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Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs

DEVELOPMENT AGREEMENT

08 MAR 2021

1. **Date:** 03rd March, 2021
2. **Place:** Kolkata
3. **Parties**
 - 3.1. **Imran Realestate Company [PAN AAEFI5990F]**, a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata-700157, represented by its Partners, namely (1) **Sk. Nasir [PAN - ADSPN1335N]** son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157 and (2) **Rupsa Bibi [PAN - AJLPB0681L]** wife of Sk. Nasir, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157.

নম্বর : 2130
সন ও তারিখ : 110221

ক্রেতার নাম : Mintu Paul
Advocate
High Court, Calcutta

বিক্রয় :
মূল্য :
উদ্দেশ্য :

বারান্দা কোর্ট
জোলা : উত্তর ২৪ পরগণা

সরিন্দ ডাঃ : 11 JAN 20 21
মোট স্টাম্প খরিন্দ : RS. 7:00000

ক্রেতার নাম :
স্বাক্ষর : শ্রী সত্যজিৎ রায়

Sh Naha



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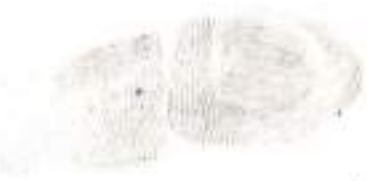
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RWSZ Bibi



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Subrata Deb Nath
9/0-Laminir Deb Nathy
Toghona Main Road
Pin-700157



Additional District Sub-Registrar
Rajshahi, New Town, North 24-Pgs.

03 MAR 2021

- 3.2. **Imran Realcon Company** [PAN AAEFI5997C], a partnership firm having its office at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata-700157, represented by its Partners, namely (1) **Sk. Nasir**, [PAN ADSPN1335N] son of Late Sk. Rashid, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157 and (2) **Rupsa Bibi**, [PAN AJLPB0681L] wife of Sk. Nasir, by faith Muslim, by occupation Business, residing at Hatiara Paschimpara, Post Office Hatiara, Police Station Newtown, Kolkata 700157.
(collectively **Owners**, includes successor-in-office and assigns)

And

- 3.3. **Signature Vanijya Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Tegharia Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 [PAN AAPCS1007F], represented by its directors, namely (1) **Shishir Gupta**, [PAN AIHPG6508N] son of Late Shree Bhagwan Gupta, of T-68, Tegharia Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157 and (2) **Sk Nasir**, [PAN ADSPN1335N] son of Late Sk. Rashid, of T-68, Tegharia Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157.
(**Developer/Promoter**, includes successor-in-office and assigns).

Owners and Developer/Promoter individually **Party** and collectively **Parties**.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4. Subject Matter of Agreement

- 4.1. **Development of Said Property:** Understanding between the Owners and the Developer/Promoter with regard to development (in the manner specified in this Agreement) of land measuring 16 (sixteen) decimal, comprised in R.S./L.R. Dag No. 1052, recorded in L.R. Khatian Nos. 3386, 3387, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas, morefully described in the **1st Schedule** below (**Said Property**), by construction of a ready-to-use residential-commercial buildings on the Said Property (**Project**).



Additional District Sub-Registrar
Rajesh, New Town, Jexeth 24-F-25

U 3 MAR 2021

- 4.2. **Allocation and Demarcation of Respective Entitlements:** Allocation and demarcation of the respective entitlements of the Owners and the Developer/Promoter in the Project to be constructed on the Said Property.

5. Representations, Warranties and Background

- 5.1. **Owners' Representations:** The Owners have represented and warranted to the Developer/Promoter as follows:
- 5.1.1. **First Purchase by Imran Realestate Company:** By registered Deed of Conveyance dated 21st October 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 - 2019, at Pages 505709 to 505737, being Deed No. 152312542 for the year 2019, Basanti Naskar, Rikta Naskar, Tista Naskar, Sikta Naskar & Debojit Naskar sold conveyed and transferred land measuring 0.76 decimal, more or less, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* Nos. 1955, 1956, 1957, 1958 and 1959, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Imran Realestate Company, for the consideration mentioned therein.
- 5.1.2. **Second Purchase by Imran Realestate Company:** By registered Deed of Conveyance dated 21st October 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 - 2019, at Pages 505685 to 505708, being Deed No. 152312543 for the year 2019, Mihirlal Naskar sold conveyed and transferred land measuring 0.7616 decimal, more or less, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 1949, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Imran Realestate Company, for the consideration mentioned therein.
- 5.1.3. **Third Purchase by Imran Realestate Company:** By registered Deed of Conveyance dated 21st October 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 - 2019, at Pages 504924 to 504954, being Deed No. 152312544 for the year 2019, Pritilata Naskar, Bhaktaram Naskar, Nidhiram Naskar and Bhabani Mandal *alias* Kanaklata Mandal sold conveyed and transferred land measuring 3.0496 decimal, more or less, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* Nos. 1951, 1952, 1953 and 1954, *Mouza* Kalikapur, J.L No. 40, Police



Additional District Sup. Registrar
Rajahmundry, Nee. Town, N. No. 25-195.

03 MAR 2021

Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Imran Realestate Company, for the consideration mentioned therein.

- 5.1.4. **Fourth Purchase by Imran Realestate Company:** By registered Deed of Conveyance dated 21st October 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 - 2019, at Pages 504955 to 504985, being Deed No. 152312545 for the year 2019, Sandhya Naskar, Mamani Mandal, Nityananda Naskar, Sukanta Naskar and Jayanta sold conveyed and transferred land measuring 0.7616 decimal, more or less, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in R.S. L.R. *Khatian* No. 1948, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Imran Realestate Company, for the consideration mentioned therein.
- 5.1.5. **First Purchase by Imran Realcon Company:** By registered Deed of Conveyance dated 15th November 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 - 2019, at Pages 544301 to 544331, being Deed No. 152313499 for the year 2019, Starlit Trexim Pvt. Ltd. sold conveyed and transferred through it's attorney Abdul Rashid Middy, land measuring 5.336 decimal, more or less, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 3041, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Imran Realcon Company, for the consideration mentioned therein.
- 5.1.6. **Joint Purchase by Imran Realestate Company and another:** By registered Deed of Conveyance dated 22nd November 2019, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 - 2019, at Pages 557279 to 557303, being Deed No. 152313860 for the year 2019, Abdul Rashid Middy sold conveyed and transferred land measuring 5.33 decimal, more or less, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in L.R. *Khatian* No. 921, *Mouza* Kalikapur, J.L No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Imran Realestate Company and Imran Realcon Company, for the consideration mentioned therein.



