S- 5394

I 4968/2020

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

Q. NO. 2001659996/2020.

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

L 691178

Visit Commission Case No. 773/2020

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[illegible] District Sub-Registrar, Behala, South 24 Parganas

22/12/2020

22 DEC 2020

THIS DEVELOPMENT AGREEMENT

made this 11th day of December

2020

BETWEEN

VENERATE CONSTRUCTION PVT. LTD.

Authorised Signatory/Director

1. **MOHAMMAD ZARKAN** having Income Tax PAN No. ABGPZ6539E and Aadhaar No. 5354 5065 2192 son of Md. Sirajul Haque by faith Mulsim, by Nationality Indian, residing at Ukhila Jamaddar Para, Mallickpara Road, Narendrapur, Rajpur

Md. Zarkan

Ajanta Begam

Md. Darpan

Md Arapam Chowdhury

Sanata Begum

Amanta Begum

033184 02/12/2020

Sl. No.

Name

Add.

ANT 500/-

ADITYA KANODIA

Ranjit Munwala

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11/12/2020

Ranjit Munwala

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11/12/2020

Md Zarkan

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11/12/2020

Md. Darpan

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11/12/2020

Md. Arapan Chowdhury.

2079
11/12/2020

Hjanta Begam

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11/12/2020

Rajashree Chaudhuri
w/o Saikat Chaudhuri
456 Desarir Road
Adi Green valley, Kolkata-700157
Occupation- Service

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Sonarpur(M), Narendrapur P.S. Sonarpur, P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas ;

2. **MOHAMMAD DARPAN** having Income Tax PAN No.BMYPD2822G and Aadhaar No.8069 5829 0052 son of Md Sirajul Haque by faith Mulsim, by Nationality Indian, residing at Ukhila Jamaddar Mallickpara Road, Narendrapur, Rajpur Sonarpur(M),Narendrapur P.S. Sonarpur, P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas ;
3. **MD. ARPAN CHOWDHURY** having Income Tax PAN No. BASPC7121H and Aadhaar No. 6886 0750 6375 son of Md. Sirajul Haque by faith Mulsim, by Nationality Indian, residing at Ukhila Zamaddar Para, Narendrapur, Rajpur Sonarpur(M), Narendrapur, P.S. Sonarpur, P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas ;
4. **AJANTA BEGAM** having Income Tax PAN No.BWXPB0812K and Aadhaar No. 5702 5375 0285 daughter of Md. Sirajul Hoque by faith Mulsim, by Nationality Indian, residing at Ukhila Jamaddar Para Mallickpara Road, Narendrapur, Rajpur Sonarpur(M) Narendrapur P.S. Sonarpur,P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas ;
5. **ANANTA BEGAM** having Income Tax PAN No.FKJPB96888 and Aadhaar No. 8675 1549 7756 wife of Shahnawaz Mohiuddin by faith Mulsim, by Nationality Indian, residing at Ukhila Jamaddar Para Mallickpara Road, Narendrapur, Rajpur Sonarpur Narendrapur P.S. Sonarpur,P.O. Narendrapur, West Bengal-700 103, Dist. South 24 Parganas;
6. **SEKH SANOTA BEGUM** having Income Tax PAN No.CAVPB0168F and Aadhaar No. 8037 4953 4630 wife of Sk. Siraj Uddin by faith Mulsim, by Nationality Indian, residing at Raghabpur Dakshin Jagaddal P.S.Sonarpur, P.O.Dakhin Jagaddal, West Bengal-700151, Dist. South 24 Parganas

hereinafter collectively referred to as the **"OWNER"** (which expression shall unless repugnant to the context mean and include their respective successors, representatives and assigns) of the ONE PART

