

3755/2023 (3755/2023)

3805/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AP 018978

12/07  
 2/678892/23  
 15/3  
 No. 1A888000/ - 285/2000/-  
 Additional Registrar of Assura. W. Kolkata  
 240 den  
 omur 30% den 70%.

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

*[Signature]*  
 Additional Registrar of Assurances-IV, Kolkata

15 MAR 2023

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered on this 15<sup>th</sup> day of March, 2023, at Kolkata.

254237

S.L. No.....Sold To.....  
Rs.....Addr.....  
Shyama Prasad Dey Paul  
Advocate  
High Court, Calcutta  
Enrollment No. WB/906/88

**G.C. SAHA**  
(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

02 JAN 2023

02 JAN 2023



Identified by me  
Bibhan Kumar Choudhary  
Advocate, Calcutta High Court  
WB/733/1995

REGISTRAR  
WEST BENGAL  
15 MAR 2023



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



192022230332954098

GRN Details

GRN:	192022230332954098	Payment Mode:	SBI Epay
GRN Date:	15/03/2023 12:07:34	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4098449235839	BRN Date:	15/03/2023 12:13:25
Gateway Ref ID:	CHM0197706	Method:	State Bank of India NB
GRIPS Payment ID:	150320232033295408	Payment Init. Date:	15/03/2023 12:07:34
Payment Status:	Successful	Payment Ref. No:	2000678892/3/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr MAPL
Address:	DEESHARI PLAM VILLA
Mobile:	9831199860
Period From (dd/mm/yyyy):	15/03/2023
Period To (dd/mm/yyyy):	15/03/2023
Payment Ref ID:	2000678892/3/2023
Dept Ref ID/DRN:	2000678892/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000678892/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	40001
2	2000678892/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	1007
			<b>Total</b>	<b>41008</b>

IN WORDS: FORTY ONE THOUSAND EIGHT ONLY.



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



150320232033295408

## GRIPS Payment Detail

GRIPS Payment ID:	150320232033295408	Payment Init. Date:	15/03/2023 12:07:34
Total Amount:	41008	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4098449235839	BRN Date:	15/03/2023 12:13:25
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name:	Mr MAPL
Mobile:	9831199860

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230332954098	Directorate of Registration & Stamp Revenue	41008
Total			41008

IN WORDS: FORTY ONE THOUSAND EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



**BY AND AMONG:**

**M/S. MEGACITY SERVICES PRIVATE LIMITED (PAN-AAGCM5936L)** a Private Limited Company within the meaning of the Companies Act, 2013 having its registered office and principle of business at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station - Survey Park, Kolkata -700075 duly represented by its Director **MRINMAYEE NASKAR (PAN No-ADLPN4548E) & (AADHAR No.8459 3032 4033)** wife of Avijit Naskar, by Nationality - Indian, by Faith - Hindu by Occupation - Business residing at -70 Lake East 6<sup>th</sup> Road, Santoshpur, Police Station - Survey Park, Kolkata -700075, hereinafter referred to as "**OWNER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, representative, successors in office, successor-in -interest and assigns) of the **ONE PART**;

**AND**

**M/S. DEESHARI PROJECTS PRIVATE LIMITED (PAN-AAJCD7578A)** a Private Limited Company within the meaning of the Companies Act, 2013 having its registered office and principle of business at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station - Survey Park, Kolkata -700075 duly represented by its Director **Mr. AVIJIT NASKAR (PAN No. ACHPN3527G) & (AADHAR No. 3673-8280-9703)**, son of Sri Jay Ram Naskar, by Nationality - Indian, by Faith - Hindu by Occupation - Business residing at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station - Survey Park, Kolkata - 700075, hereinafter referred to as "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, representative, successors in office, successor-in -interest and assigns ) of the **OTHER PART**.

**"Parties"** shall mean collectively the Owner and the Developer and **"Party"** means each of the Owners and the Developer individually.



ADDITIONAL REGISTRAR  
ASSAM, DISPUR, K. ASSAM  
15 MAR 2023

**WHEREAS MEGACITY SERVICES PRIVATE LIMITED** is the recorded owner of **ALL THAT** piece and parcel of total land measuring an area about 280 decimals (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, Touzi Nos. 1062 & 2434, R. S. No. 170, R. S. (Hal) Khatian Nos. 143, 227, 96, 149, 219 & 267 corresponding to L. R. Khatian Nos. 922, 144, 300, 102/2, 605/1, 963/1, 1027/2, 341/1, 847, 903, 861, 380, 1027/2, 473/1, 586/1, 631, 537, 187 & 954, (New L. R. Khatian No.1277) forming part of R. S. & L. R. Dag Nos. 532, 533, 534, 535, 538 & 540, within the local limit of Banhooghly No. 1 Gram Panchayet, Being  **Holding No. 620, Hogolkuria**, Additional District Sub Registrar at Sonarpur Police Station - Sonarpur within the District of South 24 Parganas.

**AND WHEREAS** By one Bengali Registered Deed of Conveyance dated 30<sup>th</sup> April, 2013 M/s. Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 16.5 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67 R. S. No. 170, Touzi No. 1062, R. S. Khatian No. 143 corresponding to L. R. Khatian No. 922, forming part of R. S. & L. R. Dag No. 533, under Police Station- Sonarpur, within the local limit of Bonhooghly 1 No. Gram Panchayet, Additional District Sub Registrar at Sonarpur, Police Station - Sonarpur, District - South 24 Parganas from one Sri Sudhir Chandra Mondal & Others against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D. Volume No.11, Pages - from 4154 to 4167, Being No. 05060 for the year 2013.

