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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 465131

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

District Sub-Register
Howrah

District Sub-Registrar-II
Howrah

16 JAN 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed on the 31st day of December, 2018

BETWEEN

BELUR PROJECTS LLP having **PAN NO. AALFT1829P**, (erstwhile Tatanagar Foundry Company Ltd) having its registered Office at Chandmari, Sapuipara, Post Office Sapuipara, Police Station Nischinda, District Howrah, Pin Code - 711227, being represented by its Designated **PARTNER** namely **MR. DHIRENDRA AGARWAL** having **PAN NO. ACMPA3914B**, son of Shraavan Kumar Agarwal, by faith Hindu, by occupation Business, residing at 194A, Manicktalla Main Road, Post Office - Kakurgachi, Police Station - Phool Bagan, Kolkata - 700 054, hereinafter called and referred to as the **"OWNER/VENDOR"** (which term or

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

GRN: 19-201819-032856467-1
GRN Date: 13/01/2019 17:29:16
BRN: IK00WQTSY0
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 13/01/2019 17:30:33

DEPOSITOR'S DETAILS

Id No. : 05130001913718/2/2018
[Query No./Query Year]

Name : belur projects LLP
Contact No. : 919830834090 Mobile No. : +91 9830834090
E-mail : abhijitsen1974@yahoo.com
Address : sapuipara bally howrah
Applicant Name : Mr Abhijit Sen
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 05130001913718/2/2018 | Property Registration- Stamp duty | 0030-02-103-003-02 | 74970 |
| 2 | 05130001913718/2/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 53 |

Total

75023

In Words : Rupees Seventy Five Thousand Twenty Three only

expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, representatives and assigns) of the **FIRST PART**.

A N D

M/S. EAST INDIA REALTY, having **PAN NO. ACTPA6503H**, a proprietorship firm having its Office at Chandmari, Sapuipara, Belur Howrah, Post Office - Sapuipara, Police Station Nischinda, Howrah - 711227, being represented by the **PROPRIETOR** namely **MR. LAKSHMENDRA KUMAR AGARWAL**, son of Late Madan Lal Agarwal, residing at DA-14, Sector-1, Salt Lake, Post Office Bidhan Nagar CC Block, Police Station Bidhan Nagar, Kolkata - 700 064, hereinafter called and referred to as the **"DEVELOPER/CONFIRMING PARTY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives and assigns) of the **SECOND PART**

WHEREAS

- 1) "Tatanagar Foundry Company Ltd." purchased 31 decimals of Sali land under R.S Dag No. 5453 under R.S Khatian No. 3098 within the Mouja and P.S Bally in the District of Howrah by virtue of a deed of Sale dated 22.06.1955, being No. 2691 for the year 1955 which was registered before the District Sub Registrar at Howrah.
- 2) That "Tatanagar Foundry Company Ltd." also purchased 13¹/₂ decimals and 9¹/₂ decimals of Sali land under R.S Dag No. 5454 under R.S Khatian No. 5511 within the Mouja and P.S Bally in the District of Howrah by virtue of two deed of Sale dated 14.06.1958, being No. 2265 for the year 1958 and deed of sale dated 24.06.1958, being No. 2440 for the year 1958 which were registered before the District Sub Registrar at Howrah.