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AND

VENERATE CONSTRUCTION PRIVATE LIMITED (having Income Tax PAN No. AAECV4298C) a company incorporated under the Companies Act, 1956 having its registered office at 111, Park Street, P.S. Park Street, P.O. Park Street, Kolkata-700016 represented by its Authorized Signatory Rajesh Jhunjhunwala by a Resolution dated 08.12.2020 by religion Hindu, by occupation Business, Citizen of India, having Income Tax Permanent Account no. ACPPJ2595Q Aadhar Card Number 7938 6805 7430 son of Sri Kedar Nath Jhunjhunwala, by nationality Indian residing at 5/7, Buroshibtalla Main Road, ,P.S. Behala, P.O. Sahapur, Kolkata-700038,hereinafter referred to as "the DEVELOPER" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the **OTHER PART.**

In this Agreement the following additional expressions shall unless repugnant to the context shall have the meaning assigned thereto:

(i) "The said Land" means ALL THAT area of land 98 Satak comprised in or forming part of R S Dag Nos. 2726 and 2727 corresponding to L R Dag No. 2614, 2615/2757, 2615 and 2615/2756 Mouza UkilaPaikpara, and now forming part of Municipal Holding No. 111, Ukila in Ward No. 27 of the RajpurSonarpur Municipality under P. S. Sonarpur, South 24 Parganas, morefully mentioned and described in the First Schedule written hereunder and more fully described in the First Schedule hereunder.

(ii) "Project" means a housing project to be constructed and developed on the said Land by the Developer.

(iii) "Project" means the said Land together with the buildings and other structures as shall be constructed or developed at the said Land upon execution and construction of the Project.

(iv) "Building Plan" means the plan for construction of the buildings and other structures Pon the said Land as may be sanctioned by the appropriate authority.

(v) "Saleable Area" means the entire constructed area of the Project including Flats, Units, Commercial Areas , servants quarters, Parking Spaces, covered

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/ open and other areas in the Buildings as also the open spaces within the Project , which can be separately occupied, used and enjoyed within the said Project.

(vi) "Common Areas" means the areas in the Project meant for common use and enjoyment and includes passages, lobby, staircase, lift, and more fully described in the Second Schedule hereunder but does not include the Saleable Areas.

(vii) "Common Services" means all essential services, facilities and utilities in the Project as may be decided by the Developer to be installed and/or provided therein, such as, water and electricity in the Common Areas, lift, plumbing, sanitation, drainage, sewerage etc. and shall include all equipment, apparatus, fittings, plumbing required for providing such services facilities and utilities.

(viii) "Adjustable Advance" means an aggregate sum of Rs.90,00,000/- (Rupees ninety lacs) paid by the Developer to the Owner as recited hereinabove and adjustable against the Owners Revenue Share.

(ix) "Marketing" means marketing of the Project and more fully stated herein.

(x) "Marketing Expenses" means the expenses incurred by the Developer for Marketing the Project and more fully stated herein.

(xi) "Net Revenue Receipts" or NRR for the purpose of this agreement shall mean the amounts received against Booking / Allotment and Transfer of the Units, Parking Spaces and other Saleable Spaces from time to time including the consideration for Transfer of the Units, Parking Spaces and other Saleable Spaces (which, inter alia, includes price, consideration and others), and any other amount on any account received against any Transfer; but the following items shall however be excluded / deducted therefrom, which all shall be collected realized and appropriated by the Developer alone:

i) Statutory realization, including but not limited to GST, development charges, Betterment fees etc.;
ii) Marketing Costs incurred by the Developer
iii) Refunds made to any Allottee, including any interest, costs, charges, damages, penalties etc. paid and also any litigation cost incurred in respect of any dispute with any Flat Buyer

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iv) Stamp duty and registration fee if collected from the prospective transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property.

v) Cost of extra work carried out exclusively at the instance of Transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property.

vi) Furniture fixture or fittings or any electrical gazettes supplied at the cost and exclusively at the instance of Transferees beyond the specified specification.