**AND WHEREAS** By another Bengali Registered Deed of Conveyance dated 14<sup>th</sup> March, 2013 M/s. Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 07 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R. S. No 170, Touzi No. 2434, R. S Khatian No. 227 corresponding to L. R. Khatian No. 144 & 300, forming part of R. S. & L. R. Dag No. 540, under Police Station - Sonarpur, within the local limit of Bonhooghly 1 No. Gram Panchayet, Additional District Sub Registrar at Sonarpur, District-South 24 Parganas from one Sri Ramjan Ali Piyada & others against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D. Volume No.8 Pages - from 1441 to 1454, Being No. 03229 for the year 2013.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 MAR 2023



**AND WHEREAS** By another Bengali Registered Deed of Conveyance dated 14<sup>th</sup> March 2013, M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 18.5 decimal (more or less), comprised under Mouza-Hogolkuria, J. L. No. 67, R. S. No. 170, Touzi No. 2434, R. S. Khatian No. 143 corresponding to L. R. Khatian No. 861, forming part of R. S. & L. R. Dag No. 533, under Police Station - Sonarpur, within the local limit of Bonhooghly 1 No. Gram Panchayet, Additional District Sub Registrar at Sonarpur, District-South 24 Parganas from one Sri Subodh Makal & others against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur, and recorded in Book No.1, C. D. Volume No.8, Pages- from 1410 to 1423, Being No.03232 for the year 2013.

**AND WHEREAS** By another Bengali Registered Deed of Conveyance dated 14<sup>th</sup> March, 2013 M/s. Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 37 decimal (more or less), comprised under Mouza-Hogolkuria, J. L. No. 67, R. S. No. 170, Touzi No. 2434, R. S. Khatian No. 267 corresponding to L. R. Khatian No. 847 & 903, forming part of R. S. & L. R. Dag No. 538, under Police Station - Sonarpur, within the local limit of Bonhooghly 1 No. Gram Panchayet, Additional District Sub Registrar at Sonarpur, District-South 24 Parganas from one Sri Ramjan Ali Piyada & others against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D. Volume No.8, Pages- from 1424 to 1440, Being No. 03231 for the year 2013.

**AND WHEREAS** By another Bengali Registered Deed of Conveyance dated 16<sup>th</sup> July, 2014 M/s. Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 48 decimal (more or less), comprised under Mouza-Hogolkuria, J. L. No. 67, R. S. No. 170, Touzi No. 2434, R. S. Khatian Nos. 96 & 219 corresponding to L. R. Khatian Nos. 102/2, 605/1, 963/1 & 1027/2 forming part of R. S. & L. R. Dag Nos. 534 & 532, under Police Station - Sonarpur, within the local limit of Bonhooghly 1 No. Gram Panchayet, Additional District Sub Registrar at Sonarpur District-South 24 Parganas from one Sri Bhakta Chandra Bodhak alias Bhaktaram Bodhak against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C. D. Volume No.15, Pages- from 2607 to 2624, Being No.07351 for the year 2014.



REGIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
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**AND WHEREAS** By another Bengali Registered Deed of Conveyance dated 26<sup>th</sup> November, 2014 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 66 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R.S. No. 170, Touzi No. 1062 R. S Khatian No. 96 corresponding to L. R. Khatian No. 341/1, forming part of R. S. & L. R. Dag No 534, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur, District- South 24 Parganas from one Sri Debashis Majumder against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D Volume No.24, pages from 1771 to 1785, Being No. 11453 for the year 2014.

**AND WHEREAS** By another Bengali Registered Deed of Conveyance dated 17<sup>th</sup> October, 2014 M/s. Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 24.76 decimal (more or less), comprised under Mouza - Hogolkuria, J. L. No. 67, R. S. No. 170, Touzi No. 2434 R. S. Khatian No. 219 corresponding to L. R. Khatian No. 380 & 1027/2, forming part of R. S. & L. R. Dag No.532, under Police Station - Sonarpur, within the local limit of Bonhooghly 1 No. Gram Panchayet, Additional District Sub Registrar at Sonarpur, District- South 24 Parganas from one Smt. Aloka Makal, Sri Sankar Makal, Dibakar Makal, Bhaskar Makal, Kinkar Makal, Dipendu Makal, Gautam Makal against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C.D. Volume No. 22, Pages- from 2963 to 2981, Being No. 10445 for the year 2014.

**AND WHEREAS** By another Bengali Registered Deed of Conveyance dated 17<sup>th</sup> December, 2014 M/s. Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 06 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R. S. No 170, Touzi No. 2434 R. S. Khatian No. 219 corresponding to L. R. Khatian No. 473/1, forming part of R. S. & L. R. Dag No 532, under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No. Gram Panchayet, Additional District Sub Registrar at Sonarpur District South 24 Parganas from one Sri Bhuban Mal, Jibananda Mal, Smt Laxmi Mondal, against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C. D. Volume No.25, Pages- from 1336 to 1350, Being No.11985 for the year 2014.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

15 MAR 2023

**AND WHEREAS** By another Bengali Registered Deed of Conveyance dated 22<sup>nd</sup> January, 2015 M/s. Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 21 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R.S. No 170, Touzi No. 1062, R. S. Khatian No. 143 corresponding to L. R. Khatian No 586/1, forming part of R. S. & L. R. Dag No. 533, under Police Station - Sonarpur, within the local limit of Bonhooghly 1 No. Gram Panchayet, Additional District Sub Registrar at Sonarpur District- South 24 Parganas from one Sri Bablu Kayal, Kusum Bala Kayal, Khokon Kayal, Pradip Kayal, Maya Rani Kayal, Kartick Kayal, Malapati Naiya, Draupadi Kayal, Sandha Pramanick, Pulak Kayal, Mamoni Kayal alias Rinku Kayal, Sujata Kayal, Ashim Kayal against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C. D. Volume No.1, Pages- from 4619 to 4639, Being No. 00339 for the year 2015.

