DEVELOPMENT AGREEMENT

DATED

04TH DAY OF APRIL, 2022.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB REGISTRAR III, AT ALIPORE.

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BEING NO. 160305203 FOR THE YEAR 2022.

BY

SRI ARINDAM BHATTACHARYA.

... *LAND OWNER.*

AND

SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED.

... *DEVELOPER.*

APAJIT ROY / PORSHIYA DEB, ADVOCATES 9830882206

05350/22 J- 5208/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

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INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL U 647349

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

District Sub-Registrar-II
Alipore, South 24-parganas

04 APR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 04TH DAY OF APRIL, 2022 (TWO THOUSAND AND TWENTY TWO) A.D.

BETWEEN

SRI ARINDAM BHATTACHARYA (PAN AFUPB 5846 C) (AADHAAR 7638 9043 8272), son of Sri Debaprasad Bhattacharya, by religion Hindu, by nationality Indian, by occupation Business and residing at Flat No. S-1, 15B, Indian Mirror Street, Police Station – Taltala, Kolkata 700013, hereinafter jointly called and referred to as the LAND OWNERS (which term or expression shall unless excluded by or repugnant to the context shall mean & include their and each of their heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED (PAN : AAQCS 4663 J) (CIN : U452010R 2010PT C012188), a Private Limited Company, incorporated under the Companies Act, 1956, having it's registered Office at Flat No. 103/104, B – Block, Bharati Tower, Forest Park, Bhubaneswar – 751009, Orissa, India and also carrying on it's business at Bhattacharyapara, Rathbati, Post Office – Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District : South 24 Parganas, represented by it's Directors SRI DEBAPRASAD BHATTACHARYA (PAN : ADNPB 0347 F) (AADHAAR No. : 3419 3762 1709), son of Late Shibaram Bhattacharya, by religion Hindu, by nationality Indian, by occupation Business and residing at Bhattacharyapara, Rathbari, Post Office – Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District : South 24 Parganas, hereinafter called and referred to as the DEVELOPER (which term or expression unless excluded by or repugnant to the context shall mean and include the successors-in-office, legal representatives, administrators, executors and assignees) of the SECOND PART.

WHEREAS the Land Owners have agreed to authorize and entrust the Developer herein-named to construct a multi storied building on the said land property more fully and particularly described in the FIRST SCHEDULE, according to the Plan, which will be

sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality and as per the following terms and conditions on which both the Parties have mutually agreed.

AND WHEREAS in this agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning:-

DEFINITION

I} The "FIRST PART" shall mean and include the OWNER of the Land Property, which is more fully mentioned under the First Schedule hereunder written and their respective heirs and successors, representatives, legal representatives, executors and assigns.

II} The "SECOND PART" shall mean and include the "DEVELOPER" and its Proprietor's heirs, successors-in-office, representatives, legal representatives, executors and assigns.

III} The said "PROPERTY OR LAND" shall mean ALL THAT the piece and parcel of Homestead Land, measuring about 03 (Three) Cottahs 14 (Fourteen) Chittacks and 10 (Ten) Sq. Ft. and the not possessable land is 03 (Three) Cottahs 07 (Seven) Chittacks and 08 (Eight) Sq. Ft., along with a Tile Shed Structure measuring about 100 (One Hundred) Sq.Ft., standing thereon, lying and situate at District: South 24 Parganas, Police Station Narendrapur (previously, Sonarpur), Additional District Sub Registrar Office at Garia (previously Sonarpur), Pargana Magura, Mouza Boral, appertaining to the R.S. Khatian No. 213, corresponding to L.R. Khatian No. 2828, comprising R.S. Dag No. 647, corresponding to the L.R. Dag No. 859, within the jurisdiction of the Rajpur Sonarpur Municipality, Ward No. 34, being Holding No. 405, Boral A and Kolkata 700154.

IV} "PROPOSED BUILDING" shall mean a G + Three storied building / type, which is going to be constructed, on the said premises mentioned above, as per the Building Plan which has already been to be sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality vide Approved Plan No. 73/CB/34/45 dated 01.10.2020.

V} "THE PLAN" shall mean the said Building Plan, which has already been sanctioned from the Competent Authority of The Rajpur Sonarpur Municipality, for the purpose of

construction of a Multi Storied Building over the land and shall include any amendments and modifications thereof.

VI} "THE ARCHITECT" shall mean any duly qualified person or persons firm or firms having proper License to undertake construction work to be appointed by the Developer Concern for construction of the said Building in the said premises as per the Building Plan, to be sanctioned by The Rajpur Sonarpur Municipality.

VII} "THE SALEABLE AREA" shall mean the space in the said proposed Building available for independent use and occupation including common portions and/ or common facilities (i.e. super built-up area).

BUILT – UP AREA shall mean Flat Area (including Partition Wall) along with proportionate share of the Staircase and Stair landing.

SUPER BUILT – UP AREA shall mean Built – Up Area along with Common areas and facilities.