Additional District Sub-Registrar
Rajshahi, 144-A, 144-B, March 24-Pgs.

03 MAR 2021

- 5.1.7. **Joint Purchase by Imran Realestate Company and another:** By registered Deed of Conveyance dated 30th September 2020, registered in the Office of the A.D.S.R. Rajarhat, recorded in Book No. I, Volume No. 1523 - 2020, at Pages 276924 to 276951, being Deed No. 152306745 for the year 2020, Md Rakibul Islam sold conveyed and transferred land measuring 2.12 decimal, more or less, out of 5.33 decimal, out of total 16 (sixteen) decimal, comprised in R.S./L.R. *Dag* No. 1052, recorded in R.S. *Khatian* No. 11 corresponding to L.R. *Khatian* Nos. 728, 729, 730 and 731, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas to Imran Realestate Company and Imran Realcon Company, for the consideration mentioned therein.
- 5.1.8. **Record of Rights of Imran Realestate Company:** In the aforesaid circumstances, Imran Realestate Company, has got its name recorded in the Record Of Right in R.S./L.R. *Dag* Nos. 1052, being total share 0.5000 of land, i.e. land measuring about 8 (eight) decimal, more or less, vide L.R. *Khatian* No. 3386, in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas.
- 5.1.9. **Record of Rights of Imran Realcon Company:** In the aforesaid circumstances, Imran Realcon Company, has got its name recorded in the Record Of Right in R.S./L.R. *Dag* Nos. 1052, being total share 0.5000 of land, i.e. land measuring about 8 (eight) decimal, more or less, vide L.R. *Khatian* No. 3387, in *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram *Panchayat* (PGP), District North 24 Parganas.
- 5.1.10. **Owners have Marketable Title:** The right, title and interest of the Owners in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens*.
- 5.1.11. **Owners to Ensure Continuing Marketability:** The Owners shall ensure that title of the Owners to the Said Property continues to remain marketable and free from all encumbrances till the completion of the development of the Said Property.
- 5.1.12. **Owners have Authority:** The Owners have full right, power and authority to enter into this Agreement.



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pes

03 MAR 2021

- 5.1.13. **No Prejudicial Act:** The Owners have neither done, nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer/Promoter under this Agreement.
- 5.1.14. **No Acquisition/Requisition:** The Owners declare that the Said Property has not been acquired, required or included in any scheme of acquisition or requisition and the Owners have neither received nor is aware of any notice or order from any Authority or Statutory Body or Government Department for any such acquisition, requisition or scheme.
- 5.1.15. **No Excess Land:** The Said Property does not contain any excess land and the Owners also does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- 5.1.16. **No Encumbrance:** The Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title. The Said Property is free from all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, *lis pendens*, uses, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Owners and the title of the Owners to the Said Property is good, free, clear, bankable and marketable.
- 5.1.17. **Right, Power and Authority to Develop:** The Owners have good right, full power, absolute authority and indefeasible title to develop, grant, sell, convey, transfer, assign and assure the Said Property.
- 5.1.18. **No Dues:** No revenue, cess, *panchayat* taxes, other taxes, surcharges, impositions, outgoings or levies of any nature whatsoever in respect of the Said Property is due to the Government or any other authority or authorities and no demands, recovery proceedings or Certificate Cases are pending for realization of any dues from the Owners.
- 5.1.19. **No Right of Pre-emption:** No person, entity or authority whosoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.



Additional District Sub-Registrar
Rajarhat, New Juxti, North 24-Pgs.

03 MAR 2021

- 5.1.20. **No Mortgage:** No mortgage or charge has been created by the Owners in respect of the Said Property or any part thereof, whether by deposit of title deeds or otherwise.
- 5.1.21. **No Previous Agreement:** The Owners have ascertained that the Said Property is not the subject matter of any previous agreement, whether oral or in writing, save and except the Said Agreement and the POAs.
- 5.1.22. **No Guarantee:** The Said Property is not affected by or subject to any corporate guarantee or personal guarantee for securing any financial accommodation.
- 5.1.23. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Owners from developing, selling, transferring and/or alienating the Said Property or any part thereof.
- 5.1.24. **No Transfer:** The Owners have not created any third party interest of any nature whatsoever and/or has not delegated any of the Owners' right either flowing from the Said Agreement or otherwise to any third party in any manner whatsoever.
- 5.2. **Developer/Promoter's Representations:** The Developer/Promoter has represented and warranted to the Owners as follows:
- 5.2.1. **Infrastructure and Expertise of Developer/Promoter:** The Developer/Promoter is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
- 5.2.2. **Financial Arrangement:** The Developer/Promoter is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property, *inter alia* by way of construction of the Project on the Said Property.
- 5.2.3. **No Abandonment:** The Developer/Promoter shall not abandon, delay or neglect the Project of development of the Said Property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Property.
- 5.2.4. **Developer/Promoter has Authority:** The Developer/Promoter has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.



Additional District Sub-Registrar
Rajahmundry, New Town, Kanti 24-Fgs.

03 MAR 2021

- 5.3. **Decision to Develop:** The Owners decided to develop the Said Property. Pursuant thereto, preliminary discussions were held with the Developer/Promoter for taking up the development of the Said Property by constructing the new residential cum commercial building/s, i.e. Project.
- 5.4. **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [superceding all previous correspondence and agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.

6. Basic Understanding

- 6.1. **Development of Said Property by Construction of Project:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the new buildings thereon on co-venture basis, with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs.
- 6.2. **Nature and Use of Project:** The Project shall be in accordance with architectural plan (**Building Plans**) has been prepared by the Architect/s appointed by the Owners (**Architect**), preferably after discussion with the Owners and taking into consideration their views and suggestions, duly sanctioned by the *Patharghata* Gram Panchayat, *Rajarhat Panchayat Samity*, Zilla Parishad, and other statutory authorities concerned with sanction (collectively Planning Authorities), as a ready-to-use residential/ commercial buildings with specified areas, amenities and facilities to be enjoyed in common.

7. Appointment and Commencement

- 7.1. **Appointment:** The Parties hereby accept the Basic Understanding between them as recorded in Clause 6 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owners hereby appoint the Developer/Promoter as the developer/promoter of the Said Property with right to execute the Project and the Developer/Promoter hereby accepts the said appointment by the Owners.



