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

*R. Prudhvi*  
District Sub-Registrar-II  
Alipore, South 24 Parganas

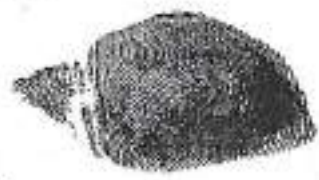
7 FEB 2018

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the  
5th day of February 2018 (Two Thousand Eighteen) **BETWEEN;**

2086 29 JAN 2018  
NO. DATE RS. 100/-  
NAME S. Adhikary Adr  
ADDRESS Alipore Judge Court  
ALIPORE JUDGE'S COURT  
A. K. SAMAJPATI  
SIGNATURE

J. K. ...



740

For SUN RAY DEVCON PRIVATE LIMITED

K. ... Director



741

Savitri Bhat



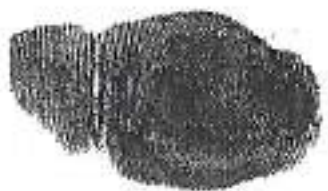
742

Shanta Kesh.



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Nila Bhatia



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Ching Bhatia



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(1) SRI SUNIL BATRA, son of Late Kailash Chandra Batra, having PAN : AEGPB1696B, (2) SMT. SHANTA KESH, daughter of Late Kailash Chandra Batra, having PAN : AHKPK8736A, (3) SMT. NITA BATRA, daughter of Late Kailash Chandra Batra, having PAN : AKVPB6044L, (4) SMT. BELA BATRA, wife of Late Anil Batra, having PAN : AHOPB0811D, (4a) SRI CHIRAG BATRA, son of Late Anil Batra, having PAN : BBXPB1462J and (4b) SRI DEEP BATRA, son of Late Anil Batra, having PAN : BGKPB4407P, all are by creed : Hindu, Indian by National, all are residing at 61, Santosh Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South), hereinafter jointly called and referred to as "the OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SUN RAY DEVCON PRIVATE LIMITED, having PAN : AAPCS0973G, having its registered Office at 21/4, Aswini Dutta



748

- Anup Bata



746

- Bela Bata

- Partha Saha  
S/O Late R.N Saha  
dept police and  
Kolar 27  
P.S + P.O - Mysore  
oc - Dated under  
L.M.N. 132/2019



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Road, 2<sup>nd</sup> Floor, Post Office : Sarat Bose Road, Police Station :  
Lake P.S., Kolkata : 700029, being represented by its  
Authorised Signatory MR. JAY S. KAMDAR, having PAN :  
AKWPK2270L, son of Late Sharad H. Kamdar, by creed : Hindu,  
Indian by National, by occupation : Business, residing at  
38A/26, Jyotish Roy Road, Post Office : New Alipore, Police  
Station : Behala, Kolkata : 700053 and duly authorised under  
the Board Resolution of the Company dated 31<sup>st</sup> January, 2018,  
hereinafter called and referred to as "the DEVELOPER" (which  
term or expression shall unless excluded by or repugnant to the  
subject or context be deemed to mean and include its  
successor-in-office and assigns) of the OTHER PART.

WHEREAS by purchase by way of a registered Deed of Sale  
dated 15<sup>th</sup> September, 1959, one Kailash Chandra Batra, since  
deceased, son of Late Ramdev Batra and Smt. Sushila Batra,  
since deceased, wife of Kailash Chandra Batra were the joint  
Owners of ALL THAT piece and parcel of Niskar Brahmottar  
Rayoti Sthitiban bastu land measuring 19 (Nineteen) Cottahs 12  
(Twelve) Chittacks 10 (Ten) Square Feet more or less, situate  
and lying at Mouza : Purba Barisha, Pargana : Khaspur, J.L.



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No.23, R.S. No.43, under Khatian Nos.219, appertaining to Dag No.129, Touzi Nos.1-6, 8-10 & 12-16, being the then known and numbered as Holding No.61 formerly 60 prior thereto 55/1, under Police Station : previously Behala at present Haridevpur, within the limits of the then South Suburban Municipality now the Kolkata Municipal Corporation, Ward No.123, Borough No.XVI, District : 24 Parganas (South). The aforesaid Deed was duly registered on 15<sup>th</sup> September, 1959 in the Office of the District Sub-Registrar at Alipore Sadar and recorded in Book No.I, Volume No.151, Pages 27 to 33, Being No.8231 for the year 1959.

**AND WHEREAS** after the aforesaid purchase and while absolutely seized and possessed the aforesaid property as joint Owners thereof, the said Kailash Chandra Batra died intestate on 10<sup>th</sup> November, 1981 leaving behind him surviving his wife Sushila Batra, two sons viz. Sri Sunil Batra, Sri Anil Batra and two daughters viz. Smt. Shanta Kesh, Smt. Nita Batra as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956.

**AND WHEREAS** thereafter the aforesaid persons duly mutated their names with the Office of the Kolkata Municipal



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Corporation in respect of their aforesaid property and after such mutation the aforesaid property known and numbered as Municipal Premises No.99, Santosh Roy Road (mailing address 61, Santosh Roy Road), Police Station : Haridevpur, Kolkata : 700008, under Ward No.123, being Assessee No.41-123-19-0096-6, Borough No.XVI, morefully described in the **SCHEDULE - "A"** hereunder written and hereinafter collectively called and referred to as "the **SAID PROPERTY**" and paying taxes thereto. (B)

**AND WHEREAS** while absolutely seized and possessed the said property as joint Owners thereof, the said Sushila Batra died intestate on 18<sup>th</sup> November, 2012 leaving behind her aforesaid two sons viz. Sri Anil Batra and Sunil Batra and two daughters viz. Smt. Shanta Kesh and Smt. Nita Batra as her only legal heirs and successors, who jointly inherited the undivided share of the said property left by their mother as per Hindu Succession Act, 1956. (L)

**AND WHEREAS** subsequently thereafter the said Anil Batra also died intestate on 6<sup>th</sup> October, 2013 leaving behind him surviving his wife Smt. Bela Batra and two sons viz. Sri Chirag Batra and Sri Deep Batra, as his only legal heirs and (5)



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successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956.

