DEVELOPMENT AGREEMENT

BETWEEN

OWNERS – SMT. PANCHAMI NASKAR ALIAS PANCHAMI BALA NASKAR & ANOTHER

AND

DEVELOPER – M/S. DHARITRI INFRAVENTURE PVT. LTD.

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.

997 I 1022 /18

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL Y 950780

14.3.18
7.45 pm

0-0-419470/18

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

Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

16 MAR 2018

DEVELOPMENT AGREEMENT

1. Date : 14th day of March , 2018.

2. Place : Kolkata.

ক্রেতা :-.....

ঠিকানা :-.....

ভেন্ডার :-.....

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেন্ডার

কাশিপুর সমাদম এ.ডি.এস. আর অফিস

বি

ভেন্ডারের নাম - রঞ্জিতা পাল

জিলার নাম :- বারাকপুর

টি ডি নং :- 11 DEC 2017

স্ট্যাম্প বিক্রির তারিখ.....

টি. ডি. নং মোট কত টাকার 23 5006

স্ট্যাম্প বিক্রি করা হইয়াছে.....

Advocate,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment, Flat No.-2,
Dum Dum, Kolkata-700 030.

364

Dharitri Infraventure Pvt. Ltd.

Director

(SUMAN JANA)

365

Dharitri Infraventure Pvt. Ltd.

Director

(DIPANWITA SAMANTA)

Registrar U/S 7(2)
District Sub. Registrar
24 Pgs (N) Barasat

14 MAR 2018

3. **PARTIES** :

3.1. (1) **SMT. PANCHAMI NASKAR alias PANCHAMI BALA NASKAR (having Pan BEEPN4955A),** wife of Sri Kantiram Naskar, by faith – Hindu, by nationality – Indian, by occupation – Housewife and (2) **SMT. BARNALI MONDAL (having Pan CIOPM2869R),** wife of Sri Rajkumar Mondal, by faith – Hindu, by nationality – Indian, by occupation – Housewife, both residing at Village – Kada, Post Office – Akandakeshari, Police Station – Rajarhat, Kolkata – 700 135, District – North 24 Parganas, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **their** respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**

A N D

3.2 **M/S. DHARITRI INFRAVENTURE PVT. LTD. (having Pan AAFCD3234P)**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at DN – 51, Merlin Infinite Bulding, 6th Floor, Unit – 606, Salt Lake, Sector – V, Post Office & Police Station – Electronic Complex, Kolkata – 700 091, District – North 24 Parganas, being represented by its Directors namely (1) **SRI SUMAN JANA (having Pan AMCPJ4968J),** son of Sri Tapan Kumar Jana, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at Rupnarayan Pally, Village – Barbarisha, Post Office & Police Station – Kolaghat, District – East Medinipur, Pin – 721 134 and (2) **SMT. DIPANWITA SAMANTA (having Pan CFRPS3473K)**, wife of Sri Suman Jana, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at Village – Kourchandi, Post Office – Amalhanda, Police Station – Kolaghat, District- East Medinipur, Pin – 721 134, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART.**

The Owners and the Developer collectively **Parties** and severally **Party.**

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS :-

4. **Subject Matter of Agreement:**

4.1. **Development:**

Development and commercial exploitation of **ALL THAT** piece or parcel of a plot of sali land containing by estimation an area of **24.75 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza – Hudarait, J. L. No. 54, Pargana – Kalikata, R. S. No. 224, Touzi No. 10

366

Panchami Bala Naskar
alias
Panchami Naskar

367

Barnali Mondal

Identified By -
Biswajit Sarkar
Law clerk
S/O. Sri Balaram Sarkar
143, Surya Sen Nagar
P.O - Motijheel
P.S - Dum Dum
Kol - 700074

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

comprised in **R. S. & L. R. Dag No. 2673** appertaining to **L. R. Khatian Nos. 1616 & 2197** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

5. **Backgrounds, Representations and Warranties:**

5.1. **Owners' Representations:** The Owners **have** represented and warranted to the Developer as follows:

5.1.1. **Ownership :**

(A) By virtue of a Deed of Kobala dated 5th day of June, 1987 duly registered in the office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) in Book No. I, Volume No. 55, Pages 119 to 126, Being No. 2697 for the year 1987, Sri Narendra Nath Mondal, son of Late Gourhari Mondal and Smt. Sishubala Mondal, wife of Sri Narendra Nath Mondal of Village – Kada indefeasibly sold transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **24.75 Decimals** be the same a little more or less out of 3.69 Acres including all easement rights and appurtenances thereto lying situate at Mouza – Hudarait, J. L. No. 54, Pargana – Kalikata, R. S. No. 224, Touzi No. 10 comprised in R. S. Dag No. 2673 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of Sri Mrityunjay Naskar alias Kartick Naskar, son of Ajit Naskar of Village & Post Office – Akandakeshori, Police Station – New Town (formerly Rajarhat), District – North 24 Parganas free from all encumbrances whatsoever.

(B) After purchase of the said plot of land the said Sri Mrityunjay Naskar alias Kartick Naskar mutated his name in respect thereof in the record of rights of the concerned B.L. & L.R. Office under Krishi Khatian No. 1491 upon payment of relevant khajanas thereof to the said concerned authority.

(C) Thereafter by virtue of a Deed of Kobala dated 19th day of July, 2010 corresponding to 2nd Shravana, 1417 B.S. duly registered in the office of the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) in Book No. I, CD Volume No. 12, Pages 12518 to 12526, Being No. 07437 for the year 2010, the said Sri Mrityunjay Naskar alias Kartick Naskar indefeasibly sold transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT piece or parcel of the said plot of sali land containing by estimation an area of **24.75 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza – Hudarait, J. L. No. 54, Pargana – Kalikata, R. S. No. 224, Touzi No. 10

Registration U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

comprised in R. S. & L. R. Dag No. 2673 appertaining to Krishi Khatian No. 1491 under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of the **Owners herein** namely **Smt. Panchami Naskar alias Panchami Bala Naskar** and **Smt. Barnali Mondal** free from all encumbrances whatsoever.

(D) After purchase of the said plot of land the Owners herein the said Smt. Panchami Naskar alias Panchami Bala Naskar and Smt. Barnali Mondal mutated their names in respect thereof in the record of rights of the concerned B.L. & L.R. Office under **L. R. Khatian Nos. 1616** & **2197** upon payment of relevant khajanas thereof to the said concerned authority.

(E) By virtue of the said inheritance the **Owners herein** the said **Smt. Panchami Naskar alias Panchami Bala Naskar** and **Smt. Barnali Mondal** thus became the absolute owners to the extent of undivided equal share each and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plot of sali land containing by estimation an area of **24.75 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza – Hudarait, J. L. No. 54, Pargana – Kalikata, R. S. No. 224, Touzi No. 10 comprised in **R. S. & L. R. Dag No. 2673** appertaining to **L. R. Khatian Nos. 1616** & **2197** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24-Parganas particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the "**SAID PROPERTY**" free from all encumbrances whatsoever.

5.1.2. **Absolute Entitlement** : In the manner stated above, the Owners herein became the sole and absolute Owners of the said Property. No person or persons other than the Owners herein have any right, title and/or interest of any nature whatsoever in the said Property or any part thereof.

5.1.3. **Non Encumbrances** : The right, title and interest of the Owners in the said Property is free from all encumbrances whatsoever and **they have** a good and marketable title thereto.

5.1.4. **No Requisition, Acquisition and Attachment** : The Owners confirm that the said Property or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and no notice or intimation about any such proceedings **have** been received or come to the notice of the Owners and neither the said Property nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, Revenue or any other Public Demand.

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

5.1.5. **No Litigation** : The Owners confirm that there are no suits and/or proceedings and/or litigations pending in respect of the said Property or any part thereof.

5.1.6. **Absolute Possession** : the said Property and every part thereof is in khas, vacant, peaceful and absolute possession of the Owners herein.

5.2. **Decision to Develop** : The Owners herein jointly have decided to develop the said Property and construction of a **multi storied** building thereon together with various common service areas, amenities and facilities to be appended thereto the said proposed building through the Developer herein.