**AND WHEREAS** By another Bengali Registered Deed of Conveyance dated 3<sup>rd</sup> July, 2018 M/s Megacity Services Private Limited purchased **ALL THAT** piece and parcel of land admeasuring an area about 39 decimal (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, R. S No 170, Touzi No. 2434 R. S Khatian No 149 corresponding to L. R. Khatian No 631, 537, 187 & 954, forming part of R. S. & L. R. Dag No. 535 , under Police Station- Sonarpur, with in the local limit of Bonhooghly 1 No Gram Panchayet, Additional District Sub Registrar at Sonarpur, District- South 24 Parganas from one Sri Bhola Nath Bag, Balai Chand Bag alias Balai Chandra Bag, Komal Bag alias Komal Chandra Bag, Subal Chandra Bag, against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of the Additional District Sub Registrar at Sonarpur and recorded in Book No.1, C, D Volume No.1, Pages- from 4619 to 4639 Being No. 3560 for the year 2018.

**AND WHEREAS** while seized and possessed of the aforesaid land, the said Megacity Services Private limited have mutated its name in the record of concerned Block Land & Land Revenue Office at Sonarpur and obtained L. R Khatian No. 1277 and also have mutated its name in the records of Banhooghly 1 No Gram Panchayet and have obtained  **Holding No. 620, Hogolkuria, District South 24 Parganas** and were paying taxes regularly relating to the aforesaid Land.



ADDITIONAL REGISTRAR  
OF COMPANIES  
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**AND WHEREAS** the said Megacity Services Private Limited have converted its land from shali to bastu commercial from the concerned Block Land and Land Reforms Office.

**AND WHEREAS** the said Megacity Services Private limited became the recorded owner of **ALL THAT** piece and parcel of total land measuring an area about 280 decimals (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, Touzi Nos 1062 & 2434, R. S No. 170, R.S (Hal) Khatian Nos. 143, 227, 96, 149, 219 & 267 corresponding to L. R. Khatian Nos. 1277 forming part of R. S. & L. R. Dag Nos. 532, 533, 534, 535, 538 & 540, within the local limit of Banhooghly No. 1 Gram Panchayet, Being  **Holding No. 620, Hogolkuria**, Additional District Sub Registrar at Sonarpur, Kolkata-700103, Police Station - Sonarpur within the District of South 24 Parganas.

**AND WHEREAS** the Megacity Services Private Limited now desire to develop **ALL THAT** piece and parcel of land measuring an area about 240 decimals, more or less, (out of total land measuring about 280 decimals (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, Touzi Nos. 1062 & 2434, R. S. No. 170, R. S. (Hal) Khatian Nos. 143, 227, 96, 149, 219 & 267 corresponding to L. R. Khatian Nos. 1277 forming part of R. S. & L. R. Dag Nos. 532, 533, 534, 535, 538 & 540, within the local limit of Banhooghly No. 1 Gram Panchayet, at  **Holding No. 620, Hogolkuria**, under Additional District Sub Registrar at Sonarpur, Kolkata-700103, Police Station - Sonarpur within the District of South 24 Parganas, the project known and named as "**DEESHARI PALM VILLA**" hereinafter be referred to as the "**SAID LAND**", morefully described in the **FIRST SCHEDULE** written hereunder through this instant agreement.

**AND WHEREAS** The Parties herein now have agreed to enter into a development agreement based on the assurances and representations of the Developer **M/s DEESHARI PROJECTS PRIVATE LIMITED** regarding its expertise and competence to undertake the development and completion of the Project and based on the representations of the Developer , the Owner has agreed to grant Development Rights (*defined below*) to the Developer, by and under this Agreement and the Developer has consented to the same and the Parties, herein, are entering into this Agreement to record their understanding with respect to the terms and conditions for such development of the Said property and the Project by the Developer.



*Handwritten mark*

REGISTRAR GENERAL  
KARNATAKA  
15 MAR 2023



**AND WHEREAS** on the basis of such representation made by the owner herein stated herein before the Developer / Builder has negotiated with the owner regarding the terms and condition and after such discussion / negotiation the Developer / Builder has agreed to develop the Said Premises by constructing Apartments, Row Houses, Duplex Units, Independent Bungalows, Car Parking Spaces & Commercial Units on the Said Premises to be constructed in accordance with the building plan sanctioned by Zilla Parishad South Twenty Four Parganas on the terms and condition as appearing hereunder.

**AND WHEREAS** for construction of building on the said property, the owner has obtained Building Sanction Plan/Permit No. 574/704/KMDA dated 23.10.2019 and also by revised/renewal Plan vide Plan/Permit No. 574/704/Rev/KMDA dated 15.12.2022 sanctioned and issued by Zilla Parishad, South Twenty Four Parganas through the Developer / Builder herein and after getting the sanctioned plan the Developer / Builder will construct the said building. The charges for getting the sanctioned plan shall be borne by the Developer.

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

#### **ARTICLE I DEFINATIONS**

**1.1- OWNER** shall mean **MEGACITY SERVICES PRIVATE LIMITED (PANAAGCM5936L)**, a private limited company having its registered office at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Kolkata 700 075, Police Station - Survey Park, District South 24 Parganas, represented by its **Director MRINMAYEE NASKAR (PAN-ADLPN4548E) & (AADHAR NO-8459 3032 4033)**, wife of Avijit Naskar, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Kolkata 700 075, Police Station- Survey Park, District South 24 Parganas and its successors, successors in office, successors in interest, executors administrators, legal representatives and assigns.



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REGISTRAR OF COMPANIES  
INDIA  
15 MAR 2023

1.2. **DEVELOPER** shall mean **DEESHARI PROJECTS PRIVATE LIMITED (PAN-AAJCD7578A)** a Company incorporated under the Companies Act, 1956, having its registered office at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station - Survey Park, Kolkata - 700 075 and represented by its Director **AVIJIT NASKAR (PAN-ACHPN3527G) & (AADHAR NO.3673 8280 9703)** ), son of Sri Jay Ram Naskar, by Nationality - Indian, by Faith-Hindu, by Occupation- Business residing at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Kolkata 700 075, Police Station - Survey Park, District South 24 Parganas, and its successors, successors-in-interest, successors-in-office, legal representatives and assigns.