VIII} "LAND OWNERS' ALLOCATION" shall mean, in exchange of his land, the Land Owner / First Party will be provided from the Constructed area out of the residential Portion only and the Land Owner shall not take any Car Parking Spaces from the Ground Floor, on the basis of the Building Plan as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality, i.e.,

- One self – sufficient residential Flat, Being No. 1B, on the South – Eastern side of the First Floor, measuring about 793 (Seven Hundred and Ninety Three) Sq. Ft. Super Built – Up Area ;
- One self – sufficient residential Flat, Being No. 1A, on the South – Western side of the First Floor, measuring about 721 (Seven Hundred and Twenty One) Sq. Ft. Super Built – Up Area AND
- One self – sufficient residential Flat, Being No. 2C, on the Northern side of the Second Floor, measuring about 480 (Four Hundred and Eighty) Sq. Ft. Super Built – Up Area –

– TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the

Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

IX} "DEVELOPER'S ALLOCATION" shall mean the remaining residential construction area along with the entire Car Parking Spaces, to be constructed, out of the proposed Multi Storied Building, on the basis of the Building Plan, as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality

– TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

X} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase – cum – landing, equipment and accessories for common use and enjoyment.

XI} "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owners' and Developer's shares respectively in the land, on the basis of the respective allocation.

DETAILS OF THE TITLE OF THE LAND

WHEREAS one Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya and Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya were the joint and absolute owners of the Schedule 'A' mentioned property with some various of other properties.

AND WHEREAS during their joint, absolute and peaceful possession and enjoyment of the Schedule 'A' mentioned property with some various other properties, the said Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, executed his last Will & Testament in respect of his 1/3rd share in the entire property and bequeathed his entire 1/3rd share to Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Sambhunath

Chakraborty Bhattacharya alias Sambhunath Bhattacharya and Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya.

Subsequently, the said Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, died and the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya and Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya, became the joint and absolute owners in respect of the 1/3rd share of the entire properties of the said Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya and Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya.

During their such joint, absolute and peaceful possession and enjoyment of the above mentioned property the said Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya died intestate, leaving behind his mother Indu Bala Debi, his wife Anima Debi and only daughter Anjali Bhattacharya, to succeed and / or inherit the property as left by the said Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya.

AND WHEREAS the said Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya died intestate unmarried, leaving behind his only living brother Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya, to succeed and / or inherit the property as left by his brother, namely Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya.

AND WHEREAS after the death of the said Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya, the said Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya become the sole and absolute owner of the 2/3rd share in the said entire property.

AND WHEREAS during his sole, absolute and peaceful possession and enjoyment of the said property, the said Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya executed his last Will & Testament in respect of his 2/3rd share in the entire property and bequeathed his entire 2/3rd share to Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya and Anima Debi wife of Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya.

Subsequently, the said Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya, died and the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya and Anima Debi wife of Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya, became the joint and absolute owners in respect of the 2/3rd share of the entire properties of the said Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya and Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya.

Thereafter, by virtue of the above two Wills, the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya and Anima Debi wife of Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya and by virtue of inheritance the mother namely Indu Bala Debi and only daughter namely Anjali Bhattacharya of Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya, became the joint and absolute owners in respect of the Schedule 'A' mentioned property along with various other properties and started to possess and enjoy the said property without any disturbance and hindrance from anybody.

AND WHEREAS the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Lakshmi

Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya, Anima Debi, Indu Bala Debi and Anjali Bhattacharya, for better use and enjoyment of their Schedule 'A' as well as for various other properties and to avoid future complications, partitioned their property by metes and bounds, by virtue of execution of a Bengali Deed of Partition dated 22.05.1984. The said Deed has been registered at the office of the District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 30, from 367 to 375 and Being No. 6650 for the year 1984.

In this context, it is to be mentioned here that one of the Party to the said Deed of Partition dated 22.05.1984, i.e. the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya's allotment or share of the property was actually allotted in the names of Debaprasad Bhattacharya, Rama Prasad Bhattacharya, Hara Prasad Bhattacharya and Joy Bhattacharya (all sons of the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya).

AND WHEREAS by virtue of execution of the above mentioned Deed of Partition, the said Debaprasad Bhattacharya, Rama Prasad Bhattacharya, Hara Prasad Bhattacharya and Joy Bhattacharya (all sons of the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya), jointly was allotted with ALL THAT the piece and parcel of land, measuring about 10 (Ten) Cottahs 04 (Four) Chittacks {wherein 07 (Seven) Cottahs 07 (Seven) Chittacks 36 (Thirty Six) Sq. Ft. of land is under R.S. Khatian No. 213, comprising R.S. Dag No. 647 and 02 (Two) Cottahs 12 (Twelve) Chittacks 09 (Nine) Sq. Ft. of land is under R.S. Khatian No. 215, comprising R.S. Dag No. 648}, along with a temporary shed structure measuring about 1000 (One Thousand) Sq. Ft. standing thereon, lying and situate at District : South 24 Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Mouza Boral, under the jurisdiction of the Rajpur Sonarpur Municipality, Ward No. 34 and various of other land as morefully mentioned in the said Deed of Partition dated 22.05.1984 and started to possess and enjoy the same solely and absolutely and without any disturbance and/or hindrance from anybody.

AND WHEREAS during their such joint, absolute and peaceful possession and enjoyment of the above mentioned property as well as above mentioned property, the said Rama Prasad Bhattacharya, Hara Prasad Bhattacharya and Joy Bhattacharya gifted and / or transferred the undivided and unpartitioned 3/4th share of the above mentioned property to and in favour of their one of the brothers namely Debaprasad Bhattacharya (who was the owner of 1/4th share in the above mentioned property), by virtue of execution of a Deed of Gift dated 16.06.2010. The said Deed has been registered at the office of the District Sub – Registrar IV, at Alipore and recorded in Book No. I, CD Volume No. 16, from 4505 to 4520 Pages and Being No. 04689 for the year 2010.

