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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

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

11 MAR 2024

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the 11th day of March Two Thousand Twenty Four (2024) in the Christian Era.

BETWEEN

Contd..P/2

1062 তার 07/03/24 মূল্য 5000/-

ক্রেতার নাম ও মাতি
ড্রাক্স ডেভেলপার
বিধান নং (সলিটরাল সার্টিফিকেট গ্রন্থ আরও
মাটি ড্রাক্স গ্রন্থ আরও
চালান নং মোটরকার্ড নং
ডিকারি-বারাকপুর, ডেভেলপার-মিতা দাস

Basilica Realtech
Tulip Garden, G-1,
Dashadstone, opposite SBI.
P.S. - Baguiati, Kolkata-700136

29 FEB 2024

998000



Faizul Islam
S/o. Late Sahidul Islam
Advocate
District Judges Court
Barasat
PIN- 700124

নথীকৃত ডাক্তার সত্য-সত্য,
কলকাতা, নতুন দিল্লী, নর্থ 24-পেজ

1 MAR 2024

MACADAM LEISURE PRIVATE LIMITED [CIN: U55205 WB2019PTC230314], [**PAN - AAMCM4341H**], a Company incorporated under the Companies Act, 2013, having its Registered Office at 24, Chinar Park, P. O.- Hatiara, P. S.- Baguiati, Kolkata - 700157, District - North 24 Parganas, West Bengal, represented by its **Director JYOTI KUMAR GUPTA** [**PAN- AGRPG0766C**], Aadhaar No. 6882 7452 8531, son of Dhunni Lal Gupta, residing at FK - 3, Prasanta Apartment, 4th Floor, Flat No.- 4C, Rishi Aurabinda Sarani, P. O.- Jyangra, P. S.- Baguiati, Kolkata- 700059, Dist:- North 24 Parganas, West Bengal, by nationality - Indian, by faith- Hindu, by occupation- Business, hereinafter called and referred to as the **LAND OWNER** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective successors-in-office, executives, administrators, legal representatives and assigns) of the **ONE PART**.

AND

BASILICA REALTECH [**PAN- ABCFB4828N**], A Partnership Firm, having its Office at Tulip Garden, G - 1, Dashadrone, Opposite SBI, P. O. - R. Gopalpur, P. S.- Baguiati, Dist:- North 24 Parganas, Kolkata- 700136, represented by its Partners namely 1] **PRASANTA SAMANTA** [**PAN- BNQPS9284L**], Aadhaar No. 2965 4114 5832, S/o. Sri Dhiren Samanta, residing at Dashadrone Khelar Math, P.O.- R. Gopalpur, P. S.- Baguiati, Dist:-North 24 PGS, Kolkata- 700136, 2] **SUBHASISH DAS** [**PAN- BAKPD2255H**], Aadhaar No. 8296 6776 4710, S/o. Sri Amrit Lal Das, residing at 110 Block, Breeze Purti, Aqua - 2, Dashadrone, Check Post, P. O.- R. Gopalpur, P. S.- Baguiati, Dist:- North 24 Parganas, Kolkata- 700136,

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

1 MAR 2024

- 3] **UDAYAN BISWAS** [**PAN- BSQPB0135G**], Aadhaar No. 3460 4096 1379, S/o. Sri Tushar Kanti Biswas, residing at 13/47, Raja Manindra Road, Paikpara, P. O. & P. S.- Belgachia, Kolkata-700037,
4] **NURUL HUDA SEIKH** [**PAN- ADXPH8862R**], Aadhaar No. 2574 1720 8813, S/o. Golam Kasem Seikh, residing at Raigachhi, Munsii Para, P. O. & P. S.- Rajarhat, Dist:- North 24 Parganas, Kolkata-700135, all are by nationality- Indian, by faith- Hindu, by occupation- Business, hereinafter called and referred to as the **DEVELOPER** (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective executives, administrators, legal representatives and assigns) of the **OTHER PART**.

(The Party of One Part and the Party of Other Part are hereinafter collectively referred to as the 'Parties' and singly as 'Party')

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

ARTICLE-1 > Subject Matter of this Agreement :

Development :- Development and Commercial exploitation of ALL THAT piece & parcel of Bastu, land measuring **20** (Twenty) **Cottahs** (equivalent to 33 Decimal) more or less where upon a three storied commercial structure standing thereon [measuring total covered area of 10886 Square Feet more or less, cemented flooring (Ground Floor = 3629 SFT., First Floor = 3629 SFT. & Second Floor = 3628 SFT.) and 30 Years Old], lying and situated at **Mouza- Bhatenda**, J. L. No.- 28, Touzi No.- 2998, comprised in C. S. Dag No. 600, **R. S. & L. R. Dag No.- 694/737** under C. S. Khatian No. 326, Zamindar Khatian

No. 78, R. S. Khatian No. 645, corresponding to L. R. Khatian No. 257, subsequently L. R. Khatian Nos. 1877, 1878, 1879, 1880 & 1881 corresponding to Present **L. R. Khatian No. 5438** [in the name of Macadam Leisure Private Limited] at and being Ramesh Mitra Road, P. O. & P. S.- Rajarhat, Kolkata - 700135, within the local limits of Rajarhat Bishnupur - 1 No. Gram Panchayat under **Police Station - Rajarhat** within the jurisdiction of A. D. S. R. - Rajarhat in the District of North 24 Parganas TOGETHER WITH all other rights appurtenances attached to the said plot, more fully & particularly mentioned and described in the FIRST SCHEDULE hereunder written, hereinafter for the sake of brevity referred to as the 'SAID LAND'.

