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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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 Dev Agmt
 Additional Registrar of
 Assurances-IV, Kolkata

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

[Signature]
 Additional Registrar
 of Assurances-IV, Kolkata

23 MAY 2018

DEVELOPMENT AGREEMENT

THIS AGREEMENT is executed on the 04th day of May, Two Thousand and Eighteen.

BY AND BETWEEN

THE GOVERNOR OF THE STATE OF WEST BENGAL THROUGH LAND AND LAND REFORM AND REFUGEE RELIEF AND REHABILITATION DEPARTMENT

[Signature]
B. C. BARMAN, I.A.S.
 Additional Secretary
 Deptt. of L. & L. R. AND R. R. & R.

4.5.2018

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S.L. No. Sold To
Rs. Addr.
G.C. SAMA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol- 87

Issue Date Sign.

9 FEB 2018



of the ...
with ...
...

...



Handwritten signature or initials.

Palash Hotel
9/6, Sakdeb Hotel
2, Grandin Place,
Kolkata - 1

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 MAY 2018

OF GOVERNMENT OF WEST BENGAL, represented by Sri British Chandra Barman, Additional Secretary, having its office at Writers' Building, Main Block, Kolkata - 700 001 (now at 16A, Brabourne Road, Kolkata - 700 001), hereinafter referred to as the "STATE GOVERNMENT"/" OWNER", (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office) of the **ONE PART**:

AND

EDEN REALTY VENTURES PRIVATE LIMITED (formerly LAXMI REALTORS PRIVATE LIMITED), a company incorporated under the (Indian) Companies Act, 1956, having its PAN: AAACL9697H, having its registered office at 7, Jawahar Lal Nehru Road, P.O. Dharamtalla, P.S. New Market, Kolkata - 700 013, represented by its Director, Sri Arya Sumant son of Sri Sachchidanand Rai, PAN: BYMPS8656P working for gain at 7 Jawaharlal Nehru Road, Police Station - New Market, Kolkata - 700013 hereinafter referred to as "EDEN"/"DEVELOPER", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in interest and assigns) of the **OTHER PART**:

The State Government and Eden are hereinafter individually referred to as a "Party" and collectively referred to as the "Parties".

WHEREAS:-

A. The State Government, having duly acquired for Bonhooghly Tenement Scheme for rehabilitation of refugees, is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That the pieces or parcels of Plots of

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Land in aggregate measuring about 18 Acres within Mouzas - Palpara and Noapara, Municipal Premises No.561, Bonhooghly Arable Land, Lake View Park Road, Holding No.4, Ward No.15, within Baranagar Municipality, P.S. Baranagar, Kolkata - 700 108, District - North 24-Parganas and the same popularly known as "Bonhooghly Tenement Scheme" (hereinafter referred to as the "said Land") for rehabilitation of refugees.

B. The State Government has entrusted to EDEN development of the housing complex named "Bonhooghly Housing Project" at or upon the "said Land", on the terms and conditions recorded in the Deed of Agreement dated the 18th September, 2014.

C. The Western Portion of the project area at the "said Land" is presently occupied by 112 Shops (hereinafter referred to as the "Existing Shops").

D. The State Government, by virtue of land vested in it, is the absolute owner of **All That** the Plot of Land measuring about 0.272 Acre situated on the opposite side near the Electric Transformer and the same comprised in R.S. Dag No.31(Part) and 32(Part) under R.S./L.R. Khatian No. 819, within Mouza - Palpara, more fully described in the First Schedule hereunder written (hereinafter referred to as the "said Plot of Land").

E. The State Government has also obtained through EDEN, Plan bearing No. PWBS/545/15 dated 03.03.2015, duly sanctioned by the Baranagar Municipality for

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construction of a three-storied commercial building complex at or upon the "said Plot of Land" (hereinafter referred to as the "Sanctioned Plan").

F. The Project Implementation Committee (PIC) framed a Scheme approved by the Government of West Bengal in Refugee Relief & Rehabilitation Department (Land and Land Reform and Refugee Relief and Rehabilitation Department) to cause a three-storied commercial building complex to be erected at or upon the "said Plot of Land", more fully described in the First Schedule hereunder written as per the said "Sanctioned Plan" and also to cause all the occupants/tenants in respect of the "said Existing Shops" to surrender their respective tenancies/ possession/occupation and to make over vacant possession thereof and further to rehabilitate them on the Ground and First Floors of the said proposed commercial building complex, through EDEN,

G. On being approached by the State Government, EDEN has agreed at its own costs to undertake development in respect of the "said Plot of Land", more fully described in the First Schedule hereunder written and further to construct the proposed three-storied commercial building complex thereat as per the said "Sanctioned Plan" and the same to be suitably modified and/or revised by the Baranagar Municipality, at or for the agreed consideration and on agreed terms and conditions.

H. In pursuance of its said Scheme duly approved by the Government of West Bengal as aforesaid, the Project Implementation Committee has adopted the following modalities:-

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- (a) Pending completion of construction of the said proposed commercial building complex at the "said Plot of Land" and also rehabilitation of the tenants/occupants of the "said Existing Shops", those tenants/occupants of Existing Shops, who would surrender their respective tenancy/occupation as also make over vacant and peaceful possession of the respective shops in their occupation and would further insist for alternative temporary shop space, EDEN would provide to each of such occupants/tenants temporary shop space constructed on the land earmarked for the purpose for use during the interim period when construction of the proposed commercial building complex will be carried out and till such tenants/occupants are accommodated and rehabilitated on the Ground/First Floors of the proposed commercial building complex;
- (b) Pending completion of construction of the said proposed commercial building complex at the "said Plot of Land" and also rehabilitation of the tenants/occupants of the "said Existing Shops", those tenants/occupants of Existing Shops, who would surrender their respective tenancy/occupation as also make over vacant and peaceful possession of the respective shops in their occupation, and the same without insisting for alternative shop space, EDEN would pay to such occupants/tenants monthly payment of Rs. 2,500 (Rupees Two Thousand Five Hundred) only towards reimbursement of rent for interim accommodation during the interim period, when construction of the proposed commercial building complex will be carried out and till such tenants/occupants are accommodated and rehabilitated on the

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Ground/First Floors of the proposed commercial building complex; In this regard, as security for due payment of such monthly payment, EDEN hereby agrees that it shall provide a Bank Guarantee or Refundable Security Deposit to the tune of Rs. 15,00,000/- (Rupees Fifteen Lakh only) in favour of L & LR & R R & R Department, Government of West Bengal. In the event of nonpayment of such monthly payment, by the EDEN to the Shop-owners, who have not opted for alternative shop space in the temporary Market, the State Government will be entitled to invoke the Bank Guarantee or Refundable Security Deposit to the extent of such Non-payment. The Bank guarantee or Refundable Security Deposit shall stand released in favour of EDEN or refunded to EDEN by the State Government, immediately upon the handover of the Owner's allocation by EDEN to State Government as per this Agreement.

- I. The parties hereto have since agreed to record in writing the various terms and conditions for development of the "said Plot of Land" and construction of the said proposed three-storied commercial building complex thereat by EDEN as the Developer.