AND WHEREAS on and from the date of execution of the above mentioned Deed of Gift, the said Debaprasad Bhattacharya, started to possess and enjoy the said above mentioned property solely and absolutely and without any disturbance and / or hindrance from anybody.

AND WHEREAS during his such sole, absolute and peaceful possession and enjoyment of the said property, the said Debaprasad Bhattacharya gifted and / or bestowed and / or transferred ALL THAT the piece and parcel of land, measuring about 03 (Three) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Sq. Ft., along with a temporary shed structure measuring about 100 (One Hundred) Sq. Ft. is standing thereon, under the R.S. Khatian No. 213, corresponding to the L.R. Khatian No. 1976, comprising R.S. Dag No. 647, corresponding L.R. Dag No. 859, District : South 24 Parganas, Police Station Sonarpur, Additional District Sub – Registrar Office at Sonarpur, Pargana Magura, Mouza Boral, under the jurisdiction of the Rajpur Sonarpur Municipality, Ward No. 34, out of his entire land property, to and in favour of his son namely Arindam Bhattacharya. The said Deed has been registered at the Office of the District Sub Registrar IV, at Alipore and recorded in Book No. I, Volume No. 1604 – 2015, from 73643 to 73662 Pages and Being No. 160406839 for the year 2015.

AND WHEREAS on and from the date of execution and registration of the above mentioned Deed of Gift, the said Arindam Bhattacharya, started to possess and

enjoy the said above mentioned property solely and absolutely and without any disturbance and / or hindrance from anybody and thereafter mutated his name in the books and records of the Competent Authority of the Rajpur Sonarpur Municipality and the said property has started to be known and numbered as the Holding No. 405, Boral 'A', Kolkata – 700154 and also mutated his name in the books and records of the Competent Authority of the B.L. & L.R.O. and he has been allotted with separate Khatian No. i.e. L.R. Khatian No. 2828.

AND WHEREAS on and from the date of execution and registration of the said Deed of Gift, the said Arindam Bhattacharya have become the sole and absolute Owner and Possessor of the above mentioned property and thereby started to possess and enjoy the said property jointly and absolutely and without any disturbances from anybody.

During their such sole, absolute and peaceful possession and enjoyment of the said property, the said Arindam Bhattacharya being the Land Owner herein-named, for the purpose of better utilization of the property and to gain something more out of their property, have mutually decided to raise a multi – storied building there on their Schedule mentioned land property, but not having so much fund, man power and set-up, time to endeavor, as also with the intention to materialize his desire through a Developer, he has decided to entrust the above-named SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED, represented by its one of the Directors namely SRI DEBAPRASAD BHATTACHARYA, to raise a G + Three storied building there on his First Schedule mentioned land property, under some specific terms and conditions.

Finding the project a viable one, the said Developer has agreed to take charge of the project, under some settled terms and conditions as mentioned herein.

TITLE ENTITLEMENT AND COVENANTS THEREOF:-

a. The Land Owner does hereby declare that he has absolutely seized and possessed of the said premises, as enumerated under the FIRST SCHEDULE herein, without having any claim, right, title or interest of any person thereto and the said property is absolutely free from all charges, liens, demands, suits, requisitions/ acquisitions etc. and the Land Owner

have good right, title, interest and power to enter into this Agreement with the Developer for the purpose contained in these presents.

b. The Land Owner hereby further undertake that the Developer shall be entitled to construct and complete the proposed building in the said Premises, more fully described in the First Schedule hereunder as per the Building Plan, to be sanctioned by The Rajpur Sonarpur Municipality.

c. The Land Owners further covenants that there is no excess vacant land within the meaning of Urban land (Ceiling & Regulation) Act. 1976.

d. The Developer is entering into this Agreement, on the basis of the representation made by the Land Owner that he is the absolute owner of the said property having indefeasible right and title of premises thereunto.

EXCAVATION, DEVELOPMENT AND COVENANTS THEREOF:-

i) After execution and registration of instant Agreement, the Land Owner shall put the Developer into Joint possession with him in the said premises and the Land Owner do hereby authorize the Developer for development, and construction of the proposed building for residential purpose contemplated these presents and after completion of the proposed building, as per the Sanctioned Building Plan, the Developer will deliver the possession to the Land Owner of his allocation by issuing Letter of Possession more-fully stated in the Second Schedule herein below and the Developer will be free from the obligation after handing over the Owner's Allocation to the Owner.

ii) The Developer herein may enter into any Construction Agreement unto any person, organization or firm for development of this property.

iii) The debris, which will be realized by demolishing the existing structure, will be realized exclusively by the Developer and the Developer shall not provide any shifting charges to the Land Owners herein jointly till the date of handing over the Land Owner's Allocation to the Land Owner.

iv) The Developer hereby undertakes to complete the construction of the proposed building in accordance with the Sanctioned Plan, by the authorities consisting of Flats, Car

Parking Spaces and common portions etc. at the costs of the Developer and/or at the cost of the proposed buyers by taking advance from them against respective Agreement for Sale.

v) After completion of construction, the Developer shall be entitled to complete the sale of the Flats, Car Parking, etc., to the intending Purchaser / s out of it's allocation, together with proportionate share in the land of the said premises by virtue of Registered Deed of Conveyance to be executed by the Land Owner herein through the Developer, being his Constituted Attorney, in favour of the intending Purchaser/s to be confirmed by the Developer herein. It is to be mentioned here that the Land Owner herein will be under strict obligation to take the delivery of the possession of his Allocation within 30 (Thirty) days from the date of intimation, to be made by the Developer.