ARTICLE -2 > Background & Owner's Representations on Title :

2.1. Loan taken by the primitive owner M/s. Anima Show House :

One M/s. Anima Show House, having its registered office at Ramesh Mitter Road, Vill:- Bhatenda, P. O. & P. S.- Rajarhat, Kolkata- 700135, took a loan from State Bank of India as equitable mortgage against a plot of Bastu land measuring 20 (Twenty) Cottahs (equivalent to 33 Decimal) more or less where upon a three storied commercial structure standing thereon [measuring total covered area of 10886 Square Feet more or less, cemented flooring and 30 years old], lying and situated at Mouza- Bhatenda, J. L. No.- 28, Touzi No.- 2998, comprised in C. S. Dag No. 600, R. S. & L. R. Dag No.- 694/737 under C. S. Khatian No. 326, Zamindar Khatian No. 78, R. S. Khatian No. 645, corresponding to L. R. Khatian No. 257, subsequently L. R. Khatian Nos. 1877, 1878, 1879, 1880 & 1881 (in L. R. Khatian No. 1877 an area of land measuring about 7.71 Decimal more or less, in L. R. Khatian No. 1878 an area of land measuring about 5.71 Decimal more or less, in L. R. Khatian No. 1879 an area of land measuring about 6.49 Decimal more or less,

in L. R. Khatian No. 1880 an area of land measuring about 6.60 Decimal more or less, in L. R. Khatian No. 1881 an area of land measuring about 6.49 Decimal more or less) at and being **Ramesh Mitra Road, P. O. & P. S.- Rajarhat, Kolkata - 700135**, District:- North 24 Parganas, hereinafter referred to as the said property.

2.2. E-Auction by State Bank of India :

Owing to some default in payment of the loan amount, the Loan Amount was declared as NPA and notice under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 was issued. After complying with all the requirement of provision of law, State Bank of India published e-auction notice on 20/08/2022, with an intimation inviting to the Public at large that e-auction will be held on 08/09/2022 for sell of the said property.

2.3. Purchased by the Present Land Owner :

On the basis of e-auction notice, M/s. Macadam Leisure Private Limited participated on e-auction on 08/09/2022 to purchase the said property and the said M/s. Macadam Leisure Private Limited has purchased the aforesaid land from State Bank of India, by the strength of a Registered Sale Certificate issued by State Bank of India, registered on 13/01/2023 at Additional Registrar of Assurances, Office of the A. R. A. - IV - Kolkata, recorded in Book- I, Volume No. 1904-2023, Pages from 36867 to 36892, **being Deed No. 190400709 for the Year 2023.**

2.4. Enlisting it's name in the L. R. Settlement Operation :

By virtue of the aforesaid Registered Deed / Sale Certificate, said M/s. Macadam Leisure Private Limited has become the absolute owner of the aforesaid property and also mentioned in the Schedule below and during its absolute possession and enjoyment, it has recorded its name under L. R. Khatian No. 5438 in the present L. R. Settlement Operation.

ARTICLE- 3. A Development Agreement & a Development Power of Attorney executed by the Land Owner :

Being desirous of constructing a multi-storeyed residential building on their said land described elaborately in the Schedule hereunder written, the said MACADAM LEISURE PRIVATE LIMITED the Land Owner herein entered into a registered Development Agreement with a Developer, namely BASILICA REALTORS [PAN- ABAFB9852E], A Partnership Firm, having its Office at Tulp Garden, G - 1, Dashadrone, Opposite SBI, P. O. - R. Gopalpur, P. B.- Bagulati, Dist:- North 24 Parganas, Kolkata-700136, on dated 06/10/2023, which was registered at A. R. A. - II - Kolkata, vide Book No. I, Volume No. 1902-2023, Pages from 485158 to 486191, being No. 190214106 for the Year 2023 upon certain terms & conditions, and other specifications more fully and particularly written & described in the said registered Development Agreement and consequently, on the same day, the said Land Owner executed a registered Development Power of Attorney in favour of the said Developer, which was registered at A. R. A. - II - Kolkata, vide Book No. I, Volume No. 1902-2023, Pages from 486224 to 486244, being No. 190214107 for the Year 2023 for granting them the power of construction according to the said Developer Agreement.

ARTICLE- 4. Registered Deed of Cancellation of the said Development Agreement and Development Power of Attorney :

Due to financial incapability, the said Developer was unable to commence the construction work for the proposed multi-storeyed building and upon a mutual discussion, the Developer and the Land Owner decided to cancel the said Development Agreement and the Development Power of Attorney. Thus, they jointly cancelled the above mentioned Development Agreement being No. 190214106 for the Year 2023 and the Development Power of Attorney, being No. 190214107 for the Year 2023, by executing a registered Deed of Cancellation of Development Agreement, registered on **15/02/2024** at A. R. A. - II - Kolkata, vide Book- I, **Deed No. 01952** for the **Year 2024** and a registered Deed of Cancellation of Development Power of Attorney, registered on the same day at A. R. A. - II - Kolkata, vide Book- IV, **Deed No. 00323** for the **Year 2024**.

ARTICLE - 5. Absolute Ownership of the Land Owner herein :

By the aforesaid way, presently, the Land Owner has become the absolute Owner of ALL THAT piece & parcel of Bastu land measuring **20 (Twenty) Cottahs** (equivalent to 33 Decimal) more or less where upon a three storied commercial structure standing thereon measuring total covered area of 10886 Square Feet more or less, comprised in **R. S. & L. R. Dag No.- 694/737** under **L. R. Khatian No. 5438** [in the name of the Land Owner] **Mouza- Bhatenda**, J. L. No. 28, P. S. - Rajarhat, District: North 24 Parganas, more fully and particularly described in the First Schedule hereunder written which it has been possessing & enjoying with every right of ownership free from encumbrances whatsoever.

ARTICLE - 6 > Desire, Decision & the Developer :

6.1. **DECISION TO DEVELOP :-** The Land Owner herein has desired and decided to develop the 'Said Land' more fully and particularly described

in the First Schedule hereunder written, by constructing a multi-storied building comprising of several ownership residential flats/ commercial units/ car parking /shops and other areas / spaces thereon together with various common service areas, amenities & facilities to be appended thereto the said proposed multi-storied building through the Developer herein.

6.2 Background of the Developer : The Developer is carrying on business of construction and development of real estate with reputation and goodwill and has sufficient infrastructure and expertise in this field.

ARTICLE - 7 > Appointment & Commencement :

7.1. Appointment and Acceptance : The Land Owner herein has approached to the Developer and made the above representations and have requested the Developer to take up for the development of the said Land and for this aspect, the Land Owner do hereby appoint the Developer as the Developer of the SAID LAND and the Developer doth here by accept such appointment. By virtue of such appointment, the Land Owner do hereby grant and assign, subject to what has been hereunder provided, exclusive right to the Developer to build upon and exploit the Said Land commercially by constructing of the said multi-storied building and dealing with the same after setting aside the Land Owner's Allocation (defined below).