1.3. **TITLE DEEDS** shall mean all the deed, documents having in the possession of the owner or any other documents or papers as required for establishing the title of the owner's effectively.

1.4. **PREMISES** shall mean and include the residential part of the project to be developed on **ALL THAT** piece and parcel of land measuring an area about 240 decimals, more or less (Out of total land measuring about 280 decimals (more or less), comprised under Mouza- Hogolkuria, J. L. No. 67, Touzi Nos. 1062 & 2434, R. S. No. 170, R. S. (Hal) Khatian Nos. 143, 227, 96, 149, 219 & 267 corresponding to L. R. Khatian Nos. 1277 forming part of R. S. & L.R. Dag Nos. 532, 533, 534, 535, 538 & 540, within the local limit of Banhooghly No. 1 Gram Panchayet, under the project known and named as "**DEESHARI PALM VILLA**" at  **Holding No 620, Hogolkuria, Additional District Sub Registrar at Sonarpur, Police Station- Sonarpur, Kolkata - 700103, within the District of South 24 Parganas, hereinafter be referred to as the "SAID LAND, more fully described in the FIRST SCHEDULE.**

1.5. **LAND** shall mean and include the land comprised in the said premises where upon the parties hereto proposed to erect the said building.

1.6. **BUILDING** shall mean the building or buildings containing Apartments, Row Houses , Duplex Units, Independent Bungalows, Car Parking Spaces, Commercial Units to be constructed on the said building or buildings.



15 MAR 2023

**1.7. COMMON FACILITIES AND AMENITIES** shall mean and include corridors, roof, hall ways, stair ways, passage ways, drive ways, common lavatories, generators, pump room, overhead and underground water tank, water pump and motor elevator or escalator or lift to be used for transportation from one floor to another and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and / or management of the building.

**1.8. SALEABLE SPACE** shall mean the space in the building available for independent used and occupation after making due provisions for common facilities and the space required there for.

**1.9. OWNERS ALLOCATION** shall mean (i) 30% (Thirty) of the floor area of the sanctioned and/or approved building plan, sanctioned and issued by the Zilla Parishad, South Twenty Four Parganas relating to the proposed Apartments, Row Houses, Duplex Units, Independent Bungalows, Car Parking Spaces, Commercial Units to be constructed on the said premises. (ii) In addition to the space allocation, the Owner shall be entitled to get Rs.1,00,000/- (Rupees One Lakh Only) and the developer have paid the said sum of Rs.1,00,000/- (Rupees One Lakh Only) to the Owner on signing this agreement and the Owner DOTH hereby and also by the Memo of Consideration admit, accept and acknowledged receipt of the said amount from the developer herein.

The Owners' allocation is more fully described in the **SECOND SCHEDULE** written hereunder.

**1.10. DEVELOPERS ALLOCATION** shall mean the balance 70% (Seventy) of the floor area of the sanctioned and/or approved building plan sanctioned and issued by the Zilla parishad, South Twenty Four Parganas relating to the proposed Apartments, Row Houses, Duplex Units, Independent Bungalows, Car Parking Spaces, Commercial Units to be constructed on the said premises.

The Developers' allocation is more fully described in the **THIRD SCHEDULE** written hereunder.



ADW. ... ...  
OF AS ... ..  
15 MAR 2023

**1.11. THE ARCHITECT** shall mean such person or persons who may be appointed by the developer for designing and planning of the building on the said premises.

**1.12. FLOOR AREA** shall mean the entire floor area available for the purpose of getting the sanction Plan by the Zilla Parishad, South Twenty Four Parganas for the Construction purpose of the said premises.

**1.13. BUILDING PLAN** would mean such plan prepared by the architect for the construction of the building and sanctioned by the Zilla Parishad, South Twenty Four Parganas vide sanctioned Plan No. 574/704/KMDA dated 23.10.2019 also by the revised/renewal Plan Vide Plan/Permit No. 574/704/Rev/KMDA dated 15.12.2022.

**1.14. ROOF** shall mean and include entire open space and / or top of the building excluding the space required for installation of overhead water tank, lift, machine room, stair case cover, Dish T.V, antenna etc. as the case may be.

**1.15. ENCUMBRANCES** shall mean charges lien, lispence, claims, liabilities trust, demands, acquisitions and requisitions.

**1.16. TRANSFER** with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in said building to purchaser/purchasers thereof although the same may not amount to a transfer in law.

**1.17. TRANSFEREE** shall mean a person, firm, limited company, association of persons to whom any space in the building to be transferred by virtue of this presence.

**1.18. WORDS IMPORTING SINGULAR** shall included plural and vice versa.



ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA  
15 MAR 2023



#### **ARTICLE II COMMENCEMENT**

2.1. This agreement shall be deemed to have commenced on and with effect from the date, month & year written herein above.

#### **ARTICLE III OWNER'S RIGHTS AND REPRESENTATION**

3.1. The owner is /are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said premises and shall remain in symbolic possession until the premises is fully developed in accordance with the plan duly sanctioned by the Zilla Parishad South Twenty Four Parganas.

3.2. The said premises are free from all encumbrances and the owner has a clear, free and marketable title in respect of the said premises.

3.3. There is no excess vacant land at the said premises within the meaning of the Urban Land Ceiling and Regulation Act. 1976.

#### **ARTICLE IV DEVELOPERS RIGHT**

4.1. The owner hereunder grant subject to what has been hereunder provided exclusive right to the developer to built upon and exploit commercially the said premises and construct the new building or buildings thereon in accordance with the plan sanctioned by the Zilla Parishad, South Twenty Four Parganas with or without any amendments and / or modification thereto made or cause to be made by the parties hereto.

4.2. All application, plans, other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the developer on behalf of the owner and the owner shall sign and execute all such plans, applications, other papers and documents as and when necessary and all cost and expenses including architect's fees, charges, and expenses required to be paid or deposited for exploitation of the said premises, shall be borne exclusively by the Developer.