- 3) That by virtue of aforesaid Deed of Sale "Tatanagar Foundry Company Ltd." became the absolute owner of **ALL THAT** piece and parcel of a **Commercial Land** measuring about 31 Decimals comprised in R.S Dag No. 5453 under R.S Khatian No. 3098 **AND Commercial Land** measuring about 23 Decimals comprised in R.S Dag No. 5454 under R.S Khatian No. 5511, both within the Mouja Bally, Police Station Bally now Nischinda in the District of Howrah which is more fully described in the Schedule below.
- 4) On 21st day of March, 2016, The office of the Registrar, Ministry of Corporate Affairs, Kolkata gave in-principle approval to M/s. Tatanagar Foundry Company Limited to convert itself into Tatanagar Foundry Company LLP and on 18th day of April, 2016 issued certificate of Registration on Conversion with LLP Identification No.AAG 1969.
- 5) Thereafter "Tatanagar Foundry Company LLP" converted the R.S Dag No. 5453 within the Mouja Bally, Police Station Bally now Nischinda in the District of Howrah from Sali to commercial land by order of D.L. & L.R.O AND A.D.M, Howrah vide Memo No. CONV/46, 47 & 73/Bally/14/1138/1(6) L.R dated 17.03.2015.
- 6) Thereafter "Tatanagar Foundry Company LLP" also converted the R.S Dag No. 5454 within the Mouja Bally, Police Station Bally now Nischinda in the District of Howrah from Sali to commercial land by order of D.L. & L.R.O AND A.D.M, Howrah vide Memo No. CONV-123-126/BJ/16/564/L.R dated 21.02.2017.
- 7) A Plan has been sanctioned for Dag No.5453 under R.S Khatian No.3098 by the Howrah Zila Parishad bearing Memo No.93/032/HZP/EP dated 24.05.2018 whereby the owner has become entitled to construct, erect and complete a new building and/or buildings on the entirety of the said property in accordance with the said plan as may be modified and/or altered from time to time
- 8) And a Plan has been sanctioned for Dag No.5454 under R.S.Khatian No.5511 by the Howrah Zila Parishad bearing Memo No.94/032/HZP/EP dated 24.05.2018 whereby the owner has become entitled to construct, erect and complete a new building and/or buildings on the entirety of the said property in

accordance with the said plan as may be modified and/or altered from time to time.

- 9) It has been agreed between the Owner and the Developer that the Developer will undertake the development of the said premises by constructing building (residential/commercial) on the terms and conditions hereinafter appearing. The Owner shall continue to remain in possession of the said land and space.
- 10) Thereafter the said Tatanagar Foundary Company LLP changed its name to Belur Projects LLP by resolution dated 28th November, 2018.

1.1 At or before entering into this agreement the owner has assured and represented to the Developer as follows :

- i) That the said Belur Projects LLP is a Limited Liability partnership and is presently the absolute owner of the entirety of the said property
- ii) THAT save payment of municipal rates and taxes, the said premises is otherwise free from all encumbrances, charges, liens, lispens, attachments and trusts whatsoever or howsoever and the Owner has a marketable title in respect thereof.
- iii) THAT the entirety of the said premises is in vacant possession of the owner
- iv) That the Owner have not entered into any agreement for sale and transfer of the said Land nor have they created any interest of a third party into or upon the said premises or any part of portion thereof.
- v) That the said premises or any part thereof has not been acquisitioned and/or requisitioned nor there is any threat of acquisition and/or requisition.

vi) That there is no suit or legal proceeding pending before any of the Courts nor there is any threat of any legal proceedings being initiated against the Owner in respect of the said premises on any account whatsoever or howsoever.

1.2. Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the Developer has agreed to take up the work of development of the said premises subject however to the terms and conditions hereinafter appearing.

In these presents unless contrary and/or repugnant thereto the following expression shall have the following meaning:

- 2.1. ARCHITECT shall mean M/s Four Dimension of 15, Dr A N Pal Lane, Bally, Howrah-711201 for designing and planning of the said New Building and/or Buildings.
- 2.2. COMMON FACILITIES AND AMENITIES shall mean and include corridors, hallways, stairways, lifts, passage-ways, driveways, common lavatories, generator of sufficient Capacity for lift, pump and lighting for common spaces provided by the Developer, Pump Room. Tube well, overhead and underground water tank, water pump and motor, Garden and such other facilities as shall be provided for common use of flat Owner by the Developer.
- 2.3. DEVELOPER shall mean the said M/s East India Realty and shall include its successor and/or successors in office/interest and assigns.
- 2.4. PREMISES shall mean **ALL THAT** piece and parcel of a **Commercial Land** measuring about 31 Decimals comprised in R.S Dag No. 5453 under R.S Khatian No. 3098 **AND Commercial Land** measuring about 23 Decimals comprised in R.S Dag No. 5454

under R.S Khatian No. 5511, both within the Mouja Bally, Police Station Bally now Nischinda in the District of Howrah, Additional District Sub-Registry Office and District Sub-Registry Office Howrah (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written).