7.2. Commencement and Tenure : Consequent to such appointment and acceptance of appointment, this Agreement commences and shall be deemed to have commenced on & with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till **36 Months** from the date of Sanction of the Building Plan.

ARTICLE - 8 > LAND OWNER'S ALLOCATION & INITIAL PAYMENT :

8.1. Land Owner's Allocation : The Developer shall, at its own costs & expenses, construct, finish, complete and deliver to the Land Owner, undisputed possession of **20%** (Twenty per cent) of the constructed area in/within the proposed multi-storied Building to be erected on the Said Land, in habitable condition and according to the Sanction Plan which includes flats/ units / apartments / car parking spaces or other spaces in the said B+G+4-Storied building more fully and particularly described in the Second Schedule hereunder written which will include proportionate undivided and indivisible share in the Common areas, amenities and facilities available in the said multi-storied building particularly described in the Fourth Schedule hereunder written. It is clarified, if the Developer shall construct any further floor/floors after the said proposed B+G+4-Storied building, the Land Owner will be entitled for the same ratio of Owner's Allocation.

8.2. Initial Refundable Payment : The Land Owner will also get a sum of **Rs. 1,48,00,000/-** (Rupees One Crore Forty Eight Lac) only as non-refundable security deposit to be payable on or before signing and executing of this present Development Agreement and details of said payment is more fully described in the Memo attached herewith. The existing building will be demolished by the Developer and sale proceeds of its residuals will be taken by the Developer.

ARTICLE - 9 > DEVELOPER'S ALLOCATION :

9.1. Developer's Allocation : The Developer shall be fully and completely entitled to get the balance **80%** (Eighty per cent) of the constructed area in/within the proposed B+G+4-Storied Building to be erected on the Said Land, in habitable condition and according to the Sanction Plan which includes residential flats/commercial units / apartments / car parking spaces or other spaces in the said multi-storied building more

fully and particularly described in the Third Schedule hereunder written which will include proportionate undivided and indivisible share in the Common areas, amenities and facilities available in the said multi-storied building particularly described in the Fourth Schedule hereunder written.

9.2 Original Documents : The Original Documents in respect of the Said Land shall be handed over by the Land Owner to the custody of the Developer at the time of execution of this indenture who shall retain the same as part performance of this indenture.

9.3 Possession : The Land Owner shall handed over the vacant possession of the entirety of the 'Said Land' in favor of the Developer within 1 (| One) months from the date of registration of this agreement.

ARTICLE - 10 > Powers and Authorities :

10.1. Development Power of Attorney : The Land Owner is bound to execute the Development Power of Attorney after the registration of this instrument for sanction of the building plan, additional/revised/modified plan to be prepared by an efficient architect for construction and application for Completion Certificate from the local body or any other competent authority and for booking and selling of the Developer's Allocation and all necessities.

10.2. Further Acts : Notwithstanding grant of the aforesaid Development Power of Attorney, the Land Owner do hereby undertake that he will execute, as and when necessary, further powers and authorities and all papers, documents, plans etc. for the purpose of this agreement.

10.3. Supplementary Agreement : After obtaining the sanctioned building plan, the Developer will execute a Supplementary Agreement for allocating the Owner's Allocation specifically with mutual discussion and consent of the Land Owner.

10.4. Mortgage Power of the Developer: The Developer will be entitled to raise necessary fund from bank or any other financial institution or person for development of the Said Land by constructing of the said multi-storied building and the representative or nominee of the Developer shall also be entitled to do the same in every manner to purchase towards any portion of the Developer's Allocation without creating mortgage of the Land Owner's Allocation and the Developer is liable to repay the liabilities and shall keep the Land Owner saved and harmless against any claims, losses and damages.

ARTICLE - 11 > Construction of the Project :

11.1. Sanction of Plan and Demarcation of Allocations : The Developer shall at its own cost, appoint an architect through whom the Developer shall prepare, submit and obtain the Sanctioned Building Plan duly sanctioned by the concerned or competent authority AND after obtaining the sanctioned plan through offline or online process, agreed by the Land Owner, the respective allocations shall be demarcated, if required.

11.2. Construction of the Building : The Developer shall, at its own cost and without creating any financial or other liability on the Land Owner, construct, erect and complete the said multi-storied building in accordance with the sanctioned building plan as per the agreed specifications particularly described in the Fourth Schedule hereunder written and as may be recommended from time to time. The decision of the Architect regarding the quality of materials and workmanship shall be final and binding on the Parties. All costs, charges & expenses including architect's fees will be paid by the Developer herein and not a single expenses in this context will be borne by the Land Owner.

11.3. Construction Period : Subject to Force Majeure and uncertain natural incidents or any other unexpected obligations, by this agreement, the Developer shall construct, complete and finish the said proposed multi-storied Building on the SAID LAND within a period of **36 (Thirty Six) Months** from the date of obtaining the Sanctioned Building Plan from the concerned authorities.

11.4. Shifting: The Developer shall provide shifting to the Land Owner until & unless the proposed construction will be completed.

11.5. Installations & Utilities : The Developer shall at its own cost, install and erect the said multi-storied Building with pumps, overhead reservoirs, lifts, temporary electric connections until permanent electric connections are obtained and sewerage connections. The prospective Purchasers/occupiers of the apartments / spaces, shall pay the charges levied by the WBSEDCL. The Land Owner shall also pay the charges levied by the WBSEDCL after handing over Owner's Allocation.

11.6. Building Materials: The Developer shall apply for and obtain quotas, entitlements and other allocations for bricks, cement, steel bar and other materials required for the construction of the said multi-storied Building.

11.7. Temporary Connections : The Developer shall be authorized on behalf of The Land Owner to apply for and obtain temporary connections of water, electricity and drainage / sewerage.

11.8. Amendment & Modification: Within the permissible limits of the Gram Panchayat or any other concerned authorities, the Developer may amend, modify and alter the plan if necessary arises.

11.9. No Obstruction : The Land Owner shall not do any act or deed whereby the Developer is obstructed or prevented from constructing and completing the proposed multi-storied Building.

11.10. Handover of Original Documents: The Land Owner shall handover all the original deeds and documents of the said property to the Developer at the time of execution of this instrument.