**AND WHEREAS** during the life time of said Sushila Batra along with the Owner Nos.1 to 3 herein have filed a suit for partition against the predecessor-in-interest of the Owner Nos.4, 4(a) & 4(b) bearing Title Suit No.258 of 1999. During pendency of the said suit several Deed of Gifts were executed by and between the Plaintiffs of the aforesaid suit.

**AND WHEREAS** while seized and possessed the said property as joint Owners thereof, the Party hereto of the One Part amongst themselves filed a suit for partition and preliminary Decree on 23<sup>rd</sup> November, 2017 of the said suit yet to be passed by the Learned Court declaring 3/4<sup>th</sup> share of Sri Sunil Batra, Smt. Shanta Kesh and Smt. Nita Batra jointly and remaining 1/4<sup>th</sup> share of Smt. Bela Batra, Sri Chirag Batra and Sri Deep Batra, which the Parties herein have jointly accepted.

**AND WHEREAS** at this juncture, the aforesaid Owners being the Party hereto of the One Part have decided to raise a multistoried Building over their said property for their better use and enjoyment.



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**AND WHEREAS** the Party hereto of the One Part has got no such experience for construction of any Building and for that they have decided to develop their said property through a competent Developer, who has enough credential in the arena of development.

**AND WHEREAS** while in search of a good Developer, the Party hereto of the One Part came across with the Developer herein and after prolong discussion held between the Parties, ultimately the Party hereto of the One Part have agreed to develop their said property by constructing multistoried Building upon the said land as per the sanctioned Plan through the Developer herein considering its credential with some certain terms and conditions, which are explicitly described hereunder below. It is made very clear that there will be nothing oral/verbal but everything will be black & white only or does not acceptable at all.

**NOW THIS AGREEMENT WITNESSETH** are as follows :-

1. **OWNERS** :-

Shall mean (1) **SRI SUNIL BATRA**, son of Late Kailash Chandra Batra, (2) **SMT. SHANTA KESH**, daughter of



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Late Kailash Chandra Batra, (3) SMT. NITA BATRA, daughter of Late Kailash Chandra Batra, (4) SMT. BELA BATRA, wife of Late Anil Batra, (4a) SRI CHIRAG BATRA, son of Late Anil Batra and (4b) SRI DEEP BATRA, son of Late Anil Batra, all are of 61, Santosh Roy Road, Post Office : Barisha, Police Station : Haridevpur, Kolkata : 700008, District : 24 Parganas (South) and each of their respective heirs, executors, successors, administrators, legal representatives and assigns.

2. **DEVELOPER :-**

Shall mean SUN RAY DEVCON PRIVATE LIMITED, having its registered Office at 21/4, Aswini Dutta Road, 2<sup>nd</sup> Floor, Post Office : Deshpriyo Park, Police Station : Lake P.S., Kolkata : 700029, being represented by its Authorised Signatory MR. JAY S. KAMDAR, son of Late Sharad H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 and its successors-in-office and assigns.

3. **THE SAID PROPERTY :-**

Shall mean land measuring an area of 19 (Nineteen) Cottahs 12 (Twelve) Chittacks 10 (Ten) Square Feet



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together with structure standing thereon, situate and lying at Mouza : Purba Barisha, Pargana : Khaspur, J.L. No.23, R.S. No.43, under Khatian Nos.219, appertaining to Dag No.129, Touzi Nos.1-6, 8-10 & 12-16, being the then known and numbered Municipal Premises No.99, Santosh Roy Road (mailing address 61, Santosh Roy Road), Police Station : Haridevpur, Kolkata : 700008, within the limits of the Kolkata Municipal Corporation, under Ward No.123, Borough No.XVI, Assessee No.41-123-19-0096-6, District : 24 Parganas (South), morefully described in the **SCHEDULE** - "A" hereunder written.

4. **BUILDING** :-

Shall mean and include the Building to be constructed at the property mentioned in earlier paragraph.

5. **COMMON AREAS AND FACILITIES** :-

Shall mean and include corridors, stairs, roof, ways, passages, side spaces, lift, way, if any, drive ways, common lavatories, if provided by the Developer, water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the



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proposed multistoried Building and the Purchaser/s of the Flat/s of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir. Roof will all the time be treated as common including all the side spaces facilities and amenities in and around the construction having no right to permit/construct any type of structure/park the car by anybody whosoever but will be kept as common.

6. **SALEABLE SPACE :-**

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owners' allocation only for which the Power of Attorney has been given.

7. **OWNERS' ALLOCATION :-**

On completion of the proposed Building, the Owners shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. (total constructed



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Building) in finished, habitable and complete condition including Car Parking Space on the Ground Floor with completion certificate issued by the competent Authority from the proposed Building, morefully described in the **SCHEDULE** - "B" hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "C" hereunder written. The aforesaid allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation. After the Development Agreement when the Developer will obtain the sanctioned Plan from the Kolkata Municipal Corporation, the Developer will inform in writing to the Owners immediately and thereafter the Supplementary Agreement be made/executed by both the Parties regarding allocation of portion/Flats of the Building including the share of 50% each of the allotment of Flats, Car Parking Spaces, commercial space will be executed within 15 (Fifteen) days. An allocation Agreement will be executed for the same. After handing over the possession of the Owners' allocation, the Developer will be entitled to handover possession of their allocation.



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8. **DEVELOPER'S ALLOCATION :-**

Shall mean the remaining portions of 50% of the F.A.R. for the proposed Building including the common facilities absolutely belonged to the Developer after providing for the Owners' allocation as aforesaid and together with the absolute right on the part of the Developer and prospective Buyer/s and intending Transferee/s, Lessee/s or in any way deal with the same but without in any way affecting the right and interest of the Owners. Neither the Developer nor the subsequent Purchasers/Occupiers shall have no right to raise any construction in the roof or the side spaces of the Building for any reason whatsoever. If any further sanction be available in that event both the Owners and the Developer shall enjoy the same as per their ratio i.e. 50% of the Owners and the 50% of the Developer.

