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Certified that this Document is Admissible to Registration, the signature sheet and the Endorsement sheet Attached with the document are the part of this Document.

A. D. S. R. Dasgupta
Paschim Medinipur

04/11/16

DEVELOPMENT AGREEMENT

THIS JOINT VENTURE AGREEMENT made this the 28th day of October Two Thousand Sixteen, Anno Domini.

BETWEEN

- (1) **SRI DHANANJAY KUMAR BERA**, Son of Late Sitaram Bera, PAN: AEGPB5827E, by faith: Hindu, by nationality: Indian, by occupation: Service, residing at: Village & Post Office: Goura, Police Station: Daspur, District.: Paschim Medinipur, Pin Code: 721146; (2) **SRI NANDADULAL BERA**, Son of Late Sitaram Bera, PAN: AHUPB3809R, by faith: Hindu, by nationality: Indian, by occupation: Business, residing at: Village & Post Office: Goura, Police Station: Daspur, District.: Paschim Medinipur, Pin Code: 721146; (3) **SRI SOUMENDRA NATH BERA**, Son of Late Nemai Chandra Bera, PAN: BUEPB7962B, by faith: Hindu,

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by nationality: Indian, by occupation: Business, residing at: Village & Post Office: Goura, Police Station: Daspur, District.: Paschim Medinipur, Pin Code: 721146 ; (4) **SRI SOURIN BERA**, Son of Late Nemaï Chandra Bera, PAN: BFUPB7979F, by faith: Hindu, by nationality: Indian, by occupation: Service, residing at: Village & Post Office: Goura, Police Station: Daspur, District.: Paschim Medinipur, Pin Code: 721146; hereinafter jointly called and referred to as the Owners (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include all their respective legal heirs, executors, administrators, legal representatives and assigns) of the First Part.

AND

M/S: SOVA REAL ESTATE LLP, a Limited Liability Partnership Firm, incorporated under the Registrar of Companies, West Bengal, under the Ministry of Corporate Affairs, Govt. of India, being LLP Identification no.: AAE3783, PAN: ACVFS7385K, having Regd. Office at: Avanti Villa, Vill.: Sahapur, Post Office: Kolaghat, Police Station: Kolaghat, District.: Purba Medinipur, Pin Code: 721134, being Represented by Partners: (1) Mr. Dhananjay Kumar Bera, Son of Late SitaramBera PAN: **AEGPB5827E**, (2) Mr. ArindamBera, Son of Mr. Dhananjay Kumar Bera PAN: **BHFPB8553A** by faith: Hindu, by nationality: Indian, by occupation: Service, residing at: Village & Post Office: Goura, Police Station: Daspur, District.: Paschim Medinipur, Pin Code: 721146; and (3) Dr. Mrs. DebasmitaChattarajBera, Wife of Sri SreerupChattaraj PAN: **AWPPC9831J** and Daughter of Mr. Dhananjay Kumar Bera, by faith: Hindu, by nationality: Indian, by occupation: Doctor, residing at: 58/23 Prince Anwar shah road, post- lake garden, Police Station: lake. Pin Code: 700045. hereinafter jointly and severally called and referred to as the Developer (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the Second Part.

WHEREAS SitaramBerawas the recorded owner and possessor in respect of the Schedule property in Mouza: Sonamui, which he purchased from different persons along with other properties in Mouzas: Goura and LakshmanChawk, which he partly purchased and mostly inherited from his father, Late Jiban Krishna Bera

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in different Dags and Khatians and mutated his name before the Office of B.L. & L.R.O., Daspur-2 No. Block, Sub-division: Ghatal, Dist. Paschim Medinipur and by paying Taxes and Dakhilas to the concern authorities

AND WHEREAS during possession of SitaramBera, he executed a Registered Deed of Gift in favour of his three sons namely (1) Nirmai Chandra Bera; (2) Dhananjay Kumar Bera; (3) Nanda DulalBera and his three grandsons namely (4) SubrangshuBera; (5) SudhangshuBera & (6) BivangshuBera, all Sons of KalachandBera (eldest son of Late SitaramBera), which was duly registered at:

Daspur Sub-Registry Office, Dist-Paschim Medinipur, being no.: 262 of 2003, wherein three sons of SitaramBeragot 1/4 share each and the grandsons of SitaramBera jointly got the rest i.e. 1/4 share.

Be it mentioned here that, during lifetime of SitaramBera, his son Nemai Chandra Bera married to TriptiBera and out of the said wedlock two sons, namely SoumendranathBera and SourinBera were born, and after demise of TriptiBera, Nemai Chandra Bera married second time to ChhandaBera and out of the said wedlock, two sons were born namely Shib Shankar Bera and Siddhartha Bera.

AND WHEREAS, after demise of Nemai Chandra Bera, his second wife ChhandaBera gifted out 50% of her proportionate share of properties in Mouzas: Sonamui, Goura and LakshmanChawk, inherited from Late SitaramBera through her Late Husband, Nemai Chandra Berato her Two sons namely Shib Shankar Bera and Siddhartha Bera, recorded in the Office of Daspur Sub-Registry Office, Dist.: Paschim Medinipur, vide Book no.: I, Volume no.: 23, Pages: 4292 to 4305, being no.: 7625 for the year 2009. Similarly, ChhandaBera gifted out the rest 50% of her above inherited proportionate of share of properties to her Two Stepsons namely SoumendranathBera and SourinBera, recorded in the Office of Daspur Sub-Registry Office, Dist.: Paschim Medinipur, vide Book no.: I, Volume no.: 23, Pages: 4306 to 4319, being no.: 7626 for the year 2009.

AND WHEREAS after demise of SitaramBera, his entire estate devolved among his sons and grandsons and for peaceful enjoyment of their respective share, they executed a Mutual Partition Deed, which was duly registered at: Addl. Registrar of

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Assurance - III, Kolkata, recorded in Book no.: I, CD Volume no.: 11, Pages: 2014 to 2042, being no.: 05607 for the year 2013.

AND WHEREAS according to the aforesaid Partition Deed, the Owner no.: 1 got total 10.688 (Ten point six eight eight) Decimal of land, comprised on R.S + L.R Dag no.: 1007, 1014, 1080, 1081 and 1082, appertaining to L.R Khatian no.: 937, in Mouza: Sonamui under GouraGram Panchayet, within the jurisdiction of Daspur Sub-Registry Office, Police Station: Daspur-2, Dist. Paschim Medinipur and other properties in different Mouzas, Dags and Khatians. Out of the above land 0.400

Dismal in plot No. 1014 and 2.000 Dismal in plot No. 1080 are kept for his own other use and the balance 8.288 (Eight point two eight eight) Dismal is offered for this housing project.