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ARTICLE - 12 > Dealing with Units/Spaces in the Proposed Multi-Storied Building.

12.1. Land Owner's Allocation : Subject to the provisions of Article No. 8.1 stated above, the Land Owner shall be exclusively entitled to the Land Owner's Allocation and shall be entitled to transfer or otherwise deal with the Land Owner's Allocation in any manner and the Developer shall not in any way interfere with or disturb the sale / transfer and quiet and peaceful possession of the Land Owner's Allocation. It is clarified that the Land Owners shall have the exclusive right to deal the Land Owner's Allocation subject to this Agreement.

12.2. Developer's Allocation : The Developer shall be exclusively entitled to the Developer's Allocation subject to the Article No. 6.1 stated above and shall be entitled to transfer or otherwise deal with the Developer's Allocation in any manner without any right, title, claim or interest therein whatsoever of the Land Owner and the Land Owner shall not in any way interfere with or disturb the sale or transfer and quiet and peaceful possession of the Developer's Allocation. It is clarified that the Developer shall have the exclusive and absolute right to deal or sale or transfer the Developer's Allocation subject to this Agreement and the Development Power of Attorney.

12.3. Transfer of Developer's Allocation : Subject to the Clause No.6.1 of this agreement and be empowered by the Development Power of Attorney to be registered very after the registration of this instrument, the Developer shall have the exclusive and absolute right to deal or sale or transfer the Developer's Allocation and also execute the Deed of Conveyance or any Other kind of transfer to the intending buyers or transferees. The cost of registration of such transfer will be borne by the Transferees.

12.4. Common Documentation : The Land Owner and The Developer shall adopt a common format of documentation for transfer of the Units. The common portions, common interest and facilities and common expenses shall be uniformly adopted in the documentation.

ARTICLE- 13 > Gram Panchayat/Local Government Taxes & Outgoings :

13.1. Relating to Period prior to sanction of Plan : All Panchayat/ Local Government rates, taxes and other outgoings on the SAID LAND relating to the period prior to the sanction of Plan shall be borne by the Land Owner only.

13.2. Relating to Period after sanction of Plan : All Panchayat / Local Government rates, taxes and other outgoings in respect of the SAID LAND relating to the period after or from the date of sanction of plan shall be borne by the Developer till such time the possession of Owner's Allocation is given to the Land Owner and transfer made to the transferees who will be liable to pay the same for their respective units.

ARTICLE - 14 > Possession and Post Completion Maintenance :

14.1 Notice of Completion : As soon as the multi-storied Building will be completed as the Completion Certificate issued by the concerned authority, the Developer shall serve a written notice to the Land Owner to take possession of the Owner's Allocation within 36 (thirty six) days from receiving the notice and after 30 days, the liabilities, charges & impositions mentioned in ARTICLE No.- 14.2 below shall commence.

14.2. Possession Date and Rates : The Land Owner shall be exclusively responsible for payment of all Panchayat / Local Government rates, taxes and other outgoings in respect of his allocation from the day of taking physical possession of Land Owner's allocation which will be paid proportionately on pro-rata basis reference to the total area of the said multi-storied building.

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14.3. Maintenance : The Developer shall frame a scheme for the management and administration of the said multi-storied building. The Land Owner hereby agrees to abide by all the rules & regulations to be framed by the Developer or the Transferee's Association.

14.4. Maintenance Charges : the Land Owner/Transferees shall pay the maintenance charges for their allocation from the date of taking over the possession. The Land Owner/Transferees will be liable to pay such cost and service charges including premium of insurance of the building, water, electricity, sanitation and scavenging and occasional repairing charges.

14.5. Failure to maintenance Charges : If, the Land Owner/Transferees fail to pay maintenance charges within 15 days if demand in this context, the defaulter shall be liable to pay interest on outstanding amount @ 1.50% per month till the payment is made.

ARTICLE-15 > Common Restrictions : Applicable to Possessor/
Transferee/Occupier (s) :

15.1. No Illegal Activity : No any possessor / transferee / occupier of the said building shall use or permit to be used his/her/their unit(s) for carrying on any illegitimate, illegal or immoral trade or activity which may cause nuisance to the other occupiers of the building.

15.2. No Demolition : No any possessor / transferee / occupier of the said building shall demolish or permit to demolish any part of the said Multi-Storied building.

15.3. Interior Maintenance : The Land owners or the transferees shall maintain the interior parts, sewers, drains or other fittings & fixtures in good working and habitable condition but not to cause any damage to the said multi-storied building.

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15.4. Validity of Insurance : Neither the Land Owner nor the Transferees shall do or cause to be done any act or thing may render and voidable insurance of the said multi-storied Building and shall keep the other occupiers harmless and indemnified from and against the consequences of any breach.

15.5. No Obstructions of Common Portions : Neither the Land Owner nor the Transferees shall make any obstruction in the lobbies, staircases, corridors or at other places of common use and enjoyment in the said multi-storied building.

15.6. Cleanliness : Neither the Land Owner nor the Transferees shall throw or accumulate any dirt, rubbish or waste in or within the premises of the said multi-storied building.

15.7. Right to Entry : For the purpose of enforcing the common restrictions and ancillary purposes and /or the purpose for repairing, maintaining, cleaning or any act for keeping the building habitable condition, the Land Owner or the Transferees shall permit the Developer / Association to enter into all the units and every part thereof.

ARTICLE-16 > Land Owner's Obligations :

16.1. No obstructions in dealing with Developer's Allocation : Not to do any act or thing whereby the Developer may be prevented from selling or disposing any part or portion of the Developer's Allocation.

16.2. No Obstruction in Construction : Not to cause any interference or hindrance in the construction of the said B+G+4-storeied building.

16.3. No Alteration of Structure : Not to demand or cause any alterations to be made in the sanctioned Plan and structure of the said building.

16.4. No Dealing with the Property : Not to enter into any agreement for sale or other kind of transfer or development in respect of the SAID LAND.

16.5. Marketable Title : The Land Owner has a clear & marketable title to the SAID LAND and every part thereof.

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ARTICLE -17 > Developer's Obligations :

17.1 Time of Completion : The Developer hereby agree and covenants with the Land owner that the subject to unexpected obligations written in several Clauses and further to Force Majeure reasons beyond the control of the Developer, the Developer shall complete the construction of the said Multi-storied Building within **36 (Thirty Six) Months** from date of receipt of the Sanctioned Plan from the local government/concerned authorities.