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
15 MAR 2023

4.3. Nothing in this present shall be constructed as the demise or assignment or conveyance in law by the owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms thereof and to deal with the developer's allocation.

4.4. The owner shall make over the vacant and peaceful possession of the aforesaid premises to the developer immediately after the execution of this agreement.

4.5. The Developer shall abide by all the laws, by-laws, rules and regulations of the Government either Central or State, legal bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and the breach of the laws, bye-laws rules and regulations.

#### **ARTICLE V CONSIDERATION AND SPACE ALLOCATION**

5.1. In consideration of the owner's allocation having agreed to grant excessive right of commercial exploitation of the said premises, developer has agreed to built-up the entire said building at its own cost and expenses and the owner shall not be required to contribute any sum towards the construction of the said building.

5.2. The Developer shall be entitled to transfer or dispose of the constructed Apartments, Row Houses, Duplex Units, Independent Bungalows, Car Parking Spaces, Commercial Units /spaces without in any way disturbing the common facilities situated thereon.

5.3. The developer shall be entitled to at all time to enter into agreement or agreements or contract for sale and / or disposal of the space of the constructed areas and to receive earnest money and payment against the aforesaid sale agreement. The Developer shall enter into with the intending purchaser in respect of Apartments, Row Houses, Duplex Units, Independent Bungalows, Commercial Spaces/Units, Car Parking Spaces of the said premises.



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#### **ARTICLE VI - POSSESSION**

6.1. Immediately after the execution of these present, the owner shall deliver or make over khas vacant undisputed possession of the entirety of the said premises to the developer. It is made clear that the time for delivery of possession shall be deemed to be the essence of this contract.

#### **ARTICLE VII - PROCEDURE**

7.1. The owner shall grant to the developer and / or its nominee / nominees a Development Power of Attorney as may be required for the purpose of obtaining the sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Zilla Parishad, South Twenty Four Parganas and other authorities and to construct the building, appoint Architects, Engineers, Contractor, Agents etc. and to represent the owner before the Zilla Parishad, South Twenty Four Parganas, West Bengal/ Kolkata Police, Fire Brigade, Registration Authority or any other appropriate authority / authorities and to undertake the construction of the building and to enter into agreement / agreements with the intending Allottees/ purchaser of the Apartments, Row Houses, Duplex Units, Independent Bungalows, Car Parking Spaces, Commercial Units/ spaces or any other spaces and also to receive, realise, recover the entire proceeds . It is also to be mentioned in the said Development Power of Attorney that after the completion of the project the Developer is authorized and empowered to complete registration of the deed of conveyance / conveyances in favour of the intending buyers, by utilizing the Development Power of Attorney which has been issued in favour of the Developer or its nominee and in that case the owner shall not be in a position to object to such registration of deed of conveyance under any circumstances. The Development Power of Attorney to be granted by the owner in favour of the developer will be registered before the appropriate authority.



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#### ARTICLE VIII BUILDING

8.1. The Developer shall at its own cost construct the building in or upon the said premises or portion thereof in accordance with the sanction plan duly sanctioned by the Zilla Parishad, South Twenty Four Parganas , without any hindrance or disturbance by or on behalf of the owner or any person claiming under him. The developer shall ensure that the building shall be constructed by using standard building material available in the market at that time and provided with facilities and amenities of the said project subject to as aforesaid the decision of the Architect regarding the quality of the material shall be final and binding on the parties hereto.

8.2. The Developer shall be entitled in the name of the owner to apply for and obtain quota entitlement and allocation of / or for cement, steel, bricks and other building materials as may be allocable for the construction of the building.

8.3. The developer shall be entitled at its own cost to apply for and obtain temporary or permanent connection of water sewerage, electricity, power, telephone and / or gas to the building and other public utilities and facilities to the said premises and /or the said building in its own name or in the name of its nominee as it shall it think proper. The owner shall sign, execute and deliver all papers and applications signifying his consent and approval to enable the developer to obtain such public utility, services and facilities.

8.4. The Developer hereby undertake to complete the construction of the new building within 60 (Sixty) Months with a grace period of further 6 (Six) Months after sanction the building plan in respect of the said premises from the Zilla Parisahd, South Twenty Four Parganas . In case of any unavoidable circumstances or happening beyond the control of the developer in that eventuality the commencement of time of construction of the building and completion of the construction of the building shall be extended. The developer also undertake to complete the construction of the building diligently and expeditiously within the schedule time.



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8.5. The developer shall at its own cost and expenses and without creating financial or other liability on the owner construct and build the said new building and various units and / or apartment therein in accordance with the sanction building plan or any amendments thereto and modification thereof made or caused to be made by the developer.

8.6. Simultaneously to the execution of these present the owner will execute the said Development Power of Attorney in favour of the developer **DEESHARI PROJECTS PRIVATE LIMITED**, a Company incorporated under the Companies Act., 2013, having its registered office at 70, Lake East 6<sup>th</sup> Road, Santoshpur, Police Station – Survey Park, Kolkata – 700 075 and represented by its Director **AVIJIT NASKAR(PAN-ACHPN3527G) & (AADHAR NO.3673 8280 9703)**, son of Sri Jay Ram Naskar and the said Power of Attorney to be executed and registered by the owner in favour of the aforesaid Developer.

#### **ARTICLE IX COMMON FACILITIES**

9.1. The owner shall bear and pay all rates and taxes and other outgoings in respect of the said premises till possession of the said premises is offered and made over by the owner to the developer. After the khas vacant peaceful undisputed possession of the said premises is handed over to the developer for the development thereof the developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises in constructing, erecting and completing the said project.

#### **ARTICLE X - COMMON RESTRICTION**

10.1. Neither party shall used or permit to use in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity and neither party shall use or permit to use thereof for any purpose whatsoever which may cause nuisance or hazards to the other occupiers of the building itself.

10.2. Neither party shall demolish or permit for demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.



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10.3. Both parties shall abide by all laws, rules and regulations of the Government either Central or State, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any one of the said laws, bye laws, rules and regulations.