vii) Any deposit for Electricity Board or local electricity suppliers, society formation charges, deposits/security received from transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property or for any other mutually decided specified purpose not forming part of consideration for sale/transfer of Saleable Spaces and other spaces areas rights or benefits at the said Property.

viii) Amounts received from Transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property on account of or as extras such as on account of generator, transformer and other installations and facilities, procuring electricity, mutation assistance charges, society formation charges, legal charges etc., and also those received as deposits / advances against rates and taxes, maintenance charges, maintenance deposits, sinking fund, etc.

ix) Amounts received from Transferees of Saleable Spaces and other spaces areas rights or benefits at the said Property on account of nomination charges, cancellation charges, interest on delayed payment charges, etc.

x) Any payments made in discharge of any liability of the Owner which the Owner fails to make payment.

(xii) "Owners Revenue Share" or "Owners Allocation" means 35% (thirty five percent) of Net Revenue Receipts which shall be receivable by the Owner in the manner agreed herein.

(xiii) "Developers Revenue Share" or "Developers Allocation" means Net Revenue Receipts as reduced by Owners Revenue Share that is to say 65% of NRR and also all other receivables apart from NRR.

(xiv) "Development Commencement Date" means the date of Sanction of the Building Plan by the appropriate authority for the said Project.

(xv) "Allottees" means the persons who shall book and/or enter into agreements for purchasing and acquiring or have purchased and acquired Units and/or Parking Spaces in the Project .

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(xvi) "Proportion" or "Proportionate" in the context of Owners Revenue Share and Developers Revenue Share shall be the ratio of 35:65.

WHEREAS:

A. One Soleman Miya and Jaharunnessa Bibi jointly owned various plots of land including an area of land 98 Satak comprised in or forming part of R S Dag Nos. 2726 and 2727 corresponding to L R Dag No. 2614, 2615/2757, 2615 and 2615/2756 Mouza UkilaPaikpara, and now forming part of Municipal Holding No. 111, Ukila in Ward No. 27 of the RajpurSonrpur Municipality under P. S. Sonarpur, South 24 Parganas, morefully mentioned and described in the First Schedule written hereunder (hereinafter referred to as the said Land).

B. The said Soleman Mia and Jaharunnessa Bibi died intestate and their entire right, title and interest in their entire estate including the said Land devolved upon their two sons Md. Sirajul Haque and Md. Nazrul Islam and their daughter Mamuda Bibi.

C. By a Gift Deed dated 3 October 2007 and duly registered in the office of ADSR Sonarpur as Deed no.8534 for the year 2009 the said Mamuda Bibi gifted her entire share in various properties including the said Land equally in favour of her two brothers Md. Sirajul Haque and Md. Nazrul Islam.

D. By another Gift Deed dated 14 February 2011 and duly registered in the office of ADSR Sonarpur as Deed no.01687 for the year 2011 Md. Nazrul Islam gifted his entire share in various properties including the said Land to his brother Md. Sirajul Haque.

E. By reason of the aforesaid Md. Sirajul Haque, is seized and possessed of the said Land measuring 98 Satak which is morefully mentioned and described in the First Schedule written hereunder.

F. Thereafter the said Land was recorded and mutated in the name of the said Md. Sirajul Haque vide L R Khatian No. 1079. The said Md. Sirajul Haque thereafter applied for and obtained conversion of the said Land. The area of land measuring about 22 Satak comprised in L R Dag No. 2614 has since been classified as Bastu vide Memo No. 2/1873 (1-3)/SDL-BRP/2015 dated 21.09.2015 and thereafter area of land measuring about 44 Satak comprised in

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L R Dag No. 2615 / 2756 has since been classified as Bastu Commercial. L R Dag No. 2610/2756 has since been renumbered as L R Dag No. 2615/2756

G. In the meantime, the said Md. Sirajul Haque had entered into an agreement with the Developer herein being a Development agreement dated 13.02.2014. Thereafter in view of his advanced age and family arrangement, the said Md. Sirajul Haque cancelled the said Development Agreement with the understanding that the said Land would stand transferred to his children who would then enter into a fresh development agreement with the Developer herein and the advance made under the previous development agreement would stand transferred to the Owners herein.

