

21/08/2022 - 355A/22

I-3405/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 143583

Q-2002342914/22

01-08-22
01-05 pm
At

Endorsement sheet and signature sheet attached with the document are Part of the Document

Aadl. Dist. Sub-Registrar
Chandannagar Hooghly

10 AUG 2022

D EVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 10th day of August, Two Thousand and Twenty Two (2022) BETWEEN SRI SURAJ MALI, PAN-AUXPM2935P, Aadhar No.5817 5899 6955, Son of Late Sagar Mali, by Occupation-business,

SUPERTECH CONSTRUCTION

Proprietor

Ghosh
Adv

residing at Fatakgora Station Road, Kalitala, Post Office & Police Station-Chandannagar, District-Hooghly, Pin-712136, 2) **SRI SUKANTA DAS, PAN-BCUPD7292L**, Aadhar No.8320 2382 9488, Son of Sri Salil Das, by Occupation-business, residing at 26, Chandni Benepukur (East), Post Office & Police Station-Chandannagar, District-Hooghly, Pin-712136, both by faith-Hindu, both by Citizen-Indian, hereinafter referred to as the **OWNERS/LANDLORDS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to men and include their heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART**.

AND

SUPERTECH CONSTRUCTION, a Proprietorship Concern, represented by its sole proprietor **MR. RAVI KUMAR KAUSHIK, PAN-AXCPK7229G**, Aadhar No.6467 3005 5444, Son of Sri Rajendra Pandey, by faith-Hindu, by Citizen-Indian, by Occupation-Business, having his Office and residing at 212, Girish Ghosh Road, Flat No.503, 5th Floor, Block No.B, 'Forum Pravesh', Post Office-Belurmam, Police Station-Belur, District-Howrah, Pin-711202, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, legal representatives, administrators and assigns) of the **SECOND PART**.

WHEREAS the abovenamed Owners was seized and possessed of and otherwise well and sufficiently entitled to the said property comprising with **ALL THAT** piece and parcel of land measuring 2 Bighas 3 Cottahs 3 Chittacks 35.4 Sq.ft. more or less out of which 24 Cottahs 13 Cottahs 11 Sq.ft. more or less bastu land; viti containing an area 6 Cottahs 13 Chittacks 21.8 more or less with all its existing structures standing thereon and a pukur containing an area of 11 Cottahs 9 Chittacks 2.6 Sq.ft. more or less comprised in Municipal Holding No.1555, Haran Chandra Laha Main Road, comprised in R.S. Dag Nos.150, 151, 152, 153, L.R. Dag Nos.246, 247, 248, 249, 250, Khatian Nos.1994, 1997, J.L.No.1, Mouza-Chandannagar Sheet No.16, within Police Station-Chandannagar, Ward No.14, within the limit of Chandernagore Municipal Corporation, District-Hooghly and have been enjoying the said property free from all encumbrances by paying tax to the Local Municipal Corporation/Local Municipal Authority in their own names.

AND WHEREAS the abovenamed Owners have purchased the aforesaid properties fully described in the First Schedule mentioned hereinafter by virtue of several Deed of Sales and/or Deed of Conveyances the details of which are given below:

P. Ghosh
Adv

SUPERTECH CONSTRUCTION
Ravi Kumar Kaushik
Proprietor

| Name of the erstwhile Owners | Date of Execution & Name of the Registration Office | Registration Details | Nature of Registration |
|--|--|--|------------------------|
| Smt. Parul Manna alias Smt. Parul Bala Manna, Wife of Late Biswanath Manna | 28 th Shraban, 1426 corresponding to 14 th August, 2019 ADSR Chandannagar, Hooghly | Book No.1, Volume No.0604-2019, Pages from 74680 to 74708, Deed No.2904/2019 | Deed of Sale |
| Smt. Parul Manna alias Smt. Parul Bala Manna, Wife of Late Biswanath Manna | 28 th Shraban, 1426 corresponding to 14 th August, 2019 ADSR Chandannagar, Hooghly | Book No.1, Volume No.0604-2019, Pages from 74518 to 74548, Deed No.2906/2019 | Deed of Sale |
| Shi Bijoy Kumar Kundu, Son of Late Prabhash Chandra Kundu | 2 nd Ashwin, 1426 corresponding to 20 th September, 2019 ADSR Chandannagar, Hooghly | Book No.1, Volume No.0604-2019, Pages from 83554 to 83580, Deed No.3288/2019 | Deed of Sale |

AND WHEREAS the Owners have decided to make construction of masonry building by appointing Developer for better utilization of the property mentioned in the First Schedule below and have approached the Developer for making construction of a masonry building in accordance with the building plan to be sanctioned by the Local Municipal Corporation/Local Municipal Authority in respect of Municipal Holding No.1555, Haran Chandra Laha Main Road, Police Station-Chandannagar, Ward No.14, within the limit of Chandernagore Municipal Corporation, District-Hooghly containing an area measuring 2 Bighas 3 Cottahs 3 Chittacks 35.4 Sq.ft. more or less with structure standing thereon morefully described in the First Schedule below the Owners shall be allotted 35% sanctioned area including proportionate share of common staircase, lift, common space and common lobby of the proposed newly constructed building as full and final consideration to develop in respect of the said premises in the following manner:

In consideration of allowing construction of building to the Developer, spending their own resources, the Developer shall allot to the Owners 35% sanctioned area including proportionate share of common staircase, lift, common space and common lobby in pursuance to the sanctioned building plan in full and final settlement for the entire project as Owner's allocation morefully and particularly described in the Second Schedule-A below in respect to the property as described in the First Schedule hereunder written. Such 35% allocation will be allotted by the Developer to the Owners in each floor i.e. Ground Floor to top Floor comprising with every tower of the proposed multi storied building.

SUPERTECH CONSTRUCTION

[Signature]
Proprietor

In addition to that the Developer do hereby pay to the Landowner a sum of Rs.1,00,00,000/- (Rupees One Crore) only as adjustable security deposit which will be adjusted at the time of handing over Owner's allocation.

AND WHEREAS the Developer shall obtain sanctioned plan from the Local Municipal Corporation/Local Municipal Authority after performing all formalities at their own cost and expenses.