AND WHEREAS the Owner no.: 1 seized and possessed of or otherwise well and sufficiently entitled to right, title, interest and possession of the said land free from all encumbrances, charges, attachments, etc.

AND WHEREAS according to the aforesaid Partition Deed, the Owner no.: 2 got 13.688 (Thirteen point six eight eight) Decimal of land, comprised on R.S + L.R Dag no.: 1006, 1007, 1014, 1081, 1082 and 1089, appertaining to Khatian no.: 950, Mouza: Sonamui under GouraGram Panchayet, within the jurisdiction of Daspur Sub-Registry Office, Police Station: Daspur, Dist. Paschim Medinipur and other properties in different Dags and Khatians. Owner No. 2 also possessed additional 1.000 Dismal land in plot no. 1081 & 1082 in the same Sonamui Mouza by way of exchange of land in other plots no. 1075, 1077 & 1078 in the same Sonamui Mouza from his nephews Sri Soumendra Nath Bera & others vide Deed No. 100806598 dated 17-08-2016 registered in Book-I volume no. 1008-2016, pages from 113221 to 113236 in the office of Additional District Sub-Registrar, Daspur. Now out of these total possessed 14.688 Dismal land in Mouza Sonamui, 0.400 Dismal in plot No. 1014 and 4.000 Dismal in plot No. 1080 are kept for his own other use and the balance 10.288 (Ten point two eight eight) Dismal is offered for this housing project.

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AND WHEREAS the Owner no.: 2 seized and possessed of or otherwise well and sufficiently entitled to right, title, interest and possession of the said land free from all encumbrances, charges, attachments etc.

AND WHEREAS according to the aforesaid Partition Deed, the Owner no.: 3 & 4 are joint owners of 3.982 Decimal of land in Mouza: Sonamui, on R.S + L.R Dag no.: 1005, 1081, 1082 and 1089, appertaining to L.R Khatian no.: 385/1 and L.R 718, Mouza: Sonamui under Goura Gram Panchayet, within the jurisdiction of Daspur Sub-Registry Office, Police Station: Daspur, Dist. Paschim Medinipur and other properties in different Mouzas, Dags and Khatians.

AND WHEREAS the Owner no.: 3 & 4, jointly seized and possessed of or otherwise well and sufficiently entitled to right, title, interest and possession of the said land free from all encumbrances, charges, attachments etc.

AND WHEREAS in view of the above the Owner Nos. 1 to 4 above-named are the owners of their aforesaid respective plots of land adjacent to each other total measuring 22.558 (Twenty Two point five five eight) Decimal more or less situate and lying at Mouza: Sonamui, J.L No. 86, L.R Khatian No. 937, 950, 385/1 and 718, and R.S + L.R Dag No. 1005, 1006, 1007, 1080, 1081, 1082 and 1089 within the local limit of Goura Gram Panchayet, under Police Station: Daspur, Dist.: Paschim Medinipur, as more fully described in the First Schedule hereunder written free from all encumbrances etc.

AND WHEREAS the owners No. 1 to 4 herein being desirous to construct and make multi storied building upon their said plots of land and thereby approached to the Developer herein for construction of a new building as per building plan under process of approval by Goura Gram Panchayet subject to technical vetting by the Panchayet and Rural Development Authority in the Zila Parisad of Paschim Medinipur, at the costs and expenses of the Developer inter alia on the condition that the owners herein shall jointly get their allocation being 25 % more or less of total sanctioned constructed area in the form of the flats/covered space/constructed areas to be given to the owners no. 1 to 4 herein in the following manner:

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I. The Principal get:

a. The Principal No. 1 shall get:

- i.** Two numbers of 2BHK flats: Type "E" measuring about 825 Sqr.Ft. on the Third Floor and Type "B" measuring about 750 Sq. Ft. on the Fourth (Top) Floor.
- ii.** Four numbers of Shops being no.: 12, 13, 14 & 15, on the First Floor total measuring 856 sq. ft. more or less in carpet areas.

b. The Principal No. 2 shall get:

- i.** Two numbers of 2BHK flats: Both are Type "F" measuring about 807 Sq.Ft. each on the Third Floor and Fourth Floor respectively.
- ii.** Five numbers of Shops being no.: 1, 2, 3, 4, & 5 on the First Floor total measuring 1055 sq. ft. more or less in carpet areas.

c. The Principal No. 3 shall get:

- i.** One number of 2 BHK flat: Type "C" measuring about 688 Sqr.Ft. and one 1 BHK flat Type "D" measuring about 429 Sft both on the Second Floor.
- ii.** Two numbers of Shops on the Ground Floor measuring 206 sq. ft. & 175 Sq Ft more or less in carpet areas.

d. The Principal No. 4 shall get:

- i.** One number of 2 BHK flat: Type "C" measuring about 688 Sq.Ft. and one 1 BHK flat "D" measuring about 429 Sft both on the Third Floor.
- ii.** One number of Shop on the First Floor measuring 168 sq. ft. more or less in carpet area.

as fully described in the Second Schedule hereunder written together with undivided proportionate share of land underneath the said proposed multistoried building and common roof right with common facilities of common area and liabilities of common portion.

- II.** The Developer shall get allocation being the remaining flats /constructed area /covered areas of the proposed new multistoried

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building to be constructed and erected by the developer as per building plan under process of approval by Goura Gram Panchayet subject to technical vetting by the Panchayet and Rural Development Authority in the ZilaParisadof Paschim Medinipur, as fully described in the Third Schedule hereunder written together with undivided proportionate share of land underneath the building and common roof right with the common space/facilities and enjoyment etc. in the proposed multi storied building except which is owners' allocation. The developer shall sell transfer etc. the flats, covered/spaces/constructed areas in its allocation to the intending Purchaser or Purchasers at such price and terms and conditions at its own discretion and also on several terms and condition which both the parties were found acceptable to the same.

AND WHEREAS the parties hereto have jointly agreed to execute this agreement for the purpose of construction of the new multi storied building and also their respective allocation as mentioned herein and on the terms and conditions hereinafter appearing, and for the purpose of registration of the said agreement being these present the parties hereto execute and register the same.

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

ARTICLE - I "DEFINITIONS"

1. The said premises shall mean and include ALL THAT a piece and parcel of land measuring about 22.558 (Twenty Two point five five eight) Decimal more or less belonging to the Owners Nos. 1 to 4 above-named. The aforesaid respective plots of land adjacent to each other total measuring 22.558 (Twenty Two point five five eight) Decimal more or less situate and lying at Mouza: Sonamui, J.L No. 86, L.R Khatian No. 937, 950, 385/1 and 718, and R.S + L.R Dag No. 1005, 1006, 1007, 1080, 1081, 1082 and 1089 within the local limit of Goura Gram Panchayet,

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under Police Station: Daspur, Dist.: Paschim Medinipur, as more fully described in the First Schedule hereunder written and are free from all encumbrances etc.

