easement and quasi-easements right, privileges etc.

i) Land under the said building described in the Schedule "A"

i) All paths, passages, drains ways in the said building.

completion of the construction of the said project in all respect deliver the possession of the Owner's allocation as provided earlier at the aforesaid.

5.2 The DEVELOPER have agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purposes of development of the said premises alongwith all amenities and/ or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :

- a) Space allocation to the OWNERS.
- b) Costs, charges and expenses incurred for consideration erection and completion of the said new building at the said premises alongwith all amenities mainly viz Community Hall, Temple, Library, Multizym, Garden, landscape, Children Park, Swimming Pool, Generator and Transformer for the Purpose of Electricity.
- c) Costs, charges and expenses incurred for installation of Engineers if any and also sewerage drainage and other connections.
- d) Fees payable to Architect and the Engineers.
- e) Cost of supervision of construction including the Owner's allocation of the said premises.
- f) Developer will take all licences and permissions, RERA permission and other if any and will be responsible for all taxes, cess,
- g) Developer herein is liable to pay for labour charges, all levies, PF, ESI, labour formalities directly and indirectly in respect of the above construction and also

liable to hand over owners allocation out of the proposed building and other customers and GST also for the entire project.

h) Developer will be responsible for all facilities and amenities to the satisfaction of customers.

5.3 The DEVELOPER has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purposes of development of the said premises and/ or this development agreement and such consideration for all practical purposes will be deemed to be apparent consideration which are as follows :

a) Costs, charges and expenses on account of causing the plan, or map prepared for the purpose of obtaining sanction by the Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation.

b) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.

c) All Fees payable to the Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, for the purpose of obtaining necessary permission of sanction Plan, completion Certificate as well as for sewerage, drainage and water connection etc.

ARTICLE - VI : OWNER'S ALLOCATION

6.1 The OWNERS herein shall entitled to get as follows:

(Page : 85)

ii) General lighting of the common portions and spaces for installations of electric meter in General.

iii) Drains and sewers from the building in the Municipal connection installations of electric meter in General.

iv) Stair and Staircase landings and common lift.

v) Lobbies in each floor.

vi) Common septic Tank.

vii) Common water Pump.

viii) Common water Tank.

ix) Common Electric Line.

x) Water and sewerage evacuation from the pipes of the every units, to drain and sewerage common to the said building.

xi) The lift will be 08 persons capacities.

xii) Common Generator,

xiii) Community Hall,

xiv) Libery room

xiv) Multi- Zym ,

xvi) Temple

xvii) Landscape Garden,

xviii) Children Park,

xix) Swimming Pool,

xx) Electric Line including Transformer,

IN WITNESS WHEREOF the parties hereunto set and subscribed has hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED

in presence of Witnesses :

1). MD. Kalimullah
of Senakharki
P.O. Jagannathpur
P.S. - Duttapukur
North 24 Parganas

2). Susmita Sarkar
of 8. NO Sukanta Bldg
P.O + P.S. Ashokenagar
North 24 Parganas

DHARAM CHAND JAIN (HUF)
1). Dharamchand Jain
Karta

2). Saurabh Jain

3). Megha Jain

4). Saurabh Jain

5). Vikash Jain

KC ORGANISER PRIVATE LIMITED
6). Dharamchand Jain
Director

7). Ritambhar Chatterjee Jain

(SIGNATURE OF THE OWNERS)

1). S. P. ENTERPRISE
Sareeta Sarkar

2). Shailesh Chatterjee

3). MD. Rajulha Akbar

(SIGNATURE OF THE DEVELOPER)

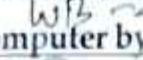
Drafted by :


(AJIM ALI)

Advocate

Dist. Judges' Court.

Barasat, North 24 Parganas.

Computer by:  19/6/2004

(K. S. Roy)

Barasat Court.