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

- i. In this Agreement unless it be contrary or repugnant to the subject or context, the under-mentioned terms or expressions shall have meaning as follows :-

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- 1.1. "OWNER/STATE GOVERNMENT" shall mean and include the LAND AND LAND REFORM AND REFUGEE RELIEF AND REHABILITATION DEPARTMENT of the Government of West Bengal and its successor or successors in office and assigns;
- 1.2. "EDEN/DEVELOPER" shall mean and include MESSRS EDEN REALTY VENTURES PVT. LTD. and its successor or successors in office and/or assigns;
- 1.3. "SAID PREMISES/SAID LAND" shall mean and include Land measuring about 18 Acres within Mouzas - Palpara and Noapara, Municipal Premises No.561, Bonhooghly Arable Land, Lake View Park Road, P.S. Baranagar, Kolkata - 700 108 owned and possessed by the State Government;
- 1.4. "PLOT OF LAND" shall mean and include Land measuring 0.272 Acres comprised in R.S. Dag Nos.31(Part) and 32(Part) under Khatian No.819 within Mouza - Palpara, more fully described in the First Schedule hereunder written;
- 1.5. "PROJECT" shall mean and include the project of development of the housing complex named "Bonhooghly Housing Project" at or upon the "said Land" as per the Bonhooghly Tenement Scheme for rehabilitation of refugees;
- 1.6. "PROJECT IMPLEMENTATION COMMITTEE" ("P.I.C.") shall mean the Committee that has been formed by the order of the State Government to oversee and suggest measures by making resolution(s) for development and implementation of the Project. The State Government has given powers to the PIC to modify and change the members of the PIC as and when required for the purpose of expeditious implementation of the Project. However, without

consultation of PIC, the State Government in LAND AND LAND REFORM AND REFUGEE RELIEF AND REHABILITATION DEPARTMENT may take any decision, subject to terms and conditions of this Agreement, and also to give direction to PIC and EDEN for development and implementation of the Project. The members of the last officially conducted PIC are as follows :-

Sl. No.	Name	Designation
1.	Sri Rajib Banerjee	Chairman & M.I.C., Department of Refugee Relief & Rehabilitation, Government of West Bengal.
2.	Sri Saugata Roy.	Member & Hon'ble Member of Parliament.
3.	Sri Tapas Roy.	Hon'ble Member of the Legislative Assembly, Baranagar Assembly Constituency.
4.	Smt. Sanghamitra Ghosh, IAS	Secretary, R.R. & R Deptt. & RR Commissioner. WB.
5.	Shri B. C. Barman, I.A.S.	Commissioner-in- Department, RR & R Deptt..
6.	Smt. Aparna Moulik.	Chairperson, Baranagar Municipality.
7.	Sri Tapan Kr. Saha	Superintendent Engineer, Engg. Cell, RR Deptt. Rajarhat.
8.	Sri Pijush Kanti Sardar, WBCS (Exe).	PS to MIC RR & R Deptt. & PD, BHHP.
9.	Sri Sachchidanand Rai.	Chairman, Eden Realty Ventures Pvt. Ltd
10.	Sri Sanjay Jain.	Member & Managing Director, Siddha Group.

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11. Sri Shyamal Kr. Das.

Member & Project in Charge,
Eden Realty Ventures Pvt.
Ltd.

- 1.7. "EXISTING SHOPS" shall mean and include 112 Shops located on the Western Portion of the project area at the "said Premises";
- 1.8. "TENANTS AND OCCUPANTS" shall mean and include the tenants/occupants respectively of the "Existing Shops".
- 1.9. "BUILDING COMPLEX" shall mean and include the three-storied commercial building complex to be erected by EDEN at or upon the "said Plot of Land" and the same as per the "Sanctioned Plan" issued by the Baranagar Municipality;
- 1.10. "SANCTIONED PLAN" shall mean and include Plan bearing No. PWBS/545/15 dated 03.03.2015 got approved and sanctioned by the Government from the Baranagar Municipality for construction of the building complex and shall include modifications and/or revisions thereto;
- 1.11. "OWNER'S ALLOCATION" shall mean and include the portions of the Ground and First Floors of the building complex consisting of 126 Shops/Stalls together with staircase and separate toilets for ladies and gentlemen together with the right to use in common with the Developer/Occupants of the Developer's Allocation, the "common parts", Together With right to use the area of the roof/terrace of the proposed building complex forming part of their overhead water tank and other installations if any for maintenance purposes at the building, more fully described in the Second Schedule hereunder written;

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- 1.12. "DEVELOPER'S ALLOCATION" shall mean and include the portions of the Ground and First Floors and the entire Second Floor along with the entire roof/terrace of the proposed building except the part forming the overhead water tank and other installations if any of the Owner's allocation together with the right to use in common with the Owner as also the occupants of the shops/stalls forming part of the Owner's Allocation, the "common parts", at the building. The Developer's allocation is more fully and particularly described in the Third Schedule hereunder written and the same to be held by the Developer and/or its transferees assignees/nominees as Lessee under the owner for a term of 99 years commencing from the date of completion of the Building Complex with option for renewal and/or extension of the said term for a further term of 99 years;
- 1.13. "COMMON PARTS" shall mean and include the common parts and areas at the building complex for common use by the owners/occupants of Shops, Stalls, Offices, Show-rooms and other spaces at the building complex respectively forming part of the Owners Allocation and the Developer's Allocation and more fully described in the Fourth Schedule hereunder;
- 1.14. "ARCHITECT" shall mean and include the Architect and Engineer, who may be retained and appointed by EDEN to supervise as also to provide guidance, suggestions and advices for the proposed development of the "said Plot of Land" and construction of the proposed building complex thereat by EDEN;
2. Both the State Government and EDEN jointly and severally represent, warrant and covenant with each other as hereunder.

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- 2.1. That they and each of them are competent as also have the authority to enter into this Agreement and to perform their respective obligations under this Agreement;
- 2.2. Both the State Government and the EDEN shall take such further steps and do or commit such further acts, and also execute and deliver such further instruments and documents, as may be reasonably necessary to accomplish the proposed Development of the said Plot of Land and/or construction of the proposed commercial building thereat by EDEN as contemplated in this Agreement.
3. The State Government declare to have confirmed to the EDEN as hereunder:-
- 3.1. That the "said Plot of Land" described in the First Schedule hereunder written belongs to and is the absolute property of the State Government;
- 3.2. That the "said Plot of Land" is free from all encumbrances whatsoever or howsoever;
- 3.3. That the State Government has been and is legally competent and entitled to entrust to the EDEN the development of the "said Plot of Land" and construction of the proposed building complex thereat as per the "sanctioned plan" and the same subject to the terms herein recorded;
- 3.4. That there is no bar or other impediment of any nature in the construction of the proposed three-storied commercial building consisting of offices, shops, show rooms and the other commercial spaces at or upon the "said Plot of Land";

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- 3.5. That in the event it is found that there is any third party claim in or to the "said Plot of Land", the State Government shall be solely responsible for such claim and removal of any obstacle of any nature for enjoying the vacant and peaceful possession of the "said Plot of Land" and construction of the proposed three-storied commercial building consisting of offices, shops, show rooms and the other commercial spaces at or upon the "said Plot of Land"; The State Government hereby undertakes to indemnify EDEN and keep it harmless and indemnified, at all times, against all losses, claims, damages and costs of any nature whatsoever, which EDEN may suffer on account of any defect in the State Government's title to the "said Plot of Land" or in the State Government's ability to enter into and consummate the transactions contemplated herein or breach of its covenants herein.
- 3.6. That in consideration of EDEN at its own costs undertaking development of the "said Plot of Land" and construction of the proposed three-storied commercial building complex thereat and further making available to the State Government the "Owner's allocation", more fully described in the Second Schedule hereunder written, the EDEN shall be entitled to the "Developer's Allocation", described in the Third Schedule hereunder written and the same to be held by the Developer and/or its transferees/assignees/nominees as Lessee under the Owner for a period of 99 years commencing from the date of completion of the building complex with option for renewal and/or extension of the said term for a further term of 99 years;
- 3.7. That the State Government propose to obtain surrender of tenancy/possession from the tenants/occupants respectively of the said "Existing Shops", and