Additional District Sub-Registrar
Rogierhat, New Town, Huil (24-400)

3 MAR 2021

- 7.2. **Commencement:** 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 all obligations of the Parties towards each other stand fulfilled and performed.

8. Sanction and Construction

- 8.1. **Sanction of Building Plans:** The Owners have obtained from the Planning Authorities, sanction of the Building Plans. In this regard it is clarified that **(1)** all costs and fees for sanctions, permissions, clearances and approvals has paid by the Owners **(2)** full potential of FAR of the Said Property shall be utilized for construction of the Project **(3)** the Developer/Promoter shall be responsible to the same modified /altered/ revised/re-validated by the Patharghta Gram Panchayat, Rajarhat Panchayat Samity, Zilla Parishad, NKDA and other statutory authorities concerned with such modification /alteration/revision/re-validation and upon completion of work, to obtain drainage connection, water connection and occupancy certificate from the planning authorities for the Project.
- 8.2. **Architect and Consultants:** The Owners confirms that the Owners have authorized the Developer/Promoter to appoint the Site Engineer and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer/Promoter and the Owners shall have no liability or responsibility.
- 8.3. **Construction of Project:** The Developer/Promoter shall, at its own costs and expenses and without creating any financial or other liability on the Owners construct, erect and complete the Project on the Said Property comprising of new residential buildings and Common Portions (defined in Clause 8.5 below), in accordance with the sanctioned Building Plans.
- 8.4. **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that subject to Circumstances Of Force Majeure (defined in Clause 24.1 below), the Developer/Promoter shall complete the entire process of development of the Said Property and construct, erect and complete the Project within a period of 42 (forty two) months from the date of the execution herein or the date of obtaining the commencement certificate of work or other statutory permission from authorities concerned with regard to sanction of Building Plans/Project or from the date of handing over of *khas*, vacant,



Additional District Sub-Registrar
Rajahmundry, New Town, Huzur 24-Pgs.

03 MAR 2021

peaceful and physical possession of the entirety of the Said Property by the Owners to the Developer/Promoter, whichever is later (**Completion Time**) and the Completion Date may be extended by a period of 6 (six) months (**Extended Period**), at the option of the Developer/Promoter.

- 8.5. **Common Portions:** The Developer/Promoter shall at its own costs install and erect in the New Building common areas, amenities and facilities such as stairways, lifts, passages, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection as per the sanctioned Building Plans and other facilities required for establishment, enjoyment and management of the Project (collectively **Common Portions**). For permanent electric connection to the flats and other spaces in the new buildings in the Project (**Flats**), the intending purchasers (collectively **Transferees**) shall pay the deposits demanded by WBSEDCL and other agencies and the Owners shall also pay the same for the Flats in the Owners' Allocation (defined in Clause 11.1 below). It is clarified that the expression Transferees includes the Owners and the Developer/Promoter, to the extent of unsold or retained Flats in the Project.
- 8.6. **Building Materials:** The Developer/Promoter 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 New Building but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.
- 8.7. **Temporary Connections:** The Developer/Promoter shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer/Promoter shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.
- 8.8. **Modification:** The Developer/Promoter shall be entitled to amend or modify the Building Plans, as when required, within the permissible limits and norms of the Planning Authorities.
- 8.9. **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the



Additional District Sub-Registrar
Rajahmundry, No. 1044, Road 24-Pgs.

03 MAR 2020

Parties. The Owners shall provide all co-operations that may be necessary for successful completion of the Project.

9. Possession

- 9.1. **Vacating by Owners:** Simultaneously herewith, the Owners have handed over *khas*, vacant and physical possession of the entirety of the Said Property to the Developer/Promoter, for the purpose of execution of the Project.

10. Powers and Authorities

- 10.1. **Power of Attorney:** The Owners shall grant to the Developer/Promoter and/or its assigns, nominees, legal representatives a Power of Attorney empowering them to (1) mortgage the proportionate portion of the undivided land share in the Said Property for the purpose of obtaining housing loan for intending buyer without causing liability to the owners, (2) sanction/revalidate /modify/alter the Building Plans by the Planning Authorities, (3) obtain all necessary permissions from different authorities in connection with construction of the Project and for doing all things needful for development of the Said Property by construction of new residential-commercial building/s (4) construction of the Project and (5) booking and sale of the Developer/Promoter's Allocation (defined in Clause 12.1 below).
- 10.2. **Amalgamation and Extension of Project:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertakes that the Owners shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer/Promoter to amalgamate the Said Property with the adjoining plots for extension of the Project and use of Common Portions.
- 10.3. **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertakes that the Owners shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer/Promoter to perform all obligations under this Agreement.

11. Owner's Allocation

- 11.1. **Owners' Allocation:** The Owners shall be entitled to **(1)** 25% (twenty five percent) of the construction area (as per the Building Plans) against the Said Property in the New Buildings. The Parties have agreed that the Developer/Promoter shall allot



Additional District Sub-Registrar
Rajahmundry, New 1000, Hurri 24-Pgs.

03 MAR 2021

respective allocations to the Owner of the New Buildings (the details of such demarcation shall be recorded in a separate instrument) **(2)** undivided 25% (twenty five percent) share, against the construction FAR of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions **(3)** undivided 25% (twenty five percent) share, against the total number of car parking units, as per the sanctioned Building Plans, in the ground floor/ground level of the New Buildings including the area for access to Common Driveways (collectively **Owners' Allocation**). It is clarified that the Owners' Allocation shall include undivided, impartible and indivisible 25% (twenty five percent) share against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property. The Owners' Allocation shall be heritable and freely transferable.

12. Developer/Promoter's Allocation

- 12.1. **Developer/Promoter's Allocation:** The Developer/Promoter shall be fully and completely entitled to **(1)** remaining 75% (seventy five percent) share of the sanctioned area (as per the Building Plans) against the Said Property in the New Buildings and **(2)** undivided 75% (seventy five percent) share, against the sanctioned area of the Said Property as per the sanctioned Building Plans, in the roof of the New Buildings including the area for access to Common Portions **(3)** undivided 75% (seventy five percent) share, against the total number of car parking units, as per the sanctioned Building Plans, in the ground floor/ground level of the New Buildings including the area for access to Common Driveways (collectively **Developer/Promoter's Allocation**). It is clarified that the Developer/Promoter's Allocation shall include undivided, impartible and indivisible undivided 75% (seventy five percent) share of the sanctioned area (as per the Building Plans) against the Said Property in (1) the Common Portions of the New Buildings and (2) the land contained in the Said Property.