Partner

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Dharm chandra

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Sarobh Jain

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Meghe Jain

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

		MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Suroj JAIN

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

VIKASH JAIN

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Dharm chugh

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Rakhab Chand Sam
ডান হাত

Rakhab Chand Sam
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sarita Sam
ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Sarita Sam
Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Shailash K S Sirsh
ডান হাত

Shailash K S Sirsh
Signature of the Presentant

Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



M.O. Faruque (Signature)

ডান হাত

M.O. Faruque (Signature)

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO PEST

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO PEST

ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Government of West Bengal
E-Challan Acknowledgement Receipt
Payment Summary



PS Payment Detail

RIPS Payment ID:	051220232030719913	Payment Init. Date:	05/12/2023 13:00:53
Total Amount:	70041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8475936291825	BRN Date:	05/12/2023 13:01:17
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Shri DHARAMCHAND JAIN
Mobile: 9831784613

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240307199148	Directorate of Registration & Stamp Revenue	70041
Total			70041

IN WORDS: SEVENTY THOUSAND FORTY ONE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





192023240307199148

192023240307199148

Details

DRN:	192023240307199148	Payment Mode:	SBI E pay
GRN Date:	05/12/2023 13:00:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8475936291825	BRN Date:	05/12/2023 13:01:17
Gateway Ref ID:	CHO3965552	Method:	State Bank of India NB
GRIPS Payment ID:	051220232030719913	Payment Init. Date:	05/12/2023 13:00:53
Payment Status:	Successful	Payment Ref. No:	2002989423/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: Shri DHARAMCHAND JAIN
Address: KC VILLA, 46B, CHAKRABERIA, ROAD, PO BHAWANIPORE, PS BHAWANIPORE, SOUTH 24 PARGANAS, PIN 700020
Mobile: 9831784613
Period From (dd/mm/yyyy): 05/12/2023
Period To (dd/mm/yyyy): 05/12/2023
Payment Ref ID: 2002989423/1/2023
Dept Ref ID/DRN: 2002989423/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002989423/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	70020
2	2002989423/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	70041

IN WORDS: SEVENTY THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1501-08105/2023	Date of Registration	05/12/2023
Query No / Year	1501-2002989423/2023	Office where deed is registered	
Query Date	05/12/2023 12:50:45 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ajim Ali Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL PIN - 700124, Mobile No. : 9831784613, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 6,67,33,068/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

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-2672 (RS -)	LR-20249	Bastu	Shali	4 Dec		26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-2672 (RS -)	LR-20251	Bastu	Shali	4 Dec		26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-2672 (RS -)	LR-20291	Bastu	Shali	2 Dec		13,43,607/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-2672 (RS -)	LR-20250	Bastu	Shali	3 Dec		20,15,411/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-2672 (RS -)	LR-20258	Bastu	Shali	2 Dec		13,43,607/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-2672 (RS -)	LR-20241	Bastu	Shali	4 Dec		26,87,215/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L7	LR-2672 (RS -)	LR-20023	Bastu	Shali	7 Dec		47,02,625/-	Width of Approach Road: 20 Ft.,



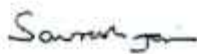



Sl. No.	Plot No. (RS -)	LR No.	Bastu	Shali	Area	Value	Remarks
					1 Dec	6,71,804/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
L10	LR-2673 (RS -)	LR-20249	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
L11	LR-2673 (RS -)	LR-20251	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
L12	LR-2673 (RS -)	LR-20291	Bastu	Shali	2 Dec	13,43,607/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
L13	LR-2673 (RS -)	LR-20250	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
L14	LR-2673 (RS -)	LR-20258	Bastu	Shali	2 Dec	13,43,607/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
L15	LR-2673 (RS -)	LR-20241	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
L16	LR-2673 (RS -)	LR-20023	Bastu	Shali	7 Dec	47,02,625/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
L17	LR-2673 (RS -)	LR-20024	Bastu	Shali	9 Dec	60,46,232/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
L18	LR-2673 (RS -)	LR-20022	Bastu	Shali	4 Dec	26,87,215/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
TOTAL :					77Dec	0/-	517,28,881/-