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further to rehabilitate at its sole discretion the said tenants/occupants in the shops/stalls forming part of the Owner's Allocation of the proposed three storied commercial building to be erected at or upon the "said Plot of Land" and the same in such manner and subject to such term as the owner should think proper;

- 3.8. The "said Plot of Land" is free from all regulatory and usage restrictions for development and construction of the proposed commercial building complex consisting of shops, show-rooms, offices etc. as contemplated under this Agreement.
4. Eden declares to have confirmed to the State Government that Eden has sufficient knowledge and expertise as also has adequate infrastructure as may be required for development of the said "Plot of Land" and construction of the proposed commercial "Building Complex" thereat.
5. The State Government hereby appoint and/or have appointed the EDEN as the Developer and/or Builder/Promoter to undertake and carry out at its own costs, the Development of the "said Plot of Land" and construction of the proposed three storied commercial building thereat in the manner and on the terms as hereinafter recorded.
- 5.1. The Developer has accepted and/or hereby accepts its said appointment and further agree to undertake and carry out the development of the "said Plot of Land" and construction of the proposed three-storied commercial "building complex" consisting of offices, shops, stalls, show-rooms and other spaces as per the "Sanctioned Plan" and on the terms recorded herein.

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6. It is recorded that the State Government through EDEN, has already obtained the Plan duly sanctioned by the Baranagar Municipality for construction of the proposed building complex at the said "Plot of Land".
- 6.1. Apart from the Plan, which the State Government with the assistance of EDEN, has already got sanctioned by the Baranagar Municipality as aforesaid, Eden shall at its own costs duly apply for and obtain either in its own name or in the name of the State Government all further or other permissions, clearances, no-objections and sanctions from the concerned authorities as also suitable modification and/or revision of the Plan Sanctioned by the Baranagar Municipality as may from time to time be necessary or required for development of the said "Plot of Land" and construction of the proposed commercial "building complex" thereat;
- 6.2. The State Government shall extend its full co-operation and assistance to Eden in the matter of Eden applying for and obtaining either in its own name or in the name of the State Government all necessary permissions, clearances, no-objections and sanctions from the concerned authorities as may be required for development of the said "Plot of Land" and construction of the proposed "building complex" thereat.
7. Eden shall within 1(one) year from the date of being made available the vacant possession of the said plot of land by the State Government duly complete construction of Owner's Allocation and the Common Portion in the proposed "building complex" at or upon the "said Plot of Land", unless prevented by

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restrain order of any Court of Law or due to acts beyond the control of Eden or force majeure causes.

- 7.1. Eden shall carry out and/or complete the development of the said "Plot of Land" and/or construction of the proposed commercial "building complex" strictly as per the said "Sanctioned Plan" and also in accordance with the Municipal Laws and the Building Rules and the same by use of standard quality of building materials, sanitary, electrical fittings and the same as per recommendation of the Architect;
- 7.2. Eden shall cause construction of the owner's allocation in the proposed building complete in all respect including, water pump, municipal water, sewerage and drainage connections, plumbing and sanitary and electrical fittings as also overhead and underground water tanks and the same as per the specifications mentioned in the statement annexed hereto and marked "X". Developer's Allocation shall be constructed by Eden as per the specifications which it may deem fit and proper at its sole discretion and without any reference to the State Government.
- 7.3. The Developer shall duly comply with all statutory requirements as also perform all statutory formalities including those provided in the Real Estate (Regulation and Development) Act, 2016 for carrying out and completing development of the "said Plot of Land" and/or construction of the said "building Complex";

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- 7.4. Eden shall solely be responsible for the structural stability of the proposed "building complex" and be liable for all claims and actions which may arise during the course of construction of the proposed building;
- 7.5. EDEN shall keep the State Government indemnified against all third party claims and actions arising out of any act of commission or omission on the part of EDEN while carrying out construction of the building complex. In case of any accident or mishap while carrying out construction works, EDEN shall remain solely liable and the State Government shall be fully absolved of any liability or claim thereof or therefrom.
8. EDEN shall bear and pay all costs, charges and expenses for and on account of carrying out and completing development of the "said Plot of Land" and construction of the proposed three-storied commercial building thereat and in this regard, the State Government shall not in any manner be liable or responsible.
- 8.1. Eden shall be responsible to arrange all necessary finances and/or funds and/or monies as may from time to time be required for carrying out and/or completing development of the said "Plot of Land" and/or construction of the proposed "building complex" thereat either from its own sources or from any Bank or financial institution and further to secure repayment of such finance by creating charge over the Developer's allocation and in this regard, the State Government shall not in any manner be liable or responsible.


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9. As per the Scheme framed by the Project Implementation Committee (PIC) and the same duly approved by the Government of West Bengal vide U.O. No. Group T/2016-2017/0321 dated 10.08.2016 the modality for obtaining surrender of tenancy/occupation as also obtaining of the vacant and peaceful possession of the existing shops and further rehabilitating the tenants and occupants at the shops/stalls on the Ground and First Floors of the proposed building complex forming part of the Owner's allocation shall be as hereunder.

9.1. Pending completion of construction of the said proposed commercial building complex at the "said Plot of Land" and also rehabilitation of the said several tenants/occupants of the said existing shops on vacating the said "Existing Shops", the said tenants/occupants shall have the option either to claim alternative temporary shop space or to claim monthly payment towards reimbursement of rent for interim accommodation;


9.2. It is recorded that 69 Nos. of tenants/occupants have opted for alternative temporary shop space and that 43 Nos. of tenants/occupants have opted for monthly payment towards reimbursement of rent for interim accommodation;

9.3. EDEN shall pay Rs. 2,500/- per month to each of the Tenants/Occupants, who have opted to receive monthly payment towards reimburse of rent for interim accommodation and the same during the period commencing from the date of such Tenants/Occupants surrendering their respective tenancies/ occupations as also making over the vacant and peaceful possession of the existing shops respectively in their occupation and till the State Government is made available the Owner's allocation;


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- 9.4. Prior to commencement of construction of the proposed building complex, EDEN shall at its own costs erect 69 (Sixty Nine) Nos. of alternative temporary shop spaces at or upon the land and the same to be allotted by the State Government for the purpose. On completion of erection of the said temporary shop spaces EDEN shall duly make over the same to the State Government to enable the State Government to allot the same in the manner it would at its discretion deem fit and proper to the tenants/occupants, for their temporary use and occupation of the same pending completion of construction of the proposed building complex and also rehabilitation of the said tenants and occupants on the Ground/First Floors of the building complex forming part of the owner's allocation;
- 9.5. EDEN shall solely and exclusively be responsible at its own costs to erect and provide to the State Government temporary shop accommodations at the Land to be allotted by the State Government as per Clause 9.4 above and also to bear and pay the monthly payment towards reimbursement of rent for interim accommodation during the interim period till completion of construction of proposed building complex and the State Government is made available the Owner's allocation consisting of Ground/First Floors of the proposed building complex as per Clause 9.3 above;
- 9.6. On being made over the temporary shop accommodations by EDEN as per clause 9.4 above, the State Government at its discretion and in the manner as it would deem fit and proper, would allot the same to those tenants/occupants, who have opted to have temporary shop accommodation as aforesaid;