13. Dealing with Respective Allocations

- 13.1. **Demarcation of Respective Allocations:** The Parties have mutually agreed that on sanction of the Building Plans, the Parties shall formally demarcate their respective allocations based on the Building Plans and the details of such demarcation shall be recorded in a separate instrument.



Additional District Sub-Registrar
Rajshahi, New Town, North-24-Pgs

3 MAR 2021

- 13.2. **Owners' Allocation:** The Owners shall be entitled to the Owners' Allocation with right to transfer or otherwise deal with the same in any manner the Owners deems appropriate and the Developer/Promoter shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Owners' Allocation. It is clearly 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/Promoter. However, any transfer of any part of the Owners' Allocation shall be subject to the other provisions of this Agreement.
- 13.3. **Developer/Promoter's Allocation:** The Developer/Promoter shall be exclusively entitled to the Developer/Promoter's Allocation with exclusive right to transfer or otherwise deal with the same in any manner the Developer/Promoter 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 quiet and peaceful possession, enjoyment, use and transfer of the Developer/Promoter's Allocation. It is clearly understood that the dealings of the Developer/Promoter with regard to the Developer/Promoter'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/Promoter's Allocation shall be subject to the other provisions of this Agreement.
- 13.4. **Transfer of Developer/Promoter's Allocation:** In consideration of the Developer/Promoter constructing and handing over the Owners' Allocation to the Owners and meeting other obligations towards the Owners, the Owners shall execute deeds of conveyances of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer/Promoter's Allocation, in such part or parts as shall be required by the Developer/Promoter. Such execution of conveyances shall be through the Developer/Promoter exercising the powers and authorities mentioned in Clause 10.1 above.
- 13.5. **No Objection to Allocation:** The Parties confirm that neither Party has any objection with regard to their respective allocations.
- 13.6. **Cost of Transfer:** The costs of the aforesaid conveyances of the Developer/Promoter's Allocation including stamp duty and registration fees and all other legal expenses shall be borne and paid by the Developer/Promoter or the Transferees.



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs.

03 MAR 2021

14. **Panchayat Taxes and Outgoings**

- 14.1. **Relating to Period Prior to Date of Sanction of Building Plans:** All *Panchayat* rates, taxes, penalty, interest and outgoings (collectively **Rates**) on the Said Property relating to the period prior to the date of sanction of the Building Plans shall be the liability of the Owners and the same shall be borne, paid and discharged by the Owners as and when called upon by the Developer/Promoter, without raising any objection thereto.
- 14.2. **Relating to Period After Sanction of Building Plans:** As from the date of sanction of the Building Plans, the Developer/Promoter shall be liable for the Rates in respect of the Said Property and from the Possession Date (defined in Clause 15.2 below), the Parties shall become liable and responsible for the Rates in the ratio of their sharing in the New Building.

15. **Possession and Post Completion Maintenance**

- 15.1. **Possession of Owners' Allocation:** Within 36 (thirty six) months or after the Developer/Promoter obtaining Occupancy Certificate of the Project, the Owners shall take possession of the Owners' Allocation and if the Owners do not take such possession, it shall be deemed that the Developer/Promoter has delivered possession to the Owners.
- 15.2. **Possession Date and Rates:** On and from such date of the Owners taking physical possession or the aforementioned deemed possession, whichever be earlier (**Possession Date**), the Parties shall become liable and responsible for the Rates in respect of their respective Allocations.
- 15.3. **Punctual Payment and Mutual Indemnity:** The Parties shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities and the 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.
- 15.4. **Maintenance:** The Developer/Promoter shall frame a scheme for the management and administration of the Project. The Owners hereby agrees to abide by all the rules and regulations to be so framed by the Developer/Promoter for the management and administration of the Project.



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs.

03 MAR 2021

- 15.5. **Maintenance Charge:** The Transferees and the Owners shall manage and maintain the Common Portions and services of the Project [if necessary, by forming a body (**Association**)] and shall collect the costs and service charge therefor (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the new buildings in the Project, 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. Advance/deposit towards Maintenance Charge shall also be collected, to ensure that funds are readily available for proper maintenance and upkeep of the Project.

16. Common Restrictions

- 16.1. **Applicable to Both:** The Owners' Allocation and the Developer/Promoter's Allocation in the Project shall be subject to the same restrictions as are applicable to multi-storied ownership buildings, intended for common benefit of all occupiers of the Project.

17. Obligations of Developer/Promoter

- 17.1. **Completion of Development within Completion Time:** The Developer/Promoter shall complete the entire process of development of the Said Property within the Completion Time.
- 17.2. **Meaning of Completion:** The word 'completion' shall mean habitable state with water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Flats ready-for-use and with Occupancy Certificate from competent Authorities.
- 17.3. **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer/Promoter to ensure compliance.
- 17.4. **Planning, Designing and Development:** The Developer/Promoter shall be responsible for planning, designing and development of the Project with the help of the Architect, professional bodies, contractors, etc.



Additional District Sub-Registrar
Rajarhat, New Town, North-24-P28

03 MAR 2021

- 17.5. **Specifications:** The Developer/Promoter shall construct the Project as per the specifications given the **2nd Schedule** below (**Specifications**).
- 17.6. **Commencement of Project:** The development of the Said Property shall commence as per the Specifications, Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer/Promoter, the Owners having no responsibility in respect thereof in any manner whatsoever.
- 17.7. **Construction at Developer/Promoter's Cost and Responsibility and Warranty:** The Developer/Promoter shall construct the Project at its own cost and responsibility and shall be responsible for construction defects for a period of 1 (one) year from the date of completion, in accordance with the Promoters Act. The Developer/Promoter shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and shall alone be liable for any loss or for any claim arising from such construction (including labour liabilities and workmen's compensation) and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer/Promoter.
- 17.8. **Tax Liabilities:** All tax liabilities applicable in relation to the development, namely sales tax, GST, works contract tax and other dues shall be paid by the person liable to pay such tax in accordance with law.
- 17.9. **Permission for Construction:** It shall be the responsibility of the Developer/Promoter to obtain all sanctions, permissions, clearances and approvals required from various Government authorities for sanction of the Building Plans and execution of the Project, including those from the Promoters Cell. The expenses to be incurred for obtaining all such sanctions, permissions, clearances and approvals shall be borne by the Developer/Promoter.
- 17.10. **No Violation of Law:** The Developer/Promoter hereby agrees and covenants with the Owners not to violate or contravene any provision of law, regulation or rule applicable to construction of the Project.
- 17.11. **No Obstruction in Dealing with Owners' Allocation:** The Developer/Promoter hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are



Additional District Super Registrar
Rajahmundry, New Town, Post 24-Fps

03 MAR 2020

prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Owners' Allocation.