17.2. Completion Certificate : The Developer shall apply for and obtain Completion Certificate of construction of the Building, as be deemed expedient by the Developer.

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

17.4. No obstructions in dealing with Land Owner's Allocation : Not to do any act or thing whereby the Land Owner may be prevented from selling / disposing any part or portion of the Land Owner's Allocation.

ARTICLAE-18 > Land Owner's Indemnity :

18.1. Title : The Land Owner shall always be bound for giving good and marketable title to the Developer and the Transferees and he doth hereby indemnify and agree to keep indemnified the Developer and the Transferees in this context.

18.2. Developer's Allocation : The Land Owner hereby undertake that the Developer shall always be entitled to the Developer's allocation and shall enjoy the same without any interference or disturbances by the Land owners and to this effect he doth hereby indemnify and agree to keep indemnified the Developer herein.

ARTICLE- 19 > Developer's Indemnity : Third Party Claim : The Developer hereby undertakes to keep the Land Owners indemnified against all Third Party claims and actions, suits, cost, arising out of any act on the part of the Developer in respect of development of the 'Said Land'.

ARTICLE- 20 > Miscellaneous :

20.1. No Partnership : The Land Owner and the Developer have entered into this Agreement as a contract basis and not to be deemed or constituted as a partnership between the Parties in any manner.

20.2 Additional Authority : To facilitate the uninterrupted construction of the said project, the Developer shall require various acts, deeds, matters may not specified herein, those will be done by further authorization by the Land Owners provided such all acts must not infringe the right or interest of the Land Owners.

20.3. Taxation : The Land Owner shall not be liable for any Income Tax, Wealth Tax, Sales Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same. Similarly, The Developer shall not be liable for any Income Tax, Wealth Tax, Sales Tax, or any other taxes in respect of the Land Owner's Allocation and the Land Owner shall be liable to make payment of the same. It is clarified that, both the Parties shall indemnify each other from the one's burden of said taxes. But, as per recent implementation, the Land Owner is liable to pay the Service Tax / GST applicable in respect of his allocation very after the handing over the Owner's Allocation according to this Agreement, failing or delaying to pay to the Developer, the Land Owners will be completely liable for the interest, penalty or any other proceedings.

20.4. Name of the Building : Shall be decided solely by the Developer herein.

ARTICLE- 21 > Defaults :

21.1. Defaults of Owners : In the event of the Land Owner fail and /or responsible to clear pending Bank / Private Loan in respect of the said

Project or any part thereof before cancellation of this Development Agreement and in that case the Developer will not be liable for circumstances whatsoever.

21.2. Defaults of Developer: In the event of the Developer fails and /or neglects to perform any of its obligations under this Agreement, the Developer shall be liable for the losses and damages suffered by the Land Owner for such non-performance.

21.3. Bank/Private Loan : The Developer herein solely be liable or responsible to clear pending bank/private loan if any, in respect of the said project before handing over the Owner's Allocation. In this regard, the Owner shall not be liable for repayment of the said loans.

ARTICLE - 22 > Force Majeure :

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

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

ARTICLE - 23 > Assignment : The Developer shall have exclusive power to assign its every right, title and interest in respect of the SAID LAND to be created under this Agreement to any third party without consent of the Land Owner.

ARTICLE- 24 > Arbitration :

24.1. Arbitral Tribunal : Disputes arising out of this Agreement shall be referred to the sole arbitration of such person as be mutually decided. The Tribunal consisting of 3 persons, 1 appointed by the Owner, 1 by the Developer and third by the first two appointees (collectively Arbitral Tribunal) being a reference within the meaning of the Arbitration & Conciliation Act , 1996.

24.2. Mechanism and Procedure : Language, procedure and type of award shall be decided by the Sole Arbitrator/Arbitral Tribunal. The Venue shall be in Kolkata. The award shall be final and binding on parties.

24.2. Jurisdiction : District Judge : In connection with the aforesaid proceedings, only the District Judge having territorial jurisdiction over all actions and proceedings.

THE FIRST SCHEDULE : ABOVE REFERRED TO :

[THE SAID LAND]

ALL THAT piece & parcel of Bastu land measuring **20** (Twenty) **Cottahs** (equivalent to 33 Decimal) more or less where upon a three storied commercial structure standing thereon [measuring total covered area of 10886 Square Feet more or less, cemented flooring (Ground Floor = 3629 SFT., First Floor = 3629 SFT. & Second Floor = 3628 SFT.) and 40 Years Old], comprised in C. S. Dag No. 600, **R. S. & L. R. Dag No.- 694/737** under C. S. Khatian No. 326, Zamindar Khatian No. 78, R. S. Khatian No. 645, corresponding to L. R. Khatian No. 257, subsequently L. R. Khatian Nos. 1877, 1878, 1879, 1880 & 1881 corresponding to Present **L. R. Khatian No. 5438** [in the name of Macadam Leisure Private Limited] lying and situated at **Mouza- Bhatenda**, J. L. No.- 28, Touzi No.- 2998, under **Police Station - Rajarhat**, located at Ramesh Mitra Road, Besides Satyajit Ray Bhavan, P. O. & P. S.- Rajarhat, Kolkata - 700135, within the local limits of Rajarhat Bishnupur - 1 No. Gram Panchayat within the jurisdiction of A. D. S. R. - Rajarhat, New Town, in the District of North 24 Parganas, TOGETHER WITH all easement rights and all other rights appurtenances attached to the said plot of land of which the annual proportionate rent payable to the Collector, Dist: North 24 Parganas.

Contd..P/21

Which is butted & bounded by :

ON THE NORTH : Orchid Apartment.

ON THE SOUTH: Satyajit Rai Bhavan.

ON THE EAST : Sir Ramesh Mitra Road [40 - 0 Feet Wide].

ON THE WEST : Orchid Apartment.

The annexed plan or map is to be considered as a part of this indenture.