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- 9.7. On completion of construction of the proposed building complex and also on being made over the Owner's Allocation, the State Government would rehabilitate all the said tenants and occupants thereof by allotting shops/stalls to them at such rent and on such terms as the state Government shall at its discretion think proper. The shops and stalls which would remain balance, after rehabilitating the said tenants and occupants as aforesaid, the State Government would allot the same to the intending buyers at the consideration and on the terms as may be decided by the State Government;
- 9.8. On making over to the State Government the Owner's Allocation at the proposed building complex, EDEN shall no more be liable to pay the monthly payment towards reimbursement of rent for interim accommodation to the tenants/occupants as per clause 9.3 above and all liabilities and duties of Eden towards State Government shall be deemed to be discharged irrespective of the fact that whether Eden has completed the construction of Developer's Allocation as per the specifications or not;
- 9.9. Prior to commencement of construction of the proposed building complex by EDEN, the State Government would issue letters to the "tenants and occupants", making allotment of the shops/stalls respectively on the Ground and First Floors of the proposed building complex forming part of the Owner's Allocation. The State Government may make allotment of shops and stalls forming part of the Owner's Allocation amongst the "tenants and occupants" by conducting lottery, if so required;


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- 9.10. On being made over vacant possession of the "said Plot of Land" by the State Government along with the several shops and other structures whatsoever lying erected thereat, EDEN would cause demolition of all shops and other structures and further commence construction of the proposed building complex at the "said Plot of Land".
10. Eden shall be entitled to retain, appoint and employ such Architects, Engineers, Contractors, Masons, Mistries and other staff members for construction of the proposed "building complex" at or upon the said "Plot of Land" and the same on such terms and conditions as Eden may at its discretion think proper.
- 10.1. Eden shall solely be responsible to bear and pay the remuneration, fees, costs, salaries, wages and other costs and expenses required to be paid to Architects, Engineers, Contractors etc. to be engaged by Eden for Development of the said Plot of Land and Construction of the proposed "building complex" thereat and in this regard the State Government shall not in any manner be liable or responsible;
- 10.2. EDEN shall provide necessary facilities and amenities including the water, drainage and sewerage connections at the new building complex, as also the common parts, more fully described in the Fourth Schedule hereunder written, for beneficial use and enjoyment of the shops, stalls, offices and other spaces at the building complex;

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- 10.3. EDEN shall after having completed construction of the proposed building complex duly apply for and obtain necessary completion Certificate and/or occupation certificate from the concerned authority and in this regard, the state Government shall provide all required authorizations as also render its co-operation and assistance to EDEN as may from time to time be required;
11. In consideration of the premises, on completion of construction of the proposed building complex at or upon the said "Plot of Land", Eden shall allot and make available to the State Government the vacant and peaceful possession of the "Owner's allocation", more fully described in the Second hereunder written to enable the State Government to allot the several shops/stalls/show-rooms and other spaces of the owner's allocation towards rehabilitation of the said "Tenants and Occupants" and also to the intending buyers.
12. On completion of construction of the proposed building as also allotment to the State Government in respect of the "Owner's allocation" as aforesaid, EDEN shall extend its co-operation and assistance to the State Government in the matter of the State Government rehabilitating the said "Tenants and Occupants" at the several shops, stalls, show-rooms and other spaces on the Ground and First Floors of the proposed building complex forming part of the owner's allocation as per the allotment made or to be made by the State Government;
13. It has been agreed that in consideration of the premises aforesaid, Eden shall be entitled to the several shops, show rooms, offices and other spaces forming part of the "Developer's allocation" of the proposed building complex to be erected

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at the said "Plot of Land", to be held by the Developer as Lessee under the State Government and the same without being liable to pay any premium or lease rent or other charges of any nature to the State Government for a term of 99 years commencing from the date of completion of Building Complex with option for renewal with option for renewal and/or extension of the said term for a further term of 99 years.

Provided that any further vertical construction over the elevated solar roof would require prior written permission of owner on such terms and conditions as may be mutually agreed upon.

- 13.1. Eden shall be entitled to transfer or assign its, leasehold right or to grant sub-lease in respect of the several shops, show-rooms, offices and other spaces of the proposed building complex forming part of the "Developer's allocation", more fully described in the Third Schedule hereunder written, in its own favour or in favour of any person or party whosoever and the same at or for such consideration and for such period and on such terms and conditions as Eden may at its sole discretion think fit and proper;
- 13.2. The State Government hereby agree that no further consent or authority of the State Government shall be required in the matter of EDEN retaining, using, occupying, possessing, and/or entering into agreements or contracts and/or completing the transfer or assignment of its on Leasehold rights or granting sub-lease in respect of the several shops, offices, show rooms and other spaces forming part of the Developer's allocation more fully described in the Third Schedule hereunder written by executing and registering appropriate

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Deeds/Agreements and further receiving and/or realizing earnest moneys, part payments, consideration amounts and lease rents on account therefor from the intending transferees/assignees/sub-lessees;

- 13.3. Eden shall solely and exclusively be entitled to the proceed as also the rents, issues and profits in respect of the several shops, show rooms, stalls, offices and other spaces of the proposed building forming part of the "Developer's allocation".
- 13.4. The State Government, if required by the Developer, shall take such further steps and do or commit such further acts, and also execute and deliver such further instruments and documents, in order for the Developer to retain, use and enjoy the entire "Developer's Allocation" or any part thereof by itself at any point of time hereafter. Such steps, acts, and instruments and documents shall be in any form or manner with such particulars as the Developer may deem fit or proper at its sole discretion.

EDEN and/or the transferees/assignees/sub-lessees/occupants in respect of the several shops, offices and other spaces forming part of the Developer's allocation shall solely be liable or responsible to bear and pay Municipal taxes and all other rates, taxes and outgoings as may be found payable on account and in respect of the Developer's allocation.

- 13.5. The State Government and/or the tenants/occupiers/transferees of several shops, show-rooms and other spaces at portions on the Ground and First Floors of the building complex forming part of the Owner's Allocation shall be

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responsible for payment of the Municipal Taxes and all other rates, taxes and outgoings on account and in respect of the owner's allocation.

14. The allottees /occupants/transferees of shops/stalls/show-rooms and other spaces forming part of the owner's allocation shall use the "common parts", at the building, described in the Fourth Schedule hereunder written and the same in common with the EDEN and/or its transferees/assignees/sub-lessees in respect of the shops, show rooms, offices and other spaces forming part of the Developer's allocation.
- 14.1. The State Government and/or the transferees/allottees/occupants of the shops, stalls, offices and other spaces forming part of the Owner's Allocation will not have any claim in respect of the entire roof/terrace of the building, which would form part of the Developer's Allocation and for use of the Developer and /or transferees/occupants except the part forming the overhead water tank and other installations if any of the Owner's allocation.
- 14.2. On completion of construction of the proposed building, complex, Eden shall in consultation with the State Government make appropriate arrangement for maintenance of the "common parts" described in the Fourth Schedule hereunder written and the same on such terms and conditions as Eden shall think proper;
- 14.3. The allottees and/or transferees and/or occupants of several shops/stalls/show-rooms and other spaces respectively forming part of the Owner's Allocation and the Developer's Allocation shall proportionately bear

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the costs of maintenance of the "common parts", described in the Fourth Schedule hereunder written;