- 2.5. NEW BUILDING/BUILDINGS shall mean and include the building or buildings to be constructed erected and completed by the Developer in accordance with the map or plan sanctioned by the Howrah Zila Parisad bearing Memo no. 93/032/HZP/EP dated 24.05.2018.
- 2.6. OWNER shall mean the said Belur Projects LLP and shall include the present partners and those who may be taken in and/or admitted as partner and/or partners of the said Belur Projects LLP and their respective heirs, legal representatives, executors, administrators and assigns and successors-in-interest.
- 2.7. PLAN shall mean the Plan as sanctioned by the Howrah Zila Parisad bearing Memo no. 94/032/HZP/EP dated 24.05.2018 for the construction of the said New Building and/or Buildings which may be altered and/or modified from time to time as shall be recommended by the Architect of the said Building.
- 2.8. SALEABLE SPACE shall mean the constructed space in the New Building and/or Buildings available for independent use and occupation after making due provisions for the space required for common facilities and amenities.
- 2.9. SPECIFICATION shall mean the specifications required for the purpose of construction of the said New Building as may be recommended by the Architect of the said New Building (more fully

and particularly mentioned and described in the SECOND SCHEDULE hereunder written).

- 2.10. TRANSFER with its grammatical variations shall be deemed to take place only upon completion of project, grant of completion certification by the Howrah Zila Parishad or appropriate authority, registration and conveyancing in favour of the purchaser/ buyer of the flat and delivery of possession to the buyer / purchaser of the flat. It is strictly understood and agreed between the owner and the developer that execution of this agreement does not result in any transfer whatsoever of any part of the land or space to the developer or any other person nor does it result in grant of possession to the owner or to any other person. The owner will continue remain in possession of the land and grants permission to the developer to enter the said premises and undertake the construction activities as per the contractual agreement
- 2.11. TRANSFEREE shall mean a person, firm, limited company, association of persons in whose favour conveyance is executed, upon grant of completion certificate by the appropriate authority, and fulfillment of all the conditions of purchase by such person, including but not limited to payment of the entire consideration amount; the developer is not a transferee.
- 2.12. Words importing singular shall include plural and vice versa.
- 2.13 Words importing masculine gender shall include Feminine and Neuter genders; like-wise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting Neutral gender shall include masculine and feminine genders.

- 2.14 FLAT OWNER means Buyer(s) and Purchasers of Flat/s and/ or space in the said NEW BUILDING and space.

OWNERS' ALLOCATION shall mean 45% (Forty Five percent) of the constructed Area in the proposed multi-Storied Building to be constructed on the SAID PREMISES together with proportionate share in the common facilities and amenities more fully described in the SECOND SCHEDULE hereunder written.

DEVELOPER' ALLOCATION shall mean Balance 55% (Fifty Five percent) of the Constructed Area in the proposed multi- Storied Building to be constructed on the SAID PREMISES together with the proportionate share in the common facilities and amenities more fully described in the THIRD SCHEDULE hereunder written.

ARTICLE -III DEVELOPMENT RIGHTS

- 3.1. In consideration of the amounts payable by the Developer to the Owner and in consideration of the obligations of the Developer to comply with the several terms, conditions, obligations, covenants and stipulations as herein contained, the Owner has agreed to grant the exclusive right of development in respect of the entirety of the said premises unto and in favour of the Developer herein.
- 3.2. For the purpose of undertaking development of the said premises in terms of this Agreement, the Owner do hereby permit and grant exclusive rights to the Developer subject to terms and conditions mentioned herein for the purpose of undertaking the work of construction, erection and completion of the said new building and/or buildings and for the aforesaid purpose to enter upon the

said premises and upon construction of the super structure (including RCC framework) of the entire New Building and/or Buildings on the said Premises. Possession of the said land will pass from the owner only on completion of the project. The owner will continue to remain in possession of the land and only grants permission to the developer to enter the said premises and supervise the construction activities as per this contractual arrangement.