AND WHEREAS the Developer considering the bonafide approach of the Owners have accepted the proposal and for maintaining good relation between the parties and for avoiding any dispute the parties do hereby agree on the following terms and conditions:-

WHEREBY IT IS DECLARED, AGREED AND CONFIRMED AS FOLLOWS :-

ARTICLE-I: DEFINITIONS:

- i) **THE OWNERS** - The Owners shall mean- 1) Sri Suraj Mali, 2) Sri Sukanta Das and include their heirs, executors, administrators, successors, legal representatives and assigns.
- ii) **THE DEVELOPER** - The Developer shall mean- SUPERTECH CONSTRUCTION, represented by its sole proprietor Mr. Ravi Kumar Kaushik, Son of Sri Rajendra Pandey and include its successors-in-interest, legal representatives, administrators and assigns.
- iii) **THE SAID PROPERTY** - The said property shall mean the property as described in the First Schedule hereunder written or howsoever else the same shall be known, numbered, called, distinguished and described.
- iv) **THE ARCHITECT** - shall mean such Architect or Architects appointed by the Developer as Architect for the building or such other Architect or Architects as may be appointed by the Developer, cost of which will be borne by the Developer.
- v) **THE BUILDING** - The building shall mean the building proposed to be constructed at or upon the said property.

SUPERTECH CONSTRUCTION

Ravi Kumar Kaushik
Proprietor

Ravi Kumar Kaushik
Proprietor

- vi) **BUILDING PLAN** - Building plan shall mean the Plan to be sanctioned by the Local Municipal Corporation/Local Municipal Authority upon the said Property.
- vii) **THE UNIT** shall mean the partly or wholly constructed flat/apartment/shop/garage in the building (which is agreed to be completed by the Developer) and also include a proportionate share in common portions of the said property and structure whatever the case may be.
- viii) **PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY** - shall mean the ratio between the built-up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners.
- ix) **SALEABLE SPACE** - shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and space required therefore.
- x) **COMMON FACILITIES** - Common facilities shall mean and include Pathways, stairways, landings, passages, lift, ways roof and lift spaces and facilities whatsoever required for the enjoyment, maintenance and/or management of the building or part thereof.
- xi) **THE COMMON PORTIONS** - shall mean and include the common portions to be made and erected for convenience of the intending purchaser and/or lawful occupiers.
- xii) **OWNER'S ALLOCATION** - The Owners shall be allotted 35% sanctioned area including proportionate share of common staircase, lift, common space and common lobby in pursuance to the sanctioned building plan in full and final settlement for the entire project as Owner's allocation as fully and particularly described in the Second Schedule-A below in respect to the property as described in the First Schedule hereunder written.

SUPERTECH CONSTRUCTION

Ghosh
Adv

[Signature]
Proprietor

- xiii) **DEVELOPER'S ALLOCATION** - shall mean the balance area in the building to be constructed upon the said property save and except the Owners' Allocation excluding common staircase, lift, common space and common lobby as fully described in Second Schedule-B below with all rights, power and authority of the Developer to dispose of the same at their own discretion.
- xiv) **TRANSFER WITH ITS GRAMMATICAL VARIATIONS** shall mean adopted for effecting what is understood as a transfer of undivided share of land in multi-storied building to purchasers thereof by execution and Registering Deed or Deeds of Conveyance in accordance with the provisions of law in this behalf by the Owners in favour of the Purchaser on receipt of consideration.
- xv) **TRANSFeree** shall mean the person or persons, firm, limited company or Association of persons to whom any space in the building shall be transferred.
- xvi) **WORD IMPORTING SINGULAR** shall include plural and vice-versa.
- xvii) **WORD IMPORTING MASCULINE GENDER** shall include feminine and neutral genders, likewise words importing feminine genders shall mean and include masculine and neutral genders and similarly words importing neutral gender shall include masculine and feminine genders.
- xviii) **STATUTE PORTION** shall mean and include the portion which is to be allocated in favour of the Developer by this presents.

ARTICLE-II : COMMENCEMENTS:

This agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE-III : OWNER'S RIGHT AND REPRESENTATIONS:

- i) The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.

R. Ghosh

- ii) That excepting the Owners nobody else have any right, title and interest, claim or demand whatsoever or howsoever into or upon the said property.
- iii) That the total area comprised in the said property after physical measurement is 2 Bighas 3 Cottahs 3 Chittacks 35.4 Sq.ft. more or less.
- iv) Simultaneously, with the execution of these presents the Owners shall allow the Developer to take entry to the property agreed to be developed and whatever way survey is to be made by the Developer to do so provided to handover the peaceful and vacant possession of the property to the Developer for the purpose of raising the new construction at the said property.
- v) That the Owners will further undertake to execute one Power of Attorney in favour of the Developer/Authorized Person, whereby the land Owners will give the Developer all the powers required for the purpose of making such construction on their own risk and cost as well as the power to negotiate for and make register deeds, documents towards prospective buyers, whatsoever, required of their portion, as mentioned above along with land share for such built up area without any interference or obstruction of the Owners.

ARTICLE IV : DEVELOPER'S RIGHT

- i) That on the basis of power and by virtue of this Agreement, the Developer is hereby empowered to raise the construction at the above mentioned property investing their own finance and resources and undertakes to erect the said building as per the Sanctioned building plan. The Developer will bear the cost of building plan, soil testing and whatever expenses necessary for sanction of building plan.
- ii) That the Developer is hereby empowered to suitably modify or alter the sanctioned plan as and when required and submit the same for approval before the competent authority and the entire costs shall be borne by the Developer alone,

R. Ghosh
18/08/2022

23/08/2022 Query No:-06042002342914 / 2022 Deed No :- 060403405 / 2022, Document is digitally signed.