2. The Building shall mean a Multi-Storied building to be constructed at the said premises in accordance with the plan to be sanctioned by the Goura Gram Panchayet after technically vetted by P & R D Department in the ZilaParisad of Paschim Medinipur.
3. The Building plan shall mean the plan for the construction of the building to be Sanctioned by the Goura Gram Panchayet under P.S. Daspur subject to vetting by the P & R. D. Department under ZilaParisad, Paschim Medinipur and shall include any renewal or amendments thereto and/or modifications thereof made or caused by the Developer with the consent of the Goura Gram Panchayet or P & R. D. Department of ZilaParisad, Paschim Medinipur and shall also include the plan or it's any amendments or modification to be obtained by the Developer after amalgamation of the said plots of land into one single holding as morefully described in the First Schedule hereinafter written.

ARTICLE-II "CONSIDERATION"

In consideration of the Owners having agreed to permit the Developer to commercially exploit the said plotsof land and also in further consideration of transferring and selling the proportionate share in the land and the common areas and facilities of the building comprised at the said premises including the developer's allocation in the proposed new multistoried building in favour of the Developer and/or his nominees and assignees etc., the developer shall on completion of the construction of the new proposed multistoried building shall hand over and deliver to the owners of their allocation being the owners' allocation as described in Second Schedule hereunder written.

ARTICLE-III "EXPLOITATION RIGHTS"

The owners doth hereby grant an exclusive right to the Developer to build Multi-storied building at the said premises as per sanctioned plan of the

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proposed multistoried building consisting of several flats/ constructed areas/ covered spaces and to sell the said flats / constructed spaces/ covered spaces out of the Developer's allocation to the buyers of Developer's choice except the owners' allocation. The Developer shall be solely and exclusively entitled to obtain necessary advances from intending buyers, Purchaser and/or Purchasers on such terms and conditions as the Developer may in his absolute

discretion deem fit and proper and in that event, the owners shall neither have any objection nor any financial liability and responsibility.

ARTICLE- IV "BUILDING"

1. The Developer shall prepare a plan for construction of a Multi-storied building on the land comprised at the said premises after amalgamation of the said two plots of land into one single holding at his own costs and expenses and shall submit the plan to the Goura Gram Panchayet for such construction of the multistoried building. The Developer shall appoint architect, engineer, mason, workers, durwan, mistries and shall pay their wages and salary and the owner shall not be liable for the payment of the same.
2. The Developer is hereby authorized and empowered in relation to the said construction so far as may be necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other materials allocable to the owners for the construction of the said building and similarly to apply and obtain temporary and/or permanent connection of water electricity power and/or gas to the building and other inputs and facilities required for which purpose the owners do hereby agree to execute in favour of the Developer such power of attorney to sign on behalf of the owners or assigns all such applications and other documents as shall be required for the purpose of or otherwise for or in connection with the construction of the said building from time to time.
3. All dealings by the Developer in respect of the construction of the building shall be in the name of owners but such dealings shall not create or fasten in any manner any financial, civil, and/or criminal liability to the owners.

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The owners shall not be liable for any workman compensation and shall not be liable for any other liability.

4.

ARTICLE -V "OWNERS' ALLOCATION"

The Developer shall as per requests and demands of the owners herein as mutually agreed among themselves hand over and/or deliver to the owners the peaceful vacant possession of the owners' allocation in the following manner :-

a. The Principal No. 1 shall get:

- i. Twonumbers of 2BHK flats: Type "E" measuring about 825 Sq.Ft.on the Third Floor and Type "B" measuring about 750 Sq. Ft. on the Forth (Top) Floor.
- ii. Four numbers of Shops being no.: 12,13,14 & 15, on the First Floor total measuring 856 sq. ft. more or less in carpet areas.

b. The Principal No. 2 shall get:

- i. Twonumbers of 2BHK flats: Both are Type "F" measuring about 807 Sq.Ft.on the Third Floor and Fourth Floor respectively.
- ii. Five numbers of Shops being no.: 1, 2, 3,4&5on the First Floor total measuring 1055 sq. ft. more or less in carpet areas.

c. The Principal No. 3 shall get:

- i. Onenumber of 2 BHK flat: Type "C" measuring about 688 Sq.Ft.on the Second Floor and one 1 BHK flat Type "D" measuring about 429 Sqr Ft in the same Second floor.
- ii. Two numbersof Shops on the Ground Floor measuring 206 sq. ft. more or less and 175 Sqr Ft more or less in carpet areas.
- iii. **The Principal No. 4 shall get:**Onenumber of 2 BHK flats: Type "C" measuring about 688 Sq.Ft.on the Third Floor and one 1 BHK flat Type "D" measuring about 429 Sqr Ft in the same Third floor.
- iv. One number of Shop on the First Floor measuring 168 sq. ft. more or less in carpet area.

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together with undivided proportionate share of land underneath the said building and common roof right with common facilities of common area and liabilities of common portion and the owners allocation has also been mentioned in the Second Schedule hereunder written.

ARTICLE - VI "DEVELOPER'S ALLOCATION"

The Developer shall get his allocation being the remaining flats /constructed area /covered areas of the proposed new building to be constructed and erected by the developer as per building plan to be sanctioned by the GouraGram Panchayet subject to technical vetting by the Panchayet and Rural Development Authority of ZilaParisad, Paschim Medinipur together with undivided proportionate share of land underneath of the building and common roof right with the common space facilities and enjoyment etc. in the proposed building except which is owners' allocation. The developer shall sell the flats, covered/constructed area in his allocation to the intending Purchaser or Purchasers at such price and terms and conditions at his own discretion and also on several terms and conditions which both the parties were found acceptable to the same. The Developer's allocation has also been mentioned in the Third Schedule hereunder written.

ARTICLE-VII "COMMON OBLIGATIONS"

The owners shall pay proportionate rents and taxes assessed for their flats to the Gram Panchayet / Municipality from the date of possession of the said Flats in their OWN allocation. The owners shall also pay proportionate common expenses and maintenance charges for their flats etc. to the owners' Association punctually. The owners shall not be liable for the Taxes of the flats in Developer's allocation. The Developer or his nominees shall be liable to pay Tax assessed for their respective flats/covered spaces etc. Apart from the above, the owners shall before taking possession of their allocation pay to the Developer all the amount of charges, expenses and security for bringing and installations of electric meter for their own allocation and proportionate costs and charges for bringing and installation of the main meter of the new building.