THE SECOND SCHEDULE : ABOVE REFERRED TO :
[LAND OWNER'S ALLOCATION]

The Developer shall, at its own costs & expenses, construct, finish, complete and deliver to the Land Owner, undisputed possession of undisputed possession of **20% (Twenty per cent)** of the constructed area in/within the proposed Multi-storied Building to be constructed & erected on the SAID LAND, in habitable condition and according to the Sanction Plan which includes residential flats/commercial units / apartments / car parking spaces or other spaces in the said Multi-storied building. It is clarified, that the Land Owner's Allocation shall include proportionate undivided, impartiable and indivisible share in the common areas, amenities and facilities available in the said B+G+4-Storied building such as paths, passages, stairways, electric meter-room, pump-room, underground reservoir, overhead tank, water pump & motor, drainage & sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Multi-storied building.

Contd...P/22

THE THIRD SCHEDULE : ABOVE REFERRED TO :
[DEVELOPER'S ALLOCATION]

The Developer shall be fully and completely entitled to get the balance **80% (Eighty per cent)** of the constructed area in/within the proposed Multi-storied Building to be erected on the Said Land comprising of common areas comprised of above and other common areas comprising of /with the said building within the SAID LAND. It is clarified that the Developer's Allocation shall include proportionate undivided, impartiable and indivisible balanced share in the Common Portions and / or Areas and the land contained in the SAID LAND.

THE FOURTH SCHEDULE : ABOVE REFERRED TO :
[SPECIFICATION OF CONSTRUCTION]

- 1) **Structure :** As per decision of Structural Engineer / Designer.
- 2) **Brick Wall & Plastering:**
 - a) **External Wall:** will be 8" & 5" thick brick wall and plastered with cement mortar.
 - b) **Internal Wall :** will be 8" & 5" thick brick wall and plastered with cement mortar.
- 3) **Flooring:** All Floors of the Flat will be fitted with Vitrified Tiles and stair case will be fitted with full Marble.
- 4) **Kitchen:** The kitchen floor will be fitted with all Marbles. Kitchen platform will be fitted with black stone & green marble. Kitchen wall tap will be 4" Glazed Ceramic Tiles.
- 5) **Toilet & Plumbing:** All Toilet floor will be fitted with marbles, 3" Skirting & 5' - 5" Glazed Tiles. One Anglo-Indian type & One European type commode will be fitted of Parryware brand. One mixer shower &

Two Bib Cock will be fitted of Jaguar make, One Basin & One Geyser point will be fitted for common toilet, One hand shower will be fitted for toilet.

6) **Doors & Frames:** Door's Frames will be made of Sal Wood. All Doors will be made of Tycon Gold with Door Screen & Chitkini. Hash Bolt will be provided for Main door.

7) **Windows:** All windows will be covered with Grill and good quality Aluminium Sliding will be fitted.

8) **Drawing & Dining:** One Basin with Top table will be provided in the Drawing-cum-Dining Room.

9) **Water Supply:** All internal water lines will be concealed of PVC pipes. Outside water pipe lines are high density PVC Deep tube-well will be provided for water supply and stored in over head tank for 24 Hours.

10) **LIFT:** Automated Two Lifts will be provided by the Developer with each capacity of 4 [Four] Persons.

11) **Balcony Grill:** Balcony Grill will be provided with hollow bar, height of 2.6 Feet.

12) **Water Treatment Plant:** Iron Removal Filter will be provided.

ELECTRICAL WORKS:

Full concealed wiring with copper wire will be provided Mascab make and Board & Switches will be provided Schneider make.

In Bed Room: Two Light points, one Fan points, one 5 Amp Plug point, one Ceiling Fan point will be provided in each Bed Room and one AC point will be provided for Master Bed Room.

: 24 :

Living-cum-Dining Room: Two Light points, Two Ceiling Fan points, Two 15 Amp Plug points, one 5 Amp Plug point and one TV Point will be provided.

Kitchen: One Light point, one Exhaust Fan point and one 15 Amp Plug Point will be provided

Toilet: One Light point, one Exhaust Fan Point, One Geyser Point and one 15 Amp Plug Point will be provided.

Verandah: One Light point and one 5 Amp Plug point.

Main Door: One Light point at Main Door.

Calling Bell: One Calling Bell point will be fitted at the main entrance of the Flat.

PAINTING:

Inside wall of the Flat will be finished with putty and external wall will be finished with Putty and Weather Coat. All Doors frame and pallah will be painted with Primer.

Extra Cost: Any extra work other than specified above to be paid by the Land Owner/Purchaser(s) to the Developer.

Contd..P/25

:: 25 ::

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

SIGNED, SEALED AND DELIVERED

in Kolkata in the presence of :

WITNESSES:

1. *Faridul Islam*
Advocate
District Judges
Court, Barasat

MACADAM LEISURE PRIVATE LIMITED

Iyoti Gupta

Director

SIGNATURE OF THE LAND OWNER

2. *Nazrul Islam*
Galasiya
P.S. Rajarhat
Kolkata-700135

BASILICA REALTECH

Prasanta Sen

Partner

BASILICA REALTECH

Sunanda

Partner

BASILICA REALTECH

Udaja Biswas

Partner

BASILICA REALTECH

Nimrit Kumar Sen

Partner

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:

Faridul Islam

FARIDUL ISLAM

ADVOCATE

DISTRICT JUDGES COURT

BARASAT, NORTH 24 PGS

REGN. NO.-WB/1743/2011

Typed By:

R. Bibi

Neha LaserPrint /Rajarhat

Contd..P/26

R E C E I P T

The Land Owner herein has received a sum of **Rs. 1,48,00,000/-** (Rupees One Crore Forty Eight Lac) only from the Developer herein as the refundable amount on the day of execution of this indenture as per Memo below :

MEMO OF DOWN PAYMENT / REFUNDABLE AMOUNT :

DATE	MODE /CHEQUE NO.	BANK	BRANCH	AMOUNT (RS.)
08/03/24	149241	AXIS BANK	RAJARHAT BISHNU	20,00,000/-
08/03/24	149242	Do	RJT, WB, RAJAR-	10,00,000/-
08/03/24	149243	Do	HAT, KOL-700135	20,00,000/-
09/03/24	149244	Do	Do	20,00,000/-
09/03/24	149245	Do	Do	10,00,000/-
09/03/24	149246	Do	Do	20,00,000/-
09/03/24	149247	Do	Do	10,00,000/-
11/03/24	149248	Do	Do	20,00,000/-
11/03/24	149249	Do	Do	10,00,000/-
11/03/24	149250	Do	Do	8,00,000/-
Total = Rs. 1,48,00,000/-				

WITNESSES:

1. *Fazlul Islam*
Advocate
District Judges
Court, Barasat
- 2.