9. **THE ARCHITECT**

Shall mean such person/s with requisite qualification, who will be appointed by the Developer for designing and planning of the new Building with written information to the Owners and after approval of the Owners hereto.



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10. **BUILDING PLAN** :-

Will mean such Plan prepared by the Architect for the construction of the new Building and sanction by the Kolkata Municipal Corporation and/or any other competent Authorities as the case may be. The proposed Plan will be handed over and the Owners comment should within 30 (Thirty) days or else it would be deemed to be accepted.

11. **TRANSFER** :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners but after obtaining the Completion Certificate.

12. **TRANSFeree** :-

Shall mean a person/s for residential purpose to whom any space in the Building will be transferred relating to the respective allocations of the Owners' allocation and the Developer's allocation.



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13. **TIME** :-

Shall mean the construction shall be completed positively within 36 (Thirty-Six) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation and/or from the date of getting peaceful vacant khas possession of the said property from the Owners, whichever will be the later. This includes obtaining completion certificate as well. Time will be essence of contract. If any extension is required due to Force Majeure, the Developer will inform in writing the reason and obtain confirmation from the Owners or else after the expiry of the period, the Developer will be liable to pay a sum of Rs.60,000/- (Rupees Sixty Thousand) only per month towards compensation and one Flat from the Developer's allocation will be kept as charge and the Developer shall pay a sum of Rs.15,000/- (Rupees Fifteen Thousand) only per month to each of the Owners of undivided 1/4<sup>th</sup> share in respect of the said property.

14. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include



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feminine and vice-versa and neutral gender shall include masculine and feminine genders.

15. **COMMENCEMENT :-**

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

**:- OWNERS' RIGHT AND REPRESENTATION :-**

1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property. The share of the Owners has been declared by the Decree of the Court.
2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof and the same is standing free from all encumbrances.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.



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**-:: DEVELOPER'S RIGHT ::-**

1. The Owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said property and shall be able to construct the new Building thereon in accordance with the Plan to be sanctioned only by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the Parties hereto. No regularization of deviated construction will be acceptable at all.
2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owners at its own costs and expenses after approval of the same and signing the proposed Plan by the Owners hereto and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall



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be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new Building in the manner herein after stated.

-:: **CONSIDERATION** ::-

1. In consideration of the Owners having agreed to permit the Developer to develop commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan, which will be sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE - "C"** hereunder written.
2. On completion of the proposed Building and obtaining completion certificate, the Owners shall be at the first



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instance entitled to get 50% of the total F.A.R. (total constructed) out of 100% of the total F.A.R. in finished, habitable and Car Parking, commercial and complete condition from the proposed Building, morefully described in the **SCHEDULE - "B"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE : "C"** hereunder written. The aforesaid allocation will be demarcated after getting Plan sanction from the Kolkata Municipal Corporation and an Agreement will be recorded for the same as stated above.

3. Besides the above, the Developer shall pay a total sum of Rs.1,25,00,000/- (Rupees One Crore Twenty-Five Lac) only to the Owners herein as per share of the Parties as a refundable advance payable in the manner as follows :-

- A. The Developer has already paid a sum of Rs.10,00,000/- (Rupees Ten Lac) only prior to execution of this Agreement.



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- B. The Developer has agreed to pay a further sum of Rs.57,50,000/- (Rupees Fifty-Seven Lac Fifty Thousand) only to the Owner herein at the time of execution and registration of the Development Agreement and Power of Attorney.
- C. The balance amount of Rs.57,50,000/- (Rupees Fifty-Seven Lac Fifty Thousand) only to be paid by the Developer to the Owners at the time of getting Plan sanction from the Kolkata Municipal Corporation in respect of the said property.
4. That the aforesaid amount of Rs.1,25,00,000/- (Rupees One Crore Twenty-Five Lac) only without interest to be returned by the Owners to the Developer at the time of handing over possession of the Owners' allocation, failing which the Developer shall have the right to realize the aforesaid amount of money together with interest and damages from the Owners as per Law.

**:: POSSESSION ::-**

1. The Owners shall hand over peaceful and unencumbered peaceful vacant khas possession of the said property to



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the Developer after a written notice is given along with full copies of the sanctioned Plan as well as after the arrangement of alternative accommodation as per Owners' satisfaction. Upon execution of this Agreement free and full access will be provided enabling the Developer to survey the entire property and for making soil testing and preparation of the proposed Building without any hindrance whatsoever with prior information and permission from the Owners. The Owners shall hand over possession of the said property in favour of the Developer within one month from the date of written notice from the end of the Developer subject to the Developer shall provide alternative accommodation for the Owners to their satisfaction.

2. The Developer shall complete the construction of the proposed Building positively and obtaining completion certificate within 36 (Thirty-Six) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation and/or from the date of getting peaceful vacant khas possession of the said property from the Owners, whichever will be the later and the Developer shall first hand over the Owners' allocation with the



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arrangements and other accessories as per Specification given details in **SCHEDULE - "C"** hereunder written. It is made very very clear that prior to obtaining completion certificate nobody will use/enjoy the property or any portion thereof physically.

3. The Developer shall on completion of the new Building first put the Owners in undisputed possession of the Owners' allocation with habitable condition together with all rights in common to the common portion as absolute Owners thereof and thereafter the Developer will be entitled to deal with its own (Developer's) allocation.
4. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of without any right, title, claim or interest therein whatsoever with or disturb the quiet and peaceful possession of the Owners' allocation.
5. The Owners shall only transfer by way of proper Deed of Conveyance/s either in favour their own choice or in



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favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land accepting the proportionate share of land of the Owners.

6. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.
  