5.3 **Background of the Developer** : The Developer is carrying on business of construction and development of real estate and **has** infrastructure and expertise in this field.

5.4. **Offer of Development** : The Owners herein jointly have approached the Developer and made the above representations and have requested the Developer to take up the development of the said Property.

5.5. **Reliance on Representations** : Relying on the representations of the Owners, the Developer herein **has** agreed to develop and commercially exploit the said Property by constructing the said proposed building consisting of several Flats/Units/Car Parking Spaces/Shops and/or other areas or spaces thereon together with various common service areas, amenities and facilities to be appended thereto the said building in accordance with the Plan to be sanctioned from the **Chandpur Gram Panchayet** and/or any other concerned authority or authorities.

5.6. **Negotiations** : Discussions and negotiations have taken place between the Parties and the terms and conditions have been agreed upon, which the Parties are desirous of recording hereunder.

6. **Appointment and Commencement** :

6.1. **Appointment and Acceptance** : The Owners do and each of them doth hereby appoint the Developer as the Developer of the said Property and the Developer doth hereby accept such appointment. By virtue of such appointment, the Owners do and each of them doth hereby grant and assign, subject to what have been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the said Property by constructing of the said building and dealing with the same after setting aside the **Owners' Allocation (defined below).**

6.2. **Commencement and Tenure** : Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till the development is completed in all respects and all obligations of the Parties towards each other stands fulfilled and performed.

Registrar u/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

7. **Owners' Consideration :**

7.1. **Owners' Allocation :** The Developer shall, at **its** own costs and expenses, construct, finish, fully complete and deliver to the Owners and after undisputed possession of **40% share** of the constructed area in habitable condition and according to the Plan **(Owners' Allocation)** which includes other spaces or areas comprised of the said proposed multi storied building. It is clarified that the Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the common areas, amenities and facilities made available in the said building such as paths, passages, stairway, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building and further the Developer will pay the sum of **Rs. 20,00,000/- (Rupees Twenty Lac)** only as an adjustable money to the Owners herein as follows :-

(a) **Rs. 15,00,000/- (Rupees Fifteen Lac)** only has already been paid at and before execution and registration of this Development Agreement and the receipt whereof the Owners herein do hereby admit and acknowledge as per Memo of Consideration given hereunder.

(b) The balance amount of **Rs. 5,00,000/- (Rupees Five Lac)** only will be paid within **one month** from the date of execution and registration of this Development Agreement.

(c) The said adjustable amount of **Rs. 20,00,000/- (Rupees Twenty Lac)** only will be adjusted from the Owners' Allocation at the prevailing market rate per Sq.ft. at the time of handing over the Owners' Allocation and which is to be decided between the Parties herein upon mutual understanding particularly mentioned and described in the **Second Schedule** hereunder written.

7.2 **Original Documents :** The Original Documents in respect of the said Property shall be handed over by the Owners to the custody of the Developer at the time of execution of this Development Agreement who shall retain the same in part performance of this Agreement.

8. **Developer's Consideration :**

8.1. **Developer's Allocation :** The Developer shall be fully and completely entitled to get the balance **60% share** of the constructed area of the said proposed building comprised of the said Property after allocating the Owners' areas as per **Clause No. 7.1** stated above and other common areas comprising of the said building and open spaces of the said Property **(Developer's Allocation).** It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas and (2) the land contained in the said Property particularly mentioned and described in the **Third Schedule** hereunder written.

Registrar U/S 7(2)
District Sub. Registrar I
24 Pgs (N) Barasat

14 MAR 2018

9. **Possession :**

9.1. **Full Possession :** The Owners will be liable to handover the khas and vacant possession of the entirety of the said Property simultaneously upon execution and registration of the Development Agreement and Development Power of Attorney to the Developer herein in part performance of this Agreement. The Developer shall have the right to remain in possession for doing the various acts necessary for fulfilment of this Development Agreement.

10. **Powers and Authorities :**

10.1. **Development Power of Attorney**: The Owners will be liable to grant to the Developer and/or his nominees a Development Power of Attorney for conversion of land, sanction of the Building Plan/Additional/Revised/Modified Plan/application for Completion Certificate from the **Chandpur Gram Panchayet** and/or other authorities and construction of the said building, booking and sale of the Developer's Allocation and all matters ancillary thereto.

10.2 **Further Acts :** Notwithstanding grant of the aforesaid Development Power of Attorney, the Owners do and each of them doth hereby undertake that **they** will execute, as and when necessary, further powers and authorities and all papers, documents, plans etc. for the purpose of development of the said Property.

11. **Construction of the Building :**

11.1. **Construction of the Building :** The Developer shall, at **its** own costs and without creating any financial or other liability on the Owners, construct, erect and complete the said building in accordance with the building plan to be sanctioned and as per the agreed specifications particularly mentioned and described in the Fourth Schedule hereunder written and as may be recommended by the Architect from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owners will bear no responsibility in this context.

11.2. **Construction Time :** Subject to the Owners meeting all **their** obligations under this Agreement and force majeure, the Developer shall construct, complete and finish the said proposed building on the said Property within a period of **36 (thirty six) months** from the date of receipt of the sanctioned Building Plan from the **Chandpur Gram Panchayet** and/or any other concerned authority or authorities and/or after getting peaceful vacant possession of the said Property whichever is later with a maximum extension period of **6 (six) months** only.

Registrar of Sub Regd
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

11.3. **Utilities :** The Developer shall at **its** own cost, install and erect the said building with pumps, overhead reservoirs, temporary electric connections until permanent electric connections are obtained and sewerage connections, the prospective Purchasers (collectively **Transferees)** of the apartments/spaces in the said building shall pay the deposits and other charges levied by concerned Electricity Authority. The Owners shall also pay the charges levied by the said concerned Electricity Authority after handing over the Owners' Allocation. Similarly, the Transferees and Owners shall bear proportionate costs and charges for generator, transformer, filter water plant etc. if required and which shall be paid to the Developer on demand.

11.4. **Building Materials :** The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the said building but in no circumstances the Owners shall be responsible for their price/value, storage and quality.

11.5. **Temporary Connections :** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity and drainage/sewerage at **its** own costs.

11.6. **Modification :** Any amendment or modification in the plan may be made or caused to be made by the Developer within the permissible limits of the **Chandpur Gram Panchayet** and/or any other concerned Authority or Authorities Rules **provided however** no alteration or modification shall be made in the Owners' Allocation without the consent of the Owners in writing at **its** own costs.

11.7. **No Obstruction :** The Owners shall not do any act, deed or thing whereby the Developer is obstructed or prevented from constructing and completing the said proposed building.

11.8. **Sharing of Allocation :** As soon as the Building Plan is sanctioned from the **Chandpur Gram Panchayet** and/or any other concerned Authority or Authorities the Parties shall delineate and demarcate the respective shares on a photocopy of the sanctioned Plan. The **Owners' Allocation** shall be marked with **RED**, the **Developer's Allocation** shall be marked with **BLUE** and the **Common Areas** shall be marked with **GREEN**. Both the Parties shall sign and endorse the said demarcated photocopy of the Plan. The same procedure shall be followed for any amended or corrected Plan. Such Plan shall be an integral part of this Development Agreement and shall be conclusive proof of the respective allocations.

12. **Dealing with Units in the said building :**

12.1. **Owners' Allocation :** Subject to the provisions of **Clause No. 7.1** above, the Owners shall be exclusively entitled to the Owners' Allocation and shall be entitled to transfer or otherwise deal with the Owners'

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

Allocation in any manner the Owners deem appropriate without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Owners' Allocation. It is however understood that the dealings of the Owners with regard to the Owners' Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owners' Allocation shall be subject to the provisions of this Agreement and the Developer shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Owners' Allocation but subject to provisions of **Clause No. 7.1** of this Agreement after obtaining the final sanctioned Plan the Developer will allocate the proper **40% share** allocation to the Owners herein.