MACADAM LEISURE PRIVATE LIMITED

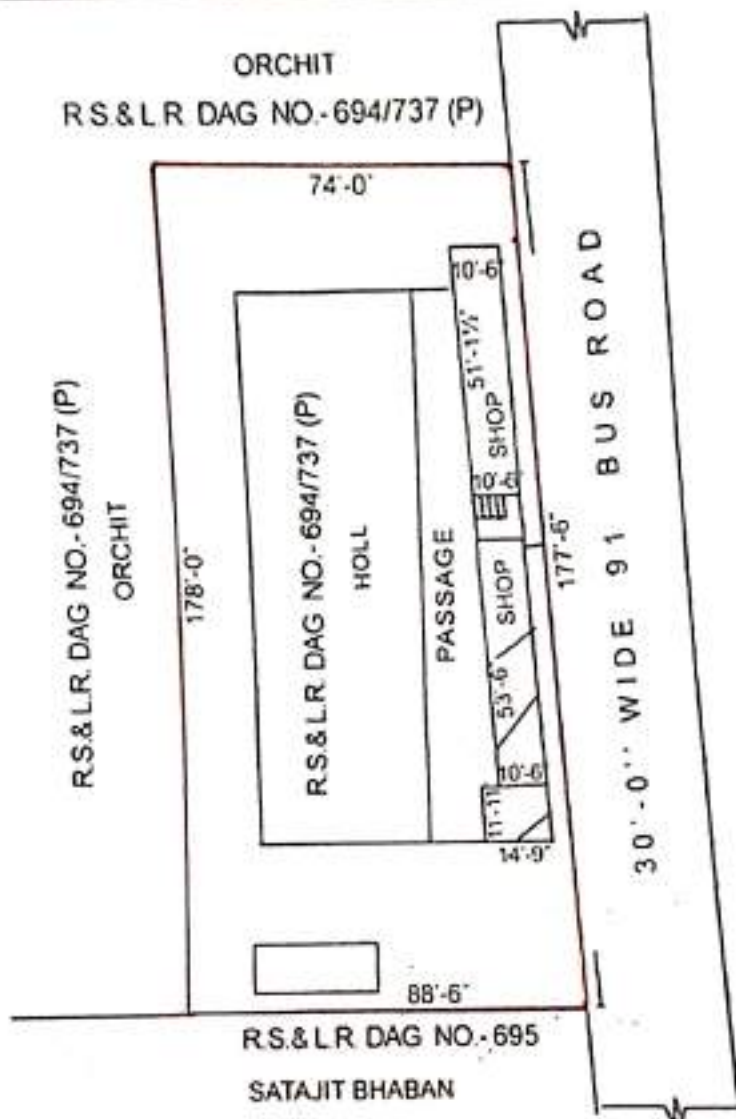
Iyoli Gupta

Director

Nozal Islam
Galaraya,
P.S. Rajarhat
Kolkata-700135

SIGNATURE OF THE LAND OWNER

SITE PLAN OF R.S.&L.R. DAG NO. - 694/737 AT MOUZA - BHATENDA, J.L. NO. - 28,
R.S. NO - 50, L.R. KHATIAN NON - 1877, 1878, 1879, 1880, 1881, P.S. - RAJARHAT, DIST. -
NORTH 24 PARGANAS. UNDER RAJARHAT - BISHNUPUR I NO. GRAM PANCHAYET.
PRESENT L.R. KHATIAN NO. 5438. SCALE = 1" =



COLOUR	REFERENCE	AREA			
		ACRE	K	CH	S.F.T
	RS&LR DAG NO.-694/737 (P)	0.3300	20	00	00

MORE OR LESS

MACADAM LEISURE PRIVATE LIMITED

Jyoti Gupta

Director

BASILICA REALTECH

Prasid Sen

Partner

BASILICA REALTECH

Adarsh Banerjee

Partner

BASILICA REALTECH

Sudhansu

Partner

BASILICA REALTECH

Namul Kumar

Partner

SIGNATURE OF LAND OWNER

SIGNATURE OF DEVELOPER

COPIED BY
10/10/19
M BISWAS
SURVEYOR
RAJARHAT

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Jyoti Gupta</i>	LH					
	RH.					

MACADAM & SONS PRIVATE LIMITED

ATTESTED :-

Jyoti Gupta

Director

 <i>Fredrick Durr</i>	LH					
	RH.					

ATTESTED :-

Fredrick Durr

 <i>Sumans</i>	LH.					
	RH.					

ATTESTED :-

Sumans

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 Udayan Biswas	LH					
	RH.					

ATTESTED :- Udayan Biswas.

 Nirmal Kumar Saini	LH					
	RH.					

ATTESTED :- Nirmal Kumar Saini

PHOTO	LH.					
	RH.					

ATTESTED :-



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



192023240415253318

GRN Details

GRN:	192023240415253318	Payment Mode:	SBI Epay
GRN Date:	07/03/2024 19:26:54	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3671324765417	BRN Date:	07/03/2024 19:27:18
Gateway Ref ID:	CHP2839674	Method:	State Bank of India NB
GRIPS Payment ID:	070320242041525330	Payment Init. Date:	07/03/2024 19:26:54
Payment Status:	Successful	Payment Ref. No:	3000617459/6/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Prasanta Samanta
Address:	Dashadrone Khelarmath kol 136
Mobile:	7003406517
Period From (dd/mm/yyyy):	07/03/2024
Period To (dd/mm/yyyy):	07/03/2024
Payment Ref ID:	3000617459/6/2024
Dept Ref ID/DRN:	3000617459/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000617459/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	3000617459/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	148021
Total				218042