SUPERTECH CONSTRUCTION
R. Ghosh
Proprietor

- iii) That the Developer herein for the purpose of raising the construction shall have their rights to enter into agreement for sale of flats, shops, garages, apartments, offices etc. in respect of Developer's allocation, as mentioned above, and to that effect they shall be entitled to receive the earnest money from the Intending purchasers and also transfer the same to the prospective buyer by virtue of Power of Attorney but at all material times, the Owners shall not be liable for such money or earnest money.
- iv) The Developer shall be entitled to appoint their own labours, masons, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Developer and all the risk and liability together with all responsibility shall remain with the Developer and to that effect the Owners shall never be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and hand-over to the prospective purchasers. The Developer shall also remain liable for any litigation arising out of any matter relating to the construction of the building. In the matter of bringing up construction at the property mentioned and described in First Schedule hereunder written the developer shall take care, in all respects, and they shall be responsible, in the event of any actionable wrong if at all occurs to the men and masons to be employed by them or to any third party or parties.
- v) That the Developer for the purpose of raising the said construction upon the said premises in accordance with the building plan sanctioned by the competent authority shall have their absolute right to enter into any Agreement for sale of flats, garages, Shops/Units as mentioned above, and to that effect they shall be entitled to receive the earnest money from the intending Purchasers together with all advance thereof

but at all material time the Owners shall not be liable for such advance or earnest money.

- vi) The Developer shall have the right to register the Deed of Conveyance in respect of Developer's allocation comprising with Flat/Apartment/ Shop/Garage/Office of the said building. The Owners in this regard convey a registered Power of Attorney in favour of the Developer.
- vii) That by this Agreement the Developer will not accrue title or ownership in respect of the First Schedule property.

ARTICLE-V : APARTMENT CONSIDERATIONS:

1. That in consideration of the Agreement, the Owners shall be allotted 35% sanctioned area including proportionate share of common staircase, lift, common space and common lobby in pursuance to the sanctioned building plan in full and final settlement for the entire project in respect of the property as described in the First Schedule hereunder written. The Owners shall have no further claim or demand from the Developer in any manner whatsoever.
2. The Developer will get the balance area.

ARTICLE – VI : DEVELOPER'S RIGHT AND REPRESENTATION:

- i) The Developer hereby undertakes the responsibility to get the plan sanctioned from The competent authority and shall handed over the Owner's allocation consideration within 60 months from the date of obtaining sanction plan from "Local Municipal Corporation/Local Municipal Authority/Competent Authority.
- ii) That soon after receiving the vacant position of the property under the agreement the Developer shall demolish the existing structures, take physical measurement of the land, obtain soil, report, appoint architect and draw building plan consult the

R. Ghosh
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R. Ghosh
Proprietor

Owners regarding the Owner's allocation area for supplementary agreement and obtain necessary sanction from Local Municipal Corporation/Municipal Authority. The Developer should start construction after obtaining the sanctioned plan and complete the Owner's allocation within 60 months from the date of such sanction and complete the entire project within 60 months from plan sanctioned date except the period of force majeure, if any.

- iii) To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for preparation, design and sanctioning of the said plan by the Developer.
- iv) At their own to obtain all necessary permission and/or approval and consent.
- v) To incur and pay all costs, charges and expenses for obtaining the permission from the Authority/Authorities concerned.
- vi) To amalgamate the First Schedule mentioned property with any other adjacent property.
- vii) To bear all costs charges and expenses for construction of the building at the said premises including amalgamation and soil testing.

ARTICLE – VII:

OWNER'S ALLOCATION

Owners shall be allotted 35% sanctioned area including proportionate share of common staircase, lift, common space and common lobby in pursuance to the sanctioned building plan in full and final settlement for the entire project as fully described in Second Schedule-A below in respect of the property as described in the First Schedule hereunder written.

P. Anosh
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ARTICLE – VIII:**DEVELOPER'S ALLOCATION**

shall mean the balance area save and except the Owners' Allocation as fully described in Second Schedule-B below.

ARTICLE – IX: PROCEDURE

- i) The Owner shall grant to the Developer a Power of Attorney as may be required for the purpose of obtaining the sanction of the plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing the following up of the matter with the statutory body and other authorities and also to Sell the constructed spaces of the proposed building together with proportionate share of land to any third Party or parties. Such power to be exercised in the manner as indicated therein.
- ii) Notwithstanding grant of Power of Attorney by the Owners in favour of the Developer and delivery of possession of the said premises, no action of the Developer under this Power of Attorney shall in manner fasten or create any financial or any other liabilities of any kind whatever upon the Owners.

ARTICLE – X: CONSTRUCTION

The Developer shall be solely and exclusively responsible for construction of the said building.

ARTICLE –XI: BUILDING

1. The Developer shall at their own cost construct, erect and complete the building including the lift and the common facilities and also amenities at the said premises in accordance with the Plan with good and standard quality of materials.
2. The Developer shall install and erect in the said building including the lift at their own Cost as per the specifications and also as per drawings provided by the Architect,

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P. Anosh
Proprietor

Pump water storage tanks, Overhead Reservoirs, Electrifications, Permanent common Electric Connection from the CESC Limited and electrification in the building and also in the respective flats, shops, apartments through electrical wirings and other facilities as are required to be provided in a residential Multi-storied building in Ownership basis or otherwise.

3. The Developer shall borne the entire cost of construction including Architect's fees and fees for building plan to be sanctioned from the Local Municipal Corporation/Local Municipal Authority without creating any financial or other liabilities on the Owners regarding the construction. The Owners shall in no manner be held liable to pay any cost or charges pertaining to the same.
4. Developer shall complete the building with outside plastering and with decent colourings of the outside and P.O.P. finish inside the building in a total complete condition.

ARTICLE XII: COMMON FACILITIES

- i) The Developer shall pay and bear all Corporation Taxes and other dues and impositions and outgoing in respect of the said premises accruing due as and from the date of sanction of the building plan till hand-over of the possession within the stipulated period in favour of the Owners as well as other flat/apartment Owners. But if any dues made by the Developer of the previous due all such payment shall be adjusted from the Owner's consideration or the Owners will refund the same without interest to the Developer.
- ii) The Developer shall handover the Owner's allocation in favour of the Owners within 60 (Sixty) months from the date of obtaining sanctioned building plan by the Municipal Authority.

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ARTICLE XIII: LEGAL PROCEEDINGS:

It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings, which may arise in respect of the construction and Development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the Developer alone.

ARTICLE XIV: OWNER'S INDEMNITY

The Owners hereby undertake to keep the Developer indemnified against all Third Party claim and actions arising out of any sorts of act of commission of the Owners or relating to the marketable title of the property or any acquisition or requisition of the said property.