18. Obligations of Owners

- 18.1. **Co-operation with Developer/Promoter:** The Owners undertakes to fully co-operate with the Developer/Promoter for obtaining all permissions required for development of the Said Property.
- 18.2. **Documentation and Information:** The Owners undertakes to provide the Developer/Promoter with any and all documentation and information relating to the Said Property as may be required by the Developer/Promoter from time to time.
- 18.3. **No Obstruction in Dealing with Developer/Promoter's Functions:** The Owners covenants not to do any act, deed or thing whereby the Developer/Promoter may be prevented from discharging its functions under this Agreement.
- 18.4. **No Dealing with Said Property:** The Owners covenants not to let out, grant lease, mortgage and/or charge the Said Property or any portions thereof save in the manner envisaged by this Agreement.
- 18.5. **No Obstruction in Extension of Project:** The Owners covenants not to cause any interference or hindrance if the Developer/Promoter purchases and/or enter into any Joint Venture Agreement with the owner/s of any adjacent plot/s to extent the Project. Further the Owners confirm, assures, undertakes and guarantees that the Owners shall have no objection of any nature whatsoever and shall also not ask for any additional consideration in the event of any such extension or amalgamation.

19. Indemnity

- 19.1. **By the Developer/Promoter:** The Developer/Promoter hereby indemnifies and agrees to keep the Owners saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the construction of the Project and those resulting from breach of this Agreement by the Developer/Promoter, including any act of neglect or default of the Developer/Promoter's consultants, employees and/or the Transferees and any breach resulting in any successful claim by



Additional District Sun-Registrar
Rajasudhan, New Town, Rajasudhan 328-025.

03 MAR 2021

any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.

- 19.2. **By the Owners:** The Owners hereby indemnifies and agrees to keep the Developer/Promoter saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer/Promoter in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owners being incorrect.

20. Corporate Warranties

- 20.1. **By Developer/Promoter:** The Developer/Promoter warrants to the Owners that:
- 20.1.1. **Proper Incorporation:** it is properly incorporated under the laws of India.
- 20.1.2. **Necessary Licenses etc.:** it has all necessary rights, licenses, permissions, powers and capacity to enter into this Agreement and to perform the obligations hereunder and in so doing, is and shall not be in breach of any obligations or duties owed to any third parties and will not be so as a result of performing its obligations under this Agreement.
- 20.1.3. **Permitted by Memorandum and Articles of Association:** the Memorandum and Articles of Association permit the Developer/Promoter to undertake the activities covered by this Agreement.

21. Limitation of Liability

- 21.1. **No Indirect Loss:** Notwithstanding anything to the contrary herein, neither the Developer/Promoter nor the Owners shall be liable in any circumstances whatsoever to each other for any indirect or consequential loss suffered or incurred.

22. Miscellaneous

- 22.1. **Essence of Contract:** In addition to time, the Owners and the Developer/Promoter expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 22.2. **Transaction Documentation:** Developer/Promoter's Advocate (Legal Advisor), who have drawn this Development Agreement



Additional District Sub-Registrar
Rajkot, New Town, No. 24-193.

03 MAR 2021

- and shall draw all further documents pertaining to the future transaction of the Project.
- 22.3. **Valid Receipt:** The Owners shall pass valid receipts for all amounts paid under this Agreement.
- 22.4. **No Partnership:** The Owners and the Developer/Promoter have entered into this Agreement on principal to principal 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.
- 22.5. **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 22.6. **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the Project by the Developer/Promoter, various deeds, matters and things not herein specified may be required to be done by the Developer/Promoter and for which the Developer/Promoter may need authority of the Owners. Further, various applications and other documents may be required to be made or signed by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertakes to do all such acts, deeds, matters and things and execute any additional power of attorney and/or authorization as may be required by the Developer/Promoter 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/Promoter **provided that** all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners in terms of this Agreement.
- 22.7. **Taxation:** The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer/Promoter's Allocation and the Developer/Promoter 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/Promoter shall not be liable for any Income Tax, Wealth 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/Promoter indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 22.8. **Name of New Building:** The name of the Project shall be decided by the both Parties only.



Additional District Superintendent
Rajahmundry, New Town, Murthi 24-F-98

03 MAR 2021

- 22.9. **Charge on the Said Property:** All amounts paid by the Developer/Promoter to the Owners shall remain a charge on the Said Property till completion of the Project. Simultaneously with the signing of this Agreement, the Developer/Promoter's unfettered rights shall also be vested upon the Said Property till final handover of the propose Project.

23. Defaults

- 23.1. **No Cancellation:** The Owners cannot terminate this Agreement or rescind this contract.

24. Force Majeure

- 24.1. **Circumstances Of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God, (2) acts of Nature, (3) acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (14) abnormal rise in cost of construction inputs and scarcity/short supply thereof (collectively **Circumstances Of Force Majeure**).
- 24.2. **No Default:** The Parties shall not be deemed to have defaulted in the performance of their contractual obligations whilst the performance thereof is prevented by Circumstances Of Force Majeure and the time limits laid down in this Agreement for the performance of obligations shall be extended accordingly upon occurrence and cessation of any event constituting Circumstances Of Force Majeure.

25. Entire Agreement

- 25.1. **Supercession:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous



Additional District Sub-Registrar
Rajshahi, New Town, Noida 24-11-20.

03 MAR 2021

discussions/correspondence and agreements between the Parties, oral or implied or written.

26. Counterpart

- 26.1. **Original:** This Agreement is being executed and the original of this Agreement shall be retained by the Developer/Promoter only and the certified copy of this shall be retained by the Owners.