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ARTICLE-VIII "OWNERS' OBLIGATIONS"

- a. The owners shall give vacant possession of the First schedule property immediately as and when the Developer shall ask or demand for taking possession of the same.
- b. That during the continuance of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said premises.
- c. That the owners shall sign all necessary papers and documents which may be required by the Developer for the purpose of construction and development of the said property in the said premises.
- d. The owners shall execute a Registered General Power of Attorney in favour of the Developer to facilitate the construction of the building according to the sanctioned plan and to sell/transfer his allocation and in case of death of any of the owners herein, his/ her or their heirs shall execute power of Attorney or Powers of Attorney in favour of the Developer empowering him to sell flats and covered spaces in Developer's allocation and also authorizing the Developer to enter into agreement with intending Purchaser or Purchasers, and to receive all earnest moneys and all payments towards full consideration money and to execute sign and register such Deed of Conveyance or Conveyances of proportionate share of land or flats and covered spaces/constructed area in Developer's allocation. Be it stated here that the Developer shall be solely and absolutely entitled to sell/transfer his allocation and to receive the earnest money and consideration money in respect of such sale and he shall not have to credit such amount in the account of the owners and in that event the owners shall not have any claims or demands for the same.
- e. Simultaneously with the execution of these presents, the Developer and/or his representatives shall have free access to the premises for the purposes of soil testing, mapping and other works necessary for the Development and construction at the said premises and also the owners shall always render all help to the Developer.

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- f. The owner no. 1 to 4 herein and each of them doth hereby undertake not to raise any dispute at any time hereafter relating to handing over to them the covered space/flats as their owner's allocation in the proposed new multistoried building.

ARTICLE-IX "DEVELOPERS' OBLIGATIONS"

- a. The Developer shall in terms of this Agreement construct the said multistoried building on the land in accordance with the plan to be sanctioned by Goura Gram Panchayet subject to technical vetting by the Panchayet and Rural Development Authority of ZilaParisad, Paschim Medinipur with consent of other appropriate authority or authorities.
- b. The Developer shall complete the multi storied building within **24 (Twenty Four) months** from the date of sanction of the building plan, unless prevented by acts of God and/or unforeseen circumstances.
- c. The Developer shall pay and bear all Taxes and other taxes payable for the said premises from the date of his taking possession of the premises till the date of delivery of possession of the flats to the owners and thereafter the intending Purchaser shall pay the taxes but in that events, the owners shall pay the taxes for their own allocation.

ARTICLE-X "DEVELOPER'S RIGHT"

- a. The Developer shall at his own discretion and choice be solely and absolutely entitled to construct and complete the proposed new multistoried building on the land.
- b. The Developer shall at his own choice and discretion be solely and absolutely entitled to demolish the existing building/ structures standing on the land comprised at the said premises and all the dismantled materials including debris and demolished building materials shall belong to the Developer for which the none of the owners herein shall have any claims or demands for the same.
- c. The Developer shall be solely and absolutely entitled to sell, transfer and convey to any intending Purchasers ALL THAT his allocation being the

Developer's Allocation in the proposed new multistoried building as his own property and none of the owners shall either raise any objection for the same or claims or demands any amounts from the Developer for the same.

ARTICLE-XI "RESTRICTION"

1. The Developer shall during the period of construction abide by all laws, rules and regulation of Government local bodies and/or other authorities and shall attend to answer and be responsible for any breach of any of the said laws, Bye-laws, rules and regulations and also be liable for any defect in the construction or craftsmanship of the building.
2. The owners shall abide by all laws, Bye-laws, rules and regulations of Association/Society that may be formed in the premises in due courses.
3. The owners shall not cause any obstruction or throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compound corridors or any other portions of the building.
4. The owners shall at no point of time be entitled to ask or demand the possession of their allocation in the new building until and unless they are refunding the amount of the security deposit to the Developer herein and also the payment of all the costs, charges and security deposit for electric meter in respect of their allocation and also proportionately for main meter.

ARTICLE-XII "MODE OF CONSTRUCTION AND FLATS"

All flats shall be made according to sanction plan which is to be sanctioned by GouraGram Panchayet and the Panchayet and Rural Development Authority of ZilaParisad, Paschim Medinipur and to be constructed as per specification mentioned hereunder as described in Fifth Schedule together with common use of open space, staircase, roof, passages etc. and common liabilities and maintenance.

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ARTICLE-XIII "TITLES & AMENITIES"

1. The Owners declare that they have good and marketable title to the said premises without any claim, right, title or interest in or of any other persons thereon and they have a good and marketable title and right to enter in to this Agreement with the Developer. The owners hold the land within the ceiling limit as prescribed by the Urban Land (C & R) Act, 1976.
2. The owners hereby declare that the said premises is free from any manner of lispendens, charges, claims, encumbrances or mortgages whatsoever, and the owners must deliver all the original documents relating to the said premises to the Developer herein within 7 (seven) days from the date hereof .
3. That the Developer hereby also assure that he shall subject to force measure complete the building **within 24 (twenty four) months** from the date of sanction of the building plan to be sanctioned by GouraGram Panchayet and the Panchayet and Rural Development Authority of ZilaParisad, Paschim Medinipurfor construction of the building at the said premises as described in the First Schedule hereunder written and if the developer fails to complete the building within time, then a further period of six month to be extended, and thereafter, if the owners' allocation are not handed over, this agreement shall be treated cancelled, void, in operative and all the amounts of costs, charges and expenses to be incurred for the construction so far to be made by the Developer shall be paid by the owners to the Developer.
4. The Developer agrees to construct the building in accordance with the sanctioned building plan and agree to pay any fees payable to the concerned authority or any other Body or authorities concerned relating to any deviation.
5. The Developer shall neither be liable, and responsible for any personal liabilities of the owners nor be liable or responsible for distribution and/or allocation among the owners no.1 to 4 relating to their owner's allocation in the proposed multi storied building and if any defect and

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difficulties raise on behalf of the owners no. 1 to 6 and /or their respective family members, the owners will be responsible for that and they will liable to pay all damages of the Developer and also refund all moneys with shifting charges, cost and damages with interest as per demands of the Developer.