ARTICLE IV - CONSTRUCTION, ERECTION AND COMPLETION

4.1. The development work and/or construction of the said new building and/or buildings will be taken up in phases and unless prevented by circumstances force majeure beyond its control, the Developer shall cause to be constructed, erected and completed the said New Buildings and/or Buildings within a period of three years from the date of sanction of the building plan.

4.1.1. The Certificate of the Architect of the Project certifying that the building or any part of the building or buildings at the said premises is complete in all respects shall be final and binding and shall be deemed to be date of completion hereinafter referred to as COMPLETION DATE.

4.2. The Developer shall diligently and efficiently carry out developments of the said premises and construction of the New Building and every part thereof as per the sanctioned Building Plan and in accordance with law and shall obtain all necessary permissions, registrations, licenses, permits, certificates and no objections and occupancy and other certificates with regard to the user and enjoyment of every part thereof and such other orders as may be required from Howrah Municipal Corporation and other concerned government or statutory

departments and authorities. The Developer shall Provide warranty on basic construction, plumbing, masonry and electrical work excluding consumables such as electrical and sanitary fittings. The Developer shall also take all reasonable precautions and ensure that the activity at the construction site does not disturb or cause nuisance to the occupants of neighboring properties.

- 4.3. The said new building will be completed in a workmanlike manner with such materials and/or specification more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written.
- 4.4. The security guards appointed by the owner will continue to discharge their duties and the developer agrees that the guards will be free to inspect all the workmen, architects and consultants entering on behalf of the developer.

ARTICLE V (ALLOCATION)

OWNERS' ALLOCATION shall mean 45% (Forty Five percent) of the constructed Area in the proposed multi-Storied Building to be constructed on the SAID PREMISES together with proportionate share in the common facilities and amenities more fully described in the SECOND SCHEDULE hereunder written.

DEVELOPER' ALLOCATION shall mean Balance 55% (Fifty Five percent) of the Constructed Area in the proposed multi- Storied Building to be constructed on the SAID PREMISES together with the proportionate share in the common facilities and amenities more fully described in the THIRD SCHEDULE hereunder written.

ARTICLE VI - OBLIGATIONS OF THE DEVELOPER

6.1 The Developer shall :

- i) take such steps as are necessary to divert all pipes, wires, cables or other conducting media in, under or above the premises or any adjoining or neighboring premises and which need to be diverted as a result of the Development.
- ii) provide surface and foul water drainage to the premises and shall ensure that the same connect directly to the mains.
- iii) serve such notices and enter into such agreements with statutory authorities or other companies as may be necessary to install the services.
- iv) give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said premises and pay all costs, fees and outgoings incidental to or consequential on, any such notice and indemnify and keep indemnified the Owner from and against all costs charges claims actions suits and proceedings.
- v) remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with

the Plan and has agreed to keep the Owner saved, harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

- vi) remain responsible for any accident and/or mishap taking place while undertaking demolition of the existing structures at the said premises and also while constructing erecting and completing the said new building and/or buildings in accordance with the said Plan and has agreed to keep the Owner harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- vii) comply and/or procure compliance with all conditions attaching to the planning permission and any other permission which may be granted during the course of development.
- viii) comply or procure compliance with all statutes and any enforceable codes of practice of Howrah Municipal Corporation and/or other authorities affecting the premises of the development.
- ix) take all necessary steps and/or obtaining all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and complies with the lawful requirements of all the authorities affect the property or the development.
- x) incur all costs charges and expenses and also any penalty, interest, surcharge, compensation, damages that may be imposed on account of delay or default

for the purpose of constructing erecting and completing the said new building and/or buildings in accordance with the said plan.

- xii) make proper provision for security of the said land and premises during the course of development.
- xiii) not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said premises or any part or portion thereof.
- xiiii) not expose the Owner to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said new building.
- xv) to remain solely liable and/or responsible for all acts deeds matters and things for undertaking construction of the said new building and/or buildings in accordance with the Plan and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed.

In case any obligation towards payment of any works contract (sales tax) or any provision of Employees Provident Fund and/or Employees State Insurance Act is applicable the same shall be borne and paid by the developer.

- xvi) pay stamp duty, registration fees and legal fees if

required to be incurred for execution of this agreement.