ARTICLE XV: DEVELOPER'S INDEMNITY:

- i) The Developer hereby undertakes to keep the Owners indemnified against all Third Party claim and actions arising out of any sorts of act of commission or omission of the Developer or relating to the construction of the building.
- ii) The Developer hereby undertakes to keep the Owners indemnified against all acts, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the construction and Development of the said premises and/or in the manner of construction of the said building and/or any defect therein.
- iii) The Developer will avail the facilities of the right of the common passage as mentioned in the said Schedule and plan annexed thereto in the document.

ARTICLE - XVI: MISCELLANEOUS

- i) The Owners and the Developer have entered into this Agreement purely on contractual basis and neither contained herein shall not be deemed to construe as partnership between the Developer and the Owners nor shall the parties hereto constitutes as an Association or persons.

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- ii) The Owners hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the Owners shall execute any such additional Power of Attorney and/or Authorisation in favour of the Developer for the purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be.
- iii) The Developer shall frame a Scheme for the Management and Administration of the said building and/or common parts thereof. The Owners hereby agree to abide by the Rules & Regulations of such Management Society, Association Holding Organisation and hereby give their consent to abide by the same.
- iv) It is expressly agreed by the Owners that at all times will not cancel the said agreement and if the Owners stick to cancel the agreement, then the Owners shall have to pay the entire expenses and also the special damage incurred by the Developer which shall be ascertained by the Developer that time and such compensation shall be made clear at once at the time of cancellation of the agreement, otherwise the agreement shall be valid at all time.
- v) If the Project is not completed within 60 months from the date of sanctioned plan the time period can be extended mutually to additional 12 (Twelve) months
- vi) As and from the date of completion of the building, the Developer and/or their transferees and the Owners and/or their transferees and their successors shall each be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their respective areas and/or share of the built up area.
- vii) That the Developer of the Second Part assure and undertake to the Owners that the Developer will have to deliver or handover the possession of the allocated area to the

Ghosh
23/06/2022

Query No:-06042002342914 / 2022 Deed No :I - 060403405 / 2022, Document is digitally signed.

SUPERTECH CONSTRUCTION

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Proprietor

Owners before the delivery of possession in favour of any intending purchaser/tenant/lessee.

- viii) That the Developer of the Second Part will not be entitled to take any loan either from the bank or by any financial institution in respect of the First Schedule Property or nay portion of it but the intending purchaser may take loan either from bank or from financial institution only in respect of the purchase portion.
- ix) That the Developer of the Second Part will pay and go on pay Municipal tax and also Khajnas in the Office of the Settlement Record of Rights from the date of execution of this Development Agreement till the date of delivery of possession of Owner's allocation to the Owners and the Owners will pay municipal taxes proportionately with the other flat owners from the date of obtaining possession. If any such taxes is due or outstanding with the aforesaid Competent Authority till the date of execution of this Development Agreement, the Owners will pay the same.
- x) That the Developer shall complete the Owner's allocation as per Specification of Construction fully described in the Third Schedule herein below.
- xi) There is no existing Agreement regarding Development or sale of the said premises and that all other arrangements, if any, prior to this Agreement have been cancelled and are being suspended by this Agreement.
- xii) It is expressly agreed by and between the parties hereto that the right to use the Top/Ulimate roof will be common to all the flat Owners of the proposed building subject to the right reserved by the Developer in this regard.
- xiii) If other concerned competent authorities grants further sanction, Owners can construct further construction on the top floor of the building only through the instant Developer.

R. Ghosh

- xiv) The Developer will construct boundary wall and at that time, if any dispute arises, the Developer will inform the same to the Owners and the Owners will settle the dispute.
- xv) That the Developer shall be entitled to make claim, demand and/or collect all charges for extra work from the respective intending buyers and/or transferee of Developer' allocation only and also to collect from the respective purchasers of Developer' allocation only and/or parties towards all charges and expenses in relation to installation of Transformer, charges for bringing electric main meter etc. in the newly constructed building.
- xvi) Regarding any dispute in the title of the said property, the Owners will clear all the dispute and in that event if any expenses incurred by the Developer that will be refunded by the Owners by cash. The Developer shall not be allowed to do any type of immoral activities whereby the Owners as well as the neighbours are prejudicially affected.
- xvii) The Developer will not allow to do any type of immoral activities whereby the Owners as well as the neighbours are prejudicially affected.
- xviii) This agreement is binded upon all the legal heirs and successors of both the parties.
- xix) That in case of any dispute and difference in respect of this agreement and/or in respect of work of the proposed multi-storied building both the parties have agreed to get their problem solved by the mutual discussion /understanding and negotiation.

ARTICLE XVII: FORCE MAJEURE

- i) The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure.

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Proprietor

- ii) Force Majeure shall mean pandemic situation, flood, earthquake, riot, war, tempest, civil commotion, deception in material supply, strike and/or commission any circular or commission issued by Government or any competent authority beyond the reasonable control of the Developer.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 2 Bighas 3 Cottahs 3 Chittacks 35.4 Sq.ft. more or less out of which 24 Cottahs 13 Chittacks 11 Sq.ft. more or less bastu land; viti containing an area 6 Cottahs 13 Chittacks 21.8 more or less with 3000 sq.ft. (cemented Flooring) Roof Tiles Shed residential structures standing thereon and a pukur containing an area of 11 Cottahs 9 Chittacks 2.6 Sq.ft. more or less comprised in Municipal Holding No.1555, (Old Holding No.1393) Haran Chandra Laha Main Road, comprised in R.S. Dag Nos.150, 151, 152, 153, L.R. Dag Nos.246, 247, 248, 249, 250, Khatian Nos.1994, 1997, J.L.No.1, Mouza-Chandannagar Sheet No.16, within Police Station-Chandannagar, Ward No.14, within the limit of Chandernagore Municipal Corporation, District-Hooghly together with all easement and quasi easement rights of common passage attached thereto which is butted and bounded by :-