vi) The Developer, through the Land Owner, has availed the Building Plan with its modification and / or alteration from The Rajpur Sonarpur Municipality in the name of the Land Owner for completing construction of the said proposed building at the said premises expeditiously and without any delay with due consent and prior approval from the Land Owner and the Architect herein and all expenses thereto has been borne by the Developer.

vii) The Developer will be under the obligation to raise the construction of the proposed building, as per the Building Plan, as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality, but during the process of construction, if the Developer will make any deviation, addition and/or alteration, subject to the approval of the Engineer and/or Architect, engaged for the Project and the same must be approved and/or regularized by the Competent Authority of The Rajpur Sonarpur Municipality, at the costs and responsibilities of the Developer and the Developer will remain positively liable to avail the required Completion Certificate from the Competent Authority of The Rajpur Sonarpur Municipality at its' own costs, after completion of the construction of the proposed building.

viii) The Land Owners and the Developer shall abide by all the terms and conditions contained herein and the Rules and Regulations of the Authorities concerned for its implementation as the case may be and shall attend to answer them.

ix) Any outstanding payment of rents, rates and taxes etc. before the Competent Authority of The Rajpur Sonarpur Municipality and B.L. & L.R.O. will be the responsibility of the Developer and the responsibility of regularization of the property in respect of The Rajpur Sonarpur Municipality and the Land Owners shall assist in all respect towards the same.

x) The Developer will be at liberty to put its' name anywhere in the property by fixing board or by any other method for the purpose of advertisement or to bring the notice of the General Public about the construction and the Land Owner and / or his nominee or nominees will never obstruct in that case, unless the same in any way hurts anybody's interest.

xi) That the Land Owners shall have full right and liberty to inspect all the building materials, sanitary goods, electrical fittings and fixtures, etc. which are to be used for construction of the proposed building.

PROPOSED CONSTRUCTION AND COVENANTS THEREOF:

i) After execution of this Agreement the Developer shall construct the said proposed building in workmanship like manner in accordance with the Building Plan, to be sanctioned by The Rajpur Sonarpur Municipality with standard building materials and facilities and in conformity with the Building Rules.

ii) Barring *force majeure* and / or circumstances beyond its control i.e. flood, earthquake, cancellation of plan, delay in availability of building materials under quota, strike, change in Government policies, any legal or other litigation, the Developer will complete the construction of the said proposed building in the said premises expeditiously within 36 (Thirty Six) calendar months from the date of execution and registration of the Development Agreement and Development Power of Attorney, failing which the time for completion of the Building may be extended for a further 06 (Six) months.

iii) The Certification of the Architect so appointed in respect of the quality of the material used in the said building shall be final and binding to the Land Owners as well as

the Developer subject to the further inspection of the concerned authority of The Rajpur Sonarpur Municipality.

CONSIDERATION AND COVENANTS THEREOF:

i) All costs of construction as to be so incurred by the Developer on behalf of the Land Owners shall be deemed to be the payment made by the Land Owners towards the consideration for the permission given by the Land Owners to utilize their land for construction of the proposed building and for the cost of the construction of the Land Owners' allocation in the said proposed building in its habitable conditions and upon making all arrangements to put the Land Owners in occupation in their allocated portion together with proportionate share in the land and the common areas and facilities available in the said proposed Building and the Certificate of the Architect so appointed regarding the completion thereof shall be final and binding upon the parties hereto.

ii) For the part of the Developer's Allocation as aforesaid in the said proposed building, the Developer shall be entitled to charge a remuneration out of costs for construction to be collected from the proposed buyers of the entire saleable area out of it's allocation in the proposed building to be constructed by the Developer at its own costs and / or at the expenses of the proposed buyers or expected buyers of the flats, garages, spaces, etc., and the Land Owners shall not interfere with the Developer's fixing any rate for construction of the proposed flats, garages, spaces, etc., within their allocated portion to the respective Purchaser/s of the said flats and spaces and also shall not be entitled to claim any portion thereof.

iii) That all the expenses in respect of searching and investigation of title of the said premises, documentation, execution and registration thereof shall be borne and paid by the Developer solely.

COMMON FACILITIES AND LIABILITIES AND COVENANTS THEREOF.

i) After the execution of this Agreement all taxes and other outgoings in respect of the said properties shall be paid and borne by the Developer and there after the Developer shall be liable to pay in proportion for the undelivered and unsold flats out of it's allocation.

ii) As and from the date of handing over the physical possession of the Land Owners' Allocation of the flats, etc., to the Land Owners, the Land Owners shall be responsible to pay and bear all rates, taxes, service charges etc., for the common facilities / portions of their allocated portion in the proposed building proportionately and for flats wholly and for the saleable space, under the Allocation of the Developer, as kept by the Developer, the Developer shall be liable for payment of the same in the above manner.

COMMON USE AND ENJOYMENT AND COVENANTS THEREOF:

The Developer herein on transfer of all the flats to the proposed buyers or to any other occupier shall cause to form a Society, making the Owners and the Occupiers of the flats and all the prospective buyers, members thereof for maintenance and management of the proposed building, common portions thereof etc., and the Land Owners herein shall not object to that.