27. Severance

- 27.1. **Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. When any provision is so held to be invalid, illegal or unenforceable, the Parties hereto undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable. In the event any of the terms and conditions of this Agreement are set-aside or declared unreasonable by any Court of Law or if the Parties take the plea of frustration of contract, the entire Agreement shall not be void and shall continue to subsist to the extent of the remaining terms and conditions and bind the Parties.

28. Amendment/Modification

- 28.1. **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

29. Notice

- 29.1. **Mode of Service:** Notices under this Agreement shall be served by messenger or registered post/speed post with acknowledgment due at the above mentioned addresses of the Parties, unless the address is changed by prior intimation in writing. Such service shall be deemed to have been effected (1) on the date of delivery, if sent by messenger and (2) on the 4th day of handing over of the cover to the postal authorities, if sent by registered post/speed post, irrespective of refusal to accept service by the Parties. The Owners shall address all such notices and other written communications to the Director of the Developer/Promoter and the Developer/Promoter shall address

22
21



Additional District Sub-Registrar
Raichal, New Town, North 24-Pgs.

03 MAR 2021

11

all such notices and other written communications to the Owners.

30. Arbitration

- 30.1. **Disputes:** Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal, under the Arbitration and Conciliation Act, 1996, consist of such person as be decided/nominated by both Parties Advocate/s. The place of arbitration shall be Kolkata only and the language of the arbitration shall be English. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

31. Jurisdiction

- 31.1. **High Court and District Court:** In connection with the aforesaid arbitration proceeding, only the High Court at Calcutta and the District Judge, North 24 Parganas shall have jurisdiction to entertain and try all actions and proceedings.

1st Schedule (Said Property)

Sali land measuring 16 (sixteen) decimal, comprised in R.S./L.R. Dag No. 1052, recorded in L.R. Khatian Nos. 3386, 3387, Mouza Kalikapur, J. L. No. 40, Police Station Rajarhat, Additional District Sub-Registrar Office Rajarhat, within Patharghata Gram Panchayat (PGP), District North 24 Parganas, more or less, and butted and bounded of said property as follows:

Butted and bounded

On the North : By RS/LR Dag No. 1050.
On the East : By RS/LR Dag No. 1050.
On the South : By RS/LR Dag No. 1053.
On the West : By RS/LR Dag No. 1050.

Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs.

03 MAR 2021

Summary of the Said Property
(as per record of right)

| Mouza Kalikapur | | | | | Police Station Rajarhat | |
|------------------------------|-----------------|----------------------|------------------|-------------------------------|---------------------------|--------------------------|
| Sl. No. | R.S/L.R Dag No. | Total Area (in dec.) | L.R. Khatian No. | Recorded Share under said Dag | Land Area Owned (decimal) | Recorded Owners |
| 1 | 1052 | 16 | 3386 | 0.5000 | 8 | Imran Realestate Company |
| 2 | 1052 | 16 | 3387 | 0.5000 | 8 | Imran Realcon Company |
| Said Property (Total) | | | | 1.0000 | 16 Decimal | |

2nd Schedule
(Specifications)

| | |
|-----------------------------------|---|
| Brick Work | External Walls: 8 inch thick brickwork with cement mortar in proportion (1:6) by using 1st class bricks. Partition Walls: 5 inch thick with cement mortar in proportion (1:4) by using 1st class bricks, providing wire mesh as required for 3 inch wall. |
| Plaster | Wall Plaster- outside surface 12-18 mm thick (1:6 cement mortar), inside surface 12 mm thick (1:6 cement mortar) Ceiling Plaster - 6 mm thick (1:4 cement mortar) Proper chipping will be made before wall and ceiling plastering. |
| Floor Of Rooms And Toilets | As per specification of the Developer/Promoter, vitrified tiles flooring in all the rooms, kitchen, verandah etc. will be provided and marble or anti-skid tiles flooring in all toilets. |
| Toilet Walls | Upto 6'-6" finished with light coloured ceramic tiles. |
| Doors | Door frames will be made of good quality wood. Hot pressed flush door will be provided. Hatch bolt/Aldrop/Mortise lock in the door for each room |



Regional District Sub-Registrar
Rajouri, New Town, Murid 24-25.

03 MAR 2021

| | |
|---------------------------------------|---|
| | and night latch for the main door of the flat will be provided. |
| Windows | Fully Aluminium windows with glass fittings and standard handle. |
| Sanitary Fittings In Toilets | The following will be provided: a) Tap arrangements. b) White/light coloured wash basin made of porcelain (common toilet). c) White/light coloured European type water closet made of porcelain. d) Water pipe line. e) Hot and cold water line (common toilet). f) Provision for installation of geysers (common toilet). g) Provision for installation of exhaust fan (common toilet). |
| Kitchen | Kitchen will be provided with top cooking platform with one stainless steel sink and drain board and ceramic tiles upto a height of 2' feet above the cooking platform. |
| Electrical Points And Fittings | Concealed P.V.C. conduits, with good quality copper wire will be provided. Number of points will be decided later. Calling bell point at the main door of the flat will be provided. |
| Painting And Finishing | Outside face of external walls will be finished with good quality cement paint/ exterior walls paint. Internal face of the walls will be finished with good quality putty. |



Additional District Sub-Registrar
Rajerhat, New Town, North 24 Pgs.

03 MAR 2021

32. Execution and Delivery

32.1. **In Witness Whereof** the Parties have executed and delivered this Agreement on the date mentioned above.

RUPSA & BIBI

SK NASIR

Sk Nasir and Rupsa Bibi
both the partners of
Imran Realestate Company

RUPSA & BIBI

SK NASIR

Sk Nasir and Rupsa Bibi
both the partners of
Imran Realcon Company

[Owners]

Signature Vanijya Pvt. Ltd

SK NASIR

Director

Shishir Gupta and Sk Nasir
both the Directors of
Signature Vanijya Private Limited

[Developer/Promoter]

Witnesses:

Signature Abhishek Thakkar

Name ABHISHEK THAKKAR

Father's Name Ajay Kumar Thakkar

Address 35, Lake Road

Kol - 700029

Signature Subrata Deb Nath

Name SUBRATA DEBNATH

Father's Name Samiir Debnath

Address Teghoria Main Road,


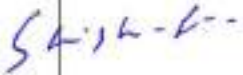























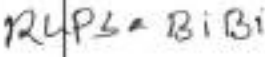










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Additional District Sub-Registrar
Polierhat, New Town, North 24-Pgs.