12.2. **Developer's Allocation** : The Developer shall be exclusively entitled to the Developer's Allocation and shall be entitled to transfer or otherwise deal with the Developer's Allocation in any manner the Developer deems appropriate without any right, claim, or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer's Allocation. It is however understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owners. However, any transfer of any part of the Developer's Allocation shall be subject to the provisions of this Agreement and the Owner shall not in any way interfere with or disturb the sale/transfer and quiet and peaceful possession of the Developer's Allocation but subject to provisions of **Clause No. 8.1** of this Agreement.

12.3. **Transfer of Developer's Allocation** : In consideration of the Developer constructing and handing over the Owners' Allocation to the Owner, the Owners shall execute the Deed or Deeds of Conveyance of the undivided share in the land in favour of the Transferees as be attributable to the Developer's Allocation in such parts as shall be required by the Developer. Such execution of Conveyances at the option of the Developer may be done by the Developer by exercising the powers and authorities granted under the Development Power of Attorney or by the Owners directly.

12.4. **Cost of Transfer** : The costs of such Conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the Transferees.

12.5. **Common Documentation** : The Owners and the Developer shall adopt common format of documentation for transfer of the Units. The Common Portions, Common Restrictions and all other matters of common interest, shall be uniformly adopted in the documentation by way of an agreement for Owners' Allocation.

Registrar u/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

13. **Chandpur Gram Panchayet Khajanas and Outgoings :**

13.1. **Relating to Period prior to sanction of Plan :** All municipal rates, taxes and other outgoings on the said Property relating to the period prior to sanction of plan shall be borne, paid and discharged by the Owners only and in this regards the Developer shall have no liabilities in any manner whatsoever.

13.2. **Relating to Period After Sanction of Plan :** As and from the date of sanction of the Plan, the Developer shall be liable for municipal rates, taxes and other outgoings in respect of the said Property or any part thereof till such time the possession of the Owners' Allocation is given to the Owners and possession of the Units are given to the Transferees, who shall, respectively, from the date of such possession, become liable and responsible for municipal rates and taxes and all other outgoings.

14. **Possession and Post Completion Maintenance :**

14.1. **Notice of Completion :** As soon as the said building is completed (as certified by the Architect) the Developer shall give a written notice to the Owners requiring the Owners to take possession of the Owners' Allocation or part thereof and the Owners shall take possession within **30 (Thirty) days** from the date of such notice, failing which it shall be deemed that the Owners **have** taken possession, whether or not the Owners take physical possession and all liabilities with regard to payment of municipal taxes and other outgoings as mentioned in **Clause No. 14.2** below shall commence.

14.2. **Possession Date and Rates :** On and from such date of taking physical possession or deemed possession as afore stated **(Possession Date)**, the Owners shall be exclusively responsible for payment of all municipal rates and taxes and other outgoings and impositions whatsoever **(collectively rates)** payable in respect of the Owners' Allocation only **provided however** when such rates are applicable to the whole of the said Property/building, the same shall be apportioned on pro-rata basis with reference to the total area of the said building. The Transferees shall be responsible for payment of the rates in respect of the Developer's Allocation.

14.3. **Punctual Payment and Mutual Indemnity :** The Owners and the Transferees shall punctually and regularly pay the rates for their respective allocations to the concerned authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

14.4. **Maintenance :** The Developer shall frame a scheme for the management and administration of the said building. The Owners hereby agree to abide by all the rules and regulations to be framed by the Developer

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

and the Transferees **(Association),** which shall be in charge of such management of the affairs of the said building.

14.5. **Maintenance Charge :** The Owners and/or transferees will be liable to pay to the Developer, the costs and service charges for such management and maintenance **(Maintenance Charge).** It is clarified that the Maintenance Charge shall include premium for the insurance of the said building, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments.

14.6. **Failure to pay Maintenance Charge :** If the Owners or any of the Transferees fail to pay the Maintenance Charge or any amount payable in respect of the Rates within **15 (Fifteen) days** if demand in this behalf, the defaulter shall be liable to pay interest on the amount outstanding **@ 1.50% (one and half percent)** per month from the due date of payment till the payment is made and in addition, during the period of default, none of the common services shall be available to the defaulter.

15. **Common Restrictions :**

15.1. **Applicable to Both :** The Owners' Allocation and the Developer's Allocation in the said building shall be subject to the same restrictions as are applicable to the Ownership building intended for common benefit of all occupiers of the said building, which shall include the following :

15.1.1. **No Illegal Activity :** No Transferees/Co-Owners /Occupants of the said building shall use or permit to be used their Units or any portion thereof for any commercial purpose or for carrying on any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the said Building.

15.1.2. **No Demolition :** No Transferees/Co-Owners/Occupants of the said building shall demolish or permit demolition of any wall or other structure in their respective Units or any portions, major or minor, without the written consent of the Developer and/or the Association.

15.1.3. **No Transfer Without Compliance :** Neither the Owners nor the Transferees shall transfer or permit transfer of their respective Units or any portions thereof unless all terms and conditions to be observed and/or performed and the proposed transferees give a written undertaking to the effect that such transferees shall remain bound by the terms and conditions of these presents and further that such transferees shall pay all and whatsoever shall be payable in relation to the concerned Unit or other spaces.

15.1.4. **Compliance with Rules :** The Owners and the Transferees shall abide by all laws, bye-laws, rules and regulations of the Government and local bodies and shall attend to answer and be responsible for any deviation,

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

violation and/or breach of any of the said laws, bye-laws, rules and regulations.

15.1.5. **Interior Maintenance** : The Owners and the Transferees shall keep the interior walls, sewers, drains, pipes, other fittings and fixtures, appurtenances, floor and ceiling etc. in each of their respective Units/other spaces in good working condition and repair and in particular so as not to cause any damage to the said building or any other space or accommodations therein and shall keep the other occupiers of the said building indemnified from and against the consequences of any breach.

15.1.6. **Validity of Insurance** : Neither the Owners nor the Transferees shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the said building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.

15.1.7. **No Obstruction of Common Portions** : Neither the Owners nor the Transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircases, corridors or at other places of common use and enjoyment in the said building and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircase, corridors and other places for common use and enjoyment in the said building.

15.1.8. **Cleanliness** : Neither the Owners nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said building or in the compound, corridors or any other portion or portions of the said building.

15.2. **Right of Entry** : For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, the Owners and the Transferees shall permit the Developer/ Association, with or without workmen, at all reasonable time, to enter into and upon the Owners' Allocation and the Transferees Units and every part thereof.

16. **Owners' Obligations** : The Owners do and each of them doth hereby covenant with the Developer as follows :-

16.1. **No Obstruction in Dealing with Developer's Allocation** : Not to do any act, deed or thing whereby the Developer may be prevented from selling and/or disposing of any part or portion of the Developer's Allocation.

16.2. **No Obstruction in Construction** : Not to cause any interference or hindrance in the construction of the said building or any part thereof.

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

16.3. **No Alteration of Structure** : Not to demand or cause any alterations to be made in the sanctioned Plan and structure of any building. However, it is clarified that all costs and charges for any addition in the specifications made by the Developer at the request of the Owners shall be borne by the Owners.

16.4. **No Dealing with the Property** : Not to let-out, grant lease, mortgage and/or charge the said Property or any portions thereof without the consent in writing of the Developer.

16.5. **Fulfilling Obligations** : To sign and join all and every deeds, documents and papers which are required for the development of the said Property and/or sale of the Developer's Allocation.

16.6. **Marketable Title**: The Owners **have** a clear and marketable title to the said Property and every part thereof.

17. **Developer's Obligations:**

17.1. **Time of Completion:** The Developer hereby agrees and covenants with the Owners that subject to the Owners meeting all **their** obligations including those mentioned in the various sub-clauses of **Clause No. 16** above and subject further to Force Majeure (defined below) and reasons beyond the control of the Developer, the Developer shall complete the construction of the said proposed Building within **36 (thirty six) months** from the date of receipt of the sanctioned Building Plan from the **Chandpur Gram Panchayet** and/or any other concerned authority or authorities and/or after getting peaceful vacant possession of the said Property whichever is later with a maximum extension period of **6 (six) months (stipulated period)** only.