ARTICLE-XIV "MISCELLANEOUS"

1. The owners and the Developer have entered in to this Agreement purely on a principal to principal basis and nothing stated herein shall be deemed to construe a partnership between the Developer and the owners and the Developer shall not in any manner constitute an association of persons. Each party shall keep the other party indemnified from and against the same and this Agreement shall be binding on the heirs executors, representatives and assigns of the parties hereto.
2. In case, the owners' allocation in the new building is less than their allocated area then the Developer shall pay to the owners the amount of the lesser area as per the then prevailing rate to be calculated on the basis of built up area and if the owners' allocation is more than the allotted area of the owners then the owners shall pay to the Developer the amount of higher area as per the then prevailing rate to be calculated on the basis of built up area.
3. It is understood that from time to time to facilities the construction of the building by the Developer various acts, deeds, matters and things not herein specified referred to which may be required to be done by the Developer for which the Developer may require the authority of the owners and various application and other documents may be required to be signed or made by the owners relating to which no specific provisions have been made herein, the owners undertake to execute any such additional power of attorney and /or other authorization as may be required by the Developer for the purpose and also undertakes to sign and execute all such additional applications and other documents as may be required for the purpose.

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4. Upon completion of the building the owners or their assigns at the request of the Developer shall execute appropriate Sale Deeds/Conveyances of the land or proportionate share of the land or flats, covered spaces in favour of the Developer and/or his nominated transferees. The Stamp duty transfer charges including registration fees payable for the transfer shall be borne by the Transferee. Developers may also execute the conveyance, Deed or Deeds by virtue of the Power of Attorney to be granted by the owners or their assigns.
5. As and from the date of completion of the building the Developer and/or his nominated transferees or Purchasers of flats and covered spaces and the owner be liable to pay and bear proportionate charges on account of Panchayet Tax or Municipal Tax and other taxes and all charges and impositions as well as common expenses payable in respect of their Allocation.
7. As and from the date of completion of the building the Developer and/or his nominated transferees or Purchasers of flats and covered spaces and the owner be liable to pay and bear proportionate charges on account of Panchayet Tax or Municipal Tax and other taxes and all charges and impositions as well as common expenses payable in respect of their Allocation.
8. That in case this agreement become infructuous due to enactment of any law by the Government of State of West Bengal, all expenses to be incurred for getting this agreement and power of attorney registered shall be borne and paid by the Developer.
9. It is further agreed by and between the parties if the existing building rules of Panchayet Act to be changed and modified then the existing agreement to be modified accordingly.

ARTICLE-XIII: JURISDICTION

Appropriate Court at the District:Paschim Medinipur or Kolkata High Court shall have the jurisdiction to entertain all disputes and actions between the parties herein.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Rehata Hasan Hama

ALL THAT a piece and parcel of land measuring about 22.558 Decimals comprised in R.S + L.R Dag No. 1007 Hal Vastu 2.6 Dec Out of 6 Dec.

1080 Vastu 0.03 Dec Out of 29 Dec.

1081 Hal Vastu 4.28 Dec Out of 6 Dec.

1082 Hal Vastu 1.378 Dec Out of 7 Dec.

under L.R Khatian No. 937 (Ownership of Dhananjay kumar bera)

R.S + L.R Dag No. 1006 Hal Vastu 2 Dec Out of 2 Dec.

1007 Hal Vastu .206 Dec Out of 6 Dec.

1081 Hal Vastu .99 Dec Out of 6 Dec.

1082 Hal Vastu 5.169 Dec Out of 7 Dec.

1089 Vastu 1.923 Dec Out of 17 Dec.

L.R Khatian No. 950 (Ownership of Nandadulal bera)

R.S + L.R Dag No. 1005 Hal Vastu 0.5 Dec Out of 1 Dec.

1089 Hal Vastu 1.195 Dec Out of 17 Dec.

1081 Hal Vastu 0.1825 Dec Out of 6 Dec.

1082 Hal Vastu 0.1135 Dec Out of 7 Dec.

L.R Khatian No. 385/1 (Ownership of Soumendranath bera)

R.S + L.R Dag No. 1005 Hal Vastu 0.5 Dec Out of 1 Dec.

1089 Hal Vastu 1.195 Dec Out of 17 Dec.

1081 Hal Vastu 0.1825 Dec Out of 6 Dec.

1082 Hal Vastu 0.1135 Dec Out of 7 Dec.

L.R Khatian No. 718 (Ownership of Sourin bera)

more or less and adjacent to each other situated at Mouza: Sonamui, J.L. No.: 86, within Goura-Sonamui Gram Panchayet, Police Station: Daspur, District: Paschim Medinipur. land measuring about 22.558 Decimals. Market Value of land **Rs 58,74,317/-** (Rupees Fifty Eight Lac Seventy Four Thousand Three Hundred Seventeen) only.

Butted and bounded as follows:-

Rehali Rana

- ON THE NORTH** : land on Plot No.1080 belonging to Sri SubhrangsuBera& his brothers and also of Sri SourinBera& his brothers
- ON THE SOUTH** : Houses of Sri Mohini Mohan Dinda on plot 1089 and also houses of Sri Sib SankarBera& his brothers on plot no.1089.
- ON THE EAST** : Passage on plots No. 1081 & 1082 belonging to the parties to this agreement and also belonging to Sri Sib SankarBera& his brothers.
- ON THE WEST** : Ghatal-Panskura Road and its Nayanjuli.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Owners' Allocation)

a. The Principal No. 1 shall get:

- i. Twonumbers of 2 BHK flats: Type "E" measuring about 825 Sq.Ft.on the Third Floor and Type "B" measuring about 750 Sq. Ft. on the Forth (Top) Floor.
- ii. Four numbers of Shops being no., 12, 13, 14 & 15, on the First Floor total measuring 856 sq. ft. more or less in carpet areas.

b. The Principal No. 2 shall get:

- i. Twonumbers of 2 BHK flats: Both are Type "F" measuring about 807 Sq. Ft.on the Third Floor and Fourth Floor respectively.
- ii. Five numbers of Shops being no.: 1, 2, 3, 4& 5 on the First Floor total measuring 1055 sq. ft. more or less in carpet areas.

c. The Principal No. 3 shall get:

- i. Onenumber of 2 BHK flat: Type "C" measuring about 688 Sq.Ft.on the Second Floor and one 1 BHK flat Type "D" measuring about 429 Sqr Ft in the same Second floor.
- ii. Two numbersof Shops on the Ground Floor measuring 206 sq. ft. more or less and 175 Sqr Ft more or less in carpet areas.

d. The Principal No. 4 shall get:

Redata Rana name

- i. One number of 2 BHK flats: Type "C" measuring about 688 Sq. Ft. on the Third Floor and one 1 BHK flat Type "D" measuring about 429 Sq. Ft. in the same Third floor.
- ii. One number of Shop on the First Floor measuring 168 sq. ft. more or less in carpet area.

together with undivided proportionate share of land underneath the said building and common roof right with common facilities of common area and liabilities of common portion and the owners allocation has also been mentioned in the Second Schedule hereunder written.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

The Developer shall get his allocation being the remaining flats /constructed area /covered areas of the proposed new building to be constructed and erected by the developer as per building plan to be sanctioned by Goura Gram Panchayet and the Panchayet and Rural Development Authority of Zila Parisad, Paschim Medinipur, together with undivided proportionate share of land underneath of the building and common roof right with the common space facilities and enjoyment etc. in the proposed building except which is owners' allocation. The developer shall sell the flats, covered/constructed area in his allocation to the intending Purchaser or Purchasers at such price and terms and conditions at his discretion and also on several terms and condition which both the parties were found acceptable to the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Description of common areas and facilities of the proposed new building)

1. The land on which the building is located all easements rights and appurtenances belonging to land and building.
2. The foundation, columns, girders, beams, supports main wall, lobbies, corridors of that newly constructed building.
3. Stair case and light in the stair case.
4. Under ground water reservoir.
5. Overhead water tank.