IN WORDS: TWO LAKH EIGHTEEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1523-03912/2024	Date of Registration	11/03/2024
Query No / Year	1523-3000617459/2024	Office where deed is registered	
Query Date	05/03/2024 12:43:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	FARIDUL ISLAM , BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9163007800, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,48,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 5,84,65,124/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,48,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-694/737 (RS :-)	LR-5438	Commercial	Bastu	20 Katha	1/-	4,00,95,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					33Dec	1/-	400,95,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10886 Sq Ft.	1/-	1,83,70,124/-	Structure Type: Structure
Gr. Floor, Area of floor : 3629 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 3629 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 3628 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		10886 sq ft	1/-	183,70,124/-	

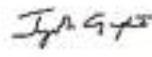
Land Lord Details :

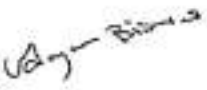
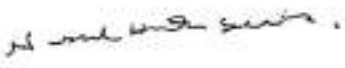
Sl No	Name,Address,Photo,Finger print and Signature
1	MACADAM LEISURE PRIVATE LIMITED , 24 CHINAR PARK, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BASILICA REALTECH ,TULIP GARDEN G-1, DASHADROME OPPOSITE SBI, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: ABxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name JYOTI KUMAR GUPTA Son of DHUNNI LAL GUPTA Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 5:13PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
	,FK-3 PRASANTA APT. 4TH FL. RISHI AURABINDA SARANI, Flat No: 4C, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx6C, Aadhaar No: 68xxxxxxxx8531 Status : Representative, Representative of : MACADAM LEISURE PRIVATE LIMITED (as DIRECTOR)			
2	Name PRASANTA SAMANTA (Presentant) Son of DHIREN SAMANTA Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 5:14PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
	,DASHADROME KHELAR MATH, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BNxxxxxx4L, Aadhaar No: 29xxxxxxxx5832 Status : Representative, Representative of : BASILICA REALTECH (as PARTNER)			

3	Name SUBHASISH DAS Son of AMRIT LAL DAS Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 5:15PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
, 110 BLOCK BREEZE PURTI AQUA 2 DASHADRONE CHEK POST, City:- , P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BAxxxxxx5H, Aadhaar No: 82xxxxxxxx4710 Status : Representative, Representative of : BASILICA REALTECH (as PARTNER)				
4	Name UDAYAN BISWAS Son of TUSHAR KANTI BISWAS Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 5:17PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
, 13/47 RAJA MANINDRA ROAD PAIKPARA, City:- , P.O:- BELGACHIA, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BSxxxxxx5G, Aadhaar No: 34xxxxxxxx1379 Status : Representative, Representative of : BASILICA REALTECH (as PARTNER)				
5	Name NURUL HUDA SEIKH Son of GOLAM KASEM SEIKH Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 5:17PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
, RAIGACHHI MUNSI PARA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx2R, Aadhaar No: 25xxxxxxxx8813 Status : Representative, Representative of : BASILICA REALTECH (as PARTNER)				

Identifier Details :

Name FARIDUL ISLAM Son of Late SAHIDUL ISLAM , BARASAT JUDGES COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	Photo  11/03/2024	Finger Print  Captured 11/03/2024	Signature  11/03/2024
Identifier Of JYOTI KUMAR GUPTA, PRASANTA SAMANTA, SUBHASISH DAS, UDAYAN BISWAS, NURUL HUDA SEIKH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MACADAM LEISURE PRIVATE LIMITED	BASILICA REALTECH-33 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MACADAM LEISURE PRIVATE LIMITED	BASILICA REALTECH-10886.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, JI No: 28, Pin Code : 700135

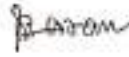
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 894/737, LR Khatian No:- 5438	Owner:মাকাদাম লেসিউর প্রাইভেট লিমিটেড, Gurdian:ডায়েরি , Address:শিমলা , Classification:কর. Area:0.33000000 Acre,	MACADAM LEISURE PRIVATE LIMITED



On 06-03-2024

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 5,84,65,124/-


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

On 11-03-2024

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.

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

Presented for registration at 14:17 hrs on 11-03-2024, at the Office of the A.D.S.R. RAJARHAT by PRASANTA SAMANTA .

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

Execution is admitted on 11-03-2024 by JYOTI KUMAR GUPTA, DIRECTOR, MACADAM LEISURE PRIVATE LIMITED (Private Limited Company), 24 CHINAR PARK, City:-, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by FARIDUL ISLAM, ., Son of Late SAHIDUL ISLAM, ., BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Execution is admitted on 11-03-2024 by PRASANTA SAMANTA, PARTNER, BASILICA REALTECH (Partnership Firm), TULIP GARDEN G-1, DASHADRON OPPPOSITE SBI, City:-, P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by FARIDUL ISLAM, ., Son of Late SAHIDUL ISLAM, ., BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Execution is admitted on 11-03-2024 by SUBHASISH DAS, PARTNER, BASILICA REALTECH (Partnership Firm), TULIP GARDEN G-1, DASHADRON OPPPOSITE SBI, City:-, P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by FARIDUL ISLAM, ., Son of Late SAHIDUL ISLAM, ., BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Execution is admitted on 11-03-2024 by UDAYAN BISWAS, PARTNER, BASILICA REALTECH (Partnership Firm), TULIP GARDEN G-1, DASHADRON OPPPOSITE SBI, City:-, P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by FARIDUL ISLAM, ., Son of Late SAHIDUL ISLAM, ., BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Execution is admitted on 11-03-2024 by NURUL HUDA SEIKH, PARTNER, BASILICA REALTECH (Partnership Firm), TULIP GARDEN G-1, DASHADRON OPPPOSITE SBI, City:-, P.O:- R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by FARIDUL ISLAM, ., Son of Late SAHIDUL ISLAM, ., BARASAT JUDGES COURT, P.O: BARASAT, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,48,021.00/- (B = Rs 1,48,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,48,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 07/03/2024 7:27PM with Govt. Ref. No: 192023240415253318 on 07-03-2024, Amount Rs: 1,48,021/-,

Bank: SBI EPay (SBIEPay), Ref. No. 3671324765417 on 07-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1062, Amount: Rs.5,000.00/-, Date of Purchase: 07/03/2024, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/03/2024 7:27PM with Govt. Ref. No: 192023240415253318 on 07-03-2024, Amount Rs: 70,021/-, Bank: SBI EPay (SBlePay), Ref. No. 3671324765417 on 07-03-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 127995 to 128032
being No 152303912 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.03.12 15:01:22 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 12/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.