IT IS FURTHER DECLARED AND AGREED BY AND BETWEEN THE PARTIES HEREIN :

i) The Developer after examination of all documents, which are produced before them, title of the Land Owner and being fully satisfied with the marketable title has entered into this agreement.

ii) That the Land Owner and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a Partnership between the Developer and the Land Owners nor shall be the Developer and the Owners in any manner constitute as an association of persons and each party shall keep the other indemnified from and against the same.

iii) After execution of this Agreement, the Developer shall be entitled to enter into agreement for sale of self-contained flats and garage or any portion of the proposed

building out of the Developer's allocation except the Owners' allocation, with any prospective buyer or buyers and the Developer shall also be entitled to receive money as advance and/or part payment of the consideration for the sale of any flat or any portion thereof at the Developer's price at it's own risk and responsibility.

iv) The Developer will be under the obligation to put the Land Owners into the possession of the Allocation of the Land Owners in full complete condition of the building and the Developer is entitled to put any Third Party / Purchaser / s into the possession, in respect of the Developer's Allocation and/or any part thereof or execute and make the same registered any type of Deed of Transfer (including Deed of Sale) to and in favour of any intending Purchaser/s, but during the process of construction, the Developer will become entitled to enter into any Agreement for Sale with any intending Purchaser /s in respect of the Developer's Allocation and/or any part thereof and may receive the consideration amount and/or any portion thereof from the intending Purchaser/s at the risk and responsibility of the Developer.

v) The Land Owner shall at the request of the Developer, execute and register with the Competent Authority the required General Power of Attorney, in favour of the Developer, on the strength of which the Developer will become eligible to execute the required Deed or Deeds of Sale of any flat/s or any portion of the said building from the Developer's allocation to every intending or prospective buyer or buyers, on behalf of the Owner and the Developer shall join the said Deed as Developer / Confirming Party.

vi) The Developer shall have absolute right to sell, lease or utilize the entire portion of the said proposed building except the Owners' allocation in lieu of and/or as and by way of cost of construction along with the remuneration of the Developer for the construction of the building, described in the Third Schedule only and the said Developer shall be liable to pay all taxes and outgoings including Income tax thereof for its' transfers and/or assignments.

vii) The Land Owners shall not claim any part of the consideration as may be mentioned in the proposed Deed of Sale in respect of the Developer's allocation to be executed by the Land Owners and the Developer, in favour of any buyer of any flat or any portion thereof

together with proportionate share or interest in the land and the Developer shall be entitled to appropriate the entire sale proceeds of the said sale.

viii) The consideration money which will be mentioned in the Deed of Sale executed by the Owners, through their constituted Attorney, in favour of the buyer and/or transferee out of the Developer's allocation or any portion thereof, shall not be treated or considered under any circumstances as income of the Land Owners and the Land Owner shall not be liable to pay any tax in respect of the said money. Subject to the aforesaid, the Land Owner and/or his constituted Attorney shall be liable to execute the Deed of Conveyance for transfer in favour of the prospective buyer or buyers the proportionate share or Interest in the land only.

ix) The Developer shall not be entitled to claim any money from the Land Owners for the construction of the said building and also for Land Owners allocation.

x) The Land Owners do hereby authorize and fully empower the Developer to prepare and to do all acts deeds and things which will be necessary to be done by the Land Owner for construction of the building, upon the land described in the First Schedule hereunder written pursuant to this Agreement only and in that respect the Land Owner shall execute and register the necessary Development Power of Attorney in favour of the Developer to do all the acts, deeds and things in respect of the disposal and execution of the Deeds by the Developer for and on behalf of the Land Owner, as his Attorney, but the right and power of disposal and execution of the Deed./ s will be in respect of the Developer's Allocation only.

xi) If any dispute or differences arises between the parties for the implementation of the terms of this agreement or regarding the interpretation of the language of this Agreement or in respect of any of the terms of this Agreement, both the parties shall refer the same to any Arbitrator, the parties hereto both do hereby nominate *in consensus*, whose decision in resolving the matter in dispute shall be binding upon the parties hereto and each of them undertake to abide themselves by such decision and all dispute between the parties herein shall be governed by the Arbitration and Conciliation Act, 1996.

xii) In case of natural calamity or change of the law or any unforeseen circumstances, not for any act or negligence arising out of the works of the Developer, if the construction of the building will not be completed within the stipulated time or the construction is delayed the time will be extended by the parties on mutually agreed terms as aforesaid.

xiii) The Land Owner does hereby give license and permission to the Developer and/or their representative/s, to enter upon the said property described in the Schedule written below or any part thereof as aforesaid with full right and authority to commence, carry on and complete the said construction work thereon in accordance with the permission herein given.

xiv) The Land Owner or his appointed or nominated person/s will be under the obligation to sign and execute from time to time the papers and the necessary applications for layouts, sub-division, construction of the building for the approval by The Rajpur Sonarpur Municipality or other Authorities but all the costs, charges and expenses including the charges for Architect in this connection shall be borne and paid by the Developer and it shall hereby indemnify and keep indemnified the Land Owner from and against all the actions, suits, proceedings, fines, penalties, fees and all costs, expenses, charges and damages incurred and/or suffered by the Land Owner.

xv) If necessary, the Land Owner or his nominated or constituted person/s will be under the obligation to sign all the application or papers for seeking necessary permission and sanction by the Competent Authority of the State Govt. under the provisions of the Urban Land (Ceiling and Regulation) Act, of 1976 for the transfer of the said property described in the Schedule hereunder written either by one Deed or as many deeds as required in favour of the Competent Person. However, it will be the responsibility of the Developer to file application and/or applications with the Concerned Authorities and pursue the said application/s and obtain the said permission of the State Government and/or Competent Authority at its own costs, expenses, charges and risks.