ON THE NORTH : Haran Chandra Laha Main Road, Chandernagore Municipal Corporation Drain
 ON THE SOUTH : Common Passage
 ON THE EAST : Haran Chandra Laha Main Road
 ON THE WEST : Chandernagore Municipal Corporation Drain

comprising with following Dags in the manner as follows:

| R.S. Dag No. | L.R. Dag No. | Khatian No. | Nature of Land | Area |
|--------------|--------------|-------------|----------------|---|
| 152 | 250 | 1994 | Bastu | 9 Cottahs 15 Chittacks 39 Sq.ft. equivalent to 0.165 acre |
| 152 | 250 | 1997 | Bastu | 9 Cottahs 15 Chittacks 39 Sq.ft. equivalent to 0.165 acre |
| 152 | 246 | 1994 | Bastu | 2 Cottahs 6 Chittacks 34 Sq.ft. equivalent to 0.040 acre |

| | | | | |
|-----|-----|------|---------------------------|--|
| 152 | 246 | 1997 | Bastu | 2 Cottahs 6 Chittacks 34 Sq.ft. equivalent to 0.040 acre |
| | | | TOTAL | 24 Cottahs 13 Chittacks 11 Sq.ft. equivalent to 0.41 acre |
| 153 | 249 | 1994 | Viti | 2 Cottahs 12 Chittacks 25.6 Sq.ft. equivalent to 0.046 acre |
| 153 | 249 | 1997 | Viti | 2 Cottahs 12 Chittacks 25.6 Sq.ft. equivalent to 0.046 acre |
| 150 | 247 | 1994 | Viti | 10 Chittacks 29.6 Sq.ft. equivalent to 0.011 acre |
| 150 | 247 | 1997 | Viti | 9 Chittacks 31 Sq.ft. equivalent to 0.010 acre |
| | | | TOTAL | 6 Cottahs 13 Chittacks 21.8 Sq.ft. equivalent to 0.113 acre |
| 151 | 248 | 1994 | Pukur | 5 Cottahs 12 Chittacks 2 Sq.ft. equivalent to 0.095 acre |
| 151 | 248 | 1997 | Pukur | 5 Cottahs 13 Chittacks 0.6 Sq.ft. equivalent to 0.096 acre |
| | | | TOTAL | 11 Cottahs 9 Chittacks 2.6 Sq.ft. equivalent to 0.191 acre |
| | | | TOTAL AREA OF LAND | 2 Bighas 3 Cottahs 3 Chittacks 35.4 Sq.ft. equivalent to 0.714 acre |

THE SECOND SCHEDULE-A REFERRED TO

(OWNER'S ALLOCATION)

Within the First Schedule mentioned property, the Owners shall be allotted 35% sanctioned area including proportionate share of common staircase, lift, common space and common lobby in pursuance to the sanctioned building plan in full and final settlement for the entire project. Such 35% allocation will be allotted by the Developer to the Owners in each floor i.e. Ground Floor to top Floor comprising with every tower of the proposed multi storied building.

In addition to that the Developer do hereby pay to the Landowner a sum of Rs.1,00,00,000/- (Rupees One Crore) only as adjustable security deposit which will be adjusted at the time of handing over Owner's allocation

The said amount of Rs.1,00,00,000/- (Rupees One Crore) only will be paid by the Developer to the Owners in the following manner:

23/08/2022 Query No:-06042002342914 / 2022 Deed No :I - 060403405 / 2022, Document is digitally signed.

SUPERTECH CONSTRUCTION

Page 19 of 35

Rajesh
Proprietor

That simultaneously with the execution of this Agreement the Developer do hereby pay to the Landowners a sum of Rs.70,00,000/- (Rupees Seventy Lakhs) only adjustable security deposit as per memo of consideration annexed hereto.

Balance Rs.30,00,000/- (Rupees Thirty Lakhs) only adjustable security deposit will be paid to the Owners by the Developer during the construction work through various installments.

That after obtaining the sanctioned building plan from the Competent Authority, the Developer shall provide a provisional allotment letter to the Owners in respect of Owner's allocation indicating therein the allotment of the owners in terms of this agreement.

That the Owners and Developer shall be entitled to transfer their respective allocation in any manner whatsoever in favour of any Third Party at their respective discretion.

THE SECOND SCHEDULE-B REFERRED TO

(DEVELOPER'S ALLOCATION)

The Developer will get the balance area save and except the Owners' Allocation as mentioned hereinabove.

THIRD SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

- BUILDING** : R.C.C. framed building consisting of several finished flat.
- WALLS** : Out side of the wall and inside partition wall will be cement plaster on both side finish smoothly inside paris plaster. All walls will be paint after wall care putty.
- DOOR** : Main Gate shall be of sal wooden frame with commercial plywood.
- WINDOW** : Each window shall be of Aluminium sliding.

| | | |
|----------------|---|--|
| ELECTRICITY | : | All electrical lines will be concealed/casing and with standard switches. |
| BED ROOM | : | Two light points, one fan point and one plug point in each bed room, T.V. point for each room, A.C. Point. |
| DINNING | : | Two light points, one fan point and one plug point, Refrigerator point, Washing Machine point. |
| KITCHEN | : | One light point, one exhaust fan point, one plug point. |
| TOILET | : | One light point and one exhaust fan point. |
| ELECTRIC METER | : | Every flat will have separate electric meter for recording internal consumption of Power. |
| FLOORING | : | Bed room, Kitchen and toilet shall be laid with Vitrified Tiles. |
| SANITARY | | |
| TOILETS | : | Wash basin and commode, 6'-0' height glaze tiles. |
| KITCHEN | : | Kitchen floor will be finished by Tiles with sink upon it. |
| PLUMBING | : | Water line partly concealed and 2 taps to be provided in toilets plus shower. |

FOURTH SCHEDULE ABOVE REFERRED TO

(The common areas and the common parts mentioned in this agreement)

- a) Staircase on all the floors, main entrance, path, passage, open land/or area surrounding the building.
- b) Staircase landing on all floors including the roof of the building.
- c) Lift and Lift Landing on all floors.
- d) Water tank, Water pipes and other common plumbing installations.
- e) Electrical wiring meters.

R
Anash
23/08/2022
HGV

Query No:-06042002342914 / 2022 Deed No :I - 060403405 / 2022, Document is digitally signed.