10.4. The respective Allotees/Purchasers shall keep the interior walls sewers, drains, pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair them from time to time and in particular so as not to cause any damage to the building or any space or accommodation therein and shall keep the other occupiers in the building indemnified from and against any damage for the breach of the terms and conditions specified herein.

10.5. Neither party shall do or caused to be done or permitted to be done any act or things which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

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

10.7. Neither party shall through or accumulate or 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/ portions of the building save and except the space provided for.

10.8. The intending buyers of Apartments, Row Houses, Duplex Units, Independent Bungalows, Car Parking Spaces, Commercial Units/ Spaces , other unit / portion of the said building shall be required to mutate his/ her/their its name/s in respect of the portion agreed to be purchased and this particular terms and conditions shall be common in all agreement for sale.



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#### **ARTICLE XI - OWNERS OBLIGATION**

11.1. The owner hereby agreed and covenant with the Developer not to cause any interference or hindrance in the construction in the said building at the said premises by the Developer on reasonable grounds.

11.2. The owner hereby agreed and covenant with the Developer not to let out, grant, lease, mortgage and / or charge the said premises or any portion thereof without the consent in writing of the developer from the date of signing this agreement and even during the period of construction.

#### **ARTICLE XII - DEVELOPERS OBLIGATION**

12.1. The Developer hereby agrees and covenant with the owner to complete the construction of the building within 60 (Sixty) Months with a grace period of further 6 (Six) Months from the date of Building Plan duly sanctioned by the Zilla Parishad, South Twenty Four Parganas . Time in this respect shall be deemed to be the essence of this agreement.

12.2. The Developer hereby agrees and covenants with the owner not to violate or contravene any of the provisions of the building rules and regulations which shall be applicable to the construction of the said premises.

#### **ARTICLE XIII - DEVELOPERS INDEMNITY**

13.1. The Developer hereby undertake to keep the owner indemnified against all third party claim and actions arising out of any sort of act or omission of the developer in or relating to the construction of the said building.

13.2. The Developer hereby undertakes to keep the owner indemnified against all actions suit costs proceedings and claims that may arise out the developer's action with regard to the development of the said building and/ or any defect thereof.

#### **ARTICLE XIV- MISCELLANEOUS**

14.1. The owner and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a



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partnership between the developer and the owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of person.

14.2. It is understood from time to time to facilitate the construction of the building by the developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owner and various applications and other documents may be required to be signed or made by the owner relating to which specific provision may not have been mentioned herein the owners hereby undertake to do all such acts, deeds, matters and things and the owner shall execute such additional power of Attorney and / or authorization as may be required by the developer for the purpose and the owner also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the rights of the owner and / or go against the spirit of these presents provided such requirements are absolutely necessary and / or legal.

14.3. The owner shall not be liable for any Income Tax, Wealth Tax, or any other taxes in respect of the project and the developer shall be liable to make payment of the same and keep the owner indemnified against all action suits proceedings, costs charges expenses in respect thereof.

14.4. The name of the building shall be determined by the Developer.

14.5. In the event of the Zilla Parisahd, South Twenty Four Parganas and/ or authorities concerned permitting any future vertical or horizontal extension of the said building then and in that case the developer shall be entitled to construct such additional extended space and such additional space shall be constructed by the developer and expenses thereof has to be incurred by the developer in making such further and additional construction. Similarly for any reason whatsoever the proposed space in the building is reduced then and in that case such reduction of space shall be absorbed the developer.



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14.6. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law of the said premises or any part thereof to the developer other than an exclusive license in favour of the developer to commercially exploit the same in the terms of these presents **PROVIDED HOWEVER** the developer be entitled to borrow money from any Bank / Banks or Financial Institution without creating any financial liability on the owner or effecting his estates and interest in the said premises and it being expressly agreed and understood that in no event the owner or any of his estates shall be responsible and / or be made liable for payment of any dues to such Bank/Banks or Financial Institution and for that purpose the Developer shall keep the owner indemnified against all action suit proceedings and cost charges and expenses in respect thereof.

14.7. As and from the date of completion of the building the developer and its transferee and the owner and / or their transferee shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective spaces.

14.8. The owner shall deliver to the developer all the original title deeds relating to the said premises simultaneously with the execution of these presents.

14.9. The building proposed to be constructed by the developer shall be made in accordance with the specifications, more fully described in the **FOURTH SCHDEULE** written hereunder.

## **2. ARTICLE XV FORCE MAJEURE**

15.1. The parties hereto shall not be considered to be liable for any obligation prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

15.2. Force majeure shall mean any pandemic, flood, earth quake, riot, war, storm, strike, bandh, non supply of building materials, accidents and / or any other act or commission beyond the control of the parties hereto.



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15.3. If because of any willful act on the part of the developer the construction and the completion of the building is delayed as also in the event of the developer committing any breach of any of the terms an condition herein contained then in that case the developer shall be liable to pay such loss and damages to the owner as mentioned herein before or as shall be determined by the arbitrators.

15.4. In the event if the owner commit breach of any of the terms and conditions herein contained or delaying in delivery of possession of the said premises as herein before stated the developer shall be entitled to receive payments of and the owner shall be liable to pay such losses and compensation as shall be determined by the arbitrators.

#### **ARTICLE XVI ARBITRATION**

16.1. Save and except what has been specifically stated hereunder all disputes and differences between the parties herein arising out of the meaning, construction or import of this agreement of their respective rights and liabilities as per this agreement shall be adjudicated by reference to the Arbitration of two independent Arbitrators, one to be appointed by each party who shall jointly appoint Umpire at the Commencement of the reference and the Award of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Reconciliation Act. 1996 as amended up to date and its statutory modification and / or re-enactment thereof enforce time to time.

#### **ARTICLE XVII JURISDICTION**

17.1. The Ld. Courts of Alipore, South 24 Parganas, shall have the Jurisdiction alone to entertain and determine all action and proceedings arising out of these presents between the parties hereto excepting the appointment of an Arbitrator which shall be exclusive jurisdiction of the High Court Calcutta.