7. That the Owners shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of such part or parts of the new Building as shall be required by the Developer without claiming any consideration, all costs and all expenses including Income Tax Clearance Certificate in that behalf will be borne and paid by the Developer.



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favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land accepting the proportionate share of land of the Owners.

6. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.
  
7. That the Owners shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of such part or parts of the new Building as shall be required by the Developer without claiming any consideration, all costs and all expenses including Income Tax Clearance Certificate in that behalf will be borne and paid by the Developer.



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-:: **COMMON FACILITIES** ::-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said property accruing due as and from the date of signing of the Agreement. If there are any dues of the property taxes or any Owners taxes regarding the said property before the date of execution of the Agreement that would also be borne by the Developer.
  
2. As soon as the new Building shall be completed and completion certificate is granted within the time hereinafter mentioned the Developer shall give written notice to the Owners to take possession of their allocations in the new Building along with copies of all relevant documents and tax clearing certificate and there being no dispute regarding completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the Architect being produced along with completion certificate and tax clearance certificate for the respective Departments of the Kolkata Municipal Corporation to that effect and after 30 (Thirty) days from the date of service of



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such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the SAID RATES") payable in respect of the Owners' allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building, if the same are levied on the Building as a whole.

3. Any transfer of any part of the Owners' allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
4. The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction completion of the said Building within the stipulated time within 36 (Thirty-Six) months as mentioned earlier.
5. The Developer shall be liable to regularize and record new construction Building in the Kolkata Municipal



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Corporation record and shall pay upto date tax in respect of the new Building till handing over possession to the Parties concerned.

**-:: COMMON RESTRICTION ::-**

1. The Owners' allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building which shall include the followings.
  
2. The Owners shall not use or permit to be used of the Owners' allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisances hazard to the Owners, Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which



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may cause any nuisance hazards to the Owners of the new Building.

3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and Associations when formed in future as the case may be without invading the right to the Owners.
4. The respective Allottees shall keep their respective allocation in the new Building in good working conditions and repairs.
5. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

**:: OWNERS' OBLIGATION ::-**

1. The Owners hereby agree and do covenant with the Developer not to cause any interference or hindrance in the construction of the Building at the said property by



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the Developer save and except any defects and/or deviates is made in construction of the Building. The Owners must inspect the Building within 15 days from the date of receipt of notice as aforesaid and comment at all if any should be intimated in writing within next 15 days or else it will be deemed to be alright and objection of any value other than the same will not be entertained.

2. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building.
3. The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out grant, lease, mortgage and/or charges, their allocated super build area/portion of the Owners from the person/s, company/ies save and except the Developer's allocation. The Developer also shall not have any right to



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let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners but shall have all right to let out grant, lease, booking money etc. from the person/s, Company/ies in respect of the Developer's allocation.

**-:: DEVELOPER'S OBLIGATION :-**

The Developer hereby agrees and covenant with the Owners :-

1. The Developer shall at its own costs and expenses and without creating any financial or other liabilities on the Owners construct Building and complete the said new Building and various Units and Apartments thereto as modification thereof made or cause to be made by the Developer.
2. The Developer shall complete the construction of the new Building within 36 (Thirty-Six) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation and/or from the date of getting peaceful vacant khas possession of the said property from the Owners, whichever will be the later. The time of



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completion of the Building shall be strictly observed. The period of construction may be extended, if there is any Force Majeure, natural calamity or situation beyond the control of the Developer but that must be in conformity of both the Owners and the Developer in writing. Unilateral intention for any reason will not be accepted.

3. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.
4. The Developer shall at its own costs demolish the present existing structure standing upon the said property and shall enjoy the debris and salvages as per its own whims and desire.
5. The Developer shall at its own cost arrange 4 (Four) numbers of alternative accommodations of 3 (Three) BHK Flats for each Owners along with Garage Space herein subject to satisfaction for the Owners herein during the period of construction of the proposed Building till handing over possession of their allocation i.e. Owners'



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allocation and the Developer will bear the rent/charges therefor. A Tripartite Agreement will be made by and between the Owners and Developers and the Owners after to be shifted Flat recording the fact that the Owners herein will have every right to use, enjoy and possess the same at the cost of the Developer till notice of the delivery of possession is received as aforesaid. The Developer shall not default or delay in any manner whatsoever for payment of rent for alternative accommodations from the Owners. Rent if not paid by the Developer for any months till the peaceful possession of the rented Building by the Owners, the rent money will be adjusted with advance/ security money lying with the Owners.

**:: OWNERS' INDEMNITY ::-**

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbance provide the Developer performance and fulfills all and singular the terms and conditions herein contained and/or its part to be observed and performed, otherwise will have no right to revoke the Power of Attorney within the stipulated time.



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-:: DEVELOPER'S INDEMNITY ::-

1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions arising out of any sort of action of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
2. The Developer hereby undertakes to keep the Owners indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the Building and/or any defect therein.

-:: MISCELLANEOUS ::-

1. The Owners and the Developer have entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners. The Parties hereto can proceed with this Agreement.



  
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2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Owners, if sent to them under registered post with acknowledgement due at the address given in this Agreement or elsewhere recorded in, within the knowledge of the Developer.
4. That the Owners hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared of by the Developer at its own costs.



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5. The both Parties hereto agree and covenant with each other that under any circumstance the neither the Developer nor the Authorize signatory shall be entitled to assign or transfer their presence to any other Third Party without the written consent of the Owner.

-:: **FORCE MAJEURE** ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such Force Majeure, if any.
2. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto but should be intimated in writing only or else not acceptable.
3. The both Parties hereto agreed and covenant with other that under any circumstances the neither of the



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Alipore, South 24 Parganas

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Developer nor Authorized signatories shall be entitled to assign or transfer their presence to any other Third Party without the written consent of the Owners.