Page 21 of 35

SUPERTECH CONSTRUCTION

Ravi
Proprietor

- f) General common elements of all appurtenance and facilities and other items which are not paid of the "SAID UNIT".
- g) All land and premises described in the Second Schedule hereinabove written whether improved or unimproved.
- h) Exterior conducts utility lines and under ground storage tanks.
- i) Public connection meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside the complex.
- j) Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
- k) All elevations including shafts walls machine rooms and apartments facilities.
- l) All other facilities of elements or any improvement outside the unit but upon the said building which is necessary for convenient to the existence management operation maintenance and safety of the building or normally in common use.
- m) The foundation fittings columns girders beams supports exterior walls of the "SAID UNIT", side or interior load bearing wall within the complex or concrete floor slab except the roof slab and all concrete ceiling and all stair cases in the said buildings.
- n) Conduits utility lines telephone and electrical systems contained within the said building.

Q
Ghosh
Adv

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

SIGNED AND DELIVERED

by the OWNERS

abovenamed

in the presence of :

1. Pramesh Ghosh
Kasturba Road
P.O. 10/81 - Aroghya
P.S. - Acharya
Pin - 712103
2. Anupama Das.
Bajbar, P.S. Chandernagore.
Dist. Hooghly. Pin - 712136.

1. Sujay Mali

2. Srujan Das.

SIGNED AND SEALED

by the DEVELOPER

abovenamed

in the presence of :

1. Pramesh Ghosh

2. Anupama Das.
Bajbar, P.S. Chandernagore.
Dist. Hooghly. Pin - 712136.
Drafted by:

Rudranil Ghosh
HIGH COURT Advocate

Enrollment No. F | 410 | 172 | 2021
Typed by:

SUPERTECH CONSTRUCTION

Ravi Kumar Kankar
Proprietor

MEMO OF CONSIDERATION

RECEIVED Rs.70,00,000/- (Rupees Seventy Lakhs) only from the withnamed Developer as adjustable security deposit in pursuance to this Development Agreement as per memo below:-

| Cheque No. | Date | Drawn on | Amount (Rs.) | In favour of |
|--------------|------------|---------------|---------------------|--------------|
| 661389 | 05.08.2022 | IndusInd Bank | 35,00,000.00 | Suraj Mali |
| 661390 | 05.08.2022 | IndusInd Bank | 35,00,000.00 | Sukanta Das |
| TOTAL | | Rs. | 70,00,000.00 | |

(Rupees Seventy Lakhs) only

WITNESSES :

1. Pramesh Kumar

2. Sujay Das

1. Suraj Mali

2. Sukanta Das

SIGNATURE OF THE OWNERS

SUPERTECH CONSTRUCTION

 Proprietor

SPECIMEN FORM FOR TEN FINGER PRINTS



| | | | | | |
|-------|---------------|-------------|--------|-------------|---------------|
| | LITTLE FINGER | RING FINGER | MIDDLE | FORE FINGER | THUMB |
| LEFT | | | | | |
| | THUMB | FORE FINGER | MIDDLE | RING FINGER | LITTLE FINGER |
| RIGHT | | | | | |



| | | | | | |
|-------|---------------|-------------|--------|-------------|---------------|
| | LITTLE FINGER | RING FINGER | MIDDLE | FORE FINGER | THUMB |
| LEFT | | | | | |
| | THUMB | FORE FINGER | MIDDLE | RING FINGER | LITTLE FINGER |
| RIGHT | | | | | |



| | | | | | |
|-------|---------------|-------------|--------|-------------|---------------|
| | LITTLE FINGER | RING FINGER | MIDDLE | FORE FINGER | THUMB |
| LEFT | | | | | |
| | THUMB | FORE FINGER | MIDDLE | RING FINGER | LITTLE FINGER |
| RIGHT | | | | | |



| | | | | | |
|-------|---------------|-------------|--------|-------------|---------------|
| | LITTLE FINGER | RING FINGER | MIDDLE | FORE FINGER | THUMB |
| LEFT | | | | | |
| | THUMB | FORE FINGER | MIDDLE | RING FINGER | LITTLE FINGER |
| RIGHT | | | | | |

Proprietor



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

GRN Details

GRN: 192022230093654001
GRN Date: 08/08/2022 11:26:03
BRN: IK0BVIGGB7
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 08/08/2022 11:27:22
Payment Ref. No: 2002342914/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ravi Kumar Kaushik
Address: Bally Howrah
Mobile: 9836049874
Depositor Status: Buyer/Claimants
Query No: 2002342914
Applicant's Name: Mr S Paul
Identification No: 2002342914/4/2022
Remarks: Sale, Development Agreement or Construction agreement

2-3405
1098

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|---------------|
| 1 | 2002342914/4/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 39921 |
| 2 | 2002342914/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 70021 |
| Total | | | | 109942 |

IN WORDS: ONE LAKH NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

SUPERTECH CONSTRUCTION

Ravi
Proprietor

Major Information of the Deed

| | | | |
|--|--|--|------------|
| Deed No : | I-0604-03405/2022 | Date of Registration | 10/08/2022 |
| Query No / Year | 0604-2002342914/2022 | Office where deed is registered | |
| Query Date | 01/08/2022 6:13:51 PM | A.D.S.R. CHANDANNAGAR, District: Hooghly | |
| Applicant Name, Address & Other Details | S Paul 10,old Post Office Street,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836049874, Status :Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immoveable Property, Declaration [No of Declaration : 2], [4311] Other than Immoveable Property, Receipt [Rs : 70,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 53,00,000/- | Rs. 1,88,61,601/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,021/- (Article:48(g)) | Rs. 70,021/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haran Chandra Laha Main Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-16, Premises No: 1555, , Ward No: 014 JI No: 1, Pin Code : 712136

| 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-250 (RS -) | LR-1994 | Bastu | Bastu | 9 Katha 15 Chatak 39 Sq Ft | 15,00,000/- | 46,71,444/- | Property is on Road |
| L2 | LR-250 (RS -) | LR-1997 | Bastu | Bastu | 9 Katha 15 Chatak 39 Sq Ft | 15,00,000/- | 46,71,444/- | Property is on Road |
| L3 | LR-246 (RS -) | LR-1994 | Bastu | Bastu | 2 Katha 6 Chatak 34 Sq Ft | 2,00,000/- | 11,32,472/- | Property is on Road |
| L4 | LR-246 (RS -) | LR-1997 | Bastu | Bastu | 2 Katha 6 Chatak 34 Sq Ft | 2,00,000/- | 11,32,472/- | Property is on Road |
| L6 | LR-249 (RS :-) | LR-1997 | Viti | Viti | 2 Katha 12 Chatak 25.6 Sq Ft | 2,00,000/- | 13,02,341/- | Property is on Road |
| L9 | LR-248 (RS :-) | LR-1994 | Pukur | Pukur | 5 Katha 12 Chatak 2 Sq Ft | 5,00,000/- | 16,13,777/- | Property is on Road |
| TOTAL : | | | | | 55.0541Dec | 41,00,000 /- | 145,23,950 /- | |