- 14.4. The Developer and/or its transferees shall solely be responsible at their own costs to maintain the shops, offices and other spaces forming part of the Developer's Allocation including the lounge/lobby, elevators/lifts and lift lobbies on the First Floor as also the staircase leading from the First Floor upto the Roof/Terrace situated in the South-West Corner of the building complex, which are meant for exclusive use by the Developer and/or its transferees;
- 14.5. The allottees/tenants/occupants of shops, offices and other spaces forming part of the Owner's Allocation shall jointly be responsible at their own costs to maintain the Owner's Allocation including the passage and stairs leading from Ground Floor upto First Floor of the building complex and the same shown and delineated in GREEN borders in the plan marked "Z" annexed hereto.
15. The State Government shall grant a registered Power of Attorney in favour of the EDEN and/or its nominees authorizing and/or empowering them to represent the State Government before the Baranagar Municipality and all other appropriate government authorities and/or departments and to do all acts, deeds, matters and things as may from time to time be required for development of the "said Plot of Land" and/or construction of the proposed building complex and also to use, occupy, possess, retain, transfer or otherwise dispose of the shops, offices and other spaces forming part of the Developer's allocation and further to sign, execute and deliver all maps, plans, lay-out,

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designs, applications for construction of the proposed building complex and also to sign, execute and register agreements, Transfer deeds and other deeds, papers and documents for use, occupy, possess, retain, transfer and/or sub-lease or otherwise disposing of the Developer's allocation and also to do all acts, deeds, matters and things as may from time to time be necessary for the purpose.

- 15.1. The State Government shall sign, execute and deliver all necessary maps, plans, papers, applications and other documents as may from time to time be required by EDEN for obtaining of necessary approvals, No-objections and clearances from the concerned authorities for development of the "said Plot of Land" and/or construction of the proposed building complex as may from time to time be necessary;
- 15.2. The State Government shall not do or commit nor permit anyone to do or commit any act, deed, matter or thing, which may cause obstruction or hindrance in the EDEN carrying out and completing construction of the proposed building complex;
16. The State Government shall bear and pay the land revenue, municipal taxes and all other rates, taxes and outgoings whatsoever on account and in respect of the "said Plot of Land" for the period till EDEN is made over vacant and peaceful possession of the "said Plot of Land".
- 16.1. On and with effect from the date of handing over vacant possession of the "said Plot of Land" by or on behalf of the State Government and completion of construction of the proposed building complex thereat and further making over

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possession of the Owner's Allocation in favour of the State Government as per the terms hereinbefore recorded, EDEN shall bear and pay land revenue, municipal taxes and all other rates, taxes and outgoings on account and in respect of the "said Plot of Land" as also the proposed building complex, which may be erected thereat;

16.2. On and with effect from the date of EDEN making over possession of the Owner's Allocation in favour of the State Government, the State Government and/or the allottees/transferees of several shops and stalls forming part of the Owner's Allocation shall bear and pay the land revenue, municipal taxes and all other rates, taxes and outgoings on account and in respect of the Owner's Allocation;

16.3. On completion of construction of the proposed building complex at the "said Plot of Land", the Developer and/or its transferees and/or sub-lessees shall solely be responsible for payment of the land revenue, municipal taxes and all other rates, taxes and outgoings as may be found payable on account and in respect of the shops, offices and other spaces forming part of the Developer's Allocation.

17. On execution of this Agreement, EDEN shall be entitled to the vacant and peaceful possession of the "said Plot of Land" and in this regard the State Government shall take appropriate steps on and from the date of making over of possession, EDEN shall be in-charge of the "said Plot of Land" for the purpose of carrying out the development thereof and constructing of the

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proposed three-storied commercial building complex thereat as per this Agreement.

18. The term "Force Majeure" shall, inter -alia, mean and include non-availability or irregular availability of essential inputs, or water supply or sewerage disposal connection or electric power, or slow down or strike by contractor/construction agencies employed/to be employed, litigation, acts of God, acts of any statutory agency or Government or any court order and such other reasons beyond the control of Eden.
19. This Agreement records all the terms and conditions between the parties, and no oral representation or statement shall be considered valid and binding on either party nor shall any provision of this Agreement be waived except by written consent of both the parties. All previous decisions and/or agreements and/or understandings and/or arrangements by and between the parties are superseded by this Agreement.
20. Neither of the parties herein shall disclose any information of confidential nature with regard to the instant Agreement and/or the proposed development of the "said Plot of Land" and construction of the proposed commercial building by EDEN to any outside party. This Agreement as also all the terms herein recorded shall be held confidential by and between the parties and shall not be disclosed to any outsider.
21. Notwithstanding anything to the contrary contained in this Agreement, it is agreed and made clear that the concerned officers of the State Government shall at all times be entitled to inspect and supervise the progress of development

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work and also construction of the proposed commercial building at the "said Plot of Land" by the EDEN as per this Agreement.

22. The parties hereto hereby agree and undertake to sign and execute all other deeds and documents, which may be required for the purpose of smooth implementation of this Agreement.
23. Neither of the parties hereto shall be entitled to dispute the legality and/or validity and/or enforceability of this Agreement.
24. All notices required or permitted hereunder shall be in writing and in the English language and shall be sent by Courier or by Speed Post or Registered Post with A/D to the following addresses of each party :-

(i) State Government Address :

LAND AND LAND REFORM AND REFUGEE RELIEF AND
REHABILITATION DEPARTMENT,
Government of West Bengal,
16A Brabourne Road, Kolkata - 700 001.

Attention : Principal Secretary.

(ii) Eden Address :

Eden Realty Ventures Private Limited,
7, J. L. Nehru Road,
Kolkata - 700 013.

Attention : Mr Arya Sumant.

All notices and other communications required or permitted under this Development Agreement that are addressed as provided hereinabove, (a) if delivered personally or by Courier, be deemed served upon delivery; (b) if sent by Speed Post or Registered Post with A/D., be deemed served when received; (c) if sent by fax, upon the receipt of electronic confirmation of the same provided that it is thereafter also sent by any mode set out in (a) or (b) above.

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25. This Agreement as also the Power of Attorney to be granted in favour of the Developer and its nominees by the State Government as per Clause 15 hereinabove shall be duly stamped and registered with the appropriate office of the Registrar of Assurances as per the applicable laws.
26. Eden shall bear and pay all fees, costs and charges including the Stamp Duty and the registration fee as may be required to be incurred for execution and registration of this Agreement and also the Power of Attorney to be granted by the State Government in favour of EDEN and/or its nominees.
27. This Agreement may not be amended, modified or supplemented except by a written instrument executed by both of the parties.
28. Eden and the State Government agree, declare and confirm that the terms, conditions and covenants contained in this Agreement shall be applicable, binding and enforceable against both of them.
29. In case of any dispute between the State Government and Eden in connection with or arising out of this Development Agreement, the parties shall, in the first instance, attempt to resolve the same amicably through negotiations. If the dispute persists and is not resolved within a period of 90(ninety) days from the date on which it arose, the same shall be referred to arbitration in accordance with the provisions of the Arbitration & Conciliation Act, 1997.