17.2. **Completion Certificate:** The Developer shall be liable to apply for and obtain Completion Certificate on completion of construction of the said Building, as be deemed expedient by the Developer. Be it also noted that, during taking the Completion Certificate if the **Chandpur Gram Panchayet or any authority** imposes any Additional Development Charge or other charge, then the Owners and the Developer both will pay it in their respective ratio.

17.3. **No Violation of Law:** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the said building.

17.4. **No Obstruction in Dealing with Owners' Allocation:** The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners **are** prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owners' Allocation.

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

17.5. **Amalgamation** : The Developer will be entitled to amalgamate the said Property with any other adjacent properties at **its** own costs and expenses with due process of law.

18. **Owners' Indemnity:**

18.1. **Title:** The Owners shall always be responsible for giving good and marketable title to the Developer and the Transferees and the Owners do and each of them doth hereby indemnify and agree to keep indemnified the Developer and the Transferees in this regard.

18.2. **Developer's Allocation:** The Owners hereby undertake that the Developer shall always be entitled to the Developer's Allocation and shall enjoy the same without any interference or disturbances by the Owners and to this effect the Owners do and each of them doth hereby indemnify and agree to keep indemnified the Developer herein.

19. **Developer's Indemnity :**

19.1. **Third Party Claims :** The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the said building and/or for any defect therein or development of the said Property. The Developer first shall handover the Owners allocated portion to the Owners and thereafter the possession of the Third Party will be handedover and registered.

20. **Miscellaneous:**

20.1. **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

20.2. **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the said building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **provided that** all such acts, deeds matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

20.3. **Further Acts:** The Parties will do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

20.4. **Taxation:** The Owners shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the **Developer** shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the Owners' Allocation and the Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. But be it noted and cleared, that, as per prevailing law, the Owners **are** bound to pay the **GST** if applicable, in respect of the Owners' Allocation just after execution of this Development Agreement to the Developer if the Owners next any delay for paying it to the Developer then the Owners will be completely liable for the interest, penalty or any further proceedings.

21. **Defaults:**

21.1. **Of Developer:** In the event of the Developer fails and/or neglects to perform any of **its** obligations under this Agreement, the Owners shall be entitled to all loses and damages suffered by the Owners for such non-performance of the Developer.

21.2. **Of Owners:** In the event of the Owners fail and/or neglect to perform any of **their** obligations under this Agreement, the Developer shall be entitled to all losses and damages suffered by the Developer for such non-performance of the Owners.

21.3. **Demurrage** : If the Developer fails and/or neglects to complete the said proposed multi storied building in accordance with the sanctioned building Plan within the said stipulated time (that is 42 months) then and in that case the Developer will be liable to pay the monthly demurrage charges at the rate of **Rs. 1,00,000/- (Rupees One Lac)** only to the Owners herein till the date of handing over the possession of their allocation.

22. **Force Majeure:**

22.1. **Meaning of:** Force Majeure shall mean rain, flood, earthquake, riot, war, storm, tempest, civil commotion, strike, decision of authority and/or any other event beyond the control of the Parties **(Force Majeure).**

22.2. **No Liability:** The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during the duration of Force Majeure.

Registrar u/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

23. **Assignment:** The Developer shall have exclusive power to assign **its** every right, title and interest in respect of the said Property to be created under this Development Agreement to any Third Party on any terms, conditions and considerations without consent of the Owners herein.

24. **Arbitration:**

24.1. **Arbitral Tribunal**: Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided (Sole Arbitrator) and failing such mutuality, to a Tribunal comprising of 3 (three) persons, 1 (one) appointed by the Owners, 1 (one) appointed by the Developer and the third by the first two appointees (collectively Arbitral Tribunal), being a reference within the meaning of the Arbitration And Conciliation Act, 1996.

24.2. **Mechanism and Procedure**: Language, procedure and type of award (speaking or non speaking) shall be decided by the Sole Arbitrator/Arbitral Tribunal. The venue shall be at Kolkata. The directions/award of the Sole Arbitrator/Arbitral Tribunal shall be final and binding on the Parties.

25. **Jurisdiction:**

25.1. **District Judge**: In connection with the aforesaid arbitration proceedings, only the District Judge having territorial jurisdiction over the said Property shall have the right to receive, entertain, try and determine all actions and proceedings.

26. **Name of the building**:

26.1. The name of the said proposed building will be christened by the Developer herein only at **its** sole discretion.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of sali land containing by estimation an area of **24.75 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza – Hudarait, J. L. No. 54, Pargana – Kalikata, R. S. No. 224, Touzi No. 10 comprised in **R. S.** & **L. R. Dag No. 2673** appertaining to **L. R. Khatian Nos. 1616** & **2197** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet, Additional District Sub-Registration Office at Rajarhat in the District of North 24-Parganas and the said Property is more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto and butted and bounded in the manner as follows :-

ON THE NORTH	:	By part of R. S. & L. R. Dag No. 2673;
ON THE SOUTH	:	By part of R. S. & L. R. Dag No. 2673;
ON THE EAST	:	By part of R. S. & L. R. Dag No. 2673;
ON THE WEST	:	By R. S. & L. R. Dag Nos. 2683 & 2654.

SEAL OF THE DISTRICT SUB REGISTRAR-II OF NORTH 24 PARGANAS, DISTRICT NORTH 24 PARGANAS

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

THE SECOND SCHEDULE ABOVE REFERRED TO (THE OWNERS' ALLOCATION)

The Developer shall, at **its** own costs and expenses, construct, finish, fully complete and deliver to the Owners and after undisputed possession of **40% share** of the constructed area in habitable condition and according to the Plan **(Owners' Allocation)** which includes other spaces or areas comprised of the said proposed multi storied building. It is clarified that the Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the common areas, amenities and facilities made available in the said building such as paths, passages, stairway, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building and further the Developer will pay the sum of **Rs. 20,00,000/- (Rupees Twenty Lac)** only as an adjustable money to the Owners herein as follows :-

(a) **Rs. 15,00,000/- (Rupees Fifteen Lac)** only has already been paid at and before execution and registration of this Development Agreement and the receipt whereof the Owners herein do hereby admit and acknowledge as per Memo of Consideration given hereunder.

(b) The balance amount of **Rs. 5,00,000/- (Rupees Five Lac)** only will be paid within **one month** from the date of execution and registration of this Development Agreement.

(c) The said adjustable amount of **Rs. 20,00,000/- (Rupees Twenty Lac)** only will be adjusted from the Owners' Allocation at the prevailing market rate per Sq.ft. at the time of handing over the Owners' Allocation and which is to be decided between the Parties herein upon mutual understanding.

THE THIRD SCHEDULE ABOVE REFERRED TO (THE DEVELOPER'S ALLOCATION)

The Developer shall be fully and completely entitled to get the balance **60% share** of the constructed area of the said proposed multi storied building comprised of the said Property after allocating the Owners' areas as per **Clause No. 7.1** stated above and other common areas comprising of the said building and open spaces of the said Property **(Developer's Allocation).** It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas and (2) the land contained in the said Property.

THE FOURTH SCHEDULE ABOVE REFERRED TO (SPECIFICATION FOR CONSTRUCTION)

GENERAL :

The building shall be R.C.C. Framed structure and cement, sand and brick works as per Design by the Architect and Designer. It will be painted externally with snowcem.

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

FOUNDATION :

Foundation will be made in accordance with the sanctioned building plan and/or rules and regulations of the concerned authority.

R.C.C. WORKS :

Providing and laying cement concrete with reinforcement in columns footing, beams, lintels, sunshades, columns, floor slab (1st, 2nd, 3rd, 4th roof) staircase, slab lofts, etc. As per design, by designer.

BRICK WALLS :

All exterior and interior brick (1 No. nilgange) works shall be 8", 5" and 3" thick with cement sand mortar.

GROUND FLOORING BEDDING :

Ground flooring bedding shall be 4" thick average, P.C.C. (1:3:6) Over 3" thick. B.F.S. and polythene. Plinth earth will be termite treatment.

PLASTER :

Inside and Outside walls of the building shall be plain single layer plastered with cement sand mortar.