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**FIRST SCHEDULE**  
**(DETAILS OF LANDS TO BE DEVELOPED)**

**ALL THAT** piece and parcel of land measuring an area about 240 Decimals, more or less (Out of Total land measuring about 280 decimals (more or less), comprised under Mouza - Hogolkuria, J. L. No. 67, Touzi Nos. 1062 & 2434, R. S. No. 170, R.S (Hal) Khatian Nos. 143, 227, 96, 149, 219 & 267 corresponding to L.R. Khatian Nos. 1277 forming part of R. S. & L.R. Dag Nos. 532, 533, 534, 535, 538 & 540, within the local limit of Banhooghly No. 1 Gram Panchayet, under the project known and named as "**DEESHARI PALM VILLA**" at  **Holding No 620, Hogolkuria**, Additional District Sub Registrar at Sonarpur, Police Station- Sonarpur, Kolkata - 700103 within the District of South 24 Parganas, butted and bounded as follows-

**ON THE NORTH** : 30 feet wide Jayenpur-Nepalgunj road and R. S. Dag No. 539 (P) and 540 (P)

**ON THE SOUTH** : R. S. Dag No. 528 (P)

**ON THE EAST** : R. S. Dag No. 527 (P) and 534 (P)

**ON THE WEST** : R. S. Dag No. 385 (P) and 533 (P)



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**SECOND SCHEDULE**  
**(OWNERS' ALLOCATION)**

**OWNERS ALLOCATION** shall mean (i) 30% (Thirty) of the of the floor area of the sanctioned and/or approved building plan, issued by the Kolkata Municipal Corporation, relating to the proposed Apartments, Row Houses, Duplex Units, Independent Bungalows, Car Parking Spaces, Commercial Units and Other Spaces to be constructed on the said premises.

(ii) In addition to the space allocation, the Owner shall be entitled to get Rs.1,00,000/- (Rupees One lakh Only) as Non- refundable advance amount and the Developer have paid the said sum of Rs.1,00,000/- (Rupees One Lakh Only) to the Owner on signing this agreement and the Owner DOTH hereby and also by the Memo of Consideration admit, accept and acknowledged receipt of the said amount from the developer herein.

**THIRD SCHEDULE**  
**(DEVELOPERS' ALLOCATION)**

**DEVELOPERS ALLOCATION** shall mean the balance 70% (Seventy) of the floor area of the sanctioned and/or approved building plan, issued by the Kolkata Municipal Corporation, relating to the proposed Apartments, Row Houses, Duplex Units, Independent Bungalows, Car Parking Spaces, Commercial Units/Spaces and other spaces to be constructed on the said premises.



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**FOURTH SCHEDULE**  
**SPECIFICATION**

Foundation/Supper Structur	: Reinforced Cement Concrete Structure
Walls	: Brick Masonry
Flooring Tiles	: Bedrooms and Living/Dinning - Vitrified Kitchen - Anti Skid Tiles / Vitrified Tiles Toilets - Anti Skid Tiles
Kitchen	: Wall Tiles upto 2' above Granite Counter with Stainless Steel Sink Electrical points for Chimney, Aquaguard, Micro oven
Toilets	: Sanitaryware and CP Fittings of Standard make ISI certified. Geyser Point - In one Toilets
Internal Finish	: POP
Windows	: Aluminium Sliding with integrated grill.
Door	: Main Door - Flush door with colour finish. Internal Door - Flush door with colour finish.
Water Supply	: KMC
Lift	: Reputed Make
Staircase	: Kota Stone/Durostone
Lift Wall	: Granite / Tiles
Electrical	: Concealed copper wiring with modular switches. AC Point in one Bed Room . Cable TV, Telephone Points in Liv/Din Exterior Color : Weather Coat/Exterior Emulsion



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IN WITNESS WHEREOF the parties hereto have set and subscribed their representative hands the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the above mentioned parties at Kolkata in presence of

Witnesses-

1. Bibhas Kumar Ghosh  
Golap Apartment  
Boral, Kol 700151

MEGACITY SERVICES PVT. LTD.

*Minsanjeer Norkar*  
Director

**SIGNATURE OF OWNER**

2. Ram Haider  
70, Lake East 6th Road  
Santoshpur.  
Kol- 75

Witnesses-

1.

Deeshar Projects Pvt. Ltd.

*[Signature]*  
Director

**SIGNATURE OF DEVELOPER**

2. Ram Haider

Drafted by :

*Bibhas Kumar Ghosh*  
(Bibhas Kumar Ghosh)  
Advocate, Calcutta High Court  
Redg No. WB/733/1995

Computer typed by-

*[Signature]*  
(Monoj Naskar)  
70, Lake east, 6<sup>th</sup> Road  
Santoshpur, Kol- 700075



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MEMO OF CONSIDERATION

Received and from the within named developer the sum of Rs1,00,000.00 (Rupees One Lakh Only), the details as follows-

Date	Cheque No.	Bank/Br.	Amount (Rs)
15.03.2023	003026	SBI, JU, Kol-32	Rs.1,00,000.00
			<hr/> <hr/> Rs.1,00,000.00

Witnesses-

1. *Bittas Kumar Ghosh*

MEGACITY SERVICES PVT. LTD.,

*Mimmayee Nasir*

Director

SIGNATURE OF OWNER

2. *Tanu Halder*



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Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

LEFT HAND					
RIGHT HAND					

Name: AVIJIT NASKAR

Signature :



Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

LEFT HAND					
RIGHT HAND					

Name MRINMAYEE NASKAR

signature :



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
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### Major Information of the Deed