3 MAR 2021

SPECIMEN FORM TEN FINGER PRINTS



| Sl. No. | Signature of the executants and/or Presentants | | | | | |
|--|--|--|---|---|---|---|
|  |  |  Little (Left Hand) |  Ring (Left Hand) |  Middle (Left Hand) |  Fore (Left Hand) |  Thumb (Left Hand) |
| | |  Thumb (Right Hand) |  Fore (Right Hand) |  Middle (Right Hand) |  Ring (Right Hand) |  Little (Right Hand) |
|  |  |  Little (Left Hand) |  Ring (Left Hand) |  Middle (Left Hand) |  Fore (Left Hand) |  Thumb (Left Hand) |
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| | |  Thumb (Right Hand) |  Fore (Right Hand) |  Middle (Right Hand) |  Ring (Right Hand) |  Little (Right Hand) |

03 MAR 2021

REGIONAL DISTRICT SUB-REGISTRAR
RAIPHEAL, NEW TOWN, NORTH ZAMBIA



SPECIMEN FORM TEN FINGER PRINTS

| Sl. No. | Signature of the executants and/or Presentants | | | | | |
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| | | Little | Ring | Middle (Left Hand) | Fore | Thumb |
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| | | Thumb | Fore | Middle (Right Hand) | Ring | Little |
| | | | |  | | |
| | | Little | Ring | Middle (Left Hand) | Fore | Thumb |
| | | | | | | |
| | | Thumb | Fore | Middle (Right Hand) | Ring | Little |

*Identified by me
Aakrati Demati*



Additional District Sub-Registrar
Rajahat, New Town, North 24-Pgs.

03 MAR 2024

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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

IMRAN REALCON COMPANY



07/08/2013

Permanent Account Number

AAEF15997C

Signature

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

IMRAN REALESTATE COMPANY



07/08/2013

Permanent Account Number

AAEF15990F

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIGNATURE VANIJYA PRIVATE
LIMITED



27/07/2010

Permanent Account Number

AAPCS1007F

29122010



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHISHIR GUPTA

SHREE BHAGWAN GUPTA

15/06/1976
Permanent Account Number

AIHPG6508N

Shishir Gupta
Signature



20050013





भारत सरकार
GOVERNMENT OF INDIA



SHISHIR GUPTA
DOB: 15/06/1978
MALE



7976 5702 7873

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

Address

S/O Shree Bhagwan Gupta, 30,
VIDYASAGAR STREET, Raja Ram Mohan
Sarani, Kolkata,
West Bengal - 700009



1047
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help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SK NASIR
SHAIKH RASHID
15/12/1977



Permanent Account Number
ADSPN1335N



सहस्य
Signature



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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 দেশ 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™

ওয়েব: www.uidai.gov.in
হাতারা পশ্চিম পারা
রাজহাট গোপালপুর (M), হাতারা
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: HATIARA
PASCHIM PARA, Rajarhat
Gopalpur(M), Hatara, North
24 Parganas, West Bengal,
700157

9849 5865 4168



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভরসাকৃতিক আইডি / Enrollment No. : 1111/21045/01826

To
Sk. Nasir
শেখ নাসির
HATIARA PASCHIM PARA
Rajarhat Gopalpur(M)
Hatara North 24 Parganas
West Bengal - 700157

17/02/2014



KL764996070FT
76499607



আপনার আধার সংখ্যা / Your Aadhaar No. :

9849 5865 4168

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শেখ নাসির
Sk. Nasir
শিখা : শেখ রাসিদ
Father : SK. RASID

বন্দোবস্ত DOB: 15/12/1977
পুং / Male

9849 5865 4168



আধার - সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RUPSA B:BI

SHAIKH RASHID

15/07/1983
Permanent Account Number
AJLPB0681L

Rupsa B:Bi
Signature



13030075




ভারত সরকার
Government of India


রুপসা বিবি
RUPSA BIBI
 পিতা : সেন রসিদ
Father : SK. RASID

জন্ম তারিখ/DOB: 15/07/1983
 লিঙ্গ / Female



9960 6620 4499

আধার - সাধারণ মানুষের অধিকার


ভারতীয় একমুঠক পরিচয় প্রাধিকরণ
Unique Identification Authority of India

অধার

ঠিকানা: হাতিারা পশ্চিম পড়া
 হাজরাবাড়ি গোপালপুর (এম), হাতিারা
 উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: HATIARA
 PASCHIM PARA, Rajarhat
 Gopalpur(M), Hatlara, North
 24 Parganas, West Bengal,
 700157

9960 6620 4499

 1947
 1800 300 1947

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ভারত সরকার
Government of India



সুব্রতা দেবনাথ
Subrata Debnath
পিতা : সমীর দেবনাথ
Father : SAMIR DEBNATH
জন্মতারিখ / DOB : 29/10/1985
পুরুষ / Male



9174 0185 2065

আধার - সাধারণ মানুষের অধিকার



জাতীয় বিদ্যুৎ পরিচয় প্রতিষ্ঠান
Unique Identification Authority of India

ঠিকানা:
S/O: সমীর দেবনাথ, সুমিত
বনার্জী রোড, গান্ধিহাট (এম),
ঘোলা বাজার, উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ, 700111

Address
S/O: Samir Debnath, SUNIT
BANERJEE ROAD, Panihati (m),
Ghola Bazar, North 24 Parganas,
West Bengal, 700111

9174 0185 2065

1987
1600 300 1987

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www
www.uidai.gov.in





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

GRN Details

GRN: 192020210238630071 Payment Mode: Online Payment
GRN Date: 03/03/2021 11:24:24 Bank/Gateway: State Bank of India
BRN : CKP6941885 BRN Date: 03/03/2021 11:03:45
Payment Status: Successful Payment Ref. No: 3000481300/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SIGNATURE VANIJYA PVT LTD
Address: TEGHARIA MAIN ROAD KOLKATA-700157
Mobile: 9051033251
Depositor Status: Buyer/Claimants
Query No: 3000481300
On Behalf Of: Mr ISHITA KUNDU
Identification No: 3000481300/3/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|-------------|
| 1 | 3000481300/3/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 9020 |
| 2 | 3000481300/3/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| | | | Total | 9041 |

IN WORDS: NINE THOUSAND FORTY ONE ONLY.