FLOOR FINISH DADO, SKIRTING ETC. :

a) All bed rooms, drawing-cum-dining, Kitchen, toilets and balcony finished by white marble with 6" skirting.
b) All Toilets & Kitchen with 4" skirting with marble flooring.
c) 3'-0" height ISI marked glazed tiles fittings on cooking platform. Cooking Table with granite stone as per space available and stainless still sink.
d) Dado will be upto 6'-0" height above 5" height. Skirting with colour ISI marked glazed tiles in toilets.
e) Stair case & Flooring of the stair fully by marble with side Patti.

WALL FINISHING WORKS :

All internal wall surface will be finished by putty over plain single layer plaster.

DOOR AND WINDOW :

1.	MAIN ENTRANCE DOOR	:	Malaysia Sal wood door frame (4" x 3") with segun panelled Palla.
2.	INSIDE DOORS	:	a) Flush door with water proof Ply painted with synthetic enamel.(ISI marked) with Lock & fittings. b) Malaysia Sal wood frame (3" x 2.5") c) Toilet shall be water proof ply door.
3.	WINDOWS	:	All windows will be Aluminium channel with Glass with Grill.

Registration U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

TOILET :

Two European type pan of best quality with Lowdown cistern, one shower and two taps in each toilet and one water basin in one toilet will be provided. One Point for hot and cold water line (Two in one Tap) to be provided in one Toilet with fittings (mark or Escco) PVC supreme or Oriplast and one water basin at Dinning area.

ROOF :

1. 3' height x 5" thick parapet wall (Cement Sand Brick) work will be provided all around the roof slab.
2. P.V.C. rain water pipe for proper drainage from roof (ISI marked).
3. Roof slab will be covered with I.P.S. flooring.
4. One Wooden panelled door will be provided with necessary minimum fittings with rain force.

ELECTRICAL INSTALLATIONS :

1. One fan point, three light points and one plug point in drawing and dining space.
2. One fan point, two light points and one plug point in each Bed room on same switch board.
3. Three points each in Toilets and Kitchen (one light, one exhaust and one Geyser point) with four points for Micro Oven & Chimney and plug point in both.
4. All concealed wiring will be I.S. Standard copper wire to be provided.
5. One Power point in kitchen.
6. One Power point in for Fridge and Two power point in for T.V.
7. One Calling Bell in Flat entrance.
8. One Light point in Flat entrance.
9. A. C point will be provided in Two Bed Rooms for each Flat (only for Owners).
10. All wire will be Finolex or polycab.

LIFT:

A lift will be provided of Icon/Bharat/Vrindas/Big Boss.

EXTRA WORK :-

All extra work other than this specifications will be charged by extra and that must be paid in advance.

27. **Execution and Delivery:**

SEAL OF THE DISTRICT SUB REGISTRAR & OF NORTH 24 PARGANAS, DISTRICT NORTH 24 PARGANAS

Under U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

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

SIGNED, SEALED AND DELIVERED
by the Owners at Kolkata
in the presence of : -

1. Mrityunjoy Mondal
S/o Manoranjan Mondal
Vill+P.O. Akanda Keshari
Pin 700135
2. Ranjit Kumar Mondal
Vill. Kuda, P.O. Akanda Keshari, P.S. Rajarhat
Distt. 24 Pgs (N)
PIN- 700135

Panchami Bala Vastrakar
alias
Panchami Vastrakar

Barnali Mondal

Signature of the Owners

SIGNED, SEALED AND DELIVERED
by the Developer at Kolkata
in the presence of : -

1. Mrityunjoy Mondal

2. Ranjit Kumar Mondal

Dharitri Infraventure Pvt. Ltd.

Director

Dharitri Infraventure Pvt. Ltd.

Director

Signature of the Developer

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

RECEIPT

RECEIVED of and from the within named Developer the within mentioned sum of **Rs. 15,00,000/- (Rupees Fifteen Lac)** only as a part payment out of the said adjustable amount under this Development Agreement as per Memo of Consideration given hereunder :-

MEMO OF CONSIDERATION

(1)	By Cheque No. 479332 dated 28.12.2017, drawn on Indusind Bank.	**Rs. 1,25,000/-**
(2)	By Cheque No. 479333 dated 28.12.2017, drawn on Indusind Bank.	**Rs. 1,25,000/-**
(3)	By Cheque No. 479334 dated 04.01.2018, drawn on Indusind Bank.	**Rs. 1,25,000/-**
(4)	By Cheque No. 479335 dated 04.01.2018, drawn on Indusind Bank.	**Rs. 1,25,000/-**
(5)	By Cheque No. 002142 drawn on ICICI Bank, Sreebhumi Branch.	**Rs. 5,00,000/-**
(6)	By Cheque No. 002143 drawn on ICICI Bank, Sreebhumi Branch.	**Rs. 5,00,000/-**
	Total :-	**Rs. 15,00,000/-**

(Rupees Fifteen Lac Only)

WITNESSES :

1. Mritunjoy Mondal
2. Raj Kumar Mondal

Panchami Bala Naskar.
alias
Panchami Naskar.

Barnali Mondal

Signature of the Owners

Drafted by : -
Kalipada Charan

(Kalipada Charan),
Advocate,
Erl. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No. 2, Dum Dum,
Kolkata – 700 030,
(Sealdah Court).

SEAL OF THE DISTRICT SUB REGISTRAR-II OF NORTH 24 PARGANAS, DISTRICT NORTH 24 PARGANAS

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15020000419470/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt PANCHAMI BALA NASKAR Alias Smt PANCHAMI NASKAR Village – Kada,, P.O:- Akandakeshari, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Land Lord			Panchami Bala Naskar alias Panchami Naskar 14/03/2018
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt BARNALI MONDAL Village – Kada,, P.O:- Akandakeshari, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Land Lord			Barnali Mondal 14/03/2018
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri SUMAN JANA Rupnarayan Pally, Village – Barbanisha, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134	Representative of Developer [DHARITRI INFRAVENTURE PRIVATE LIMITED]			14/03/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt DIPANWITA SAMANTA Village – Kourchandi,, P.O:- Amalhanda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134	Representative of Developer [DHARITRI INFRAVENTURE PRIVATE LIMITED]			Dipanwita 14/03/2018

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Shri BISWAJIT SARKAR Son of Shri Balaram Sarkar 143, Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700074	Smt PANCHAMI BALA NASKAR, Smt BARNALI MONDAL, Shri SUMAN JANA, Smt DIPANWITA SAMANTA	Biswajit Sarkar 14/03/2018

(Utpal Kumar Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
North 24-Parganas, West Bengal

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

TEN FINGER PRINT

Panchami Bala Vaskar
alias
Panchami Vaskar
Panchami vaskar
alias
Panchami Bala. Vaskar