**:: JOINT OBLIGATION ::-**

1. The Developer shall develop and construct multistoried Building on the said property as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.
2. The Owners will lend their names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the Owners' name and under the Owners' allocation.
3. The Owners will forward to the Developer or its nominee/s, the Title Deed of the land for its nominee/s to get loan from the Authority concerned, failing which the Owners will be held and responsible for damages. The Developer is only entitled to do the same for its allocation.



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Alipore, South 24 Parganas

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4. If the Developer deliberately fails and neglects to delay in completing the entire project and/or to hand over the Owners' allocation within the stipulated period and cause defective construction by using low graded material in that score the Owners shall have right to ask damages from the Developer as per reasonable rate i.e. Rs.60,000/- (Rupees Sixty Thousand) only per month as stated earlier, so long the defect shall not be rectified by the Developer.
  
5. Within 12 months from the date of handing over Owners' allocation, the Developer will arrange formation of an Association for maintenance of the new Building and hand over all the original papers, documents including accounts to them. In between the period the Developer will be liable to maintain the Building. All Owners and the Occupiers will liable to pay charges on pro-rate basis to the Developer but non-payment for consecutive three months will lead disconnection of facilities at the discretion of the Developer so long proposed Association shall



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Alipore, South 24 Parganas

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not be formed. Be it mentioned that proposed Association will be formed including the Owners resided therein.

6. Arbitration clauses naming a person(s) are suggested. Both Parties hereto and hereby agreed that any dispute or differences if arises such disputes shall be referred to an Arbitrator by appointing any Arbitrator and award of such arbitrations shall be governed under Indian Arbitration Act, 1996 and both the Parties shall comply the same strictly. If anybody shall not satisfy the award in that event both the Arbitrator shall appoint an Umpire and his decision shall bind upon the Parties herein.

**SCHEDULE : "A" ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY)

**ALL THAT** piece and parcel of land measuring an area of 19 (Nineteen) Cottahs 12 (Twelve) Chittacks 10 (Ten) Square Feet together with structure standing thereon, situate and lying at Mouza : Purba Barisha, Pargana : Khaspur, J.L. No.23, R.S. No.43, under Khatian Nos.219, appertaining to Dag No.129, Touzi Nos.1-6, 8-10 & 12-16, being the then known and numbered Municipal Premises No.99, Santosh Roy Road



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(mailing address 61, Santosh Roy Road), Police Station : Haridevpur, Kolkata : 700008, within the limits of the Kolkata Municipal Corporation, under Ward No.123, Assessee No.41-123-19-0096-6, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the entire property is butted & bound as follows :-

**ON THE NORTH** : 56/1D, Santosh Roy Road ;  
**ON THE SOUTH** : 33' wide Santosh Roy Road ;  
**ON THE EAST** : 101/A, Santosh Roy Road ;  
**ON THE WEST** : Premises No.59/A, Santosh Roy Road.

**SCHEDULE : "B" ABOVE REFERRED TO**

(DESCRIPTION OF THE OWNERS' ALLOCATION)

**ALL THAT** on completion of the proposed Building, the Owners shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. in finished, habitable and complete condition including Car Parking Space on the Ground Floor from the proposed Building and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE : "C"** hereunder written. The details of aforesaid allocation will be demarcated after getting Plan sanction from the Kolkata Municipal



↖  
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Corporation and as per supplementary Agreement will be executed by and between the Parties, in future.

**SCHEDULE : "C" ABOVE REFERRED TO**

(DESCRIPTION OF THE SPECIFICATION)

❖ **FOUNDATION :-**

Building designed of R.C.C. foundation.

❖ **STEEL :-**

Standard quality available in the market.

❖ **CEMENT :-**

Standard quality available in the market (Ambhuja, Ultra Teach).

❖ **SAND :-**

Course sand.

❖ **STONECHIPS :-**

Standard quality available in the market.

❖ **BRICKS (RED BRICKS) :-**

1<sup>st</sup> class available in the market.



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❖ **FLOORING & SKIRTING** :-

Bed rooms, living-cum-dining room, two toilets, kitchen and balcony will be finished with marble or ivory tiles, the front and back open space will be finished with roof tiles.

❖ **KITCHEN** :-

Kitchen will have R.C.C. Cooking platform with 4' height glazed tiles and black stone top of the platform. One black stone sink will be provided, one tap on the sink and other under the sink for washing utensils.

❖ **BATHROOM & TOILETS** :-

Floorings of the bathroom and toilet shall be marble or floor tiles finished.

❖ **TOILETS** :-

7' high glaze tiles all round. Toilet attached to the Bedroom will have one Western commode (white) with concealed flush, taps, C.P. Towel Rod, soap tray, shower. Common Toilet will have Western commode (white) with cistern, one Wash basin (white) taps, towel rod, soap tray and Shower. Geyser point will be provided in both the Toilets. Both the toilet will have good quality G.I. concealed pipelines.



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❖ **DOORS :-**

P.V.C. Door in toilets and good quality phenol bounded flash doors in all inside doors, teak wood finished flash doors in main door and collapsible gate.

❖ **WINDOWS :-**

Aluminum channel windows with glass fittings and box iron grills.

❖ **ELECTRICAL WORKS :-**

Electrical points for light, fan, refrigerator, television etc. will be provided with concealed P.V.C. wiring and complete with distribution boards, sub-distribution board, switch board, with modular switches and 5 & 15amp plug point, electrical points will be provided as required.

❖ **ELECTRICAL METER :-**

The Developer will arrange for the electric meter for common services like roof lights, stair case, passages and Flat Owners except the Party hereto of the One Part will pay the deposit amount proportionately. And for such both Parties agreed and covenant with each other that four separate Electric Meter are still under process and occupation of the Owners and the Owners shall utilized



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for the purpose of providing Electric Meter of Owners so as to avoid new Meters.

❖ **EXTRA WORK :-**

Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advance basis as required.

❖ **WATER SUPPLY :-**

Water will be supplied from the supply of the Authority and be stored in underground reservoir and shall be lifted to overhead reservoir through motor pump.