Rebut kama name

6. Electric pump and motor for lifting water from the under ground reservoir to the overhead tank.
7. Meter room under the staircase.
8. Boundary walls.
9. Outer wall of the building mentioned above.
10. Septic Tank.
11. Passage for egress and ingress in or out of the scheduled premises.
12. Water pipe line for lifting water from under-ground reservoir to over head tank and from over head to the flats.
13. Main entrance gate.
14. Roof of the top floor of the building.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(The building and specifications of flats)

1. STRUCTURE :

The main structure will be of reinforced cement concrete (1:2:4). It comprised column beams, foundation etc. complete.

2. BRICK WORK :

The external walls will be of 1:5 Cement and sand, brick work with 200 mm thickness with hollow bricks. All the internal walls will be 100 mm, except the flat separating walls, stair walls and balcony walls which will be 100 mm. thick.

3. EXTERNAL WALLS :

External walls will be done 200mm thickness brick work with hollow bricks, and complete plaster, finished with two coated cement paint.

4. INTERNAL WALLS :

Internal partition wall will be done 4" thickness bricks work with hollow bricks, and complete plaster, finished with wall putty.

5. **FLOORING :** Flooring will be marble or tiles with skirting in all rooms will be 6", and-staircase railing will be of M.S. Grills, to suit with aesthetics of the building. Hard was fittings and fixture will be provided of standard make and quality.

6. DOORS :

Rohit Rana

All the doors shutter of 30 mm. thick will be flush type doors frame will be made by sail wood, and all door finished with two quoted enamel paints.

7. WINDOWS :

All windows would be steel window with aluminum sliding fitted with glass pane (except kitchen and toilet, steer window with sun shed).

8. TOILET :

Toilets will be provided with flash P.V.C doors with 3/4th concealed PVC pipe line (I.S.) connected from general water supply from over-head tank with water connection from Gram Panchayet or own water source, standard white color Indian pan or commode with low down cistern, toilets walls will have glazed tiles upon 6'-0" height all around and 5'-6" height in bath area and flooring will be marble and one wash basin.

9. KITCHEN:

Kitchen will have one Black stone shelf above the black stone, 4'-0" glaze tiles from the top of Black stone and one stainless steel sink with two taps.

10. ELECTRICAL :

All electrical line will be concealed with wire, all materials will be of I.S.I. in each bed room two light points, one fan point, one plug point and one power point (Dinning room two light points, one fan points, one plug point and one power point, kitchen one light point, one 15 amp plug point, one exhaust fan point, toilet - one light point, balcony one light point, common light point for stairs and common service areas) and one Geezer electrical point.

10. WATER SUPPLY :

From Panchayet water supply line or own source.

N.B.: *Extra work and fittings and better quality of fittings, extra electrical point's fittings will be provided on extra costs payable in advance.*

Rebate Ramesh

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

SIGNED AND DELIVERED by the PARTIES above-named at Daspur in the presence of :	
1. <i>[Signature]</i> 2. <i>[Signature]</i> — witness 20/1/2020 — witness	
1. <i>Dhananjay K. Bera</i> owner	3. <i>Soumendranath Bera</i> owner
2. <i>Nanda Dulal Bera</i> owner	4. <i>Sourin Bera</i> owner
Signature of the Owners	
① <i>Dhananjay Kumar Bera</i> ② <i>Anindam Bera</i> M/S Sova Real Estate L.P. as Partner	③ <i>Subornita Chatterjee Bera</i>
Signature of the Developer	

Drafted by me

Rebate Ramon name
 — Will. Chatterjee
 deed writer
 License - 185
 Daspur A. D. S. Office.

That deed is 23 Pages. 1 Page Printed Stamp Paper
 + 22 Pages, demi Paper. Additional 2 Pages Photo
 + Finger Print Adjustment this deed.

Dhananjay Kumar Bera

আমার বাম হাতের পাঁচ আঙ্গুলের ছাপ-



Ramangjy Kr. Bera. 1985.



আমার ডান হাতের পাঁচ আঙ্গুলের ছাপ-



Ramangjy Kr. Bera.

ইহা আমার দশ আঙ্গুলের ছাপ-

আমার বাম হাতের পাঁচ আঙ্গুলের ছাপ-



Nanda Dulal Bera.

আমার ডান হাতের পাঁচ আঙ্গুলের ছাপ-



Nanda Dulal Bera.

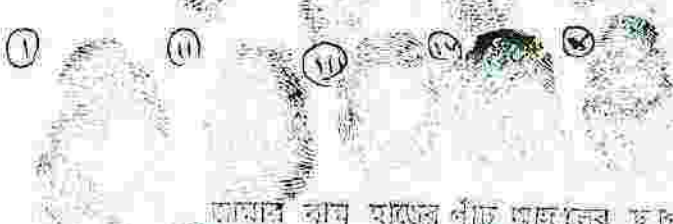
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আমার বাম হাতের পাঁচ আঙ্গুলের ছাপ-



Soumendranath Bera.

আমার ডান হাতের পাঁচ আঙ্গুলের ছাপ-



Soumendranath Bera.

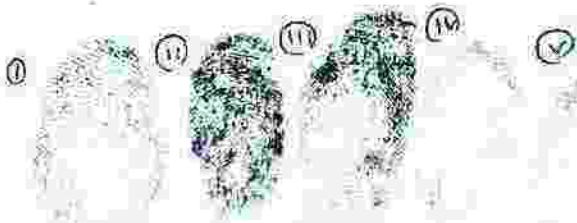
ইহা আমার দশ আঙ্গুলের ছাপ-

আমার বাম হাতের পাঁচ আঙ্গুলের ছাপ-



Souzin Bera.