D. C. BARMAN, I.A.S.
Additional Secretary
Dept. of H. L. & L. R. AND R. R. & R.

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THE FIRST SCHEDULE ABOVE REFERRED TO"Plot of Land"

ALL THAT the piece or parcel of Plot of Land containing by measurement an area of 0.272 Acre (equivalent to 18 Cottahs and 7 Chittacks) situate lying at and comprised in Dag No.31(Portion) and 32(Portion) under R.S./L.R. Khatian No. 819 within Mouza - Palpara, J.L. No.7, at No.561, Bonhooghly Arable Land, Holding No.4, within Baranagar Municipality, Ward No.15, Post Office and Police Station: Baranagar, Kolkata - 700 108, District - North 24-Parganas and the same shown and delineated in Red borders in the map or plan marked "Y" annexed hereto and the same butted and bounded in the manner as follows :-

On the North:	:	By Road and Jheel;
On the South:	:	By Road;
On the East	:	By 20 Feet Wide Road;
On the West	:	By R.S. Dag Nos.33 and 245;

THE SECOND SCHEDULE ABOVE REFERRED TO"Owner's Allocation"

ALL THAT the Southern Portion of the Ground Floor of the proposed building complex consisting of 76(Seventy Six) Nos. of Shops/Stalls together with the entrance gate, toilets, Lobby, passage and stairs leading from Ground upto the First Floor in aggregate measuring built up area of 6,793 Sq.ft. (more or less) and the same shown and delineated in GREEN borders in the map or plan marked "Z" annexed hereto;

TOGETHER WITH the Southern Portion of the First Floor of the proposed building complex consisting of 50(Fifty) Nos. of Shops/Stalls together with exclusive right to use, occupy and enjoy the passage and stairs upto the First Floor in aggregate

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measuring built up area of 6770 sq.ft. (more or less and the same shown and delineated in GREEN in the map or plan marked "Z" annexed hereto.

TOGETHER WITH right to use the area of the roof/terrace of the proposed building complex forming part of their overhead water tank and other installations only for maintenance purposes, if any;

THE THIRD SCHEDULE ABOVE REFERRED TO

"Developer's Allocation"

ALL THAT the offices, shops, and other Commercial spaces containing by measurement built up area of 8255 sq.ft. being the entire Second Floor of the proposed building complex and the same shown and delineated in VIOLET in the plan marked "Z" annexed hereto Together With an undivided proportionate share or interest in the said "Plot of Land", described in the First Schedule above referred to;

TOGETHER WITH exclusive right to use, occupy, possess and enjoy with its transferees/sub-lessees the entire roof/terrace including elevated solar panel, overhead water tank and other installations of the proposed building complex, except the part forming the overhead water tank and other installations if any of the Owner's allocation, and the same shown and delineated in VIOLET in the plan marked "Z" annexed hereto Together With an undivided proportionate share or interest in the said "Plot of Land", described in the First Schedule above referred to;

TOGETHER WITH the exclusive right of the Developer and its transferees/sub-lessees, to use occupy, possess and enjoy the Northern Portion of the proposed building complex consisting of Lounge/Lobby and 2(two) Nos. of Elevators/Lifts along with Lift Lobbies, all situated on the Ground and First Floor of the proposed building complex and the same shown and delineated in VIOLET in the map or plan

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marked "Z" annexed hereto Together With an undivided proportionate share or interest in the said "Plot of Land", described in the First Schedule above referred to;

TOGETHER WITH the exclusive right of the Developer and its transferees/sub-lessees to use, occupy, possess and enjoy the lift, staircase leading from the Ground Floor upto the Roof/Terrace and the same situated in the South West Corner of the proposed building complex and the same shown and delineated in **VIOLET** in the map or plan marked "Z" annexed hereto Together With an undivided proportionate share or interest in the said "Plot of Land", described in the First Schedule above referred to.

THE FOURTH SCHEDULE ABOVE REFERRED TO

"Common Parts"

The common services such as the Septic Tank and other amenities in the open area of the Northern Portion of the proposed building complex as shown and delineated in **BLUE** borders in the map or plan marked "Z" annexed hereto.


4.5.2018

B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of L. & L. R. AND R. R. & R.

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

SIGNED SEALED AND DELIVERED by the
State Government/ Owner abovenamed at
Kolkata in the presence of:

1. Gita Nath
32/5/1 Shibbala Lane,
Shibpur, Howrah - 711102


4.5.2018
British Consul Baran

2. Sulagna Kaur
District Rehabilitation Officer
Deptt. of L & L. R. and R.R. & R.
Government of West Bengal

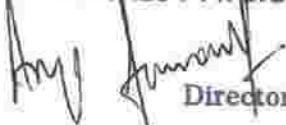
B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of L & L. R. AND R. R. & R.

(State Government/ Owner)

SIGNED SEALED AND DELIVERED by
Eden/Developer abovenamed at Kolkata in the
presence of

1. Gita Nath
32/5/1 Shibbala Lane,
Shibpur, Howrah - 711102

EDEN REALTY VENTURES PVT. LTD.


Director

2. Sulagna Kaur
District Rehabilitation Officer
Deptt. of L & L. R. and R.R. & R.
Government of West Bengal

(Eden/Developer)

Drafted by me:—
Pragna Bhattacharya,
Advocate (A/1219/2014),
Responsalia Advocates &
Solicitors,
2, Garstin Place, 5th Floor,
Kolkata - 700001.

MARKET (G+II Storied)	Specifications	Items
		Civil Works
		Foundation
	Strip/isolated footings	
	Below plinth: 200 mm thick fly ash/bricks/AAC blocks	
	Adobe plinth: 200/100 mm thick walls fly ash/bricks/AAC blocks	
	Staircase railing (900 mm) and parapet wall (1000 mm.)	
	Internal: 15 mm. thick (1:6) vertical surfaces, 10 mm. thick (1:4) soffit of beams and slabs	
	External: 19 mm. thick (1:6) vertical surfaces, 10 mm. thick (1:4) soffit of chajjas and sunshades, water proofing admixture, as per approved manufacturer specification, to be added to the cement mortar for external plaster	
	Market toilet: Floor tiles (300X300 mm.), dado neat cement up to 4'-0" height from floor and one wall at the shower zone which shall be 7'-0" height.	
	Common lobby: 20 mm. thick kota stone	
	Market floor: Neat cement flooring	
	Stair case steps and landings for market only: Neat cement flooring	
	Neat cement flooring over screed concrete/ floor tiles over water proofing (Tapecrete) over RCC slab	
	Door frame: 2"X4", and 2.5"X4" (main entrance door to the flats) Malaysian Sal wood (2000 high lintel)	
	Door shutter: 32 mm. thick, and 35 mm. thick (main entrance door to the flats), solid core and both sides commercial ply veneered	
	Window: Aluminum glazed window with MS grill	
	Rolling shutter: Steel rolling shutter at shops and ground floor entrance height up to 2400 mm.	
	Common Aluminum fittings, hatch bolts and dash bolts in the internal all doors	
	Ground and 1 st floor internal: White wash	
	External: Cement based paint	
	Door frame, shutter and MS works: Synthetic enamel paint over primer	
	Fixtures: C.P. fittings, W.C.: Anglo Indian (in 1 toilet), EWC (in another toilet) W.C. to be fixed with low level plastic cisterns	
	Spout and faucets: tap in one toilet, and only tap in another toilet C.P. ISI marked Pipes: Soil and waste pipes of 80 grade PVC	
	Water supply: G.I. ring line/G.I. vertical and horizontal lines ("B"-class for open areas and "C"-class for concealed portions)	
	Over-head water tank: HDPE tank	
	Wash basin: Ceramic (white) with tap	
	Shops: 1 light point, 1 fan point, 1 no. 15 amp. point	
	Market toilets: 4 light points in each toilet for his and her 1 nos exhaust fan point	
	General: Stair light in each floor, 1 light at ground floor entrance as campus lighting	
	All would be concealed/ surface wiring type, and with modular switches	
	Doctor's chamber: 3 light points, 1 fan point, 2 no. 5 amp. Points, 1 nos 15 Amp point	
	Internal Roads/ pathway: Traditional bricks on edge over rammed earth	

Note:- Developer's allocation specification to be decided and constructed by the developer at its sole discretion

EDEN REALTY VENTURES PVT. LTD.