xvi) The Land Owner have not agreed, committed or constructed or entered into any Agreement including Agreement for Sale or Lease in respect of the said property with any

other Firm or company other than this Developer and that they have not created any mortgage, charge or any other encumbrances of the said property as mentioned herein.

xvii) The Land Owner have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.

xviii) The Land Owner have not received any notice from the Government nor from any local body or authority or body nor has any type of notice been served upon any of them.

xix) Simultaneously with the execution of this Agreement the Land Owner shall deliver all the original documents relating to the right, title, interest and possession of his in the said property and the Developer will grant proper receipt to that effect and the Land Owners undertake to hand-over all such other original documents to the Developer.

xx) The Developer and it's men, agents, engineers, architects, masons, labours, contractors will have free access at the said premises and will take all necessary steps/actions required for implementation of the project by construction of Building on the said property, inviting buyers by putting on banners and advertisement in respect of its allotted portion and also by publication in the paper and the Land Owner will not raise any objection or put any question or ask anything for the same if not prejudiced in any way.

xxi) The amount realized by the sale proceeds of the Developer's allocation along with the proportionate land interest and common rights and facilities will be considered as consideration money and will get adjusted against the cost of construction of the building and also remuneration for preparation of plans, costs and fees for sanction of the same and other miscellaneous expenses incurred by the Developer (i.e. the same will be adjusted against it's account).

xxii) In case of death of any of the Parties under this Agreement the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be bound to regard and fulfill the terms and conditions set-forth in the instant Agreement.

xxiii) The Developer shall indemnify and keep indemnified the Land Owners against all losses, damages, costs, charges and expenses that will be incurred by or suffered by the Land Owners arising out of any breach of any of these terms or any law, rules or

regulations or due to accident or any mishap during construction and vice-versa will happen due to any claim made by any Third Party in respect of the title or possession of the property or otherwise howsoever.

xxiv) The Developer shall be entitled to enter into separate contracts in it's own name with building contractors, architect and others for carrying out the said constructional work at it's own risk and costs.

xxv) If any accident or mishaps occurs during the construction of the building, the Developer shall be solely liable for the same and in any circumstances, the Land Owner shall not have any liability.

xxvi) If any Supplementary Agreement will be executed subsequently (in connection with this Agreement or with this Project) then that must be considered as the part and parcel of the instant Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND PROPERTY)

ALL THAT the piece and parcel of Homestead Land, measuring about 03 (Three) Cottahs 14 (Fourteen) Chittacks and 10 (Ten) Sq. Ft. and the net possessable land is 03 (Three) Cottahs 07 (Seven) Chittacks and 08 (Eight) Sq. Ft., along with a Tile Shed Structure measuring about 100 (One Hundred) Sq.Ft., standing thereon, lying and situate at District: South 24 Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub Registrar Office at Garia (previously Sonarpur), Pargana Magura, Mouza Boral, appertaining to the R.S. Khatian No. 213, corresponding to L.R. Khatian No. 2828, comprising R.S. Dag No. 647, corresponding to the L.R. Dag No. 859, within the jurisdiction of the Rajpur Sonarpur Municipality, Ward No. 34, being Holding No. 405, Boral A and Kolkata 700154.

The property is butted and bounded by :

ON THE NORTH	: Property under R.S. Dag No. 647 (P);
ON THE SOUTH	: 12' – 0" Feet wide Common Passage and Property under R.S. Dag No. 647 (P);
ON THE EAST	: Property under R.S. Dag No. 647 (P);
ON THE WEST	: Property under R.S. Dag No. 641 (P).

THE SECOND SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE LAND OWNER'S ALLOCATION)

The LAND OWNER'S ALLOCATION shall mean, in exchange of his land, the Land Owner / First Party will be provided from the Constructed area out of the residential Portion only and the Land Owner shall not take any Car Parking Spaces from the Ground Floor, on the basis of the Building Plan as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality, i.e.,

- One self – sufficient residential Flat, Being No. 1B, on the South – Eastern side of the First Floor, measuring about 793 (Seven Hundred and Ninety Three) Sq. Ft. Super Built – Up Area ;
- One self – sufficient residential Flat, Being No. 1A, on the South – Western side of the First Floor, measuring about 721 (Seven Hundred and Twenty One) Sq. Ft. Super Built – Up Area AND
- One self – sufficient residential Flat, Being No. 2C, on the Northern side of the Second Floor, measuring about 480 (Four Hundred and Eighty) Sq. Ft. Super Built – Up Area –

– TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE DEVELOPERS' ALLOCATION)

The "DEVELOPER'S ALLOCATION" shall mean the remaining residential construction area along with the entire Car Parking Spaces, to be constructed, out of the proposed Multi Storied Building, on the basis of the Building Plan, as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(PARTICULARS OF THE COMMON AREAS)

1. Boundary walls, parapet walls, common drain, sewerage system, roof and common spaces.
2. Common Staircase.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter and Pump motor.
5. Main entrance gate from public-road to the said proposed building.
6. Entrance passage of the building to be the common entrance from Public Road to proposed building.
7. Water connection pipe lines.
8. Common egress and ingress to the other parts of the said proposed building.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(GENERAL SPECIFICATION)

STRUCTURE: The structure will be a R.C.C. Structure made up with all types of standard materials.