আমার ডান হাতের পাঁচ আঙ্গুলের ছাপ-



ইহা আমার দশ আঙ্গুলের ছাপ-

Souzin Bera.



Dhananjay Kr. Bora.

আমার বাম হাতের পাঁচ আঙ্গুলের ছাপ-



আমার ডান হাতের পাঁচ আঙ্গুলের ছাপ-



Dhananjay Kr. Bora.

ইহা আমার দশ আঙ্গুলের ছাপ-

আমার বাম হাতের পাঁচ আঙ্গুলের ছাপ-



আমার ডান হাতের পাঁচ আঙ্গুলের ছাপ-



Anindam Bora



Anindam Bora

ইহা আমার দশ আঙ্গুলের ছাপ-

আমার বাম হাতের পাঁচ আঙ্গুলের ছাপ-

আমার ডান হাতের পাঁচ আঙ্গুলের ছাপ-



Debasmile Chattaraj Bora.

Debasmile Chattaraj Bora.

ইহা আমার দশ আঙ্গুলের ছাপ-



আমার বাম হাতের পাঁচ আঙ্গুলের ছাপ-



আমার ডান হাতের পাঁচ আঙ্গুলের ছাপ-

ইহা আমার দশ আঙ্গুলের ছাপ-









Government of West Bengal

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







OFFICE OF THE A.D.S.R. DASPUR, District Name :Paschim Midnapore

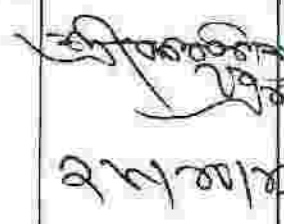
Signature / LTI Sheet of Query No/Year 10081000379325/2016

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	Shri Dhananjoy Kumar Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146	Land Lord	 Dhananjoy Kumar Bera.		Dhananjoy Kumar Bera. 28/10/16
2	Shri Nandadulal Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146	Land Lord	 Nandadulal Bera		Nandadulal Bera. 28.10.2016
3	Shri Soumendranath Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146	Land Lord	 Soumendranath Bera.		Soumendranath Bera. 28.10.2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Sourin Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:- Paschim Midnapore, West Bengal, India, PIN - 721146	Land Lord	 Sourin Bera		Sourin Bera. 28.10.16
5	Mr Dhananjoy Kumar Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:- Paschim Midnapore, West Bengal, India, PIN - 721146	Representative of Developer [M / S SOVA REAL ESTATE LLP]	 Dhananjoy Kumar Bera		Dhananjoy Kumar Bera. 28/10/16
6	Mr Arindam Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:- Paschim Midnapore, West Bengal, India, PIN - 721146	Representative of Developer [M / S SOVA REAL ESTATE LLP]	 Arindam Bera		Arindam Bera 28/10/16
7	Mrs Debasmita Chattaraj Bera 58/23, Prince Anwar Shah Road, P.O:- Lake Garden, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700045	Representative of Developer [M / S SOVA REAL ESTATE LLP]	 Debasmita Chattaraj Bera.		Debasmita Chattaraj Bera 28/10/16

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	<p>Shri Kalisankar Chakraborty Son of Late. Prafulla Ranjan Chakraborty Vill. - Harisinghpur, P.O:- Panchmaro Pratappur, P.S:- Ghatal, District:-Paschim Midnapore, West Bengal, India, PIN - 721212</p>	<p>Shri Dharanjoy Kumar Bera, Shri Nandadulal Bera, Shri Soumendra Nath Bera, Shri Sourin Bera</p>	


 (Subrata Kumar Maity)

ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 DASPUR
 Paschim Midnapore, West Bengal

Major Information of the Deed

Deed No :	I-1008-08143/2016	Date of Registration	11/4/2016 1:51:47 PM
Query No / Year	1008-1000379325/2016	Office where deed is registered	
Query Date	24/10/2016 4:12:40 PM	A.D.S.R. DASPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Rebati Raman Manna Vill. - Chaksultan, Thana : Daspur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9932923773, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 23,000/-	Rs. 58,74,317/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

Land Details :

District: Paschim Midnapore, P.S:- Daspur, Gram Panchayat: GOURA, Mouza: SONAMUI

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1007	RS-937	Road Side Vastu	Kala	2.6 Dec	2,000/-	14,83,416/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	RS-1080	RS-937	Vastu	Vastu	0.03 Dec	500/-	3,623/-	
L3	RS-1081	RS-937	Vastu	Jal	4.28 Dec	4,000/-	5,16,810/-	
L4	RS-1082	RS-937	Vastu	Jal	1.378 Dec	1,000/-	1,66,394/-	
L5	RS-1006	RS-950	Road Side Vastu	Kala	2 Dec	2,000/-	11,41,089/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L6	RS-1007	RS-950	Road Side Vastu	Kala	0.206 Dec	500/-	1,17,532/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L7	RS-1081	RS-950	Vastu	Jal	0.99 Dec	1,000/-	1,19,543/-	
L8	RS-1082	RS-950	Vastu	Jal	5.169 Dec	5,000/-	6,24,157/-	
L9	RS-1089	RS-950	Vastu	Vastu	1.923 Dec	2,000/-	5,57,285/-	
L10	RS-1005	RS-985/1	Road Side Vastu	Kala	0.5 Dec	500/-	1,90,181/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L11	RS-1089	RS-985/1	Vastu	Vastu	1.195 Dec	1,000/-	3,46,311/-	
L12	RS-1081	RS-985/1	Vastu	Jal	0.1825 Dec	500/-	22,037/-	

L13	RS-1082	RS-985/1	Vastu	Jal	0.1135 Dec	500/-	13,705/-	
L14	RS-1005	RS-718	Road Side Vastu	Kala	0.5 Dec	500/-	1,90,181/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L15	RS-1089	RS-718	Vastu	Vastu	1.195 Dec	1,000/-	3,46,311/-	
L16	RS-1081	RS-718	Vastu	Jal	0.1825 Dec	500/-	22,037/-	
L17	RS-1082	RS-718	Vastu	Jal	0.1135 Dec	500/-	13,705/-	
		TOTAL :			22.558Dec	23,000 /-	58,74,317 /-	
		Grand Total :			22.558Dec	23,000 /-	58,74,317 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Dhananjay Kumar Bera Son of Late Sitaram Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AEGPB5827E, Status :Individual, Executed by: Self, Date of Execution: 28/10/2016 , Admitted by: Self, Date of Admission: 28/10/2016 ,Place : Pvt. Residence
2	Shri Nandadulal Bera Son of Late Sitaram Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHUPB3809R, Status :Individual, Executed by: Self, Date of Execution: 28/10/2016 , Admitted by: Self, Date of Admission: 28/10/2016 ,Place : Pvt. Residence
3	Shri Soumendra Nath Bera Son of Late Nemai Chandra Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BUEPB7962B, Status :Individual, Executed by: Self, Date of Execution: 28/10/2016 , Admitted by: Self, Date of Admission: 28/10/2016 ,Place : Pvt. Residence
4	Shri Sourin Bera Son of Late Nemai Chandra Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BFUPB7979F, Status :Individual, Executed by: Self, Date of Execution: 28/10/2016 , Admitted by: Self, Date of Admission: 28/10/2016 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M / S SOVA REAL ESTATE LLP Vill. - Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 PAN No. ACVFS7385K, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Dhananjay Kumar Bera Son of Late Sitaram Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : M / S SOVA REAL ESTATE LLP (as Partner)