Director

B. C. BARMAN, I.A.S.

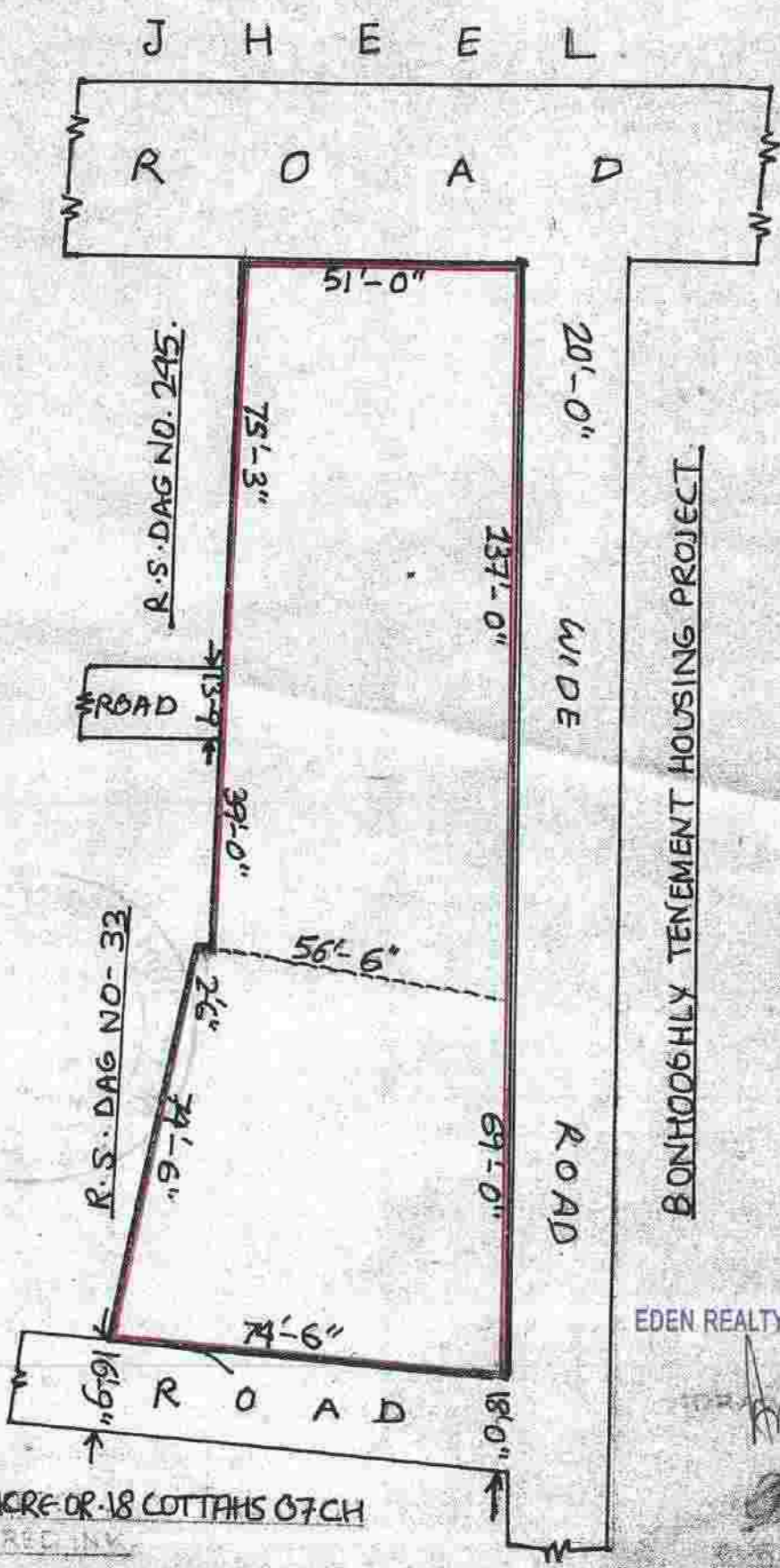
Additional Secretary

Dept. of P. & R. AND R. R. & R.

4.5.2018

X

SITE PLAN SHOWING THE LAND OF PROPOSED BONHOOGHLY TENEMENT BAZAR ON R.R. LAND (GOVT. OF W.B.) IN MOUZA - PALPARA, J.L. NO-7, R.S. DAG NO-31 (PART) & 32 (PART) . P.S. - BARANAGAR, DIST - NORTH 24 PGS, WITHIN BARANAGAR MUNICIPALITY WARD NO-15. SCALE:- 1" = 32'-0"



BONHOOGHLY TENEMENT HOUSING PROJECT

EDEN REALTY VENTURES PVT. LTD.

Signature
Director

AREA - 0.272 ACRE OR 18 COTTAGE SLOTS

B. C. BARMAN, I.A.S.
Additional Secretary
Deptt. of L. & I.R. AND R. R. & R.

4.5.2018

AREA STATEMENT :-

	GR. FL.	1ST. FL.	2ND. FL.	TERrace
OWNER	6793.53 Sqft.	6795.53 Sqft.	NIL	NIL
DEVELOPER	1756.36 Sqft.	1504.04 Sqft.	8455.01 Sqft.	8455.01 Sqft.

" Z "



GROUND FLOOR PLAN.

FIRST FLOOR PLAN.

2ND FLOOR PLAN.

ROOF PLAN.

AREA = 786.10 sqm
(8455.01 sq ft)

AREA = 706.48 sqm
(8455.01 sq ft)

AREA = 671.32 sqm
(8756.83 sq ft)

AREA = 671.32 sqm
(8756.83 sq ft)

AREA = 112.80 sqm
(122.27 sq ft)

AREA = 112.80 sqm
(122.27 sq ft)

OWNER	DEPARTMENT OF LAND & LAND REFORMS AND R.R. & R. GOVT OF WEST BENGAL
DEVELOPER	EDEN REALTY VENTURES PVT. LTD.
PROJECT	PROPOSED NEW MARKET COMPLEX AT 56/1, ARABLE LAND, LAKE VIEW PARK ROAD, P-3-BARANAKORE, DIST - 24 P.O.S. NORTH, RS DAG NO - 31(PART) & 32(PART) OF MOUZA PALPARA, J.I. NO - 7 HOLDING NO - 4, WARD NO - 15 BOMHOOGHLY TENEMENT BAZAR, DEPARTMENT OF LAND & LAND REFORMS AND R.R. & R. GOVT OF WEST BENGAL & EDEN REALTY VENTURE PVT. LTD.
TITLE	FLOOR PLAN
ARCHITECT	ESPACE 2/A, DR. JAYAT RAMENDEE ROAD, KOLKATA-700073 PHONE : 98-33-345-434 / 435 E-MAIL : 88888@spaces.com WEBSITE : www.spacesindia.com

EDEN REALTY VENTURES PVT. LTD.

[Handwritten Signature]

SIGNATURE OF EDEN DEVELOPER

[Handwritten Signature]

B. C. BARMAN, I.A.S.













Additional SIGNATURE OF STATE GOVT./ LAND OWNER


Deptt. of L. & L.R. AND R.R. & R.

GROUND FLOOR PLAN.