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, , Ward No: 13 JI No: 14, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L19	LR-2671 (RS -)	LR-20024	Bastu	Shali	13 Katha		1,44,10,187/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
Grand Total :					98.45Dec	0/-	661,39,068/-	

Sl No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
57	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18	2200 Sq Ft.	0/-	5,94,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2200 Sq Ft., Residential Use, Cemented Floor, Age of Structure : 0 Year, Roof Type Tiles Shed, Extent of Completion: Complete					
Total :		2200 sq ft	0 /-	5,94,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Dharam Chand Jain HUF KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx5B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Shri Saurabh Jain Son of Shri Dharam Chand Jain Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office	Photo  05/12/2023	Finger Print  Captured LTI 05/12/2023	Signature  05/12/2023
KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4A, Aadhaar No: 36xxxxxxxx4447, Status :Individual, Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office				
3	Name Smt Megha Jain Wife of Shri Saurabh Jain Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office	Photo  05/12/2023	Finger Print  Captured LTI 05/12/2023	Signature  05/12/2023
KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx8Q, Aadhaar No:				

Shri Saroj, Jain
 Wife of Shri Dharam
 Chand Jain
 Executed by: Self, Date of
 Execution: 05/12/2023
 , Admitted by: Self, Date of
 Admission: 05/12/2023 ,Place
 : Office



05/12/2023

KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore,
 P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By
 Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8Q, Aadhaar No:
 72xxxxxxxx8359, Status :Individual, Executed by: Self, Date of Execution: 05/12/2023
 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Shri Vikash Jain Son of Shri Dharam Chand Jain Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office			
		05/12/2023	LTI 05/12/2023	05/12/2023

KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:- , P.O:- Bhawanipore,
 P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By
 Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9D, Aadhaar No:
 23xxxxxxxx6101, Status :Individual, Executed by: Self, Date of Execution: 05/12/2023
 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office

6	K C Organiser Private Limited 2, Sir Haniram Goenka Street, 2nd Floor,, City:- Kolkata, P.O:- Borrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx5B, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative, Executed by: Representative
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7	Name	Photo	Finger Print	Signature
	Shri Rikhab Chand Jain Son of Bhanwar Lal Jain Executed by: Self, Date of Execution: 05/12/2023 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office			
		05/12/2023	LTI 05/12/2023	05/12/2023




Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kadapara, 3rd Floor, Block - B,, City:- Kolkata,
 P.O:- Kankurgachi, P.S:-Phulbagan, District:-Kolkata, West Bengal, India, PIN:- 700054 Sex: Male,
 By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7D, Aadhaar No:
 80xxxxxxxx5043, Status :Individual, Executed by: Self, Date of Execution: 05/12/2023
 , Admitted by: Self, Date of Admission: 05/12/2023 ,Place : Office

Operator Details




No	Name, Address, Photo, Finger print and Signature
1	<p>S P Enterprise 24/FL-03, Bon Bihari Bose Road, City - Howrah, P.O - Howrah, P.S.-Howrah, District-Howrah, West Bengal, India, PIN:- 711101, PAN No.: AExxxxxx1Q Aadhaar No Not Provided by UIDAI, Status: Organization Executed by: Representative</p>

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Shri Dharamchand Jain Son of Late Kapoor Chand Jain Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p> </td> <td>  </td> <td>  Captured Dec 9 2023 7:14PM LTI 05/12/2023 </td> <td>  </td> </tr> <tr> <td colspan="4"> <p>KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:-, P.O - Bhawanipore, P.S - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020, Sex Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No.: ACxxxxxx3R, Aadhaar No: 90xxxxxxxx2049 Status: Representative, Representative of: Dharam Chand Jain HUF (as Karta), K C Organiser Private Limited (as Director)</p> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<p>Shri Dharamchand Jain Son of Late Kapoor Chand Jain Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p>		 Captured Dec 9 2023 7:14PM LTI 05/12/2023		<p>KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba,, City:-, P.O - Bhawanipore, P.S - Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020, Sex Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No.: ACxxxxxx3R, Aadhaar No: 90xxxxxxxx2049 Status: Representative, Representative of: Dharam Chand Jain HUF (as Karta), K C Organiser Private Limited (as Director)</p>			
Name	Photo	Finger Print	Signature										
<p>Shri Dharamchand Jain Son of Late Kapoor Chand Jain Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p>		 Captured Dec 9 2023 7:14PM LTI 05/12/2023											
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Sarita Singh Wife of Shailesh Kumar Singh Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p> </td> <td>  </td> <td>  Captured Dec 9 2023 7:15PM LTI 05/12/2023 </td> <td>  </td> </tr> <tr> <td colspan="4"> <p>24/FL-03, Bon Bihari Bose Road, City - Howrah, P.O - Howrah, P.S.-Howrah, District-Howrah, West Bengal, India, PIN:- 711101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: efxxxxxx3f, Aadhaar No: 29xxxxxxxx1762 Status: Representative, Representative of: S P Enterprise (as Partner)</p> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<p>Sarita Singh Wife of Shailesh Kumar Singh Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p>		 Captured Dec 9 2023 7:15PM LTI 05/12/2023		<p>24/FL-03, Bon Bihari Bose Road, City - Howrah, P.O - Howrah, P.S.-Howrah, District-Howrah, West Bengal, India, PIN:- 711101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: efxxxxxx3f, Aadhaar No: 29xxxxxxxx1762 Status: Representative, Representative of: S P Enterprise (as Partner)</p>			
Name	Photo	Finger Print	Signature										
<p>Sarita Singh Wife of Shailesh Kumar Singh Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p>		 Captured Dec 9 2023 7:15PM LTI 05/12/2023											
<p>24/FL-03, Bon Bihari Bose Road, City - Howrah, P.O - Howrah, P.S.-Howrah, District-Howrah, West Bengal, India, PIN:- 711101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: efxxxxxx3f, Aadhaar No: 29xxxxxxxx1762 Status: Representative, Representative of: S P Enterprise (as Partner)</p>													
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mohd Fajuddin Ahmed (Presentant) Son of Late Mansur Sardar Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p> </td> <td>  </td> <td>  Captured Dec 9 2023 7:16PM LTI 05/12/2023 </td> <td>  </td> </tr> <tr> <td colspan="4"> <p>Hatiara, City:- Bidhannagar, P.O - Hatiara, P.S.-New Town, District-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No.: [unclear] Status: Representative, Representative of: S P Enterprise</p> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<p>Mohd Fajuddin Ahmed (Presentant) Son of Late Mansur Sardar Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p>		 Captured Dec 9 2023 7:16PM LTI 05/12/2023		<p>Hatiara, City:- Bidhannagar, P.O - Hatiara, P.S.-New Town, District-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No.: [unclear] Status: Representative, Representative of: S P Enterprise</p>			
Name	Photo	Finger Print	Signature										
<p>Mohd Fajuddin Ahmed (Presentant) Son of Late Mansur Sardar Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office</p>		 Captured Dec 9 2023 7:16PM LTI 05/12/2023											
<p>Hatiara, City:- Bidhannagar, P.O - Hatiara, P.S.-New Town, District-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No.: [unclear] Status: Representative, Representative of: S P Enterprise</p>													