2	Mr Arindam Bera Son of Mr Dhananjoy Kumar Bera Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : M / S SOVA REAL ESTATE LLP (as Partner)
3	Mrs Debasmita Chattaraj Bera Wife of Shri Sreerup Chattaraj 58/23, Prince Anwar Shah Road, P.O:- Lake Garden, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700045, Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Status : Representative, Representative of : M / S SOVA REAL ESTATE LLP (as Partner)

Identifier Details :

Name & address	
Shri Kalisankar Chakraborty Son of Late Prafulla Ranjan Chakraborty Vill. - Harisinghpur, P.O:- Panchmaro Pratappur, P.S:- Ghatal, District:-Paschim Midnapore, West Bengal, India, PIN - 721212, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of Shri Dhananjoy Kumar Bera, Shri Nandadulal Bera, Shri Soumendra Nath Bera, Shri Sourin Bera, Mr Dhananjoy Kumar Bera, Mr Arindam Bera, Mrs Debasmita Chattaraj Bera	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhananjoy Kumar Bera	M / S SOVA REAL ESTATE LLP-2.6 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Bera	M / S SOVA REAL ESTATE LLP-0.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Bera	M / S SOVA REAL ESTATE LLP-1.195 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Bera	M / S SOVA REAL ESTATE LLP-0.1825 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Bera	M / S SOVA REAL ESTATE LLP-0.1135 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Shri Sourin Bera	M / S SOVA REAL ESTATE LLP-0.5 Dec

Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Shri Sourin Bera	M / S SOVA REAL ESTATE LLP-1.195 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Shri Sourin Bera	M / S SOVA REAL ESTATE LLP-0.1825 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Shri Sourin Bera	M / S SOVA REAL ESTATE LLP-0.1135 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhananjoy Kumar Bera	M / S SOVA REAL ESTATE LLP-0.03 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhananjoy Kumar Bera	M / S SOVA REAL ESTATE LLP-4.28 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhananjoy Kumar Bera	M / S SOVA REAL ESTATE LLP-1.378 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M / S SOVA REAL ESTATE LLP-2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M / S SOVA REAL ESTATE LLP-0.206 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M / S SOVA REAL ESTATE LLP-0.99 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M / S SOVA REAL ESTATE LLP-5.169 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M / S SOVA REAL ESTATE LLP-1.923 Dec

Endorsement For Deed Number : I - 100808143 / 2016

On 24-10-2016

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 58,74,317/-



Subrata Kumar Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DASPUR
Paschim Midnapore, West Bengal

On 28-10-2016

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

Presented for registration at 18:37 hrs on 28-10-2016, at the Private residence by Mr Dhananjoy Kumar Bera ,

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

Execution is admitted on 28/10/2016 by 1. Shri Dhananjoy Kumar Bera, Son of Late Sitaram Bera, Vill. - Goura, P.O: Goura, Thana: Daspur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession Service, 2. Shri Nandadulal Bera, Son of Late Sitaram Bera, Vill. - Goura, P.O: Goura, Thana: Daspur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession Business, 3. Shri Soumendra Nath Bera, Son of Late Nemai Chandra Bera, Vill. - Goura, P.O: Goura, Thana: Daspur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession Business, 4. Shri Sourin Bera, Son of Late Nemai Chandra Bera, Vill. - Goura, P.O: Goura, Thana: Daspur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession Service

Identified by Shri Kalisankar Chakraborty, , , Son of Late Prafulla Ranjan Chakraborty, Vill. - Harisinghpur, P.O: Panchmaro Pratappur, Thana: Ghatal, , Paschim Midnapore, WEST BENGAL, India, PIN - 721212, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 28-10-2016 by Mr Dhananjoy Kumar Bera, Partner, M / S SOVA REAL ESTATE LLP, Vill. - Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134

Identified by Shri Kalisankar Chakraborty, , , Son of Late Prafulla Ranjan Chakraborty, Vill. - Harisinghpur, P.O: Panchmaro Pratappur, Thana: Ghatal, , Paschim Midnapore, WEST BENGAL, India, PIN - 721212, by caste Hindu, by profession Deed Writer

Execution is admitted on 28-10-2016 by Mr Arindam Bera, Partner, M / S SOVA REAL ESTATE LLP, Vill. - Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134

Identified by Shri Kalisankar Chakraborty, , , Son of Late Prafulla Ranjan Chakraborty, Vill. - Harisinghpur, P.O: Panchmaro Pratappur, Thana: Ghatal, , Paschim Midnapore, WEST BENGAL, India, PIN - 721212, by caste Hindu, by profession Deed Writer

Execution is admitted on 28-10-2016 by Mrs Debasmitta Chattaraj Bera, Partner, M / S SOVA REAL ESTATE LLP, Vill. - Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134

Indetified by Shri Kalisankar Chakraborty, , , Son of Late Prafulla Ranjan Chakraborty, Vill. - Harisinghpur, P.O: Panchmaro Pratappur, Thana: Ghatal, , Paschim Midnapore, WEST BENGAL, India, PIN - 721212, by caste Hindu, by profession Deed Writer



Subrata Kumar Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DASPUR
Paschim Midnapore, West Bengal

On 04-11-2016

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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Draft Rs 2,000/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 3653, Amount: Rs.5,000/-, Date of Purchase: 28/10/2016, Vendor name: Nisith Kumar Panja

Description of Draft

1. Draft(other) No: 000404215207. Date: 28/10/2016, Amount: Rs.2,000/-, Bank: STATE BANK OF INDIA (SBI), KHUKURDAHA BRANCH



Subrata Kumar Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DASPUR
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1008-2016, Page from 135468 to 135503

being No 100808143 for the year 2016.



Digitally signed by SUBRATA KUMAR
MAITI

Date: 2016.11.08 16:21:21 +05:30

Reason: Digital Signing of Deed.

(Subrata Kumar Maity) 08-11-2016 16:21:19

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DASPUR

West Bengal.

(This document is digitally signed.)