8/17/2018

SPECIMEN FORM FOR TEN FINGERPRINTS

 <p style="text-align: center;"><i>B. C. Barman</i></p> <p>B. C. BARMAN, I.A.S. Additional Secretary Deptt. of L. & L. R. AND R. R. & R.</p>	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	    					
 <p style="text-align: center;"><i>B. C. Barman</i></p>	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
	    					
Photo	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger


 ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
 LCX2206464

পরিচয় পত্র
IDENTITY CARD





নির্বাচকের নাম	পলাশ হালদার
Elector's Name	Palash Haider
পিতার নাম	সহদেব হালদার
Father's Name	Sahadeb Haider
লিঙ্গ	পুং
Sex	M
১.১.২০০৭ এ বয়স	১৯
Age as on 1.1.2007	19

Palash Haider

ঠিকানা:
 মাজেরপাড়া মৌজা - শেরপুর, জে.এম.নং - ১৯৯ ডুমুরদাহা জিলাসভাপুর - ২
 বলাগড় হুগলী ৭১২৫১৩

Address:
 Majherpara Mouza-Sherpur, J.L.No-129 Dumurdaha
 Nityanandapur 2 Balagarh Hooghly 712513



নির্বাচক নিবন্ধন আধিকারিক
 Facsimile Signature
 Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্র : ১৮৮-বলাগড় (ডুমুরদাহা জাতি)
 Assembly Constituency: 188-Balagarh (SC)

জেলা: হুগলী District: Hooghly
 তারিখ: ১১.০৩.২০০৭ Date: 11.03.2007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EDEN REALTY VENTURES PRIVATE
LIMITED



21/02/2003

Permanent Account Number

AAACL9697H

18072012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर सैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

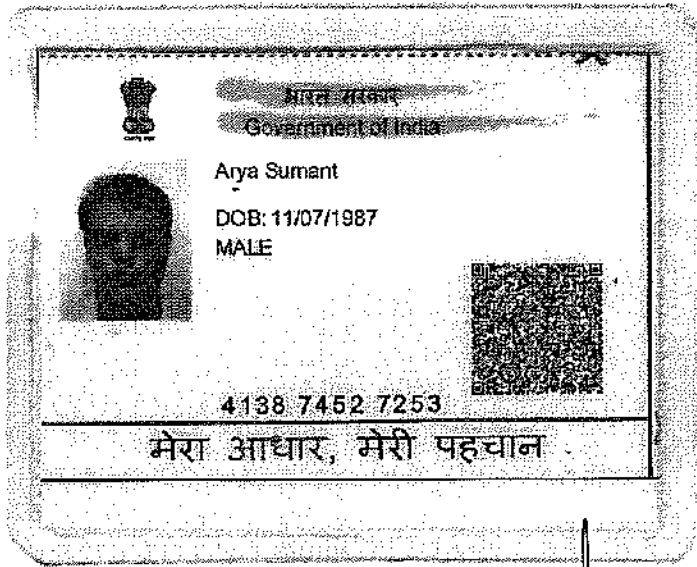
*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

EDEN REALTY VENTURES PVT. LTD.

[Signature]
Director



भारत सरकार
Government of India



Arya Sumant
DOB: 11/07/1987
MALE



4138 7452 7253

मेरा आधार, मेरी पहचान

Arya Sumant





एन.ए.आई. - यूनिके आइडेंटिफिकेशन ऑथोरिटी ऑफ इंडिया
Unique Identification Authority of India

Address:
S/O: Sachchidanand Rai, Flat - 7,
3rd Floor, 18, Loudon Street,
National Court, Circus Avenue,
Kolkata,
West Bengal - 700017

4138 7452

7253



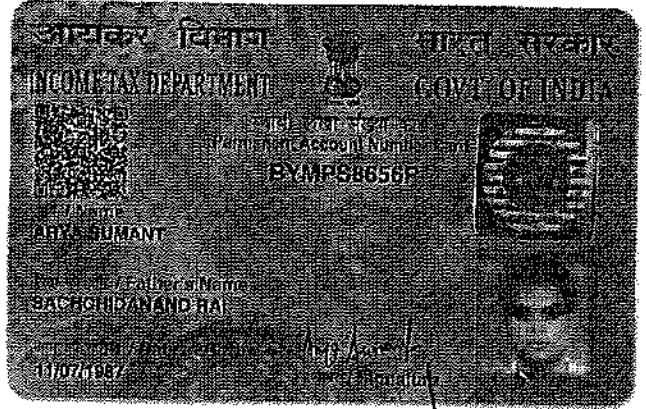
1847



help@uidai.gov.in



www.uidai.gov.in



Abra Sumant



Major Information of the Deed

Deed No :	I-1904-05410/2018	Date of Registration	23/05/2018
Query No / Year	1904-0000757123/2018	Office where deed is registered	
Query Date	15/05/2018 11:32:40 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Eden Realty Ventures Private Limited 7 JL Nehru Road, Thana : New Market, District : Kolkata, WEST BENGAL, PIN - 700013, Mobile No. : 9143683290, Status :Buyer/Claimant		
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. 2,76,56,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,120/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Palpara, Ward No: 15

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-31	RS-819	Bastu	Bastu	18 Katha 7 Chatak		2,76,56,253/-	Property is on Road
Grand Total :					30.4219Dec	0 /-	276,56,253 /-	

Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature
1	The Governor Of The State Of West Bengal Writers Building, Main Block, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , State Government Office, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

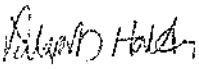
SI No	Name,Address,Photo,Finger print and Signature
1	Eden Realty Ventures Private Limited 7, JL Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAACL9697H, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1904-05410/2018-23/05/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Shri British Chandra Barman Son of Late AKSHAY KUMAR BARMAN Writers Building, Main Block, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Status : Representative, Representative of : The Governor Of The State Of West Bengal (as Additional Secretary)			
2	Name Shri Arya Sumant (Presentant) Son of Mr Sachchidanand Rai Date of Execution - 04/05/2018, , Admitted by: Self, Date of Admission: 21/05/2018, Place of Admission of Execution: Office	Photo  May 21 2018 2:17PM	Finger Print  LTI 21/05/2018	Signature  21/05/2018
7, JL Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BYMPS8656P Status : Representative, Representative of : Eden Realty Ventures Private Limited (as DIRECTOR)				

Identifier Details :

Name & address	
Mr Palash Halder Son of Mr S Halder Responsalis, 2, Garstin Place, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri British Chandra Barman, Shri Arya Sumant	
	21/05/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	The Governor Of The State Of West Bengal	Eden Realty Ventures Private Limited-30.4219 Dec

Endorsement For Deed Number : I - 190405410 / 2018

Major Information of the Deed :- I-1904-05410/2018-23/05/2018

On 21-05-2018

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

Presented for registration at 13:48 hrs on 21-05-2018, at the Office of the A.R.A. - IV KOLKATA by Shri Arya Sumant

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,76,56,253/-

Admission Execution (for exempted person)

Execution by Shri British Chandra Barman, , Additional Secretary, The Governor Of The State Of West Bengal, Writers Building, Main Block, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

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

Execution is admitted on 21-05-2018 by Shri Arya Sumant, DIRECTOR, Eden Realty Ventures Private Limited, 7, JL Nehru Road, P.O:- Dharmatala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr Palash Halder, , Son of Mr S Halder, Responsalis, 2, Garstin Place, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 23-05-2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 101/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2018 12:00AM with Govt. Ref. No: 192018190240437291 on 21-05-2018, Amount Rs: 101/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 524731495 on 21-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32070, Amount: Rs.100/-, Date of Purchase: 09/02/2018, Vendor name: G C SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2018 12:00AM with Govt. Ref. No: 192018190240437291 on 21-05-2018, Amount Rs: 40,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 524731495 on 21-05-2018, Head of Account 0030-02-103-003-02

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1904-05410/2018-23/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 225905 to 225955
being No 190405410 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.06.05 19:46:53 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 05-06-2018 19:46:37
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)