Name	Photo	Finger Print	Signature
Shri Shailesh Kumar Singh Son of Rajnarayan Singh Date of Execution - 05/12/2023, Admitted by: Self, Date of Admission: 05/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec: 5/2023 7:17PM	L.F: 05/12/2023	05/12/2023
24/FL-03, Bon Bihari Bose Road, City - Howrah, P.O - Howrah, P.S.-Howrah, District-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cixxxxx8n, Aadhaar No: 39xxxxxxx2997 Status : Representative, Representative of : S P Enterprise (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Md Kalimullah Son of Md Julfikar Ali Sonakharki, City:- Barasat, P.O - Jagannathpur, P.S.-Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700125		 Captured	
	05/12/2023	05/12/2023	05/12/2023
Identifier Of Shri Saurabh Jain, Smt Megha Jain, Smt Saroj Jain, Shri Vikash Jain, Shri Rikhab Chand Jain, Shri Dharamchand Jain, Sarita Singh, Mohd Fajuddin Ahmed, Shri Shailesh Kumar Singh			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Dharam Chand Jain HUF	S P Enterprise-4 Dec
Transfer of property for L10		
SI.No	From	To. with area (Name-Area)
1	Dharam Chand Jain HUF	S P Enterprise-4 Dec
Transfer of property for L11		
SI.No	From	To. with area (Name-Area)
1	Shri Saurabh Jain	S P Enterprise-4 Dec
Transfer of property for L12		
SI.No	From	To. with area (Name-Area)
1	Shri Saurabh Jain	S P Enterprise-2 Dec
Transfer of property for L13		
SI.No	From	To. with area (Name-Area)
1	Smt Megha Jain	S P Enterprise-4 Dec
Transfer of property for L14		
SI.No	From	To. with area (Name-Area)
1	Smt Saroj Jain	S P Enterprise-2 Dec
Transfer of property for L15		
SI.No	From	To. with area (Name-Area)
1	Smt Saroj Jain	S P Enterprise-4 Dec

Transfer of property for L16

Sl.No	From	To, with area (Name-Area)
1	Shri Vikash Jain	S P Enterprise-7 Dec

Transfer of property for L17

Sl.No	From	To, with area (Name-Area)
1	K C Organiser Private Limited	S P Enterprise-9 Dec

Transfer of property for L18

Sl.No	From	To, with area (Name-Area)
1	Shri Rikhab Chand Jain	S P Enterprise-4 Dec

Transfer of property for L19

Sl.No	From	To, with area (Name-Area)
1	K C Organiser Private Limited	S P Enterprise-21.45 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Shri Saurabh Jain	S P Enterprise-4 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Shri Saurabh Jain	S P Enterprise-2 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Smt Megha Jain	S P Enterprise-3 Dec

Transfer of property for L5

Sl.No	From	To, with area (Name-Area)
1	Smt Saroj Jain	S P Enterprise-2 Dec

Transfer of property for L6

Sl.No	From	To, with area (Name-Area)
1	Smt Saroj Jain	S P Enterprise-4 Dec

Transfer of property for L7

Sl.No	From	To, with area (Name-Area)
1	Shri Vikash Jain	S P Enterprise-7 Dec

Transfer of property for L8

Sl.No	From	To, with area (Name-Area)
1	K C Organiser Private Limited	S P Enterprise-10 Dec

Transfer of property for L9

Sl.No	From	To, with area (Name-Area)
1	Shri Rikhab Chand Jain	S P Enterprise-1 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Dharam Chand Jain HUF	S P Enterprise-314.28571400 Sq Ft
2	Shri Saurabh Jain	S P Enterprise-314.28571400 Sq Ft

	S P Enterprise-314 28571400 Sq Ft
K C C Organiser Private Limited	S P Enterprise-314 28571400 Sq Ft
Shri Rikhab Chand Jain	S P Enterprise-314 28571400 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code: 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2672, LR Khatian No:- 20249	Owner:ধরম চাঁদ জৈন এইচ ইউ এফ, Gurdian:কপূর চাঁদ, Address:সিড, Classification:শদি, Area:0.04000000 Acre,	Dharam Chand Jain HUF
L2	LR Plot No:- 2672, LR Khatian No:- 20251	Owner:শৌরভ জৈন, Gurdian:ধরম চাঁদ, Address:সিড, Classification:শদি, Area:0.04000000 Acre,	Shri Saurabh Jain
L3	LR Plot No:- 2672, LR Khatian No:- 20291	Owner:শৌরভ জৈন, Gurdian:ধরম চান্দ জৈন, Address:সিড, Classification:শদি, Area:0.02000000 Acre,	Shri Saurabh Jain
L4	LR Plot No:- 2672, LR Khatian No:- 20250	Owner:মেঘা জৈন, Gurdian:শৌরভ, Address:সিড, Classification:শদি, Area:0.03000000 Acre,	Smt Megha Jain
L5	LR Plot No:- 2672, LR Khatian No:- 20258	Owner:সরোজ জৈন, Gurdian:ধরম চাঁদ, Address:সিড, Classification:শদি, Area:0.02000000 Acre,	Smt Saroj Jain
L6	LR Plot No:- 2672, LR Khatian No:- 20241	Owner:সরোজ জৈন, Gurdian:ধরম চাঁদ জৈন, Address:সিড, Classification:শদি, Area:0.04000000 Acre,	Smt Saroj Jain
L7	LR Plot No:- 2672, LR Khatian No:- 20023	Owner:বিক্রম জৈন, Gurdian:ধরমচান্দ জৈন, Address:কোলকাতা, Classification:শদি, Area:0.07000000 Acre,	Shri Vikash Jain
L8	LR Plot No:- 2672, LR Khatian No:- 20024	Owner:কে সি অর্গানাইজার, Gurdian:ত্রা পি, Address:কোলকাতা, Classification:শদি, Area:0.10000000 Acre,	K C Organiser Private Limited
L9	LR Plot No:- 2672, LR Khatian No:- 20022	Owner:রিক্ষাচন্দ জৈন, Gurdian:ভাসুচন্দ লাল জৈন, Address:কোলকাতা, Classification:শদি, Area:0.01000000 Acre,	Shri Rikhab Chand Jain
L10	LR Plot No:- 2673, LR Khatian No:- 20249	Owner:ধরম চাঁদ জৈন এইচ ইউ এফ, Gurdian:কপূর চাঁদ, Address:সিড, Classification:শদি, Area:0.04000000 Acre,	Dharam Chand Jain HUF
L11	LR Plot No:- 2673, LR Khatian No:- 20251	Owner:শৌরভ জৈন, Gurdian:ধরম চাঁদ, Address:সিড, Classification:শদি, Area:0.04000000 Acre,	Shri Saurabh Jain
L12	LR Plot No:- 2673, LR Khatian No:- 20291	Owner:শৌরভ জৈন, Gurdian:ধরম চান্দ জৈন, Address:সিড, Classification:শদি,	Shri Saurabh Jain

L 14	LR Plot No - 2673, LR Khatian No - 20258	Owner: श्री. सतीश कुमार , Gurdian: श्री. सतीश कुमार , Address: $\text{प्लॉट नं. 2673, खतियान नं. 20258}$, Classification: अ/अ , Area: 0.04000000 Acre,	Smt. Saroj Jain
L 15	LR Plot No - 2673, LR Khatian No - 20241	Owner: श्री. सतीश कुमार , Gurdian: श्री. सतीश कुमार , Address: $\text{प्लॉट नं. 2673, खतियान नं. 20241}$, Classification: अ/अ , Area: 0.04000000 Acre,	Smt. Saroj Jain
L 16	LR Plot No - 2673, LR Khatian No - 20023	Owner: श्री. सतीश कुमार , Gurdian: श्री. सतीश कुमार , Address: $\text{प्लॉट नं. 2673, खतियान नं. 20023}$, Classification: अ/अ , Area: 0.07000000 Acre,	Shri. Vikash Jain
L 17	LR Plot No - 2673, LR Khatian No - 20024	Owner: श्री. सतीश कुमार , Gurdian: श्री. सतीश कुमार , Address: $\text{प्लॉट नं. 2673, खतियान नं. 20024}$, Classification: अ/अ , Area: 0.09000000 Acre,	K C Organiser Private Limited
L 18	LR Plot No - 2673, LR Khatian No - 20022	Owner: श्री. सतीश कुमार , Gurdian: श्री. सतीश कुमार , Address: $\text{प्लॉट नं. 2673, खतियान नं. 20022}$, Classification: अ/अ , Area: 0.04000000 Acre,	Shri. Rikhab Chand Jain

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Isan Pally(Hatiara), Mouza: Hatiara, Ward No: 13 JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L 19	LR Plot No - 2671, LR Khatian No - 20024	Owner: श्री. सतीश कुमार , Gurdian: श्री. सतीश कुमार , Address: $\text{प्लॉट नं. 2671, खतियान नं. 20024}$, Classification: अ/अ , Area: 0.22000000 Acre,	K C Organiser Private Limited

on 05-12-2023

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

Admissibility under rule 43 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number 43 of Indian Stamp Act (1902)

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

Presented for registration at 13/01/2023 on 05-12-2023, at the Office of the D.S.R. - (NORTH 24-PARGANAS) by Mr. Md. Kalimullah Ahmed

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. 6,07,33,000/-

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

Execution is admitted on 05/12/2023 by 1. Shri Saurabh Jain, Son of Shri Dharam Chand Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Smt Megha Jain, Wife of Shri Saurabh Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. Bhawanipore, Thana: Bhawanipore, South 24 Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Smt Samaj Jain, Wife of Shri Dharam Chand Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 4. Shri Vikash Jain, Son of Shri Dharam Chand Jain, KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. Bhawanipore, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 5. Shri Rikhab Chand Jain, Son of Bharwar Lal Jain, Meghdoot, 99, Moulana Abdul Kalam Azad Sarani, Kadapara, 3rd Floor, Block - B, P.O. Kankurgachi, Thana: Howrah, City/Town: KOI KATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Identified by Md Kalimullah, Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 05-12-2023 by Shri Dharamchand Jain, Director, K C Organiser Private Limited (Private Limited Company), 2, Sir Hariam Goenka Street, 2nd Floor, City:- Kolkata, P.O:- Borrobazar, P.S:-Burrobazar, District: Kolkata, West Bengal, India, PIN - 700007, Karla, Dharam Chand Jain HUF (HUF), KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, City - , P.O.- Bhawanipore, P.S.-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Md Kalimullah, Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

Execution is admitted on 05-12-2023 by Sarita Singh, Partner, S P Enterprise (Partnership Firm), 24/FL-03, Bon Bihari Bose Road, City - Howrah, P.O - Howrah, P.S -Howrah, District-Howrah, West Bengal, India, PIN - 711101

Identified by Md Kalimullah, Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

Execution is admitted on 05-12-2023 by Mohd Fajjuddin Ahmed, Partner, S P Enterprise (Partnership Firm), 24/FL-03, Bon Bihari Bose Road, City - Howrah, P.O - Howrah, P.S -Howrah, District-Howrah, West Bengal, India, PIN - 711101

Identified by Md Kalimullah, Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

Execution is admitted on 05-12-2023 by Shri Shailesh Kumar Singh, Partner, S P Enterprise (Partnership Firm), 24/FL-03, Bon Bihari Bose Road, City - Howrah, P.O - Howrah, P.S -Howrah, District-Howrah, West Bengal, India, PIN - 711101

Identified by Md Kalimullah, Son of Md Julfikar Ali, Sonakharki, P.O: Jagannathpur, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,00/- (E = Rs 21,00/-, H = Rs 28,00/-, M(b) = Rs 4,00/- Land Registration Fees paid by Cash Rs 32,00/-, by online = Rs 21/-

Statement of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs. 70,020/- by online = Rs. 70,020/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 742, Amount: Rs.5,000.00/-, Date of Purchase: 04/12/2023, Vendor name: HARAN CHANDRA SADHU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 05/12/2023 1:01PM with Govt. Ref. No: 192023240307199148 on 05-12-2023, Amount Rs: 70,020/-, Bank SBI EPay (SBlePay), Ref. No. 8475936291825 on 05-12-2023, Head of Account 0030-02-103-003-02

Sadhyay

**Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal**

21/12/23
106
151
16

and

11513 12



Digitally signed by Rajendra Prasad Upadhyay
Date: 2023.12.12 15:09:07 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 12/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.