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

Barnali Mondal
Barnali Mondal

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

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

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

TEN FINGER PRINT

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

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

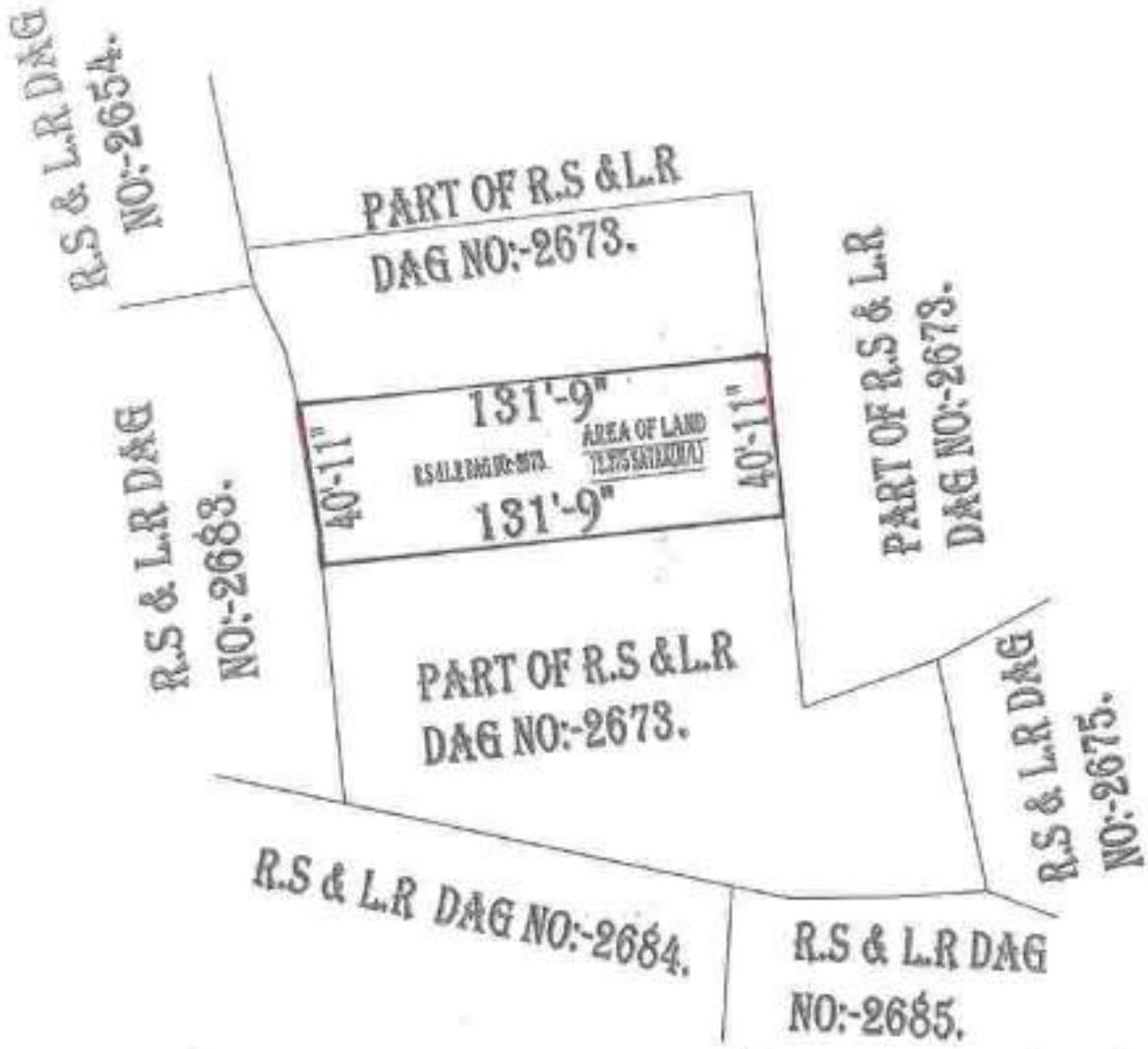
14 MAR 2018

SITE PLAN PART OF R.S &L.R DAG NO:-2673. IN L.R KHATIAN NO:-1616. AT MOUZA:-HUDARAIT.J.L NO:-54.R.S NO:-224.TOUZI NO:-10. P.S:-RAJARHAT.DIST:-(NORTH)-24 PARGANAS.

N

SCALE:-40'-0"=1INCH.

AREA OF LAND
12.375 SATAK(M/L)



Dharitri Infraventure Pvt. Ltd.

Director

Panchami Bala Naskar
alias
Panchami Naskar.

SIGNATURE

DRAWN BY:
C.MONDAL
PATHARGHATA

Registrar u/s 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

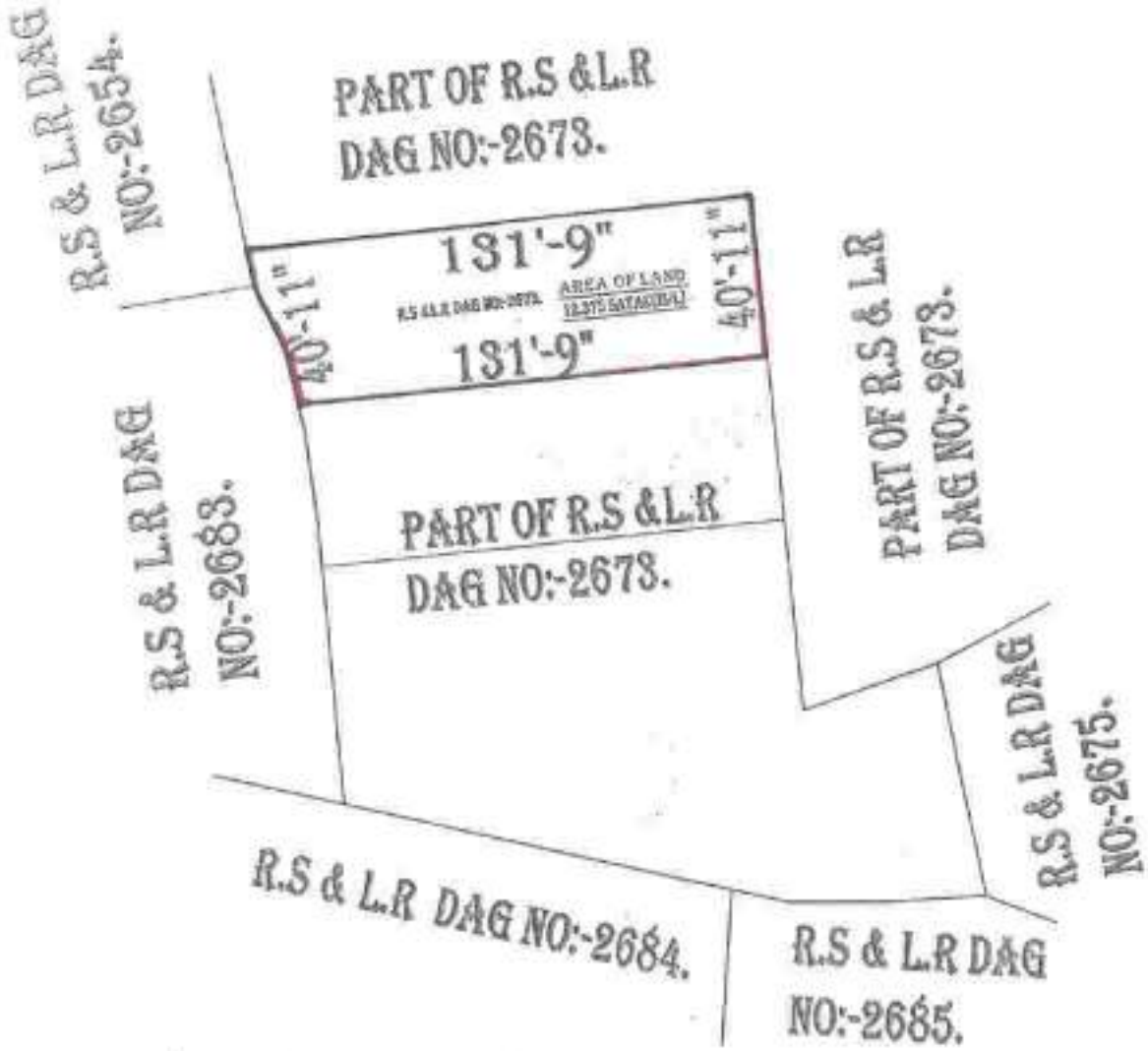
14 MAR 2018

SITE PLAN PART OF R.S &L.R DAG NO:-2673. IN L.R KHATIAN NO:-2197. AT MOUZA:-HUDARAIT.J.L NO:-54.R.S NO:-224.TOUZI NO:-10. P.S:-RAJARHAT.DIST:-(NORTH)-24 PARGANAS.

N

SCALE:-40'-0"=1INCH.

AREA OF LAND
12.375 SATAK(M/L)



Dharitri Infraventure Pvt. Ltd.