SUPERTECH CONSTRUCTION

 Proprietor

District: Hooghly, P.S.- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haran Chandra Laha Main Road, Road Zone: (Adjacent to Road -- Adjacent to Road), Mouza: Chandannagar Sit No-16, Premises No: 1555, , Ward No: 014 JI No: 1, Pin Code: 712135

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------|----------------|---------------|---------|------------------------------|-------------------------|-----------------------|---------------------|
| | LR-249 (RS :-) | LR-1994 | Viti | Viti | 2 Katha 12 Chatak 25.6 Sq Ft | 4,00,000/- | 13,02,341/- | Property is on Road |

District: Hooghly, P.S.- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haran Chandra Laha Main Road, Road Zone: (Adjacent to Road -- Adjacent to Road), Mouza: Chandannagar Sit No-16, , Ward No: 014 JI No: 1, Pin Code: 712136

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|----------------|----------------|---------------|---------|-----------------------------|-------------------------|-----------------------|----------------------|
| L7 | LR-247 (RS :-) | LR-1994 | Viti | Viti | 10 Chatak 29.6 Sq Ft | 1,00,000/- | 3,11,429/- | Property is on Road |
| L8 | LR-247 (RS :-) | LR-1997 | Viti | Viti | 9 Chatak 31 Sq Ft | 1,00,000/- | 2,83,118/- | Property is on Road |
| L10 | LR-248 (RS :-) | LR-1997 | Pukur | Pukur | 5 Katha 13 Chatak 0.6 Sq Ft | 5,00,000/- | 16,30,763/- | Property is on Road |
| TOTAL : | | | | | | 11.6903Dec | 7,00,000 /- | 22,25,310 /- |
| Grand Total : | | | | | | 71.3405Dec | 52,00,000 /- | 180,51,601 /- |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2, L3, L4 | 3000 Sq Ft. | 1,00,000/- | 8,10,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 3000 sq ft | 1,00,000 /- | 8,10,000 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Name | Photo | Finger-Print | Signature |
| | Mr SURAJ MALI Son of Late SAGAR MALI Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office |  10/08/2022 |  LTI 10/08/2022 |  10/08/2022 |

SUPERTECH CONSTRUCTION

23/08/2022 Query No:-06042002342914 / 2022 Deed No:-060403405 / 2022, Document is digitally signed.

FATAKGORA STATION ROAD,KALITALA, City:- Not Specified, P.O:- CHANDANNAGAR, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx5P, Aadhaar No: 58xxxxxxxx6955, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022
Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office



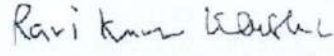


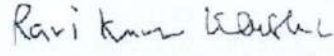


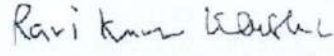
| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr SUKANTA DAS Son of Mr SALIL DAS Executed by: Self, Date of Execution: 10/08/2022 Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office |  |  |  |
| | 10/08/2022 | LTI 10/08/2022 | 10/08/2022 |

26,CHANDNI BENEPUKUR EAST, City:- Not Specified, P.O:- CHANDANNAGAR, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx2L, Aadhaar No: 83xxxxxxxx9488, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022
Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | SUPERTECH CONSTRUCTION 212,GIRISH GHOSH ROAD, Block/Sector: B, Flat No: 503, City:- Not Specified, P.O:- BELURMATH, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202 , PAN No.:: AXxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

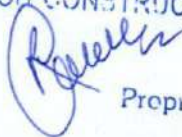
| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | | |
|---|---|---|---|--------------|-----------|---|---|---|---|--|--------------------|-------------------|------------|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr RAVI KUMAR KAUSHIK (Presentant) Son of Mr RAJENDRA PANDEY Date of Execution - 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Aug 10 2022 2:36PM</td> <td>LTI 10/08/2022</td> <td>10/08/2022</td> </tr> </tbody> </table> <p>212.GIRISH GHOSH ROAD, Block/Sector: B, Flat No: 503, City:- Not Specified, P.O:- BELURMATH, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx9G, Aadhaar No: 64xxxxxxxx5444 Status : Representative, Representative of : SUPERTECH CONSTRUCTION (as PROPRIETOR)</p> | Name | Photo | Finger Print | Signature | Mr RAVI KUMAR KAUSHIK (Presentant) Son of Mr RAJENDRA PANDEY Date of Execution - 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office |  |  |  | | Aug 10 2022 2:36PM | LTI 10/08/2022 | 10/08/2022 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Mr RAVI KUMAR KAUSHIK (Presentant) Son of Mr RAJENDRA PANDEY Date of Execution - 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| | Aug 10 2022 2:36PM | LTI 10/08/2022 | 10/08/2022 | | | | | | | | | | |

SUPERTECH CONSTRUCTION

Proprietor

| Name | Photo | Finger Print | Signature |
|---|--|---|--|
| Mr Pranesh Ghosh S/o Late Amiya Ghosh Lane, City:- Not Specified, P.S:-Chinsurah, District:- West Bengal, India, PIN:- 72103 |  |  |  |
| | 10/08/2022 | 10/08/2022 | 10/08/2022 |
| Identifier Of Mr SURAJ MALI, Mr SUKANTA DAS, Mr RAVI KUMAR KAUSHIK | | | |

SUPERTECH CONSTRUCTION



Proprietor

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|------------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-8.24312 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-8.24312 Dec |

Transfer of property for L10

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|----------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-4.796 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-4.796 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|------------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-8.24312 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-8.24312 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|------------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-1.99833 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-1.99833 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|------------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-1.99833 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-1.99833 Dec |

Transfer of property for L5

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|------------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-2.29808 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-2.29808 Dec |

Transfer of property for L6

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|------------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-2.29808 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-2.29808 Dec |

Transfer of property for L7

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|-------------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-0.549542 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-0.549542 Dec |

Transfer of property for L8

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|-------------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-0.499583 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-0.499583 Dec |

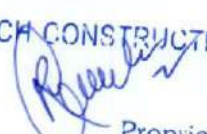
Transfer of property for L9

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|------------------------------------|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-4.74604 Dec |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-4.74604 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|--|
| 1 | Mr SURAJ MALI | SUPERTECH CONSTRUCTION-1500.00000000 Sq Ft |
| 2 | Mr SUKANTA DAS | SUPERTECH CONSTRUCTION-1500.00000000 Sq Ft |

SUPERTECH CONSTRUCTION



Proprietor

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haran Chandra Laha Main Road, Road Zone: (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-16, Premises No: 1555, , Ward No: 014 JI No: 1, Pin Code : 712136

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1 | LR Plot No:- 250, LR Khatian No:- 1994 | Owner:সুরজ মালী, Gurdian:সাগর , Address:নিজ। , Classification:বাগান, Area:0.16500000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 250, LR Khatian No:- 1997 | Owner:সুকাহ দাস, Gurdian:সলিল , Address:নিজ। , Classification:বাগান, Area:0.16500000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L3 | LR Plot No:- 246, LR Khatian No:- 1994 | Owner:সুরজ মালী, Gurdian:সাগর , Address:নিজ। , Classification:বাস্ত, Area:0.04000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L4 | LR Plot No:- 246, LR Khatian No:- 1997 | Owner:সুকাহ দাস, Gurdian:সলিল , Address:নিজ। , Classification:বাস্ত, Area:0.04000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L6 | LR Plot No:- 249, LR Khatian No:- 1997 | Owner:সুকাহ দাস, Gurdian:সলিল , Address:নিজ। , Classification:ভিটি, Area:0.04600000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L9 | LR Plot No:- 248, LR Khatian No:- 1994 | Owner:সুরজ মালী, Gurdian:সাগর , Address:নিজ। , Classification:পুকুর, Area:0.09500000 Acre, | Seller is not the recorded Owner as per Applicant. |

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haran Chandra Laha Main Road, Road Zone: (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-16, Premises No: 1555, , Ward No: 014 JI No: 1, Pin Code : 712135

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L5 | LR Plot No:- 249, LR Khatian No:- 1994 | Owner:সুরজ মালী, Gurdian:সাগর , Address:নিজ। , Classification:ভিটি, Area:0.04600000 Acre, | Seller is not the recorded Owner as per Applicant. |

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Haran Chandra Laha Main Road, Road Zone: (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-16, , Ward No: 014 JI No: 1, Pin Code : 712136

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L7 | LR Plot No:- 247, LR Khatian No:- 1994 | Owner:সুরজ মালী, Gurdian:সাগর , Address:নিজ। , Classification:ভিটি, Area:0.01100000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L8 | LR Plot No:- 247, LR Khatian No:- 1997 | Owner:সুকাহ দাস, Gurdian:সলিল , Address:নিজ। , Classification:ভিটি, Area:0.01000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L10 | LR Plot No:- 248, LR Khatian No:- 1997 | Owner:সুকাহ দাস, Gurdian:সলিল , Address:নিজ। , Classification:পুকুর, Area:0.09600000 Acre, | Seller is not the recorded Owner as per Applicant. |

SUPERTECH CONSTRUCTION

23/08/2022 Query No:-06042002342914 / 2022 Deed No :- 060409405 / 2022, Document is digitally signed.

Proprietor

Page 32 of 35

On 10-08-2022

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

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

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

Presented for registration at 13:05 hrs on 10-08-2022, at the Office of the A.D.S.R. CHANDANNAGAR by Mr RAVI KUMAR KAUSHIK ,

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 1,88,61,601/-

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

Execution is admitted on 10/08/2022 by 1. Mr SURAJ MALI, Son of Late SAGAR MALI, FATAKGORA STATION ROAD, KALITALA, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 2. Mr SUKANTA DAS, Son of Mr SALIL DAS, 26, CHANDNI BENEPUKUR EAST, P.O: CHANDANNAGAR, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business

Indetified by Mr Pranesh Ghosh, , Son of Late Amiya Ghosh, Kat Ghara Lane, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Service

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

Execution is admitted on 10-08-2022 by Mr RAVI KUMAR KAUSHIK, PROPRIETOR, SUPERTECH CONSTRUCTION, 212, GIRISH GHOSH ROAD, Block/Sector: B, Flat No: 503, City:- Not Specified, P.O:- BELURMATH, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202

Indetified by Mr Pranesh Ghosh, , Son of Late Amiya Ghosh, Kat Ghara Lane, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,021/- (B = Rs 70,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2022 11:27AM with Govt. Ref. No: 192022230093654001 on 08-08-2022, Amount Rs: 70,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVGGB7 on 08-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 33893, Amount: Rs.100/-, Date of Purchase: 08/08/2022, Vendor name: A S Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2022 11:27AM with Govt. Ref. No: 192022230093654001 on 08-08-2022, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVGGB7 on 08-08-2022, Head of Account 0030-02-103-003-02

At

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

SUPERTECH CONSTRUCTION


Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0604-2022, Page from 94434 to 94468

being No 060403405 for the year 2022.



Digitally signed by Swagata Tarafdar
Date: 2022.08.23 12:29:09 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 2022/08/23 12:29:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

SUPERTECH CONSTRUCTION


Proprietor

(This document is digitally signed.)

33893

Sold to Supertech Construction
 Address 22, Wagh Chandra Pat - PO - Belaramnagar
 Value 1.00
 - 8 AUG 2022
 L.S.V. HIGH COURT
 ABHINAV SINGH
 High Court

PO - Belaramnagar
 1 - Belaramnagar
 Howrah - 711202



Handwritten signature

Addl. District Sub-Registrar
 Chandernagore, Hooghly

10 AUG 2022

SUPERTECH CONSTRUCTION
Proprietor's signature
 Proprietor