Deed No :	I-1904-03805/2023	Date of Registration	15/03/2023
Query No / Year	1904-2000678892/2023	Office where deed is registered	
Query Date	14/03/2023 2:48:32 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BIBHAS KUMAR GHOSH GOLAP APARTMENT BROAL, Thana : Sonarpur, District : South24-Parganas, WEST BENGAL, Mobile No. : 9831136444, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]	
Set Forth value		Market Value	
Rs. 1,00,000/-		Rs. 2,85,12,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,101/- (Article:48(g))		Rs. 1,091/- (Article:E, B)	
Remarks			

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Hogal Kuria, JI No: 67, Pin Code : 700103

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-532 (RS :-)	LR-1277	Bastu	Bastu	40 Dec	16,670/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-533 (RS :-)	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-534 (RS :-)	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-535 (RS :-)	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-538 (RS :-)	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	LR-540 (RS :-)	LR-1277	Bastu	Bastu	40 Dec	16,666/-	47,52,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>240Dec</b>	<b>1,00,000 /-</b>	<b>285,12,000 /-</b>	
<b>Grand Total :</b>					<b>240Dec</b>	<b>1,00,000 /-</b>	<b>285,12,000 /-</b>	



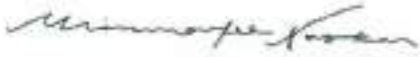



**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>MEGACITY SERVICES PRIVATE LIMITED</b>                      70 LAKE EAST, Block/Sector: SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>DEESHARI PROJECTS PRIVATE LIMITED</b>                      70 LAKE EAST, Block/Sector: SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b>  <b>Mrs MRINMAYEE NASKAR</b>                      Wife of AVIJIT NASKAR                      Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b>  </p>	<p><b>Finger Print</b>  </p>	<p><b>Signature</b>  </p>
	<p>70 LAKE EAST, Block/Sector: SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8E, Aadhaar No: 84xxxxxxxx4033 Status : Representative, Representative of : MEGACITY SERVICES PRIVATE LIMITED (as DIRECTOR)</p>			
2	<p><b>Name</b>  <b>Mr AVIJIT NASKAR (Presentant)</b>                      Son of Mr JAY RAM NASKAR                      Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b>  </p>	<p><b>Finger Print</b>  </p>	<p><b>Signature</b>  </p>
	<p>70 LAKE EAST, Block/Sector: SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7G, Aadhaar No: 36xxxxxxxx9703 Status : Representative, Representative of : DEESHARI PROJECTS PRIVATE LIMITED (as DIRECTOR)</p>			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BIBHAS KUMAR GHOSH</b> Son of Late BIBHUTI BHUSAN GHOSH GOLAP APARTMENT BORAL, City:- Not Specified, P.O:- BORAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154			
	15/03/2023	15/03/2023	15/03/2023

Identifier Of Mrs MRINMAYEE NASKAR, Mr AVIJIT NASKAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	MEGACITY SERVICES PRIVATE LIMITED	DEESHARI PROJECTS PRIVATE LIMITED-40 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Hogal Kuria, JI No: 67, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 532, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পঙ্ক ডিরেক্টর, Address:70 নং নেক ইট রোড, কোল-75 Classification:শপি, Area:0.45000000 Acre,	MEGACITY SERVICES PRIVATE LIMITED

L2	LR Plot No:- 533, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইষ্ট রোড, কোল-75 , Classification:শালি, Area:0.53000000 Acre,	MEGACITY SERVICES PRIVATE LIMITED
L3	LR Plot No:- 534, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইষ্ট রোড, কোল-75 , Classification:শালি, Area:0.99000000 Acre,	MEGACITY SERVICES PRIVATE LIMITED
L4	LR Plot No:- 535, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইষ্ট রোড, কোল-75 , Classification:শালি, Area:0.39000000 Acre,	MEGACITY SERVICES PRIVATE LIMITED
L5	LR Plot No:- 538, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইষ্ট রোড, কোল-75 , Classification:শালি, Area:0.37000000 Acre,	MEGACITY SERVICES PRIVATE LIMITED
L6	LR Plot No:- 540, LR Khatian No:- 1277	Owner:মেগাসিটি সার্ভিসেস প্রাঃ লিঃ, Gurdian:পক্ষে ডিরেক্টর, Address:70 নং লেক ইষ্ট রোড, কোল-75 , Classification:শালি, Area:0.07000000 Acre,	MEGACITY SERVICES PRIVATE LIMITED

On 15-03-2023

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

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

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

Presented for registration at 12:47 hrs on 15-03-2023, at the Office of the A.R.A. - IV KOLKATA by Mr AVIJIT NASKAR ,,

**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 2,85,12,000/-

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

Execution is admitted on 15-03-2023 by Mrs MRINMAYEE NASKAR, DIRECTOR, MEGACITY SERVICES PRIVATE LIMITED (Private Limited Company), 70 LAKE EAST, Block/Sector: SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr BIBHAS KUMAR GHOSH, , , Son of Late BIBHUTI BHUSAN GHOSH, GOLAP APARTMENT BORAL, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Advocate

Execution is admitted on 15-03-2023 by Mr AVIJIT NASKAR, DIRECTOR, DEESHARI PROJECTS PRIVATE LIMITED (Private Limited Company), 70 LAKE EAST, Block/Sector: SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr BIBHAS KUMAR GHOSH, , , Son of Late BIBHUTI BHUSAN GHOSH, GOLAP APARTMENT BORAL, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,091.00/- ( B = Rs 1,000.00/- ,E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 1,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2023 12:13PM with Govt. Ref. No: 192022230332954098 on 15-03-2023, Amount Rs: 1,007/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4098449235839 on 15-03-2023, Head of Account 0030-03-104-001-16

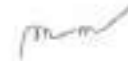
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,001/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,001/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 254237, Amount: Rs.100.00/-, Date of Purchase: 02/01/2023, Vendor name: G C SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2023 12:13PM with Govt. Ref. No: 192022230332954098 on 15-03-2023, Amount Rs: 40,001/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4098449235839 on 15-03-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 211095 to 211133

being No 190403805 for the year 2023.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.03.23 15:57:26 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/23 03:57:26 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)