Director

Bazkali Mondal

SIGNATURE

DRAWN BY:
C.MONDAL
PATHARGHATA

Registrar UHS 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

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

GRN: 19-201718-019578425-1 | Payment Mode: Online Payment

GRN Date: 14/03/2018 12:27:11 | Bank : State Bank of India

BRN : IK00NCGFX9 | BRN Date: 14/03/2018 12:27:44

DEPOSITOR'S DETAILS

Id No. : 15020000419470/3/2018
[Query No./Query Year]

Name : KALIPADA CHARAN

Contact No. : | Mobile No. : +91 9831263617

E-mail : kpcharanadv@gmail.com

Address : 1171 Purba Sinthee Road KOLKATA 700030

Applicant Name : Mr Kalipada Charan

Office Name :

Office Address :

Status of Depositor : Advocate

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

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15020000419470/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	15020000419470/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	15025
		Total		21946

In Words : Rupees Twenty One Thousand Nine Hundred Forty Six only

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

14 MAR 2018

Panchami Bala Naskar.
alias
Panchami Naskar.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19224/02054

To
Panchami Bala Naskar
পঞ্চমী বালা নস্কর
KADA
Hutarait
Akandakeshari,North Twenty Four Parganas
West Bangal - 700135

07/07/2014

KL942669581FT

94266988

আপনার আধার সংখ্যা / Your Aadhaar No. :

9035 7297 8581

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

পঞ্চমী বালা নস্কর

Panchami Bala Naskar

পিতা : হাজারীপদ বিশ্বাস

Father : HAJARIPADA BISWAS

জন্মতারিখ / DOB: 13/11/1985

মহিলা / Female

9035 7297 8581

আধার – সাধারণ মানুষের অধিকার

Panchami Bala Naskar
alias
Panchami Naskar.

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD GGC3658176

পরিচয় পত্র

Elector's Name Panchamibala Naskar

নির্বাচকের নাম পঞ্চমীবালা নস্কর

Husband's Name Kantiram Naskar

স্বামীর নাম কান্তিরাম নস্কর

Sex F

লিঙ্গ স্ত্রী

Age as on 1.1.2005 24

১.১.২০০৫-এ বয়স ২৪

Panchami Bala Naskar
alias
Panchami Naskar.

Address:
Kada Chandpur Rajarhat North 24 Parganas 700135

ঠিকানা :
কদা চন্দ্রপুর রাজারহাট উত্তর ২৪ পরগণা ৭০০১৩৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

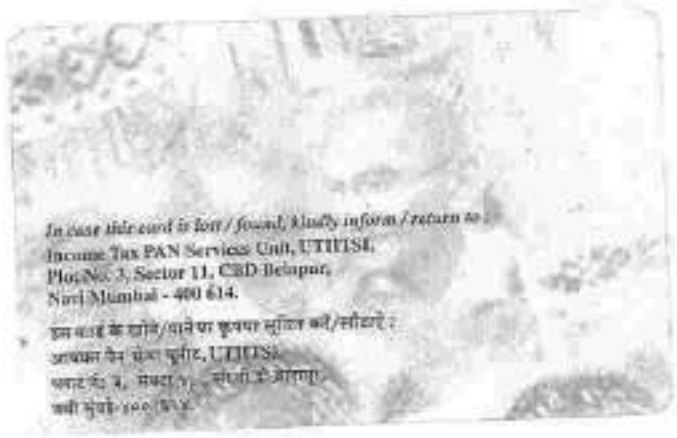
Assembly Constituency: 91-Rajarhat (SC)

বিধানসভা নির্বাচন ক্ষেত্র : ৯১-রাজারহাট (তপশিলী জাতি)

District: North 24 Parganas জেলা: উত্তর ২৪ পরগণা

Date: 19.07.2006 তারিখ: ১৯.০৭.২০০৬

Barnali Mondal



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCD3234P

नाम / Name
DHARITRI INFRAVENTURE
PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
19/03/2014

Dharitri Infraventure Pvt. Ltd.

Director

Dharitri Infraventure Pvt. Ltd.

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMAN JANA

TAPAN KUMAR JANA

10/09/1985

Permanent Account Number
AMCPJ4968J

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIPANWITA SAMANTA
BARINDRANATH SAMANTA

21/09/1985

Permanent Account Number

CFRPS3473K

Signature

भारत गणराज्य REPUBLIC OF INDIA

P IND M1517165

SAMANTA

DIPANWITA

INDIAN 21/09/1985

KAUECHANDI, WEST BENGAL

KOLKATA

27/08/2014 26/08/2024

P<INDSAMANTA<<DIPANWITA<<<<<<<<<<<<<<<<<<<<<<

M1517165<8IND8509211F2408264<<<<<<<<<<<<<<<6

M1517165

BARINDRA NATH SAMANTA

GAYATRI SAMANTA

SUMAN JANA

VILL-KAURCHANDI,PO-AMALHANDA

PS-KOLAGHAT,EAST MEDINIPUR

PIN:721134,WEST BENGAL,INDIA

EA206737947971 3

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই. ডি. / Enrollment No.: 1058/68025/02703

To

Dipanwita Samanta

ANANDABIDA KALYICHANDI

Amalkana

Amalkana

Paschim Punba Medinipur

West Bengal 721134

MU46320072FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

3572 4538 9481

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Dipanwita Samanta

DOB: 21/09/1988

Female

3572 4538 9481

আধার – সাধারণ মানুষের অধিকার

তথ্য

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

INFORMATION

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

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

Unique Identification Authority of India

ঠিকানা:
আমলাগাড়া, কাঁচিকাটা,
আমাদহরা, প্রকাশপাড়া, পূর্ব
মেদিনীপুর, পশ্চিম বঙ্গ, 721134

Address:
AMALGARDA, KACHICHANDI,
Amadhara, Amalbank Pustia
Medinipur West Bengal 721134

3572 4538 9481

भारत गणराज्य REPUBLIC OF INDIA

P IND N5841996

JANA

SUMAN

INDIAN M 10/09/1985

BARBORISA, WEST BENGAL

KOLKATA

13/01/2016 12/01/2026

P<INDJANA<<SUMAN<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<

N5841996<5IND8509107M2601124<<<<<<<<<<<<<<<0

TAPAN KUMAR JANA

SUKLA JANA

DIPANWITA SAMANTA

RUPANAYAN PALLI,VILL-NAFBORISA

P.O & P.S-KOLAGHAT,EAST MEDINIPUR

PIN:721134,WEST BENGAL,INDIA

F6043198 20/01/2006 KOLKATA

CA2079048039316

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrolment No.: 1038/56080/25167

To

কুমার জানা

Sumar Jana

Barbarisha

Bara Barisha

Kolaghat

Purba Medinipur

West Bengal 721134

AL5087578G3FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2128 9079 4980

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

কুমার জানা

Sumar Jana

পিতা : তপন কুমার জানা

Father : Tapan Kumar Jana

জন্মতারিখ / DOB : 10/09/1985

পুরুষ / Male

2128 9079 4980

আধার – সাধারণ মানুষের অধিকার

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করুন।

INFORMATION

Aadhaar is proof of identity, not of citizenship.

To establish identity, authenticate online.

আধার সারা দেশে মান্য।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
বাড়বড়িশা, বড় বরিশা, পূর্ব মেদিনীপুর, কোলাঘাট, পশ্চিম বঙ্গ, 721134

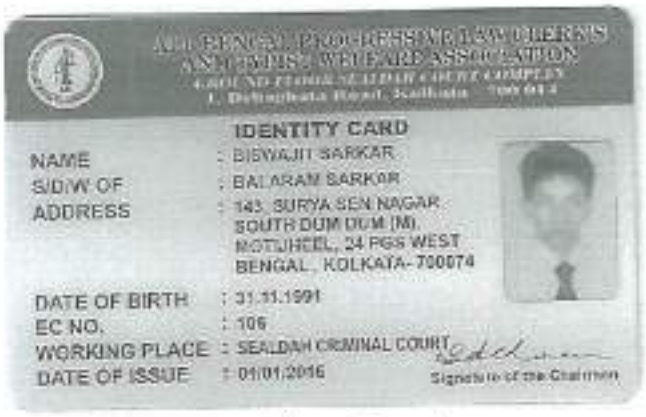
Address:
Barbarisha, Bara Barisha, Purba Medinipur, Kolaghat, West Bengal, 721134