WALLS: All the inner & outer walls would be made up with bricks and composition of medium course sand and good quality cement as available in the market. The thickness of exterior walls will be 8" and the thickness of the inner walls will be 3" and the thickness of the common walls will be 5".

FLOORING: All the floors (i.e. of rooms, verandah, kitchen & bathroom) will be made by Marbles of 2'x2' / Vitrified Tiles, Dining cum Drawing with white 2'x2' Marble slab / Vitrified Tiles and the Staircases landing will made by Marble and 4" Skirting.

KITCHEN: Kitchen will be provided with 2'x2' Marble Slab / Vitrified Tiles on Floor and dado finish with Glazed Tiles up to 2'-6" from Black Stone Cooking Top and one Black Stone Sink will be provided therein and 2 tap connections will be therein kitchen.

BATHROOM: In all the Toilets and W.C. 2'x2' Marble slab / Vitrified Tiles floor and Dado finish with white glaze tiles of 8"x12" up to the level of 5" height from the floor as per the height from the lowest level of the floor top of the Bathroom. All the Bathrooms will be provided with Western Style White coloured Commode (European) types P with low down P.V.C Shower, white colour 12"-18" basin would be provided in living cum dining room with one towel ring of aluminium.

DOORS: All the doors of each of the flats will be Flush Door having wooden frame of Sal wood. The Bathroom will be provided with PVC type door. The Kitchen Shall be open with Dining Room. One Collapsible Gate will be provided in the Main Entrance of the Building.

WINDOWS: All the windows will be so called alluminium sliding window with open pans having the pans fitted with glass. All the windows will be covered by painted M.S. Ornamental Grill.

WALL FINISH: Inside walls will be plaster of Paris finishing and outside walls will be finished with Cement based paints (Snowcem).

ELECTRICAL FITTINGS & FIXTURES : Each of the Bed & Dining rooms will be provided with 02 numbers of Light points, 01 number of fan point and 01 number of 5 Amp. Plug point; the kitchen will be provided with 01 light point and 01 exhaust fan point

and one 15 amp. Plug point and the bathrooms will be provided with 01 light point and 01 exhaust fan point and one Geyser Point will be provided and with one 15 amp. Plug point. The responsibility for installation of the main / common Electric Meter will be with the Developer i.e. the Second party herein but, the cost of the same shall be proportionately share / borne by the Occupiers / purchasers / Land Owner proportionately.

STAIR: The flooring of the stair case and landings will be finished with Marble having M.S. Grill guard and the walls of the stair case will be finished with Plaster of Paris.

STAIR HEADROOM: The walls of the stair head room will be brick built with lime wash or similar colour wash finishing and having R.C.C. roof, the top of which will be finished with net cement.

OVERHEAD TANK: The overhead tank will be of P.V.C. made of any recognized company available in the market like Sintex, Patton etc.

RESERVOIR: The underground reservoir will be made up with standard brick walls with RCC top slabs.

SEPTIC TANK: The underground septic tank will be made up with standard brick walls with RCC top slabs.

Wherever it requires the common portions and/or passages will have net cement finishing.

One main Meter will be provided in the building.

The Land Owner and Purchaser/s shall remain liable to bear the separate Meter cost.

Proportionate share of Main Meter to be borne by the Land Owner and Purchaser/s.

A/C line will cost Rs.5000/- extra per point to be paid by the Land Owner / Purchaser/s if asked for.

: NOTE :

For any extra work other than the specifications the individuals have to bear the extra cost and / or difference of cost.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1) Ashis Halder
Alipore Police Court
Kol-27

Arindam Bhattacharya
SIGNATURE OF THE LAND OWNER

(2) Rohini Thakurata.
Alipore Police Court.
Kol-27.

SOVANA KIRAN INFRA PROJECT PVT. LTD.
Dhananjoyd Bhattacharya
Director

SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:
Tapas Gupta F-1796/1600/2015
Advocate
Alipore Judges' Court,
Kolkata - 700027.

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME – SRI ARINDAM BHATTACHARYA

SIGNATURE.....

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME – DEBAPRASAD BHATTACHARYA

SIGNATURE.....

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARINDAM BHATTACHARYA

DEBAPRASAD BHATTACHARYA

05/06/1979

AFUPB5846C

Arindam Bhattacharya
Signature

आधार

भारत सरकार

Unique Identification Authority of India

Enrollment No.: 1213/40868/05852

To

Arindam Bhattacharya

S/O: Debaprasad Bhattacharya

159 Indian mirror street

Dharmatala

Dharmatala

Circus Avenue Kolkata

West Bengal 700013

9433061055

MD576072814FH

आपका आधार क्रमांक / Your Aadhaar No. :

7638 9043 8272

मेरा आधार, मेरी पहचान

भारत सरकार

Arindam Bhattacharya

DOB : 05/06/1979

Male

7638 9043 8272

मेरा आधार, मेरी पहचान

Arindam Bhattacharya

Arindam Bhattacharya

[redacted]

Debaprasad Bhattacharya
Debaprasad Bhattacharya
DOB: 04-10-1947
Gender:Male

3419 3762 1709

आधार - आम आदमी का अधिकार

[redacted]

S/O Late Shibaram Bhattacharya, 2nd floor, 15b Indian mirror street, Bowbazar, Kolkata, West Bengal, 700013