- xvi) to cause plans to be prepared and to submit the plan for sanction to Howrah Zila Parishad and have the same sanctioned and also to apply for and obtain all also obtain necessary permissions, licences, permits, sanctions, consents and no-objections and such other orders as may be required from Howrah Zila Parishad and other concerned government departments and authorities. The Developer shall prior to submitting the plans, get the same approved from the owner and immediately after obtaining all permits, sanctions and approvals etc. handover copies thereof to the owner. The owner shall be entitle to inspect the originals of the same at any time.
- xvii) to be solely responsible for development of the said premises and payment of consideration in terms thereof including construction of the new building and the construction, procurement and installation of all the Common Portions and Common Facilities at its own cost and risk, and the owner shall be not incur any expenses or liability of any nature whatsoever or howsoever for anything relating to or connected therewith save those expressly agreed to be borne and paid by the Owner hereunder.
- xviii) to bear an pay all sanction and other fees, architects and engineers fees and all cost charges, fees, levies and expenses of permissions, licenses, quotas, and all other incidental

expenses for construction of new building (including the Owner's Allocation, the Common Portions and Common Facilities) and its materials, fittings and fixtures in all respect, equipment and machinery, temporary and permanent connections of water, drainage, sewerage, electricity, lifts and other amenities and/or development of the said premises and fees and remuneration of all personnel and agents employed for the purpose.

ARTICLE VII - TITLE DEEDS

7. Within 3 months from date of execution of this agreement the Developer shall satisfy himself about the title of the Owner of said premises and inform the Owner about the same, failing which it is presumed that they are satisfied about the title.

ARTICLE VIII - OWNER'S OBLIGATIONS

- 8.1 The Owner has agreed :
 - i) To co-operate with the Developer in all respect for development of the said premises in terms of this agreement.
 - ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.
 - iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer undertake construction of the New Building and/or Buildings in accordance with the said plan.

- iv) The Owner shall execute a General Power of Attorney in favour of the Developer and/or its nominee and/or nominee as may be required for the purpose of obtaining necessary permission approvals and sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Howrah Zila Parishad and other authorities (and for booking and/or entering into agreement for sale).
- v) To execute the Deed of Conveyance in favour of the intending purchases acquiring flats constructed spaces and parking spaces

ARTICLE IX - FORCE MAJEURE

- 9.1. The Developer hereby undertakes to keep the Owner indemnified and indemnify the owner against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the said Building.
- 9.2. The Developer hereby undertakes that without prior written permission of the Owner's the Developer shall not assign and/or transfer this Development Agreement to any one whatsoever.

ARTICLE X - MISCELLANEOUS

- 10.1. The Owner and the Developer' have entered into this Agreement purely as a contract and nothing contained therein shall be deemed to construct a 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 Association of persons
- 10.2. It is understood that from time to time to facilities the construction of

the New Building by the Developer various deeds matters and things not therein 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 relative to which specified provisions may not have been mentioned herein. the Owner hereby undertakes to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the Owner shall execute any such additional Power(s) of Attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and executive all such additional applications and 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 this Agreement.

- 10.3. Any notice required to be given by any of the parties hereto shall be served at the address of the parties given herein unless any of the parties notice change of address, in writing, and such notice shall be deemed to have been served upon the other party if sent by pre-paid registered post with acknowledgement due to at the aforesaid address.
- 10.4. Nothing in these presents shall be constructed as a 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 in the Developer.

ARTICLE XI - DOCUMENTATION/ADVOCATE

- 11.1. In the event of any dispute or differences between the parties hereto regarding the interpretation of this Agreement or any part thereof the parties shall try to resolve or amicably settle the same through mutual

discussions, negotiations, mediations by common friends, arbitration. In case of arbitration the parties shall first mutually try to appoint one sole arbitrator, failing which one arbitrator each will be nominated by each party, and two nominated arbitrators shall appoint an umpire. Any process of arbitration shall be conducted under the prevailing law and the rules relating thereto. The decision of such sole arbitrator or Arbitral Tribunal, as the case may be, will be final and binding on both parties.