2128 9079 4980

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



ALL BENGAL PROGRESSIVE LAW CLERKS
AND EMPLOYEES WELFARE ASSOCIATION
CARE OF CHIEF OF SEALDAH COURT COMPLEX
1, Beliaghata Road, Kolkata - 700 014

IDENTITY CARD

NAME : BISWAJIT SARKAR
S/D/W OF : BALARAM SARKAR
ADDRESS : 143, SURYA SEN NAGAR
SOUTH DUM DUM (M),
NOTUJHEEL, 24 PGS WEST
BENGAL, KOLKATA- 700074

DATE OF BIRTH : 31.11.1991
EC NO. : 106
WORKING PLACE : SEALDAH CRIMINAL COURT
DATE OF ISSUE : 01/01/2016

Signature of the Chairman

Biswajit Sarkar

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YMM1299389

নির্বাচকের নাম	:	বরনালী মন্ডল
Elector's Name	:	Barnali Mondal
স্বামীর নাম	:	রাজকুমার মন্ডল
Husband's Name	:	Rajkumar Mondal
লিঙ্গ/Sex	:	স্ত্রী/F
জন্ম তারিখ Date of Birth	:	30/07/1992

Barnali Mondal

YMM1299389

ঠিকানা

Address:
KADA, AKANDAKEONARI, RAJARHAT, NORTH 24 PARGANAS, 700135

Date: 21/01/2011

Facsimile Signature of the Electoral Registration Officer for
115-Rajarhat New Town Constituency

ভারত সরকার
Government of India

BARNALI MONDAL
Father : PULIN MONDAL

DOB: 01/01/1982
মহিলা / Female

2010 2118 7745

আধার – সাধারণ মানুষের অধিকার

Barnali Mondal

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার

Address: KADA,
AKANDAKESARI, Hadarait,
Akandakeshari, North
Twenty Four Parganas, West
Bengal, 700135

2010 2118 7745

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1502-01022/2018	Date of Registration	16/03/2018
Query No / Year	1502-0000419470/2018	Office where deed is registered	
Query Date	13/03/2018 11:23:05 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kalipada Charan 1171, Purba Sinthee Road,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831263617, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 40,83,750/-	
Stamprduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article:48(g))		Rs. 15,025/- (Article:E, E, B, M(b))	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2673	LR-1616	Bastu	Shali	12.375 Dec	1/-	20,41,875/-	Property is on Road Adjacent to Metal Road,
L2	LR-2673	LR-2197	Bastu	Shali	12.375 Dec	1/-	20,41,875/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			24.75Dec	2 /-	40,83,750 /-	
	Grand Total :				24.75Dec	2 /-	40,83,750 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt PANCHAMI BALA NASKAR, (Alias: Smt PANCHAMI NASKAR)** Wife of Shri Kantiram Naskar Village – Kada,, P.O:- Akandakeshari, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEEPN4955A, Status :Individual, Executed by: Self, Date of Execution: 14/03/2018 , Admitted by: Self, Date of Admission: 14/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2018 , Admitted by: Self, Date of Admission: 14/03/2018 ,Place : Pvt. Residence
2	**Smt BARNALI MONDAL** Wife of Shri Rajkumar Mondal Village – Kada,, P.O:- Akandakeshari, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CIOPM2869R, Status :Individual, Executed by: Self, Date of Execution: 14/03/2018 , Admitted by: Self, Date of Admission: 14/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2018 , Admitted by: Self, Date of Admission: 14/03/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1502-01022/2018-16/03/2018

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DHARITRI INFRAVENTURE PRIVATE LIMITED** DN-51, Merlin Infinite Bulding, 6th Floor,Unit-606, P.O:- Electronic Complex, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAFCD3234P, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri SUMAN JANA (Presentant)** Son of Shri Tapan Kumar Jana Rupnarayan Pally, Village – Barbarisha, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMCPJ4968J Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED (as Director)
2	**Smt DIPANWITA SAMANTA** Wife of Shri Suman Jana Village – Kourchandi,, P.O:- Amalhanda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFRPS3473K Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Shri BISWAJIT SARKAR Son of Shri Balaram Sarkar 143, Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt PANCHAMI BALA NASKAR, Smt BARNALI MONDAL, Shri SUMAN JANA, Smt DIPANWITA SAMANTA

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt PANCHAMI BALA NASKAR	DHARITRI INFRAVENTURE PRIVATE LIMITED-6.1875 Dec
2	Smt BARNALI MONDAL	DHARITRI INFRAVENTURE PRIVATE LIMITED-6.1875 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt PANCHAMI BALA NASKAR	DHARITRI INFRAVENTURE PRIVATE LIMITED-6.1875 Dec
2	Smt BARNALI MONDAL	DHARITRI INFRAVENTURE PRIVATE LIMITED-6.1875 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2673(Corresponding RS Plot No:- 2673), LR Khatian No:- 1616	Owner:পঞ্চমী নস্কর, Gurdian:কান্তিরাম নস্কর, Address:কাদা, Classification:শালি, Area:0.12000000 Acre,
L2	LR Plot No:- 2673(Corresponding RS Plot No:- 2673), LR Khatian No:- 2197	Owner:বর্ণালী মন্ডল, Gurdian:রাজকুমার মন্ডল, Address:কাদা, Classification:শালি, Area:0.12000000 Acre,

Endorsement For Deed Number : I - 150201022 / 2018

On 14-03-2018

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

Presented for registration at 19:45 hrs on 14-03-2018, at the Private residence by Shri SUMAN JANA ,.

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 40,83,750/-

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

Execution is admitted on 14/03/2018 by 1. Smt PANCHAMI BALA NASKAR, Alias Smt PANCHAMI NASKAR, Wife of Shri Kantiram Naskar, Village – Kada,, P.O: Akandakeshari, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 2. Smt BARNALI MONDAL, Wife of Shri Rajkumar Mondal, Village – Kada,, P.O: Akandakeshari, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Indetified by Shri BISWAJIT SARKAR, , , Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-03-2018 by Shri SUMAN JANA, Director, DHARITRI INFRAVENTURE PRIVATE LIMITED (Private Limited Company), DN–51, Merlin Infinite Bulding, 6th Floor,Unit–606, P.O:- Electronic Complex, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by Shri BISWAJIT SARKAR, , , Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-03-2018 by Smt DIPANWITA SAMANTA, Director, DHARITRI INFRAVENTURE PRIVATE LIMITED (Private Limited Company), DN–51, Merlin Infinite Bulding, 6th Floor,Unit–606, P.O:- Electronic Complex, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by Shri BISWAJIT SARKAR, , , Son of Shri Balaram Sarkar, 143, Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

UKBasu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1502-01022/2018-16/03/2018

On 15-03-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,025/- (B = Rs 15,000/- ,E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 15,025/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2018 12:27PM with Govt. Ref. No: 192017180195784251 on 14-03-2018, Amount Rs: 15,025/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00NCGFX9 on 14-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by by online = Rs 6,921/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2018 12:27PM with Govt. Ref. No: 192017180195784251 on 14-03-2018, Amount Rs: 6,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00NCGFX9 on 14-03-2018, Head of Account 0030-02-103-003-02

UKBasu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
North 24-Parganas, West Bengal

On 16-03-2018

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1839, Amount: Rs.100/-, Date of Purchase: 14/12/2017, Vendor name: Ranjita Pal

UKBasu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1502-01022/2018-16/03/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2018, Page from 28864 to 28912

being No 150201022 for the year 2018.

Seal of the District Sub Registrar- II of North 24 Parganas, District-North 24 Parganas

Digitally signed by UTPAL KUMAR BASU
Date: 2018.03.19 16:28:59 +05:30
Reason: Digital Signing of Deed.

UKBasu

(Utpal Kumar Basu) 19-03-2018 16:28:51

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

DATED THE 14TH DAY OF MARCH, 2018

DEVELOPMENT AGREEMENT

BETWEEN

OWNERS – SMT. PANCHAMI NASKAR ALIAS PANCHAMI BALA NASKAR & ANOTHER

AND

DEVELOPER – M/S. DHARITRI INFRAVENTURE PVT. LTD.

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.