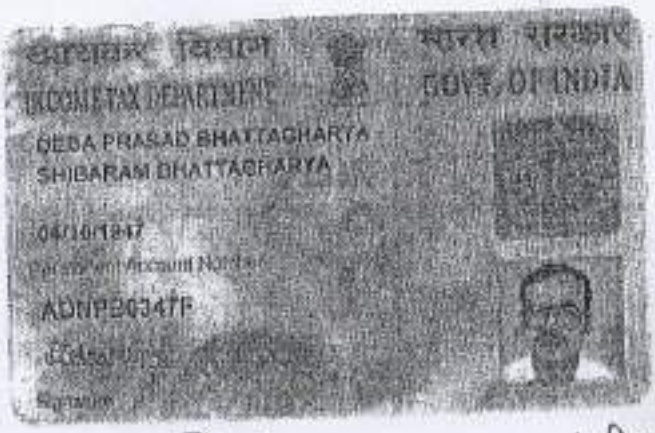
Address:
S/o Late Shibaram Bhattacharya, 2nd Floor, 15b Indian Mirror Street, Bowbazar, Kolkata, West Bengal, 700013

1947
1800 300 1947

www.uidai.gov.in

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

Debaprasad Bhattacharya



Deba prasad Bhattacharya

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOVANA KIRAN INFRA PROJECT
PRIVATE LIMITED

01/07/2010
Permanent Account Number
AAQCS4663J

SOVANA KIRAN INFRA PROJECT PVT. LTD.
Director

Major Information of the Deed

Deed No :	I-1603-05203/2022	Date of Registration	04/04/2022
Query No / Year	1603-2001017311/2022	Office Where deed is registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	31/03/2022 1:55:51 PM		
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT,Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830882206, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 18,20,000/-		Rs. 38,07,004/-	
Stamp Duty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Bhattacharjee Para Road, Mouza: Boral, , Ward No: 34 Jl No: 61, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-859 (RS :-)	LR-2828	Bastu	Bastu	3 Katha 14 Chatak 10 Sq Ft	18,00,000/-	37,80,004/-	Width of Approach Road: 12 Ft.,
	Grand Total :				6.4167Dec	18,00,000 /-	37,80,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	27,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	100 sq ft	20,000 /-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr ARINDAM BHATTACHARYA** Son of Shri DEBAPRASAD BHATTACHARYA Executed by: Self, Date of Execution: 04/04/2022 , Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office	 04/04/2022	 LTI 04/04/2022	04/04/2022

S-1, 15B, INDIAN MIRROR STREET, City:- Kolkata, P.O:- DHARMATALA, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6C, Aadhaar No: 76xxxxxxxx8272, Status :Individual, Executed by: Self, Date of Execution: 04/04/2022
, Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED** BHATTACHARYAPARA, RATHBARI, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Shri DEBAPRASAD BHATTACHARYA (Presentant)** Son of Late SHIBRAM BHATTACHARYA Date of Execution - 04/04/2022, , Admitted by: Self, Date of Admission: 04/04/2022, Place of Admission of Execution: Office	 Apr 4 2022 2:12PM	 LTI 04/04/2022	04/04/2022

BHATTACHARYA PARA, RATHBARI, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F, Aadhaar No: 34xxxxxxxx1709 Status : Representative, Representative of : SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED (as DIRECTOR)

...ifier Details :			
...e	Photo	Finger Print	Signature
...r SHAMIM MONDAL ...on of Mr MOTALEB MONDAL ...480, ROYNAGAR METE MASJID, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070			
	04/04/2022	04/04/2022	04/04/2022

Identifier Of Mr ARINDAM BHATTACHARYA, Shri DEBAPRASAD BHATTACHARYA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARINDAM BHATTACHARYA	SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED-6.41667 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARINDAM BHATTACHARYA	SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Bhattacharjee Para Road, .
Mouza: Boral, , Ward No: 34 JL No: 61, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 859, LR Khatian No:- 2828	Owner:অরিন্দম ভট্টাচার্য্য, Gurdian:দেবপ্রসাদ , Address:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160305203 / 2022

On 04-04-2022

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 13:38 hrs on 04-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri DEBAPRASAD BHATTACHARYA ,.

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 38,07,004/-

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

Execution is admitted on 04/04/2022 by Mr ARINDAM BHATTACHARYA, Son of Shri DEBAPRASAD BHATTACHARYA, S-1, 15B, INDIAN MIRROR STREET, P.O: DHARMATALA, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business

Indetified by Mr SHAMIM MONDAL, , , Son of Mr MOTALEB MONDAL, 400, ROYNAGAR METE MASJID, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by profession Student

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

Execution is admitted on 04-04-2022 by Shri DEBAPRASAD BHATTACHARYA, DIRECTOR, SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED (Private Limited Company), BHATTACHARYAPARA, RATHBARI, City:-, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SHAMIM MONDAL, , , Son of Mr MOTALEB MONDAL, 480, ROYNAGAR METE MASJID, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Muslim, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

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

Online on 04/04/2022 12:45PM with Govt. Ref. No: 192022230001144621 on 04-04-2022, Amount Rs: 21/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2738868978 on 04-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 647349, Amount: Rs.1,000/-, Date of Purchase: 04/04/2022, Vendor name: S B Das

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

Online on 04/04/2022 12:45PM with Govt. Ref. No: 192022230001144621 on 04-04-2022, Amount Rs: 6,020/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2738868978 on 04-04-2022, Head of Account 0030-02-103-003-02

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal