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

District Sub-Registrar-II
Alipore, South 24 Parganas

27 AUG 2021

1. Date: 25/08/2021
2. Nature of Document : Development Agreement
3. Parties: (Collectively the following, which shall include their successors-in-interest)

10581

16 JUL 2021

No.....Rs.-10/- Date.....

Name.....ANIMESH SAMANTA

Address.....ADVOCATE
HIGH COURT, CALCUTTA

Vendor.....

Asst. Collectorate, 24 Pgs (B)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Animesh Samanta

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BRIJI NPR REALTY LLP

Anant Nathany
Designated Partner

ANANT NATHANY.



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Ashok Kumar Bothra





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Kushum Bothra



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Alipore, South 24 Parganas

25 JUL 2021

Alok Mr Samanta
Alok Mr Samanta
810 Lt Abanti Samanta
1211, Old Post Office Street
P.O + P.S - Hare Street
KALUKA - FORT

3.1 **OWNERS:** (1) **MR. ASHOK KUMAR BOTHRA** (PAN ADHPB6473E), (MOBILE No. 9830416551), (AADHAAR No. 6813 9416 6843), son of Late Chhatrapati Bothra alias Chhatrapati Bothra, by faith - Hindu, by occupation - Business, **AND(2) MRS. KUSUM BOTHRA** (PAN AEAPB1205Q), (MOBILE No. 9330589979), (AADHAAR No. 3542 8722 7597), wife of Ashok KumarBothra, by faith - Hindu, by occupation - Housewife, both are residing 33, Bondel Road, Karaya, Post Office - Ballygunge, Police Station - Karaya, Kolkata – 700 019, District – South 24 Parganas, of the **ONE PART**;

AND

3.2 **DEVELOPER:** **SRIJI NPR REALTY LLP** (PAN ABMFM8883A), having its principal place of business at Biowonder Building, 789, Anandapur, 14th Floor, Unit No. 1402, Kolkata – 700 107, Police Station + Post Office - Anandapur, represented by its **Designated Partner MR. ANANT NATHANY** (PAN ACRPM7067R), (MOBILE no. 9831656951), (AADHAAR No. 8325 2321 9317), son of Mr. Rajesh Nathany, by faith - Hindu, by occupation Business, residing at 10A, Ballygunge Circular Road, Kolkata – 700 019, Police Station+ Post Office - Ballygunge, District- South 24 Parganas, of the **OTHER PART**;

(The expression "Owner" and "Developer" shall, hereafter, collectively, be referred to as the "Parties" and individually as a "Party")

4. Subject Matter of Agreement:

4.1 This Agreement set forth the terms and conditions with respect to and pertaining to the grant of the development rights by the Owner with respect to the Said Premises (as described in the **First Schedule** hereunder written) in favour of the Developer, the nature of the building/complex to be developed and completed by the Developer (in the manner specified in this Agreement) on the Said Premises by construction of one or more ready to use residential building(s) on the Said Premises (the "**Project**") and the respective rights and obligations of the Parties.

4.2 For construction of the Project on the Said Premises, the Parties shall extend all cooperation to each other and do all such acts and deeds that may be required to give effect to and accomplish the purposes of this Agreement.

4.3 If, for any reason whatsoever, any term contained in this Agreement cannot be performed or fulfilled, then save and except any other rights the Parties respectively may have against the other

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under this Agreement or in law, the Parties shall meet explore and agree to any alternative solutions, if there be any, depending upon the changed circumstances, but keeping in view the spirit and objectives of this Agreement. In case, however, the parties finding no alternate solution the parties may mutually decide to terminate this agreement and upon such termination the consequences of termination as mentioned in this agreement shall follow.

5. Background:

- i. The Owner is well and sufficiently entitled to the Said Premises described in the **First Schedule** hereunder written (the '**Said Premises**') as per the devolution of title as mentioned in the **Third Schedule** hereunder written and/or is otherwise competent to enter into this agreement with the Developer herein.
- ii. The Developer is, inter alia, engaged in the business of real estate development and is having sufficient financial and other resources to take up development of the Said Premises.
- iii. The Owner being desirous of developing the Said Premises approached the Developer to develop the Said Premises and the Developer has agreed to do so on the terms and conditions mentioned hereinafter.

6. Representations And Warranties:

- I** At or before the execution of this Agreement, the Owner has assured and represented to the Developer that the Owner;
- (i)** is the owner of the entirety of the Said Premises described in the **First Schedule** hereunder written.
 - (ii)** has a clean and marketable title to the Said Premises free from all encumbrances, mortgages, charges, liens, lispendence, acquisitions, requisitions, attachments, trusts, debuttars, wakfs, alignments, vesting, family dispute, whatsoever or howsoever as per details given in the **Third Schedule** hereunder written. In the event of there being any defect in title of the Owner to the Said Premises, the Owner shall cure and/or remedy the same at the Owner's own costs and expenses.
 - (iii)** has not created any third party interest of any nature, whatsoever, and/or has not entered into any other agreement for sale, transfer lease and/or development in respect of the Said Premises or any part or portion thereof which is in force.



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- (iv) is fully empowered to enter into this agreement with the Developer for development of the Said Premises.
 - (v) Has already paid and/or shall pay all the rates taxes and other impositions and/ or outgoings including the electricity charges and other utility charges upto the date of sanction of the plan of the Project.
 - (vi) Has paid and/or shall remain liable to pay , income tax and/or penalty and/or surcharge of any or every nature under the Income Tax Act, 1961 and/or rules made thereunder and/or provisions thereto in respect of the Said Premises as and when assessed / imposed or demanded by the concerned authorities.
 - (vii) The Said Property is not subject matter of any co lateral security and has not been given as security to any person/ entity whatsoever concerning any transaction or obligation of any nature whatsoever.;
 - (viii) confirm that access to and egress from the Said Premises is unconditionally and absolutely available for all purposes from the main road and the Owner has not entered into any arrangement or agreement of any nature with any Person / third party which in any manner restricts the access / egress to the Said Premises from the road and may give rise to any dispute for access.
 - (ix) The Owner declares and assures the Developer that based on its representation of a clear and marketable title to the Said Premises:
 - a) the Developer can submit the declaration supported by documents which may be required under the relevant law(s) and/or the rules made under such law(s) incase for registration of the Project is required under such law(s) and/or the rules made thereunder;
 - b) Obtain a title certificate of the Said Premises from an advocate.
- II At or before the execution of this Agreement the Developer has assured and represented to the Owner that the Developer;
- (i) is carrying on business of construction and development of real estate and has the necessary infrastructure and expertise in this field as also the financial capacity to successfully undertake and complete the development of the Said Premises by constructing thereon ready-to-use building of such heights and / or storied as



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maybe permissible under the law with such amenities and facilities as may be agreed.

- (ii) will cause the Project to be registered under the then prevailing law(s), if any, and shall ensure due compliance and observance thereof and the rules framed thereunder, if any, and shall keep the Owner saved harmless and fully indemnified.
- (iii) has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (iv) has carried out necessary investigation of title of the Owner on the basis of the documents supplied by the Owner and to the extent possible and has fully satisfied itself as to the title of the Owner. Subject, however, to the condition that in the event of there being any defect in title of the Owner it shall be the obligation and responsibility of the Owner to cure and/or remedy the same at its own costs and expenses.
- (v) is capable to and shall, obtain sanction of building plan and construct new building(s) at the Said Premises in accordance therewith at its own cost, charges and expenses and in terms of this agreement.
- (vi) shall subject to the terms hereof, have no difficulty in complying with its obligations as mentioned hereunder.

It Has Now Been Agreed By And Between The Parties Hereto as follows:

7. Agreement:

Relying upon the representations and warranties as above and believing the same to be true and on the faith thereof and in pursuance of the understanding by and between the Parties herein, the Developer has agreed to undertake the development of a new building(s) on the land of the Said Premises and also to commercially exploit the Said Premises on the terms as recorded hereunder.

8. Definitions:

8.1 Architect shall mean the qualified architect appointed from time to time by the Developer for development of the Said Premises.

8.2 Association/Maintenance Organization: shall mean any Association/maintenance organization caused to be formed by the Developer for the common purposes and maintenance of the Common Areas and Installations of the New Building having such rules regulations and bye-

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laws as be deemed proper and necessary and / or as provided under relevant laws for the time being in force.

8.3 Carpet Area shall mean the net usable floor area of any Unit excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area, if any, and exclusive open area within any Unit but includes the area covered by the internal partition walls of any Unit and/or shall have the meaning if so defined, under the then prevailing law(s).

8.4 Commencement Date shall mean the date of execution of this agreement.

8.5 Completion Date shall mean the end of the period including the grace period or extension of such period, if any, as mentioned in Clause 10.3 hereunder written.

8.6 Common Expenses shall mean and include all expenses to be incurred for the management maintenance upkeep and administration of the Common Areas And Installations to be contributed and borne proportionately by all the co-owners of the Units in the New Building at the Said Premises.

8.7 Consents shall mean the no-objection certificates from the existing tenants (if any), sanctions and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or required for development of the Said Premises.

8.8 Construction Costs shall mean and include all costs of construction and development of the New Building on the Said Premises as per the Specifications mentioned in the **Second Schedule** hereunder written, and shall include amounts as mentioned in clause 8.9.1 below and/or costs to be paid towards statutory fees and expenses to be incurred for obtaining all Consents and/or permission and/or clearances, all of which shall be payable extra and has to be considered and/or be deemed to be part of construction cost and all of which shall be arranged and/or incurred by the Developer only for completing the New Building of the Project on the Said Premises **except, however,** the costs of obtaining NOC from the concerned Urban Land Ceiling department will be entirely borne and/or will be to the account of the Owner and if any of these costs are paid by the Developer then, and in such event, all such costs shall be deductible from the amounts which will be due and payable to the Owners in terms of this agreement and **provided further** that the Developer will be responsible for causing all these permissions and Noc's obtained by using its own resources and **provided further** that the costs of construction of the basements, pit car park, multi-level car parking upto first floor (MLCP) and the costs of mechanical car parking if any, will be borne and paid



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by the Parties herein as per their respective ratio in terms of this Agreement and all amounts/ costs to be incurred by the Developer on these accounts shall be deducted by the Developer from out of the amounts payable to the Owner in terms of this agreement.

8.9 Development shall mean all demolition and clearance operations on the Said Premises and all excavation and other construction / reconstruction work for the development of the Said Premises in accordance with the Plans and the provisions of this Agreement.

8.9.1 The Construction cost to be incurred by the Developer as mentioned in clause 8.9 above will, inter alia, include the following:

- i) The proper costs of obtaining planning permissions in respect of the development (including fees of the architects, surveyors or consultants relating thereto) together with planning and building regulation fees, fees payable to statutory undertakers and other fees necessary to secure all required consents and any costs in entering into and complying with any agreement or any legislature of similar nature.
- ii) The proper costs of investigations, surveys, and tests in respect of soil, drains, structures, foundations and utilities.
- iii) The proper costs to be incurred and/or payable to architects, surveyors, engineers, quantity surveyors or others engaged in respect of the development.
- iv) all rates, water rates, or any other outgoings or impositions lawfully assessed in respect of the Said Premises or on the Owner or occupiers of it in respect of the development and all costs of maintaining and repairing the development in so far as in all such cases the responsibility therefore is not assumed by or recoverable from any third party.
- v) All other sums properly expended or incurred by the Developer in relation to carrying out the completion of the Development.
- vi) All proper costs and interests and other finance costs payable by the Developer for undertaking development.
- vii) All administrative and marketing costs which may have to be incurred for sale and marketing of the project provided always, that the Owner shall be liable to pay and/or bear fixed 5% (five percent) of the revenue payable to the Owners towards Owners entitlement.
- viii) All costs incurred towards payment of electricity charges for construction purpose.



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8.10 Developer's Entitlement shall mean 61% (Sixty one percent) of the proceeds from the sale of the Units / vehicle parking / preferential location charge and floor escalation charges, as the case maybe, in the New Building (as defined below) of the Project which will accrue to the Developer subject, however, to the Developer meeting the various obligations of the Developer in terms of this Agreement. **Provided always** that the Extra Charges (as defined below) will be entirely to the account of the Developer **and further provided always** that the sinking fund(s) and/or the maintenance deposit(s) of any and every nature whatsoever which will be taken and/or be collected by the Developer from all the intending Purchasers of all the units within the New Building shall be kept in deposit by the Developer and shall, in due course, be handed over and/or be accounted for (after adjusting all dues of the Developer) to the Association/Maintenance Organization.

8.11 Marketing Costs shall mean all costs towards advertisement, brokerage, commission, marketing and promotional costs etc. to be incurred by the Developer for the Project. The Marketing Costs payable by the Owner to the Developer, shall, however, be fixed at 5% (five percent) of the revenue payable to the Owners toward Owners entitlement.

8.12 New Building shall mean and include the proposed new building(s) to be constructed and completed at the Said Premises.

8.13 Owner's Entitlement shall mean shall mean 39% (Thirty Nine percent) of the proceeds from the sale of the Units / vehicle parking /Basement/MLCP/Mechanical CP/ preferential location charge and floor escalation charges, as the case maybe, in the New Building of the Project which will accrue to the Owner subject, however, to the Owner meeting the various obligations of the Owner in terms of this Agreement. **Provided always** that GST and / or other applicable taxes in respect of unsold stock and/or units at the end of the construction of the Project, if any, allotted to the Owner to be retained by the Owner or to be sold by the Owner directly, as the case may be, shall be paid by the Owner and or cause to be paid to the Owner through the intending Purchasers of the said spaces as the case maybe and **provided further** that in case any GST or any such taxes is levied in future by the concerned authority on revenue sharing as envisaged in this agreement then, and in such event, the Owner will be liable to pay proportionately all such GST and other taxes as will be applicable and/or attributable to the share of the revenue of the Owner.



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8.14 Said Premises shall mean the property more fully described in the **First Schedule** hereunder written or parts thereof as the context so permits.

8.15 Plan shall mean the plan to be sanctioned by the Municipal authorities concerned and shall include such modifications and/or alterations and/ or revalidations as may be necessary and/or required from time to time and so permitted by the concerned authorities.

8.16 Parking Spaces shall mean the covered, as also the open spaces as also Basement/ MLCP/ Mechanical CP in the said New Building whereat four wheeler/two wheeler(s) can be parked;

8.17 Project shall mean the development of the Said Premises by erection, construction / re-construction and completion of the New Building at the Said Premises for commercial exploitation;

8.18 Roof shall mean and include the ultimate roof (for the time being) of the New Building;

8.19 Units shall mean various saleable spaces / constructed areas in the proposed New Building, be it units, flats, shops, offices, godowns, showrooms, servant quarters, parking spaces, roof(s) exclusively attached to any unit and so sanctioned or any other area capable of being independently held used occupied enjoyed and transferred for valuable consideration under the relevant laws and shall include the spaces / verandahs attached to any unit/s together with the rights appurtenant thereto;

8.20 Title Deeds shall mean and include the documents of title of the Owner, in respect of the Said Premises; and the said Title Deeds shall remain in the custody of the Owners but as and when required by the Developer, the same shall be presented by the Owner for inspection;

8.21 Transferees shall mean all the prospective or actual buyers, who may agree to purchase any Unit in the New Building and for all unsold Units, the Developer and the Owner respectively as may be so allocated between them;

9. Rules of Interpretation

Unless there is something in the subject or context inconsistent therewith:

9.1. Any reference to a clause or schedule shall be a reference to a clause or schedule in this Agreement. The schedules shall have effect and deemed be construed as an integral part of this agreement.

9.2. The clause titles or headings appearing in this Agreement are for reference only and shall not affect the construction thereof.



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- 9.3. Words imparting singular shall include plural and vice versa.
- 9.4. Words imparting masculine gender shall include Feminine and Neuter genders - likewise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting Neuter gender shall include masculine and feminine genders.
- 9.5. All presumptions which may arise in law at variance with the express provisions of this Agreement shall stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties under this agreement.
- 9.6. Any reference to a statute, statutory provision or subordinate legislation (whether or not specifically named herein) shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.
- 9.7. Any reference to this Agreement or any of the provisions thereof includes all amendments and modifications made to this Agreement in writing from time to time in force.
- 9.8. If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day. If any time limit pursuant to the provisions of this Agreement falls on a day that is not a business day (i.e. a day on which licensed banks are not open for business) then that time limit shall be deemed to only expire on the next business day.
- 9.9. Any reference to writing shall include printing, typing, photocopy scanning and/or any other means of reproducing words in visible form.
- 9.10. The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole.
- 9.11. Any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- 9.12. Any reference to a Party is to a party to this Agreement.
- 9.13. Any reference to singular includes plural and vice-versa.



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- 9.14. Words and phrases have been defined either under the Definition clause and/or by putting them within brackets. Where a word is defined, other parts of speech and grammatical forms of that word or phrase shall have the corresponding meanings.

10. Appointment/Commencement And Completion

- 10.1 The Owner hereby appoints the Developer as the developer of the Said Premises with the right to execute the Project in accordance with and in terms of this Agreement and the Developer hereby accepts the said appointment by the Owner.
- 10.2 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the Commencement Date.
- 10.3 Subject to the fulfillment of the obligations of the Owner under this Agreement and subject to the incidents of Force Majeure mentioned hereunder, the development of the Project on the Said Premises by construction of the New Building shall be completed by the Developer at its own costs and expenses and/or by arranging finance, if any required, either on its own or by creation of mortgage of the Developers receivables **and provided further that**, barring Force Majeure, as mentioned in this agreement, the construction of the New Building on the Said Premises shall be completed by the Developer within a period of 42 (forty two) months with an additional grace period of 6 (six months only) from the date of the Developer obtaining the sanctioned plan from the concerned municipality for the development of the Project and/or construction of the New Building on the Said Premises preferably within a period of 6 (six) months with a grace period of 3 (three) months on and from the date hereof, subject to the Owner having the Said Premises made vacant for construction and after having allowed the Developer to enter upon the Said Premises for the purpose of taking development and/or construction of the Project in terms of this agreement.
- 10.4 Subject to clause 10.3 above this Agreement shall otherwise remain in full force and effect until such time the development work of the Project on the Said Premises is completed within the stipulated period in terms of this agreement in all respect and the monetary consideration and/or the Owner's Entitlement and / or the Developer's Entitlement is fully realized from the sale proceeds received from the allottees of all such Units and/or the possession of the Units as per this Agreement is taken over by the intending allottees



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and/or retained by the Developer as unsold Units, as the case maybe, and the deeds of transfer are duly made and/or executed and registered by the Parties in favour of the intending transferees and such time the management & affairs of the New Building is handed over to the Association / Maintenance Organization of the owners of the Units in the New Building at the Said Premises.

- 10.5** The agreement and the rights of the Developer shall remain valid and subsisting at all times unless cancelled in accordance with the terms of this agreement.

11. Development and management of the Said Premises

A. The Developer shall provide its financial and other required resources, skill and expertise for the purpose of undertaking development of the Project on the Said Premises by construction of the New Building upon the land of the Said Premises and to incur costs and expenses from time to time in respect of the development of the Said Premises in terms hereof.

B. Regular day to day management will be done by the Developer for which the Developer will put in place a system of reporting to the Owner.

C. All Critical and key decisions shall be taken by the Developer. The fixation of selling price etc. shall also be done by the Developer in consultation with the Owner. It shall, however, be as per the prevailing market rates.

12. Developer's rights and obligations:

The Developer for the purpose of development and completion of the Project in terms of this Agreement is hereby authorized and shall be entitled to as well as be obliged to do act and perform the works as mentioned below and the Developer, the Owner shall grant a registered power of attorney to the nominees of the Developer for carrying out the following works;

- a) To have a plan sanctioned for construction of building and/or buildings, as may be permissible under the existing municipal and other laws utilizing the permissible floor area ratio and/or the floor space index, as applicable, to the extent possible at its own costs and expenses.
- b) To apply for and obtain Consents and all other approvals sanctions, and/or permissions as may be necessary and/or required for undertaking development of the Project on the Said Premises including to procure the No Objection Certificate/permission for development / redevelopment of the Said Premises and/or to procure No Objection Certificate (NOC), if required, and/or so




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applicable from all concerned authorities including Urban Land Ceiling Authority constituted under the Urban Land (Ceiling and Regulation) Act 1976.

- c) To cause, if required, survey and soil testing of the land at the Said Premises.
- d) To cause modifications rectifications and revalidations of the Plan sanctioned for the development of the Project on the Said Premises.
- e) To appoint and/or put in place its own professional team for causing development and Completion of the Project on the Said Premises.
- f) To install and/or cause to be installed electricity, water and drainage facility (in case it doesn't exist) to the Said Premises for carrying out the development of the Project on the Said Premises.
- g) To serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.
- h) To construct and complete all such building and/or buildings so sanctioned for construction and development by the concerned authority(ies) at its own costs and expenses, but subject, however, to the terms and conditions, as stated in this agreement.
- i) To calculate, assess and determine and/or cause to be calculated the "Carpet Area" of the Units of the proposed New Building at the Said Premises in consultation with the Architects.
- j) To comply and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.
- k) To comply or procure compliance with, all statutes and any enforceable codes of practice of the concerned municipal and/or other authorities affecting the Said Premises or the development thereof.
- l) To develop the Said Premises under the brand name of the Developer.
- m) To advertise the Project on the Said Premises and to fix the name thereof and in this regard the Owner shall be deemed to have given its consent to the Developer to publish appropriate notices/advertisements of the impending development of the Said Premises in the leading newspapers.
- n) To regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said New Buildings on the Said Premises.

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- o) To remain solely liable and/or responsible for all acts deeds matters and things for undertaking construction of the said New Building in accordance with the Plan within the scheduled time-line under this Agreement and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed.
- p) To execute and complete the development of the Project on the Said Premises in a good and workmanlike manner with good quality materials as may be recommended by the Architect and/or with such specifications as mentioned in **Second Schedule** hereto.
- q) To keep the Owner saved harmless and indemnified from and against all losses claims suits and proceedings caused due to or arising out of any act of omission and commission on the part of the Developer including compliance to be met under the provisions of the prevailing relevant law(s) for the purpose of and in course of the development of the Project on the Said Premise.
- r) To ensure that periodical meeting (atleast one every quarter) to the parties herein are held) the sale price of the flats/units within the project will be fixed at which the flats/units are to be sold and/or transferred.
- s) To ensure that in all sale agreements of the flats/units to be executed the Owner is to be confirming party but the Developer will be signing such sale agreements on behalf of the Owner also as the constituted attorney of the Owner for which a development power of attorney is to be granted by the Owner to the Developer to enable the Developer to complete the development and also to sale and/or transfer the constructed flats/units in the Project and also to receive all money/sale price/consideration and deposit all such money in the escrow account and to give a mandate to the concerned bank, holding such escrow account to transfer Owners shareof the revenue to the account of the Owner. However the Owners signature in the conveyance deed will be done by the Owners themselves.

13. Owner's rights and obligations:

13.1 The Owner hereby agrees and covenants with the Developer that the Owner, (within six months from the date hereof or within such extended time as may be so allowed by the Developer) shall:-

- a) provide to the Developer, the Said Premises which is already mutated in the name of the Owners in the relevant record of rights/Municipality and has also been converted to "Bastu"/ "Housing" in the concerned records of the State Government and is free from all encumbrances



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- b) Allow the Developer to enter upon the Said Premises for the purpose of development and construction of the Project thereon.
- c) cause the lowlying areas(if any) of the Said Property, if any, filled up at its own costs and expenses.
- d) Sign all papers and documents, as may be required, to enable the Developer to procure the No Objection Certificate/permission for development / redevelopment of the Said Property and/or to procure No Objection Certificate (NOC), if required, and/or so applicable from all concerned authorities including Urban Land Ceiling Authority constituted under the Urban Land (Ceiling and Regulation) Act 1976.
- e) Upon obtaining all the Consents for the development of the Project on the Said Premises to cause to be demolished the existing building and/or structures standing (if any) on the Said Premises and dispose-off the debris. The cost of demolition and the revenue arising thereof belongs to the Owner.

13.2 The Owner hereby further agrees and covenants with the Developer that the Owner shall subject to the Developer complying with its obligations as contained in this agreement:

- a) Not cause any interference and/or hindrance in the development of the Project on the Said Premises.
- b) Not do any act, deed and/or thing whereby the Developer may be prevented and/or deprived from its right and entitlements under this Agreement or subsequent hereto.
- c) Render all possible assistance to the Developer to enable the Developer to obtain their consents for the development of the Said Premises.
- d) Render and extend all reasonable co-operation, help and assistance to the Developer for the successful completion of the development of the Project on the Said Premises.
- e) Grant and/or execute, simultaneously with the execution of this agreement a General Power-of-Attorney in favour of the of the Developer, to do and perform necessary acts deeds and things necessary for works required to be done for the purpose of the development of the Project on the Said Premises and also for the purpose of sale and transfer of the Units/saleable spaces on Ownership basis or otherwise in the Proposed New Building at the Said Premises. However the Owners signature in the conveyance deed will be done by the Owners themselves.



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- f) Sign and execute necessary applications, affidavits, undertakings and other documents as necessary / required from time to time for the purpose to be submitted to the concerned departments / authorities for the development of the Project on the Said Premises (notwithstanding the grant of the aforesaid powers of attorney)
- g) Sign and execute necessary deeds and documents for the purpose of transfer of the Units / Saleable Spaces in favour of the Transferees from time to time on Ownership basis (notwithstanding the grant of the aforesaid Powers of Attorney).
- h) Not do anything in contravention / violation of this Agreement.

14. Commercial Terms

- 14.1 The sale proceeds and/or sale consideration to be received on account of the sale value of the flats/units, vehicle parking and preferential location charges, if any, and also floor escalation charges, if any, shall be shared in the ratio **39 :61** between the Owner and the Developer in the Project (the "**JV Ratio**"). The extra charges as mentioned in the **Fourth Schedule** herein below, however, will be entirely to the account of the Developer. The Owner shall be liable to the Developer and/or directly to the concerned authority, as the case maybe, for payment of GST and/or any other applicable taxes in respect of the unsold units, if any, allotted to the Owner post completion of the Project in terms of this Agreement **and provided always** that the sinking fund(s) and/or the maintenance deposit(s) of any and every nature whatsoever which will be taken and/or be collected by the Developer from all the intending Purchasers of all the units within the New Building shall be kept in deposit by the Developer and shall, in due course, be handed over and/or be accounted for (after adjusting all dues of the Developer) to the Association/Maintenance Organization.
- 14.2 Sales of the flat/units are to be managed, by the sales agencies/consultants/developer's marketing team to be appointed by the Developer in this regard.
- 14.3 An interest free refundable security deposit of **Rs 1,25,00,000/- (RupeesOne crore twenty-five lakhs)** only is to be paid by the Developer to the Owner (the "**Security Deposit**"), for the Said Premises in the manner as follows:
- a) **Rs. 11, 00,000/- (RupeesEleven Lakhs only)** already paid before the execution hereof.
 - b) **Rs. 50, 00,000 /- (RupeesFifty Lakhs only)** on or before the execution of this agreement in terms of this agreement in favour of the Developer.

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District sub-Registrar-ii

Alinora South 24 Parganas

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- c) **Rs. 64, 00,000/- (Rupees Sixty-Four lakhs only)** on receipt of sanction plan and registration, if required, under the relevant law(s), if any.
- 14.4** The entire Security deposit shall be adjusted against the amount payable to the Owners against Owner's Entitlement in the revenue from the sale of constructed areas @50% of such revenue payable to Owner from each sale starting from the very first sale and shall continue to be so adjusted till the full Security Deposit is adjusted.
- 14.5** The Developer in addition to what is mentioned in clause 12 (q) above shall be fully responsible for any accident or death of any person or labourer at the site while making any construction and shall be liable to deal with the same at the Developer's own costs and expenses and the Owner, under circumstances shall not be liable for such eventuality/casualty, in any manner, whatsoever.

15. Distribution Of Revenue

15.1 The entire revenue arising out of the sale of Units in the New Building of the Project on the land situated at Said Premises shall be paid and/or distributed in the manner as provided in this agreement.

15.2 In case the Project is/becomes eligible for any extra construction e.g. Metro FAR benefit, or in case any additional FAR is available, as a result of any existing scheme or changes in the government norms or regulations and the Owner is interested in availing/purchasing such extra construction and/or such additional FAR, then, and in such event, the Owner shall bear all the cost and incidental expenses of purchasing such extra/additional construction and/or such additional FAR, provided, however, the corresponding sanction fees levied by the municipality/ building department shall be borne and paid by the Developer. The revenue arising out of such extra construction and/or construction due to such additional FAR (which construction shall have to be made by the Developer at its own costs and expenses) shall also be shared in the same ratio as mentioned in clause 14.1 above. Extra charges, if any, realizable, from such extra construction and/or such additional construction of such additional F.A.R will, however, be to the account of the Developer only.

15.3 The Developer shall make payments to the Owner only after deduction and recovery, at the first instance, of the Marketing Cost associated with the Project.



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Allante, South 24 Parganas

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16. Tax Liability

The Parties shall be liable to make payment of their respective tax liabilities of any and all nature. The Owner shall, however, bear the entire "khajna" (land revenue) & municipal rates and taxes in respect of the Said Premises up to the date of plan sanction, the "khajna" (land revenue) and municipal tax liability will be deemed to be part of the Construction Cost till the completion of the Project.

17. Force Majeure

The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if prevented by any one or more of any of the following Force Majeure events:

- I. war (declared or undeclared), civil commotion, terrorist action, litigation, blockade, bandh, armed conflict, riots, curfew, acts of government, natural calamity(ies), epidemic, pandemic, lock downs, as be so declared by the government or similar such eventuality;
- II. any judgment / injunction / interim order and/or any other order of or any restriction(s) imposed by any court of competent jurisdiction and/or by any statutory authority and/or by any Governmental Authority;
- III. any notice, order, rule or notification of/from/by the government and/or any other public / competent / statutory authority and/or any court and/or municipal and other authorities and/or any Governmental Authority and/or central and/or state government directing closure of all construction activity ;
- IV. delay in decisions / clearances / approvals / connections / permissions from/by any statutory and/or other authorities / bodies and/or any Governmental Authority;
- V. any other circumstance beyond the control of the Developer.

18. Scheme for maintenance

18.1 After completion of the New Building at the Said Premises the Developer shall cause the formation of an Association/ Maintenance Organization for the purpose of management of the Common Areas And Installation and/or for Common Expenses of the Said New Building at the Said Premises and for the Common Purposes and the Owner shall cooperate with the Developer fully and shall also sign all documents and papers necessary for this purpose. All the Transferees of Units/saleable spaces in the New Building at the Said Premises shall be required to become member of such Association / Maintenance Company and shall pay proportionately or wholly, as the



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case may be, their respective share of maintenance charges at the rate as may be fixed by the Association / Maintenance Organization.

18.2 Until formation of such Association/Maintenance Organization, the Developer shall look after the maintenance work of the New Building at the Said Premises and all the Transferees of Units/saleable spaces in the New Building at the Said Premises shall pay proportionate maintenance charges to the Developer.

18.3 All deposits (sinking fund, maintenance deposit, corpus deposit, if any) shall be received by the Developer at the first instance and shall be transferred to the Association on its formation.

19. Default/Termination:

19.1 In case the Owner fails and/or neglects to make out and/or maintain a marketable title to the Said Premises or any part thereof or in case the Owner fails and/or neglects to comply with any of the Owner's obligations mentioned in this Agreement due to which the progress of the work suffers, and in such event, the Developer shall give a notice, in writing, to the Owner giving time of **30 days** to the Owner to remedy the default or breach and in case the Owner fails and/or neglects to remedy the same within the said period of **30 days**, then, and in such event, notwithstanding the rights and remedies available to the Developer for such breach or default under the law and/or in terms of this agreement, the Owner shall be liable to pay interest @ **12 %** per annum for the period of delay on the amount of Security Deposit and all other amounts for the time being paid till then by the Developer to the Owner and also on the amounts spent/incurred till then by the Developer on the Project and/or on the Said Premises.

19.2 If the development of the Said Premises is not taken up by the Developer due to any reason, whatsoever, before starting the construction then, and in such event, the Owner shall refund all money received till then from the Developer and till all these amounts are refunded and/or paid back by the Owner to the Developer all such amounts shall remain and/or be deemed to be a charge on the Said Premises.

19.3 If at any time hereafter, it shall appear that any of the Parties hereto have failed to carry out its obligations under this Agreement, within the stipulated time frame, if any, specified in this Agreement then, and in such event, the Party which may allege the default shall bring the same to the notice of the other Party in writing for giving the other Party reasonable opportunity of 30 days, from the date of receipt of the notice in writing, to remedy the breach and in case the Party who is



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alleging default is not satisfied with the explanation, then, and in such event, the Party not at fault shall be entitled to rectify the fault of the defaulting party either on its own or through any agency as may be so decided by the Party not at fault, at the costs and expenses of the Party in default. The Party alleging default shall also be entitled to claim all losses and damages suffered by such party from the defaulting Party without prejudice to other rights hereunder and in such case the matter shall be referred to the Arbitrator for arbitration.

19.4 The Owner will provide to the Developer, the Said Premises duly mutated in its name and converted and so recorded in the relevant record of rights of the concerned authorities of the state government & also in the records of the Rajpur Sonarpur Municipality, and will hand over vacant and peaceful permissive physical possession of the Said Premises for construction and development of the Project on the Said Premises within 30 (thirty) days of the Developer obtaining the plans sanctioned from the concerned authorities, failing which, the Developer shall have the option to either cancel this agreement or claim interest on all amounts that the Developer has invested till that date. In case the Developer decides to cancel this agreement, then, the Owner shall be liable to refund the Security Deposit received by the Owner till then back to the Developer, interest @ 12% P.A. plus costs incurred till date by the developer within 45 (forty five) days from the date of the Developer seeking refund of the Security Deposit and till such time the said Security Deposit is so refunded by the Owner to the Developer, the Developer will have a charge on the Said Premises.

19.5 In case, however, the Owner's default or breach be such which cannot be remedied from the expected sale proceeds from the sale/transfer of the Owners' Entitlement or the construction of the Project cannot be proceeded with by the Developer, then the Developer shall be at liberty to terminate this Agreement and claim from the Owner all amount paid/s incurred by the Developer until then for the Project together with interest thereon at the rate of 14% per annum. Till such time such payment is made, the entirety of the Said Premises shall remain charged with the Developer.

19.6 In case the Developer abandons the site or abandons the work of construction of the New Building and/or the Project for a period in excess of six months then, and in such event, the Owner shall be entitled to get another developer on board to ensure completion of construction of the remaining portion of the New Building and/or the said Project at the costs and expenses of such new Developer. All investments made by the Developer herein till then, in terms of this agreement including all amounts spent by the Developer herein in the construction of the New Building and/or the Project till then shall be reimbursed to the Developer herein by the new developer on actuals without any interest at the instructions of the Owner and upon the Owner having reimbursed and/or caused the new developer to reimburse, to the Developer herein, as the case may

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be, all amounts invested by the Developer herein till that date, this agreement shall then be deemed to have been terminated and consequent to such termination/deemed termination the Developer shall cease to have any right title and/or interest in respect of the Said Premises. The Owner and the Developer herein shall select the new developer from out of the available options within one year of the decision to take new developer by the Owner and the Developer herein.

19.7 In case the Owner complies with and/or are ready and willing to carry out the Owner's obligations as stated in this Agreement and/or otherwise and the Developer fails and/or neglects to complete the construction of the Project on the Said Premises within the stipulated period including grace period as mentioned in this Agreement then, and in such event, the Developer shall be liable to pay to the Owner a sum of **Rs. 2, 00,000/- (Rupees Two Lakh Only)** per month of delay as pre-determined compensation to the Owner.

19.8 Neither of the Party herein shall be deemed to be in default in the performance of any of its duties or obligations hereunder, if prevented by Force Majeure, provided however that such affected Party has given notice to this effect to the other Party.

20. Assignment

The Developer hereby agree and covenant with the Owner not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the Owner and any assignment or transfer without such prior written consent shall result in termination of this Agreement at the option of the Owner and make the Owner entitled to claim for damages and compensation from the Developer. Notwithstanding the above, the Owner shall at all times be entitled to entrust and assign their rights under this Agreement to anybody provided the rights of the Developer under this Agreement are not prejudicially affected.

21. Indemnity

21.1 **By the Developer:** The Developer in addition to what is mentioned in clause 12 (q) above shall be fully responsible for any deviation or un-authorized construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. In this regard, the Developer hereby indemnifies and agrees to keep indemnified the Owner against all losses, liabilities, costs or third party claims actions or proceedings thus arising. The Developer hereby further indemnifies and agrees to keep the Owner saved, harmless and indemnified of, from and against any and all losses, damages or liabilities (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Project



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Alipore, South 24 Parganas

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and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or by-laws or arising out of any accident or otherwise.

It is hereby clarified that the Owner shall be a necessary party in all agreements being entered into with intending purchasers but the Developer shall be wholly and solely responsible for fulfilment and/or compliance of the terms and conditions of all such agreements. In the event of there being any claim from any intending purchaser (for which the Owner is not at fault) the Developer alone shall be responsible and shall keep the Owner saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings including litigation costs.

21.2 By the Owner: The Owner hereby agree to be responsible for all actions, suits, proceedings, claims etc., if any, which may be suffered by the Developer in relation to any defect in title of the Owner to the Said Premises and/or any encumbrance or liability whatsoever thereon, including any act of neglect or default of the Owner. In case the Developer is constrained and/or compelled to incur any expenditure for perfecting the title of the Owners whatsoever then, and in such event the Owner will reimburse all such expenses to the Developer and/or the Developer shall be entitled to deduct such amount from the payments to be made to the Owner.

22. Miscellaneous

22.1 Relationship of The Parties

- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the Parties.
- (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Owner shall have no obligation or liability under them.

22.2 Non-Waiver: Any delay tolerated and/or indulgence shown by any of the Parties in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the respective Party.

22.3 Entire Agreement: This Agreement supersedes all document and/or writing and/or correspondence exchanged between the Parties hereto. Any addition alteration or amendment to



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any of the terms mentioned herein shall not be capable of being enforced by any of the Parties unless the same is recorded in writing and signed by the Parties herein.

22.4 Documentation: The format of agreement(s), deed(s) and document(s) for sale and transfer of Units/ saleable spaces shall be prepared / drafted by **MR. C. P. KAKARANIA of 10, Old Post Office Street, Kolkata-700 001.**

22.5 Legal Fees: The fees payable to the Advocate for all documents for and in connection with the execution and development of the Project on the Said Premises shall be borne and paid by the Developer and the Owner shall not be liable to pay anything on this account.

22.6 Notices:

Notices, demands or other communications required or permitted to be given or made hereunder shall be deemed to have been duly given or served on it if sent either by Speed Post or Registered Post at their respective addresses mentioned herein before or at such other contact details as the Parties may inform from time to time by notice in writing to each other.

22.7 Time Is of Essence:

Time shall be the essence as regards the provisions of this Agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement in writing between the parties be substituted for them.

22.8 Partial Invalidity

If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

22.9 Legal Advice

Each Party has taken and shall take their own legal advice with regard to this agreement and/or for all acts to be done in pursuance whereof and the other Party shall not be responsible for the same.

22.10 Permissive Possession

The Owner in terms of the Development Agreement has only allowed the Developer to enter upon the Property for the purpose of undertaking development thereof and as such nothing should be construed that the possession of the said Premises is being given or intended to be given by the Owner to the Developer in part performance as contemplated by Section 53A of the Transfer of Premises Act 1972 read with Section 2 (47)(v) of the Income Tax Act 1961.



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23. Dispute Settlement And Jurisdiction

23.1 In the event of any disputes or differences between the Parties arising out of this Agreement or any part thereof, the Parties shall try to resolve or amicably settle the same through mutual discussions, negotiations, mediation by common friends. Disputes which cannot be settled amicably shall finally be referred to arbitration in accordance with the provisions of The Arbitration and Conciliation Act, 1996, to a Sole Arbitrator, if the Parties can agree upon one. The Arbitrator's remuneration shall be a consolidated sum as then agreed between the Parties and the Arbitrator prior to commencement of the reference. The Arbitration shall be in accordance with the Arbitration and Conciliation Act, 1996, or the rules thereunder as amended up to date. The place of arbitration and the venue of the Arbitral meetings shall always be at Kolkata and the language of Arbitration shall always be English.

23.2 The Parties agree to abide by the awards and/or directions of the arbitrator/s and not to challenge or dispute the same in any manner whatsoever or howsoever.

23.3 The Courts at Kolkata only shall have exclusive jurisdiction to entertain, try and determine all proceedings, actions, arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID PREMISES)

ALL THAT the piece and parcel of factory land measuring **1 Bigha 13 Cottah 3 Chittacks and 33 Sq.Ft., (55 Decimals)** more or less, lying and situated at **Premises No. 222, Mahamayatala, Kolkata – 700 084, in Ward No. 28, Mouza – Barhans Fartabad, J.L. No. 47, Police Station - at present Narendrapur (previously Sonarpur), Post Office – Garia, District – 24 Parganas (South), comprised in R.S. Dag No. 508, 509, 514, 515, 516, 517 and 518, R.S. Khatian No. 519, 746, 886, as delineated in "RED" border on the plan annexed hereto and together with all rights advantages, privileges and easements appurtenant thereto and butted and bounded and as follows;**

On the North	:	Holding No. 307, Garia Main Road
On the South	:	Holding No. 423, Garia Main Road
On the East	:	Holding No. 550, Mondal Para Road
On the West	:	Holding No. 83, 85, 41, Garia Main Road and Garia Main Road.

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25 AUG 2014

THE SECOND SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS FOR CONSTRUCTION)

RCC Framed Structure with anti-termite treatment in foundation

External & Internal Walls:

External wall of 8 inches eco-friendly premium brick work with AAC Blocks or conventional RED Bricks with good quality weather proof emulsion paint. All internal walls of 5 inches thick AAC Blocks or conventional RED Bricks,

Ground Floor Main Entrance Lobby:

Beautifully decorated and painted

Doors and Hardware:

- Good quality main door, with lock of Godrej or equivalent make,
- Other doors - good quality flush doors

Windows:

Anodized/powder coated aluminum with clear glazing

Flooring:

Bedrooms/Living/Dining/Balcony- Vitrified tiles

Kitchen:

- Flooring - Anti skid ceramic tiles
- Counter - Granite slab with a stainless steel sink, wall tiles up to 2 ft. height over the granite counter

Toilet:

- Flooring- Anti skid ceramic tiles
- Wall-Dado in ceramic tiles up to door height
- Sanitary ware of Hindware/Parryware or equivalent brand
- C P Fittings from Jaguar or equivalent make




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Alidore, South 24 Parganas
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- Hot and cold water lines provision

Electricals:

- Concealed copper wiring with modular switches of reputed make
- Provision for exhaust fan in toilets and kitchen
- Plug points for geyser in toilets
- Plug points for chimney, water purifier and refrigerator in the kitchen
- TV and telephone points, DTH cabling in the living and dining area and master bedroom
- Adequate power back up, at an additional cost

Lifts:

- Elevator of reputed make

Elevation:

- Modern elevation conforming to contemporary design

Security Features:

- Round the clock security
- Fire Fighting system
- CCTV on the ground floor with recording system
- Intercom facility

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVOLUTION OF TITLE)

1. By a Deed of Conveyance dated 22.04.1981 registered in the office of Registrar of Assurances, Kolkata, in Book No. 1 Volume No. 183, Pages 74 to 79 being no. 3358 for the year 1981 between Bothra Synthetic Products, a partnership firm as the purchaser and Geeta Devi Mundhra and her three sons as the seller, land measuring 6 Cottah (.10 Acres), more or less, comprised in CS Dag No. 502 (Eastern Portion) under CS Khatian No. 685 with one shed and with boundary wall was purchased (the "**First Property**").

2. By a deed of conveyance dated 17th September 1981 registered in the office of Registrar of Assurances, Kolkata, in Book No. 1 Volume No. 386, Pages 81 to 86 being no. 8207 for the year 1981 between Madan Chandra Bothra as the purchaser and Ram Ratan Mundhra and Sohan Lal



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Alipore, South 24 Parganas

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Mundhra as the seller, "factory land with structures" measuring 96 decimal, more or less was purchased (the "**Second Property**").

3. By a Deed of Conveyance dated 30.05.1990 registered in the office of ADSR, Sonarpur, in Book No. 1 being no. 3944 for the year 1990 Sushila Bothra and Kusum Bothra purchased from Santosh Kumar Sardar as the seller, land measuring 9 cottah, 1 chittack and 23 sq.ft. (15 decimal) comprised in CS Dag No. 499 under CS Khatian no. 1127 (the "**Third Property**").

4. Mr Madan Chandra Bothra since deceased bequeathed and gave the land measuring 59 cottahs 9 chittacks (.96 decimals) to his nephews Sri Pratap Singh Bothra and Sri. Ashok Kumar Bothra by a will dated 27th November, 2002. The probate of the said will was duly granted by the Hon'ble High Court, Calcutta in P.L.A No. 309 of 2004.

5. The owners of First Property, Second Property and the Third Property (collectively the "**Property**"), in due course, was put in a common hotchpotch. After the Property was put in the common hotchpotch the said Property are deemed to be jointly owned by Pratap Singh Bothra, Smt. SushilaBothra, Ashok Bothra and Smt Kusum Bothra in equal shares.

6. By a deed of partition dated 23rd October, 2008 registered in the office of Additional Registrar of Assurances – I, in Book No – I, CD Volume No 25, Pages from 61 to 83, being No. 11239 for the year 2009 Sri Pratap Singh Bothra and Smt. SushilaBothra became the sole and absolute owner of 1 Bigha 17 Cottah 6 Chittacks and 21 sqft lying and situated in Mouza – BarhansFartabad, P.S. Sonarpur, Sub – Registration Office – Baruipur, District – 24 Parganas (South), comprised in C.S. Dag No. 499, 502, 509, 510, 511, 512, 513, 514 and 515 and Sri Ashok Kumar Bothra and Smt Kusum Bothra became the sole and absolute owner of the Said Premises.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(EXTRA CHARGES / REIMBURSABLE EXPENSES)

1. Transformer, Electricity & Cabling Charges
2. DG Charges
3. Club & Amenities Charges
4. Cancellation / Nomination charges
5. Legal Charges on per flat basis & Documentation Charges
6. Formation of Association for Maintenance & Mutation Facilitation Charges



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District sub-Registrar-II

Altnore, South 24 Parganas

25 AUG 2014

IN WITNESS WHEREOF the parties hereto have put their respective hands and seals the day, month and year first above written.

EXECUTED AND DELIVERED by
the above named OWNERS
at Kolkata in the presence of:

1. Arpan Dutta
14F, Sainthae Street
Koi-700019

Ashok Kumar Bothra
Kusum Bothra

(OWNERS)

2. Monmala Prusti
14F, Sainthae St
Kolkata - 19

EXECUTED AND DELIVERED by
the above named DEVELOPER
at Kolkata in the presence of:

1. Arpan Dutta

SRIJI NPR REALTY LLP
Arun Prusty
Designated Partner

(DEVELOPER)

2. Monmala Prusti

Drafted by

Pranab

Advocate

High Court, Calcutta

Enrolment No. WB/572/1987



District sub-Registrar-II

Alipore, South 24 Parganas

25 MAR 2014

MEMO OF CONSIDERATION

Sl. No.	Cheque no.	Dated	Drawn on	Amount (Rs.)
1.	001158	26/02/2020	HDFC Bank	550000/-
2.	001159	26/02/2020	HDFC Bank	550000/-
3.	213129	25/08/2021	Federal Bank	2500000/-
4.	213130	25/08/2021	Federal Bank	2500000/-
TOTAL(Rs.)				6100000/-

(Rupees Sixty-One lakh only)

WITNESSES:

1. *Anjan Dutta*2. *Mamata Prusti**Ashok Kumar Botma.**Kusum Botma*_____
SIGNATURE OF OWNERS



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Alipore, South 24 Parganas

25 AUG 2024

SITE PLAN OF LAND AT R.S. DAG. NO. - 508, 509, 514, 515, 516, 517 & 518, R.S. KHATIAN NO. - 519, 746 & 886, PREMISES NO. - 222, MAHAMAYATALA, P.S. - AT PRESENT NARENDRAPUR (PREVIOUSLY SONARPUR), P.O. - GARIA, KOLKATA - 700 084, WARD NO. - 28, UNDER RAJPUR SONARPUR MUNICIPALITY

AREA OF LAND - 1 BIGHA 13 COTTAH 03 CHITTACK 33 SQ. FT. (56 DEC.)



SCALE- 1:500



SRIJI NPR REALTY LLP

Arun Jannay
 Designated Partner
 SIGNATURE OF DEVELOPER

Arvind Kumar Bothra
Kusum Bothra

SIGNATURE OF OWNERS




































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Alipore, South 24 Parganas

25 AUG 1974

SPECIMEN FORM FOR TEN FINGERPRINTS

Mc

	Ashok Kumar Sethna							
		Little	Ring	Middle	Fore	Thumb		
		(LEFT HAND)						
								
		Thumb	Fore	Middle	Ring	Little		
		(RIGHT HAND)						
	Kusum Bhatia							
		Little	Ring	Middle	Fore	Thumb		
		(LEFT HAND)						
								
		Thumb	Fore	Middle	Ring	Little		
		(RIGHT HAND)						
	Anuram							
		Little	Ring	Middle	Fore	Thumb		
		(LEFT HAND)						
								
		Thumb	Fore	Middle	Ring	Little		
		(RIGHT HAND)						



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Alipore, South 24 Parganas

২৫ এপ্রিল ১৯৭৭



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ওপিকাভুক্তির আই ডি / Enrolment No.: 2017/01256/02584

To
অশোক কুমার বোথরা
Ashok Kumar Bothra
B/O Chhatrapati Bothra
33 Bondei Road
Near Dey's Medical Ballygunge S.O
Ballygunge Kolkata
West Bengal 700019
9830416551

16/12/2011



UG001910432M



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6813 9416 6843

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অশোক কুমার বোথরা
Ashok Kumar Bothra
জন্ম সাল / Year of Birth - 1951
পুরুষ / Male



6813 9416 6843

আধার - সাধারণ মানুষের অধিকার

Ashok Kumar Bothra,



তথ্য

- অধার পরিচয়ের প্রমাণ, নথ্যবিকল্পের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- অধার সারা দেশে মান্য।
- অধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

781343



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O চত্রপতি বোথ্রা, ৩৩,
বন্দেল রোড, দেয়'স মেডিকেলের
কম্প, বালীগুঞ্জ, কলকাতা,
পশ্চিমবঙ্গ, 700019

Address:
S/O Chhatrapati Bothra, 33,
Bondel Road, Near Dey's
Medical, Ballygunge S.O,
Ballygunge, Kolkata, West
Bengal, 700019



1947
1800 190 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 031



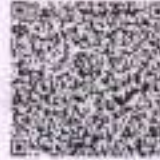
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভাণ্ডারীকৃত আই ডি / Enrolment No.: 2017/01256/02583

To
কুমুম দেবী বোথরা
Kusum Devi Bothra
W/O Ashok Bothra
33 Bondel Road
Near Dey's Medical Ballygunge S.O
Ballygunge Kolkata
West Bengal 700019
3340010411



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3542 8722 7597

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



কুমুম দেবী বোথরা
Kusum Devi Bothra
জন্ম বর্ষ / Year of Birth : 1957
মহিলা / Female



3542 8722 7597

আধার - সাধারণ মানুষের অধিকার

Kusum Bothra



তথ্য

- Aadhaar পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- যাকার সারা দেশে মান্য।
- যাকার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

791348



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
W/O অশোক বোথ্রা, ৩৩,
বন্দার রোড, দেয় মেডিকেলের
কম্প্লেক্স, বালিগুঞ্জ, কলকাতা,
পশ্চিমবঙ্গ, ৭০০০১৯

Address:
W/O Ashok Bethra, 33, Bondal
Road, Near Dey's Medical,
Ballygunge S.O, Ballygunge,
Kolkata, West Bengal, 700019



1827
1800 180 1827



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1827,
Ballygunge-500-911

DATE WHEN ISSUED / PERMANENT ACCOUNT NUMBER
ADHPB6473E

PHOTO

NAME
ASHOK KUMAR BOTHRA

FATHER'S NAME
CHHATRAPATI BOTHRA

DATE OF BIRTH
29-07-1955

SIGNATURE / SIGNATURE

Ashok Kumar Bothra

COMMISSIONER OF INCOME-TAX, W.B. - II

Ashok Kumar Bothra

वर्तमान लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEAPB1205Q

नाम / NAME
KUSUM DEVI BOTHRA

पिता का नाम / FATHER'S NAME
RATAN KUMAR BANTHIA

जन्म तिथि / DATE OF BIRTH
10-03-1957

हस्ताक्षर / SIGNATURE
Kusum Bothra


RATAN KUMAR BANTHIA
COMMISSIONER OF INCOME TAX, W.B. XI



Kusum Bothra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ANANT NATHANY

RAJESH NATHANY

02/05/1980
Permanent Account Number

ACRPN7067R

Anant Nathany
Signature



10000104

Anant Nathany

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card

ABMFM3883A



संस्था का नाम
SRIJ NPH REALTY LLP

संस्था का पता
Date of Incorporation / Registration
13/04/2019

2004001

Axi Partners



ভাৰতীয় নিৰ্বাচন কমিছন
 भारत निकाय
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

HLG3806312



নিৰ্বাচকৰ নাম : অক্ষয় কুমার সামন্ত

Elector's Name : Alok Kumar Samanta

পিতাৰ নাম : অক্ষয় কুমার সামন্ত

Father's Name : Abanti Kumar Samanta

লিং / Sex : পুৰ / M

জন্ম তাৰিখ : XX / XX / 1972
 Date of Birth

HLG3806312

ঠিকানা:
 23/30 পূৰ্বপাৰা ৰোড বৰিশা 24 ঠাকুৰপুৰ দক্ষিণ 24
 পৰগনা 700063

Address:
 23/30 Purbapara Road Barisha 24
 Thakurpukur South 24 Parganas 700063

Date: 01/04/2007
 112-০৪৩৩ নং নিৰ্বাচন কেন্দ্ৰ নিম্নোক্ত
 অফিচিয়েল স্বাক্ষৰৰ ব্যৱস্থা
 Facsimile Signature of the Electoral
 Registration Officer for
 112-Beahat East Constituency

বিভিন্ন পৰিৱৰ্তন হলে নতুন ঠিকনাৰ ফোনে নতুন নাম
 লেখা কৰিবলৈ বাৰুকৈ নতুন নথি পৰিবেশনা কৰাৰ
 কথা ভাবিবলৈ বাৰুকৈ পৰিবেশকৰ কাৰ্য্যকৰণ কৰিবলৈ।
 In case of change in address mention this Card No.
 in the relevant form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Alok for Samanta

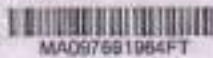


ভারত সরকার
Unique Identification Authority of India
Government of India

প্রাপ্তিকৃতের আই ডি / Enrollment No.: 1215/80001/39434

To
 অরুণ নাথারী
 Anant Nathary
 10A BALLYGUNGE CIRCULAR ROAD
 Ballygunge
 Ballygunge
 Circus Avenue Kolkata
 West Bengal 700019
 9831058951

25/11/2015
 305760196



MA097681984FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8325 2321 9317

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



অরুণ নাথারী
 Anant Nathary
 পিতা : রাজেশ নাথারী
 Father: Rajesh Nathary
 জন্ম তারিখ / DOB: 02/08/1980
 পুরুষ / Male



8325 2321 9317

আধার - সাধারণ মানুষের অধিকার

Anant Nathary



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার দ্বারা দেশে মানা।
- আধার জীবনান্তে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় পরিচয় প্রমাণীকরণ
UIDAI
Unique Identification Authority of India

ঠিকানা:
10A, বালীগুঞ্জ চক্কর রোড,
বলীগুঞ্জ, কোলকাতা, পশ্চিম
বঙ্গ, 700019

Address:
10A, BALLYGUNGE CIRCULAR
ROAD, Ballygunge, Kolkata,
Ballygunge, West Bengal, 700019

8325 2321 9317

1017
100 00 1047

help@uidai.gov.in

www.uidai.gov.in

Akarjannan



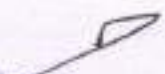
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022001575840/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASHOK KUMAR BOTHRA 33, Bondel Road, Karaya, City:- , P.O.- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			Ashok Kumar Bothra 25.8.21
2	Mrs KUSUM BOTHRA 33, Bondel Road, Karaya, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord			Kusum Bothra 25.8.21
3	Mr ANANT NATHANY 10A, Ballygunge Circular Road, City:- , P.O:- BALLYGUNGE, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [SRIJI NPR REALTY LLP]			Anant Nathany 25/08/2021.




District sub-Registrar-II

Alipore, South 24 Parganas

২৯ জুন ১৯৭৭

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALOK KUMAR SAMANTA Son of Late Abanti Samanta 12/1, Old Post Office Street, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr ASHOK KUMAR BOTHRA, Mrs KUSUM BOTHRA, Mr ANANT NATHANY			<i>Alok Mr Samanta</i> <i>25/08/2021</i>

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I

I SOUTH 24-PARGANAS

South 24-Parganas, West

Bengal



District sub-Registrar-I

Alipore, South 24 Parganas

25.11.2024



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

GRN Details

GRN:	192021220059783781	Payment Mode:	Online Payment
GRN Date:	24/08/2021 17:41:50	Bank/Gateway:	HDFC Bank
BRN :	1537886448	BRN Date:	24/08/2021 17:08:44
Payment Status:	Successful	Payment Ref. No:	2001575840/3/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SRIJI NPR REALTY LLP
Address:	789, ANANDAPUR, 14TH FLOOR UNIT NO-1402, KOLKATA - 700107
Mobile:	9831940638
Email:	ACCOUNTS1@NATHANYGROUP.COM
Contact No:	40052699
Depositor Status:	Others
Query No:	2001575840
Applicant's Name:	Mr A SAMANTA
Address:	D.S.R. -II SOUTH 24-PARGANAS
Office Name:	D.S.R. -II SOUTH 24-PARGANAS
Identification No:	2001575840/3/2021
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001575840/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	75011
2	2001575840/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	125053
			Total	200064

IN WORDS: TWO LAKH SIXTY FOUR ONLY.



District sub-Registrar-R

Almorah, South 24 Parganas

25 MAR 2014

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

DATED THIS DAY OF AUGUST, 2021

@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@@

BETWEEN

ASHOK KUMAR BOTHRA & KUSUM BOTHRA

.....OWNERS

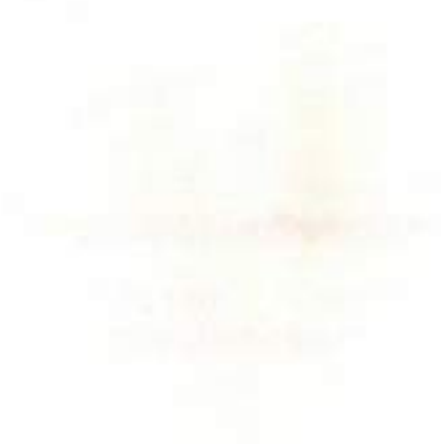
AND

SRIJI NPR REALTY LLP

....DEVELOPER

DEVELOPMENT AGREEMENT

MR. C. P. KAKARANIA
Advocate,
10, Old Post Office Street,
Kolkata-700001



1/10/20



Major Information of the Deed

Deed No :	I-1602-06852/2021	Date of Registration	27/08/2021
Query No / Year	1602-2001575840/2021	Office where deed is registered	
Query Date	23/08/2021 4:09:34 PM	1602-2001575840/2021	
Applicant Name, Address & Other Details	A SAMANTA 12/1, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831126719, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,25,00,000/-]		
Set Forth value	Market Value		
	Rs. 7,25,40,025/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,25,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Main Road, Mouza: Barhans Fartabad, Premises No: 222MAHAMAYATALA, , Ward No: 028, Holding No:222MAHAMAYATALA JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-508	RS-886	Bastu	Bastu	7 Dec		92,32,367/-	Property is on Road Adjacent to Metal Road,
L2	RS-509	RS-886	Bastu	Bastu	5 Dec		65,94,548/-	Property is on Road Adjacent to Metal Road,
L3	RS-514	RS-746	Bastu	Bastu	1 Dec		13,18,910/-	Property is on Road Adjacent to Metal Road,
L4	RS-515	RS-746	Bastu	Bastu	8 Dec		1,05,51,276/-	Property is on Road Adjacent to Metal Road,
L5	RS-516	RS-519	Bastu	Bastu	15 Dec		1,97,83,643/-	Property is on Road Adjacent to Metal Road,
L6	RS-517	RS-519	Bastu	Bastu	4 Dec		52,75,638/-	Property is on Road Adjacent to Metal Road,
L7	RS-518	RS-519	Bastu	Bastu	15 Dec		1,97,83,643/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			55Dec	0 /-	725,40,025 /-	
		Grand Total :			55Dec	0 /-	725,40,025 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ASHOK KUMAR BOTHRA Son of Late Chhatrapati Bothra 33, Bondel Road, Karaya, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3E, Aadhaar No: 68xxxxxxxx6843, Status :Individual, Executed by: Self, Date of Execution: 25/08/2021 , Admitted by: Self, Date of Admission: 25/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/08/2021 , Admitted by: Self, Date of Admission: 25/08/2021 ,Place : Pvt. Residence</p>
2	<p>Mrs KUSUM BOTHRA Wife of Mr Ashok Kumar Bothra 33, Bondel Road, Karaya, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx5Q, Aadhaar No: 35xxxxxxxx7597, Status :Individual, Executed by: Self, Date of Execution: 25/08/2021 , Admitted by: Self, Date of Admission: 25/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/08/2021 , Admitted by: Self, Date of Admission: 25/08/2021 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SRIJI NPR REALTY LLP Biowonder Building, 789, Anandapur, 14th Floor, Unit No. 1402, City:- , P.O:- Anandapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: ABxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ANANT NATHANY (Presentant) Son of Mr RAJESH NATHANY 10A, Ballygunge Circular Road, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7R, Aadhaar No: 83xxxxxxxx9317 Status : Representative, Representative of : SRIJI NPR REALTY LLP (as designated Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr ALOK KUMAR SAMANTA Son of Late Abanti Samanta 12/1, Old Post Office Street, City:- Kolkata, , P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>			
Identifier Of Mr ASHOK KUMAR BOTHRA, Mrs KUSUM BOTHRA, Mr ANANT NATHANY			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-3.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-3.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-2.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-2.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-0.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-0.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-4 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-4 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-7.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-7.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-2 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-2 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR BOTHRA	SRIJI NPR REALTY LLP-7.5 Dec
2	Mrs KUSUM BOTHRA	SRIJI NPR REALTY LLP-7.5 Dec



Endorsement For Deed Number : I - 160206852 / 2021

On 24-08-2021

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 7,25,40,025/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 25-08-2021

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

Presented for registration at 16:20 hrs on 25-08-2021, at the Private residence by Mr ANANT NATHANY ..

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

Execution is admitted on 25/08/2021 by 1. Mr ASHOK KUMAR BOTHRA, Son of Late Chhatrapati Bothra, 33, Bondel Road, Karaya, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs KUSUM BOTHRA, Wife of Mr Ashok Kumar Bothra, 33, Bondel Road, Karaya, P.O: Ballygunge, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Indetified by Mr ALOK KUMAR SAMANTA, , Son of Late Abanti Samanta, 12/1, Old Post Office Street, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 25-08-2021 by Mr ANANT NATHANY, designated Partner, SRIJI NPR REALTY LLP (LLP), Biowonder Building, 789, Anandapur, 14th Floor, Unit No. 1402, City:- , P.O:- Anandapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr ALOK KUMAR SAMANTA, , Son of Late Abanti Samanta, 12/1, Old Post Office Street, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-08-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,25,053/- (B = Rs 1,25,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,25,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/08/2021 5:43PM with Govt. Ref. No: 192021220059783781 on 24-08-2021, Amount Rs: 1,25,053/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1537886448 on 24-08-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by online = Rs 75,011/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2021 5:43PM with Govt. Ref. No: 192021220059783781 on 24-08-2021, Amount Rs: 75,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1537886448 on 24-08-2021, Head of Account 0030-02-103-003-02

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**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 27-08-2021

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 348650, Amount: Rs.10/-, Date of Purchase: 16/07/2021, Vendor name: Subhankar Das

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**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160206852 for the year 2021.



Samar Kumar Pramanick

Digitally signed by Samar kumar
pramanick
Date: 2021.08.27 16:44:25 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/08/27 04:44:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)