- 11.2. The parties agree that the pendency of a dispute between them shall not be cause for stoppage of construction of the New Building and that the Developers shall continue and complete the construction of the New Building in terms of this Agreement save only of such portion thereof directly affected by such dispute.
- 11.3. Courts at Calcutta alone shall have jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY)

ALL THAT piece and parcel of a **Commercial Land** measuring about 31 Decimals comprised in R.S Dag No. 5453, L.R Dag No. 19753 under R.S Khatian No. 3098 **AND Commercial Land** measuring about 23 Decimals comprised in R.S Dag No. 5454, L.R Dag No. 19754 under R.S Khatian No. 5511, both within the Mouja Bally, Police Station Bally now Nischinda in the District of Howrah, Additional District Sub-Registry Office and District Sub-Registry Office Howrah, butted and bounded as follows :-

- ON THE NORTH : Property of E.S.I Hospital.
 ON THE SOUTH : Property of R.S Dag No. 5455.
 ON THE EAST : Metal Road.
 ON THE WEST : Property of R.S Dag No. 5472 and 5473.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

OWNERS' ALLOCATION shall mean 45% (Forty Five percent) of the constructed Area in the proposed multi-Storied Building to be constructed on the SAID PREMISES together with proportionate share in the common facilities and amenities attached thereto.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean Balance 55% (Fifty Five percent) of the Constructed Area in the proposed multi- Storied Building to be constructed on the SAID PREMISES together with the proportionate share in the common facilities and amenities attached thereto.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

| | | |
|--------------|---|---|
| Floor | : | Vitrified tiles in the living room, bed room, kitchen & toilet. |
| Wall | : | Plaster of paris. |

| | | |
|-------------------|---|--|
| | | |
| Door | : | Flash Doors with accessories |
| Window | : | All windows of the flat will be a Aluminium window with glass fittings. |
| Kitchen | : | 1) Kitchen will consist of cooking platform with black stone. 2) Ceramic tiles (upto 2 feets above platform) |
| Toilet | : | Each Toilet Floor will be of vitrified tiles together with Glaze Tiles fittings upto the height of 6 ft from the floor level and each toilet will be consist of one Commode/E.W.C Type pan (white) with cistern together with two water point. |
| Electrical | : | Total 20 electric points will be provided in the above mentioned flat including the 15 AMP point and @ Rs.350/- will to be charged for extra electric point. |
| Water | : | 24 hours water supply through overhead tank from Deep Tube-well through electric motor and pump. |

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

SIGNED AND DELIVERED

by Parties hereto at Howrah

in the presence of

WITNESSES :

1. Subrata Jana,
Howrah Court

BELUR PROJECTS LLP

Signature
PARTNER

SIGNATURE OF THE OWNER

2. S. DUTTA
HOWRAH COURT

EAST INDIA REALTY

Signature
Constituted Attorney

SIGNATURE OF THE DEVELOPER

DRAFTED BY ME AND PREPARED
IN MY CHAMBER.












Abhijit Sen.

ADVOCATE.












F/38/2006

HOWRAH COURT

FORM FOR TEN FINGER IMPRESSION

| | | | | | | |
|---|--|--------|------|--------|------|--------|
|  | Left Hand | Little | Ring | Middle | Fore | Thumb |
| |      | | | | | |
| | Right Hand | Thumb | Fore | Middle | Ring | Little |
| |      | | | | | |

Signature Chandrababu Naidu

| | | | | | | |
|--|--|--------|------|--------|------|--------|
|  | Left Hand | Little | Ring | Middle | Fore | Thumb |
| |      | | | | | |
| | Right Hand | Thumb | Fore | Middle | Ring | Little |
| |      | | | | | |

Signature Shrikanth Mysuru

| | | | | | | |
|--------------|---|--------|------|--------|------|--------|
| Photo | Left Hand | Little | Ring | Middle | Fore | Thumb |
| | <div style="border: 1px solid black; height: 40px; width: 100%;"></div> | | | | | |
| | Right Hand | Thumb | Fore | Middle | Ring | Little |
| | <div style="border: 1px solid black; height: 40px; width: 100%;"></div> | | | | | |

Signature _____

Copy to be kept with application

Tax Invoice cum Acknowledgement receipt of PAN Application (Change Request)

Date: 11 Dec 2018

| | | | | |
|---------------------------------|---|-----------------------------|--|---|
| Tax Invoice cum Acknowledgement | N - 033979700173333 | |  | |
| Category | LIMITED LIABILITY PARTNERSHIP | GSTIN of Applicant | | |
| Applicant's Name | BELUR PROJECTS LLP | Existing PAN | AALFT1225P | |
| Name on Card | BELUR PROJECTS LLP | | | |
| Father's Name | Not mentioned | | | |
| Mother's Name | Not mentioned | | | |
| Date of Birth | 18 Apr 2016 | Communication Address State | WEST BENGAL (19) | |
| Telephone/ Mobile | 91-033-9830023104 | E-mail ID | BELURPROJECTSLLP@GMAIL.COM | |
| Proof of Identity | Copy of Certificate of Registration issued by the Registrar of Firms/Limited Liability Partnerships | | | |
| Proof of Address | Copy of Certificate of Registration issued by the Registrar of Firms/Limited Liability Partnerships | | | |
| Proof of DOB | NA | | | |
| PANs Surrendered | - | - | - | - |

On behalf of NSDL e-Governance Infrastructure Limited (PAN Centre Managed by NSDL)
 Branch ID: 03397
 Integrated Data Management Services Private Limited
 BA-37 SECTOR 1 SALT LAKE CITY PNB ISLAND KOLKATA WEST BENGAL 700064

| | |
|---------------------------|----------------|
| PAN application fee | ₹91.00 |
| CGST 9% | ₹0.00 |
| SGST 9% | ₹0.00 |
| IGST 18% | ₹16.38 |
| Total(Rounded Off) | ₹107.00 |

GSTIN: 27AAAACN2082N1Z8 CIN: U72900MH1995PLC095642 SAC : 998319
 This is a computer generated receipt and does not require signature. Online PAAM 1.2

आरंभ संख्या

TYPE ANENT ACCOUNT NUMBER



ACNPA3914B

IN NAME

SHRENDRA AGARWAL

FATHER'S NAME

SHRAYAN KUMAR AGARWAL

DATE OF BIRTH

05-05-1983

SIGNATURE

2008/08/01, 11.11.08

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

पुस्तक संख्या

PERMANENT ACCOUNT NUMBER

ACTPA6503H



नाम

LAKSHMENDRA KUMAR AGARWAL

पिता का नाम

MADANLAL AGARWAL



जन्म तिथि

02-01-1947

हस्ताक्षर

K Agarwal

DR. P. S. Rao

असिस्टेंट कमिश्नर, आय. वि.

COMMISSIONER OF INCOME TAX, W.B. XI

K Agarwal

Major Information of the Deed

| | | | |
|--|---|--------------------------------------|------------|
| Deed No : | I-0513-00229/2019 | Date of Registration | 16/01/2019 |
| Query No / Year | 0513-0001913718/2018 | Office where deed is registered | |
| Query Date | 20/12/2018 10:22:41 AM | D.S.R. - II HOWRAH, District: Howrah | |
| Applicant Name, Address & Other Details | Abhijit Sen Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830834090, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2,00,000/- | Rs. 4,90,40,437/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 75,020/- (Article 48(g)) | Rs. 53/- (Article E, E, M(b), H) | | |
| Remarks | | | |

Land Details :

District: Howrah, P S - Bally, Gram Panchayat: BALI, Mouza: Bali(Part) Pin Code : 711227

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------------|-------------------|----------------|--------------|-------------------------|-----------------------|--|
| L1 | LR-19753 | LR-3098 | Commercial Use | Commercial Use | 31 Dec | 1,00,000/- | 2,81,52,843/- | Property is on Road Adjacent to Metal Road |
| L2 | LR-19754 | LR-3098 | Commercial Use | Commercial Use | 23 Dec | 1,00,000/- | 2,08,87,594/- | Property is on Road Adjacent to Metal Road |
| | | TOTAL : | | | 54Dec | 2,00,000 /- | 490,40,437 /- | |
| | | Grand Total : | | | 54Dec | 2,00,000 /- | 490,40,437 /- | |







Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Belur Projects LLP Chandmari, Sapuipara, P.O.- Sapuipara, P.S - Bally, Howrah, District -Howrah, West Bengal, India, PIN - 711227 PAN No. : AALFT1829P, Status :Organization, Executed by: Representative, Executed by: Representative |


Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | East India Realty Chandmari, Sapuipara, P.O.- Sapuipara, P.S - Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711227 PAN No. : ACTPA6503H, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signāture | | | |
|--|--|--|---|---|
| 1 | Name Mr Dhirendra Agarwal (Presentant) Son of Mr Shравan Kumar Agarwal Date of Execution - 31/12/2018, , Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office | Photo  Jan 16 2019 12:42PM | Finger Print  LTI 16/01/2019 | Signature  16/01/2019 |
| 194A, Manicktala Main Road, P.O:- Kankurgachi, P.S:- Phulbagan, Kolkata, District -Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No : ACMPA3914B Status : Representative, Representative of : Belur Projects LLP (as PARTNER) | | | | |
| 2 | Name Mr Lakshendra Kumar Agarwal Son of Late Madan Lal Agarwal Date of Execution - 31/12/2018, , Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office | Photo  Jan 16 2019 12:43PM | Finger Print  LTI 16/01/2019 | Signature  16/01/2019 |
| DA - 14, Sector -1, Salt Lake, P.O.- Bidhan Nagar, P.S:- Bidhannagar, District -North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No : ACTPA6503H Status : Representative, Representative of East India Realty | | | | |

Identifier Details :

| Name & address | |
|--|------------|
| Mr Abhijit Sen Daugther of Mr H s Sen Howrah Court, P.O.- Howrah, P.S.- Howrah, Howrah, District-Howrah, West Bengal, India, PIN - 711101, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of India, , Identifier Of Mr Dhirendra Agarwal, Mr Lakshendra Kumar Agarwal | 16/01/2019 |
|  | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|---------------------------|
| 1 | Belur Projects LLP | East India Realty-31 Dec |

Transfer of property for L2

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|---------------------------|
| 1 | Belur Projects LLP | East India Realty-23 Dec |

Endorsement For Deed Number : I - 051300229 / 2019

On 16-01-2019

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 12:02 hrs on 16-01-2019, at the Office of the D.S.R. - II HOWRAH by Mr. Dharendra Agarwal

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 4,90,40,437/-

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

Execution is admitted on 16-01-2019 by Mr Dharendra Agarwal, PARTNER, Belur Projects LLP (LLP), Chandman Sapuipara, P.O.- Sapuipara, P.S - Bally, Howrah, District.-Howrah, West Bengal, India, PIN - 711227

Identified by Mr Abhijit Sen, Daughter of Mr H.s Sen, Howrah Court, P.O: Howrah, Thana: Howrah, City/Town HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Execution is admitted on 16-01-2019 by Mr Lakshendra Kumar Agarwal,

Identified by Mr Abhijit Sen, Daughter of Mr H.s Sen, Howrah Court, P.O: Howrah, Thana: Howrah, City/Town HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2019 5:30PM with Govt. Ref No: 192018190328564671 on 13-01-2019, Amount Rs 53/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00WQTSY0 on 13-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 75,020/- and Stamp Duty paid by Stamp Rs 50/- by online = Rs 74,970/-

Description of Stamp

1 Stamp Type, Impressed, Serial no 3606 Amount: Rs 50/-, Date of Purchase: 17/12/2018, Vendor name S Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/01/2019 5:30PM with Govt. Ref No: 192018190328564671 on 13-01-2019, Amount Rs 74,970/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00WQTSY0 on 13-01-2019, Head of Account 0030-02-103-003-02



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2019, Page from 10372 to 10403

being No 051300229 for the year 2019.



Digitally signed by PANCHALI MUNSHI

Date: 2019.01.18 11:50:28 +05:30

Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 1/18/2019 11:50:23 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOWRAH

West Bengal.

(This document is digitally signed.)