Major Information of the Deed

| | | | |
|--|--|---------------------------------|------------|
| Deed No : | I-1523-03382/2021 | Date of Registration | 08/03/2021 |
| Query No / Year | 1523-3000481300/2021 | Office where deed is registered | |
| Query Date | 02/03/2021 7:09:31 PM | 1523-3000481300/2021 | |
| Applicant Name, Address & Other Details | ISHITA KUNDU CITY CIVIL COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9875418670, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 73,60,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 10,020/- (Article 48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | | | |

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalkapur, JI No: 40, Pin Code: 700135

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---------------|
| L1 | LR-1052 (RS -) | LR-3386 | Bastu | Shali | 8 Dec | 1/- | 36,80,000/- | |
| L2 | LR-1052 (RS -) | LR-3387 | Bastu | Shali | 8 Dec | 1/- | 36,80,000/- | |
| | TOTAL : | | | | 16Dec | 2 /- | 73,60,000 /- | |
| | Grand Total : | | | | 16Dec | 2 /- | 73,60,000 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | IMRAN REALESTATE COMPANY HATIARA PASCHIMPARA, P.O - HATIARA, P.S.- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No. : AAxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative, Executed by Representative |
| 2 | IMRAN REALCON COMPANY HATIARA PASCHIMPARA, P.O - HATIARA, P.S.- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No. : AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative, Executed by Representative |



Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>SIGNATURE VANIJYA PRIVATE LIMITED T - 68, TEGHORIA MAIN ROAD, P.O - HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, PAN No :- AAxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>SK NASIR (Presentant) Son of Late SK RASHID, HATIARA PASCHIMPARA, P.O - HATIARA, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. : ADxxxxxx5N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : IMRAN REALESTATE COMPANY (as PARTNER), IMRAN REALCON COMPANY (as PARTNER)</p> |
| 2 | <p>RUPSA BIBI Wife of SK NASIR, HATIARA PASCHIMPARA, P.O - HATIARA, P.S:- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. : AJxxxxxx1L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : IMRAN REALESTATE COMPANY (as PARTNER), IMRAN REALCON COMPANY (as PARTNER)</p> |
| 3 | <p>SHISHIR GUPTA Son of Late SHREE BHAGWAN GUPTA T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AIxxxxxx8N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIGNATURE VANIJYA PRIVATE LIMITED (as Director)</p> |
| 4 | <p>SK NASIR Son of Late SK RASHID T - 68, TEGHORIA MAIN ROAD, P.O - HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. : ADxxxxxx5N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIGNATURE VANIJYA PRIVATE LIMITED (as Director)</p> |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <p>SUBRATA DEBNATH Son of SAMIR DEBNATH T - 68, TEGHORIA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157</p> | | | |

Identifier Of SK NASIR, RUPSA BIBI, SHISHIR GUPTA, SK NASIR



| Transfer of property for L1 | | |
|-----------------------------|--------------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | IMRAN REALESTATE COMPANY | SIGNATURE VANIJYA PRIVATE LIMITED-8 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | IMRAN REALCON COMPANY | SIGNATURE VANIJYA PRIVATE LIMITED-8 Dec |

Land Details as per Land Record

District: North 24-Parganas, P S:- Rajarnat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, JI No: 40, Pin Code: 700135

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No:- 1052, LR Khatian No:- 3386 | Owner: IMRAN REALESTATE COMPANY, Gurdian: IMRAN REALESTATE COMPANY, Address: IMRAN REALESTATE COMPANY, Classification: IMRAN, Area: 0.08000000 Acre, | IMRAN REALESTATE COMPANY |
| L2 | LR Plot No:- 1052, LR Khatian No:- 3387 | Owner: IMRAN REALCON COMPANY, Gurdian: IMRAN REALCON COMPANY, Address: IMRAN REALCON COMPANY, Classification: IMRAN, Area: 0.08000000 Acre, | IMRAN REALCON COMPANY |



On 02-03-2021

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 73,60,000/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 03-03-2021

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

Presented for registration at 16:35 hrs on 03-03-2021, at the Private residence by SK NASIR .

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

Execution is admitted on 03-03-2021 by SK NASIR, PARTNER, IMRAN REALESTATE COMPANY (Partnership Firm), HATIARA PASCHIMPARA, P.O.- HATIARA, P.S.- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157; PARTNER, IMRAN REALCON COMPANY (Partnership Firm), HATIARA PASCHIMPARA, P.O.- HATIARA, P.S.- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by SUBRATA DEBNATH, . . Son of SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, . City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 03-03-2021 by RUPSA BIBI, PARTNER, IMRAN REALESTATE COMPANY (Partnership Firm), HATIARA PASCHIMPARA, P.O.- HATIARA, P.S.- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157; PARTNER, IMRAN REALCON COMPANY (Partnership Firm), HATIARA PASCHIMPARA, P.O.- HATIARA, P.S.- New Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by SUBRATA DEBNATH, . . Son of SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, . City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 03-03-2021 by SHISHIR GUPTA, Director, SIGNATURE VANIJYA PRIVATE LIMITED, T - 68, TEGHORIA MAIN ROAD, P.O.- HATIARA, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by SUBRATA DEBNATH, . . Son of SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, . City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service

Execution is admitted on 03-03-2021 by SK NASIR, Director, SIGNATURE VANIJYA PRIVATE LIMITED, T - 68, TEGHORIA MAIN ROAD, P.O.- HATIARA, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700157

Identified by SUBRATA DEBNATH, . . Son of SAMIR DEBNATH, T - 68, TEGHORIA MAIN ROAD, P.O: HATIARA, Thana: Baguiati, . City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Service



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



On 08-03-2021

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 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/03/2021 11:26AM with Govt. Ref. No: 192020210238630071 on 03-03-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKP6941885 on 03-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 9,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2130, Amount: Rs.1,000/-, Date of Purchase: 11/02/2021, Vendor name: Samrat Base

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/03/2021 11:26AM with Govt. Ref. No: 192020210238630071 on 03-03-2021, Amount Rs: 9,020/-, Bank: State Bank of India (SBIN0000001), Ref. No: CKP6941885 on 03-03-2021, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 148818 to 148862
being No 152303382 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.03.17 11:47:30 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/03/17 11:47:30 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

STATE OF KARNATAKA
DISTRICT OF CHITRADURGA
MUNICIPALITY OF CHITRADURGA
OFFICE OF THE MUNICIPAL ENGINEER



DATE: _____
BY: _____
OFFICE: _____