❖ **PAINTING :-**

All internal walls will be finished with Shika wall putty including ceiling. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

❖ **SANITARY :-**

All internal pipelines will be of concealed type. Soil lines are to be connected to underground drainage pipes terminating in Corporation outlet.



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

**SIGNED, SEALED AND DELIVERED**

by the Parties at Kolkata  
in the presence of :-

**WITNESSES :-**

1. Subhansu Bora  
1/26 Netaji Muz  
Kal-92

Sunil Bora  
Shanta Kesh.  
Nilā Balia  
Bela Bora  
Chiranjit Bora  
Ips Bora

---

Signature of the **OWNERS**

2. ~~Atul Das~~  
2/10, Sahapur, Kolowij (B)  
New Alipore  
Kolkata - 700033

For SUN RAY DEVCON PRIVATE LIMITED

J. Kanda  
Director

---

Signature of the **DEVELOPER**

Computer Typed by :-



**DEBASISH NASKAR**  
Alipore Judges' Court, Kol: 27.



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Alipore, South 24 Parganas

5 FEB 2018

**MEMO OF RECEIPT**


**RECEIVED** of and from the within named Developer the within mentioned sum of Rs.57,50,000/- (Rupees Fifty Seven Lac Fifty Thousand) only towards the part payment of the total agreed consideration of Rs.1,25,00,000/- (Rupees One Crore Twenty-Five Lac) only in terms of this Agreement, as per Memo below :-

**MEMO**

SL. No.	DATE	CHEQUE No.	BANK WITH BRANCH	AMOUNT
1.	02/02/18	661222	Indian Overseas Bank, Kalighat	Rs.14,37,500/-
2.	02/02/18	661223	Indian Overseas Bank, Kalighat	Rs.14,37,500/-
3.	02/02/18	661224	Indian Overseas Bank, Kalighat	Rs.14,37,500/-
4.	02/02/18	661225	Indian Overseas Bank, Kalighat	Rs. 4,79,166/-
5.	02/02/18	661226	Indian Overseas Bank, Kalighat	Rs. 4,79,166/-
6.	02/02/18	661228	Indian Overseas Bank, Kalighat	Rs. 4,79,168/-
Total : .....				Rs.57,50,000/-
<b>(RUPEES FIFTY SEVEN LAC FIFTY THOUSAND) ONLY</b>				

**WITNESSES :-**

1. Subhasis Basu  
1/26 Netaji Nagar  
Kolkata - 92

2.   
P/O, Sahapur Colony (B)  
New Atipara  
Kolkata - 700053

Bumi Batra  
Shanta Kesh.  
Nilā Batra  
Bela Batra  
Chiranjeev Batra  
Irup Batra

Signature of the **OWNERS**



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Alipore, South 24 Parganas

5 FEB 2018





	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME JAY S. KAMDAR  
SIGNATURE Jay S. Kamdar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SUNIL BATRA  
SIGNATURE Sunil Batra



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SHANTA KESH  
SIGNATURE Shanta Kesh



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME NITA BATRA  
SIGNATURE Nita Batra



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Allpore, South 24 Parganas

5 FEB 2018

DECEASED



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME Bela Batra  
 SIGNATURE Bela Batra



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME CHIRAG BATRA  
 SIGNATURE Chirag Batra



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME DEEP BATRA  
 SIGNATURE Deep Batra



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME .....  
 SIGNATURE .....



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District Sub-Register-II  
Alipore, South 24 Parganas.

5 FEB 2018

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

GRN: 19-201718-016650497-1

Payment Mode Online Payment

GRN Date: 01/02/2018 18:25:20

Bank : HDFC Bank

BRN : 450515264

BRN Date: 01/02/2018 18:26:02

DEPOSITOR'S DETAILS

Id No. : 16020000158968/3/2018

[Query No./Query Year]

Name : SUNRAY DEVCON PVT LTD

Contact No. : 3340080640

Mobile No. : +91 9830718888

E-mail : sunconstructionsun@yahoo.in

Address : 214 ASWINI DUTTA ROAD KOLKATA 700029

Applicant Name : Mr PARTHA SANA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16020000158968/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	74021
2	16020000158968/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	67663

Total

132474

In Words : Rupees One Lakh Thirty Two Thousand Four Hundred Seventy Four only

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**CHIRAG BATRA**  
**ANIL BATRA**

11/12/1964  
 Permanent Account Number  
**BBXPB1462J**

  
 Signature


*Chirag Batra*

भारतीय आयकर विभाग / Income Tax Department  
 भारतीय आयकर विभाग / Income Tax Department  
 भारतीय आयकर विभाग / Income Tax Department  
 भारतीय आयकर विभाग / Income Tax Department  
 भारतीय आयकर विभाग / Income Tax Department

11/12/1964  
 Permanent Account Number  
**BBXPB1462J**

11/12/1964  
 Permanent Account Number  
**BBXPB1462J**



TFE2550408

ঠিকানা

61, সন্তোষ রয় রোড, হরিদেবপুর পৌর উন্নয়ন কর্তৃক  
হরিদেবপুর, কলকাতা-700008

Address:

61 SANTOSH ROY ROAD, KOLKATA  
MUNICIPAL CORPORATION, HARIDDEVPUR,  
KOLKATA-700008

Date: 05/12/2015

[53-সেভা] পূর্ব নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন  
অধিকারকের হস্তাক্ষর অনুসৃত

Handwritten Signature of the Electors  
Registration Officer for  
153-Genara Purba Constituency

কোনো পরিবর্তন হলে নতুন ঠিকানায় যেটার ফিউর অফ ডিপার্টমেন্ট  
নামের নতুন কার্ডে পরিবর্তন পাঠান এবং ফিউর অফ ডিপার্টমেন্ট  
পরিবর্তনের সময়টি উল্লেখ করুন।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
at the new address.

153/99



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

TFE2550408



নির্বাচকের নাম : দীপ বাত্রা

Elector's Name : Deep Batra

পিতার নাম : অনিল বাত্রা

Father's Name : Anil Batra

লিঙ্গ/সেক্স : পুং/ M

জন্ম তারিখ : 11/08/1989  
Date of Birth

Deep Batra





Bela Batra



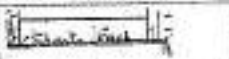
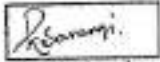






*Nita Batra*



धार्मिक चिह्न / PERMANENT ACCOUNT NUMBER <b>AHKPK8736A</b>		
	नाम / NAME <b>SHANTA KESH</b>	
	पिता का नाम / FATHER'S NAME <b>KAILASH CHANDRA BATRA</b>	
जन्म तिथि / DATE OF BIRTH <b>13-06-1959</b>		
हस्ताक्षर / SIGNATURE 	 आयकर आयुक्त(क.प्र.), मुंबई Commissioner of Income-tax(Circular Operations)	

इस कार्ड के खो/मिल जाने पर कृपया जारी  
 करने वाले प्राधिकारी को सूचित/बात कर में  
 आयकर आयुक्त(क.प्र.),  
 4थी मंजिल, आयकर भवन, राजस्व विहार,  
 मुंबई-751 004

In case this card is lost/found, kindly inform/return to  
 the issuing authority :  
 Commissioner of Income-tax(Circular Operations),  
 4th Floor, Tax Bhavan,  
 Rajawade, Mumbai  
 Mumbai-751 004





M/S. SUNIL BATRA  
*Batra*  
Proprietor

*Sunil Batra*





For SUN RAY DEVCON PRIVATE LIMITED  
*J. Khandu*  
Director



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JAY S KAMDAR  
SHARD H KAMDAR  
12/06/1982

Permitting Account Number  
AKWPK2270L

*J. Kamdar*  
Signature



*J. Kamdar*





স্বতন্ত্র সরকার

RECEIVED

Without any objection / Verification  
District South 24 Parganas - II  
Alipore, South 24 Parganas

Date : .....

1-2-18

**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No./Year	1602-0000158968/2018	Office where deed will be registered
Query Date	31/01/2018 11:03:55 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status : Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 57,50,000/-]	
Self Forth value	Market Value	
Rs. 2/-	Rs. 5,37,23,396/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 57,553/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santosh Roy Road, Road Zone : ( D,H, Rd – J.L.Sarani (Premise located on Santosh Roy Road)) , , Ward No: 123  
Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bestu		19 Katha 12 Chatak 10 Sq Ft	1/-	4,99,73,396/-	Property is on Road
<b>Grand Total :</b>					<b>32.61042000Dec</b>	<b>1/-</b>	<b>4,99,73,396/-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Self Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	1/-	37,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total : 5000.00000 sq ft</b>			<b>1/-</b>	<b>37,50,000/-</b>	



Query No: 1602-0-000158968 of 2018

**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Shri SUNIL BATRA Son of Late KAILASH CHANDRA BATRA,61, SANTOSH ROY ROAD,, Post Office: BARISHA, Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEGPB1696B, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Smt SHANTA KESH Daughter of Late KAILASH CHANDRA BATRA,61, SANTOSH ROY ROAD,, Post Office: BARISHA, Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AHKPK8736A, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	Smt NITA BATRA Daughter of Late KAILASH BATRA,61, SANTOSH ROY ROAD,, Post Office: BARISHA, Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AKVPB6044L, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Smt BELA BATRA Wife of Late ANIL BATRA,61, SANTOSH ROY ROAD,, Post Office: BARISHA, Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AHOPB0811D, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	Shri CHIRAG BATRA Son of Late ANIL BATRA,61, SANTOSH ROY ROAD,, Post Office: BARISHA, Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BBXPB1462J, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
6	Shri DEEP BATRA Son of Late ANIL BATRA,61, SANTOSH ROY ROAD,, Post Office: BARISHA, Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BGKPB4407P, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SUN RAY DEVCON PRIVATE LIMITED ( Others ) .21/4, ASWINI DUTTA ROAD 2ND FLOOR,, Post Office: SARAT BOSE ROAD, Lake, District-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No. AAPCS0973G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 1902-0-000158965 of 2018

**Representative Details :**

Sl. No	Name & Address	Representative of
1	Mr JAY S KAMDAR Son of Late SHARAD H KAMDAR38A/26, JYOTISH ROY ROAD,, Post Office: NEW ALIPORE, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No, AKWPK2270L	SUN RAY DEVCON PRIVATE LIMITED (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name & address
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, Post Office: ALIPORE, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, Identifier Of Shri SUNIL BATRA, Smt SHANTA KESH, Smt NITA BATRA, Smt BELA BATRA, Shri CHIRAG BATRA, Shri DEEP BATRA, Mr JAY S KAMDAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
2	Smt SHANTA KESH	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
3	Smt NITA BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
4	Smt BELA BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
5	Shri CHIRAG BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
6	Shri DEEP BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.333 Sq Ft
2	Smt SHANTA KESH	SUN RAY DEVCON PRIVATE LIMITED-833.333 Sq Ft
3	Smt NITA BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.333 Sq Ft
4	Smt BELA BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.333 Sq Ft
5	Shri CHIRAG BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.333 Sq Ft
6	Shri DEEP BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.333 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 16/03/2018 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.



Query No: 1602-0-000158968 of 2018



4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



### Major Information of the Deed

Deed No.	I-1602-01465/2018	Date of Registration	07/02/2018
Query No. / Year	1602-0000158968/2018	Office where deed is registered	
Query Date	31/01/2018 11:03:55 PM	D.S.R. - I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status : Deed Writer		
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 : 57,50,000/-]		
Set Forth value	Market value		
Rs. 2/-	Rs. 5,37,23,396/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 57,553/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Ur area)		

#### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santosh Roy Road, Road Zone : ( D,H, Rd -- J.L.Sarani (Premise located on Santosh Roy Road)) , Ward No: 123

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Use RGR	Area of land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		19 Katha 12 Chatak 10 Sq Ft	1/-	4,99,73,396/-	Property is on Road
<b>Grand Total :</b>					<b>32.6104Dec</b>	<b>1 /-</b>	<b>499,73,396 /-</b>	

#### Structure Details :

Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5000 Sq Ft.	1/-	37,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>5000 sq ft</b>	<b>1 /-</b>	<b>37,50,000 /-</b>	



Major Information of the Deed :- I-1602-01465/2018-07/02/2018

**Representative Details :**

Sl No	Name Address Photo Finger print and Signature
1	<b>Mr JAY S KAMDAR (Presentant)</b> Son of Late SHARAD H KAMDAR 38A/26, JYOTISH ROY ROAD,, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2270L Status : Representative, Representative of : SUN RAY DEVCON PRIVATE LIMITED (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name & address
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of Shri SUNIL BATRA, Smt SHANTA KESH, Smt NITA BATRA, Smt BELA BATRA, Shri CHIRAG BATRA, Shri DEEP BATRA, Mr JAY S KAMDAR

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
2	Smt SHANTA KESH	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
3	Smt NITA BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
4	Smt BELA BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
5	Shri CHIRAG BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec
6	Shri DEEP BATRA	SUN RAY DEVCON PRIVATE LIMITED-5.43507 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri SUNIL BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
2	Smt SHANTA KESH	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
3	Smt NITA BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
4	Smt BELA BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
5	Shri CHIRAG BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft
6	Shri DEEP BATRA	SUN RAY DEVCON PRIVATE LIMITED-833.33333300 Sq Ft



Major Information of the Deed :- I-1602-01466/2018-07/02/2018

**Land Lord Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>Shri SUNIL BATRA</b> Son of Late KAILASH CHANDRA BATRA 61, SANTOSH ROY ROAD,, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Other Citizen of India, PAN No.:: AEGPB1696B, Status :Individual, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence
2	<b>Smt SHANTA KESH</b> Daughter of Late KAILASH CHANDRA BATRA 61, SANTOSH ROY ROAD,, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: AHKPK8736A, Status :Individual, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence
3	<b>Smt NITA BATRA</b> Daughter of Late KAILASH BATRA 61, SANTOSH ROY ROAD,, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: AKVPB6044L, Status :Individual, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence
4	<b>Smt BELA BATRA</b> Wife of Late ANIL BATRA 61, SANTOSH ROY ROAD,, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: AHOPB0811D, Status :Individual, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence
5	<b>Shri CHIRAG BATRA</b> Son of Late ANIL BATRA 61, SANTOSH ROY ROAD,, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: BBXPB1462J, Status :Individual, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence
6	<b>Shri DEEP BATRA</b> Son of Late ANIL BATRA 61, SANTOSH ROY ROAD,, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: BGKPB4407P, Status :Individual, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/02/2018 , Admitted by: Self, Date of Admission: 05/02/2018 ,Place : Pvt. Residence

**Developer Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>SUN RAY DEVCON PRIVATE LIMITED</b> 21/4, ASWINI DUTTA ROAD 2ND FLOOR,, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAPCS0973G, Status :Organization, Executed by: Representative



Major Information of the Deed :- I-1602-01465/2018-07/02/2018

On 07-02-2018

Certificate of Market Value (WB PUVI Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,37,23,396/-

*Rina Chaudhury*

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

On 05-02-2018

Presentation (Under Section 52 & Rule 22A(3) & (4) WB Registration Rules 1962)

Presented for registration at 19:10 hrs on 05-02-2018, at the Private residence by Mr JAY S KAMDAR .

Admission of Execution (Under Section 58 WB Registration Rules 1962)

Execution is admitted on 05/02/2018 by 1. Shri SUNIL BATRA, Son of Late KAILASH CHANDRA BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 2. Smt SHANTA KESH, Daughter of Late KAILASH CHANDRA BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL India, PIN - 700008, by caste Hindu, by Profession Others, 3. Smt NITA BATRA, Daughter of Late KAILASH BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 4. Smt BELA BATRA, Wife of Late ANIL BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 5. Shri CHIRAG BATRA, Son of Late ANIL BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others, 6. Shri DEEP BATRA, Son of Late ANIL BATRA, 61, SANTOSH ROY ROAD,, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Others

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Admission of Execution (Under Section 58 WB Registration Rules 1962) - [Representative]

Execution is admitted on 05-02-2018 by Mr JAY S KAMDAR, AUTHORISED SIGNATORY, SUN RAY DEVCON PRIVATE LIMITED (Others), 21/4, ASWINI DUTTA ROAD 2ND FLOOR,, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

*Rina Chaudhury*

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



Major Information of the Deed :- I- 602-01465/2018-07/02-2018

On 06/02/2018

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 57,553/- ( B = Rs 57,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 57,553/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal  
Online on 01/02/2018 6:26PM with Govt. Ref. No: 192017180166504971 on 01-02-2018, Amount Rs: 57,553/-, Bank Name: HDFC Bank ( HDFC0000014), Ref. No. 450515264 on 01-02-2018, 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 by online = Rs 74,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal  
Online on 01/02/2018 6:26PM with Govt. Ref. No: 192017180166504971 on 01-02-2018, Amount Rs: 74,921/-, Bank Name: HDFC Bank ( HDFC0000014), Ref. No. 450515264 on 01-02-2018, Head of Account 0030-02-103-003-02

*Rina Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 07-02-2018

**Certificate of Admissibility (Rule 43 W.B. Registration Rule-5, 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : (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 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2086, Amount: Rs.100/-, Date of Purchase: 29/01/2018, Vendor name: A K Samajpati

*Rina Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Major Information of the Deed :- I-1602-01465/2018-07/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2018, Page from 50830 to 50895  
being No 160201465 for the year 2018.



Digitally signed by RINA CHAUDHURY  
Date: 2018.02.08 15:42:14 +05:30  
Reason: Digital Signing of Deed.

*Rina Chaudhury*

(Rina Chaudhury) 08/02/2018 15:42:11  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)