H. The Developer accepted such request and accordingly by a Deed of Cancellation dated 09.12.2020, and registered in the Office of the Additional Registrar of Assurances - II in Book No. I Being No. 5675 of 2020 the said Development Agreement was cancelled between the said Md. Sirajul Haque and the Developer herein, on the understanding that the advance made under the previous development agreement would stand transferred to the Owners herein and also that all the benefits of conversions and improvements at the said Land made by the Developer under the previous Development Agreement would continue to remain valid and subsisting in favour of the Developer who would upon execution of a fresh Development Agreement with the Owners herein be entitled use and enjoy the same. Simultaneously the previously executed power of attorney pursuant to such Development agreement was also cancelled by a Deed of Revocation dated 09.12.2020 and registered in the Office of the Additional Registrar of Assurances - II in Book No. IV Being No. 0778 of 2020.

I. Accordingly by a Deed of Gift dated 10.12.2020 and registered in the office of the A.D.S.R Sonarpur in Book No. I Being No. 4968 of 2020, the said Md. Sirajul Haque out of his love and affection for his sons and daughters being the Owners herein, conveyed and transferred the said Land together with all structures and benefits attached thereto unto and in favour of the Owners herein.

J. The Owners herein thus became the absolute owner of the said land, free from all encumbrances whatsoever and howsoever in the manner as morefully set

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out in the said Gift Deed as also in the First Schedule written hereunder and are thus entering into this Agreement.

K. The Owners have represented to the Developer that the said Land is free from all charges, encumbrances, liens, lis pendens, trusts, mortgages, wakf, tenancies, thika tenancies, requisition and attachments whatsoever and the Owner is in vacant possession of the said Land and there is no impediment in the Owner entering into a joint venture with the Developer for development of the said Land.

L. The Owners herein are thus entering into this Development Agreement with the Developer for development and construction on the Said Land and more fully described in the First Schedule hereunder and herein referred to as "the said Land" and for marketing the said project in joint venture.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. DEVELOPMENT OF THE SAID LAND

1.1. The Owner and each one of them hereby grants exclusive right of construction, execution and development of the Project on the said Land unto and in favour of the Developer with an object and intent that the entire Saleable Area comprised in the Project, shall be sold and the Net Revenue Receipts shall be shared by and between the parties on the terms and conditions hereinafter stated.

1.2. The Developer shall execute and construct the Project in accordance with the Building Plan and with the specifications stated in Annexure "A" attached hereto.

1.3. The Developer at its own costs and expenses shall get the Building Plan sanctioned by the appropriate authority.

1.4. The Owner shall execute and register a Power of Attorney in favour of the Developer and its two nominees so as to enable the Developer to obtain sanction of the Building Plan and take all steps for execution of the Project

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and/or Project and also to take all steps for marketing of the Project and/or Project and for that purpose to make bookings, enter into agreements for sale, execute sale deeds of Saleable Areas comprised in the Project in the name and on behalf of the Owner.

1.5. The Owner confirm that such Power of Attorney is an agency coupled with interest and such power of attorney shall continue to remain in full force and effect notwithstanding death of the Owner and shall be fully binding upon the Owner and their legal heirs as if such power of attorney has been executed and registered by each of the legal heir of the deceased executant.

1.6. The Developer as the agent of the Owner shall be at liberty to sign the Building Plan and take all steps for getting the Building Plan sanctioned by appropriate authority

1.7. If for the purpose of obtaining sanction of the Building Plan the Owner are required to gift any part or portion of the said Land to the Municipality or any other authority then the Developer as the agent of the Owner shall be at liberty to execute and register such Gift Deed in favour of the Municipality or the concerned authority in the name and on behalf of the Owner and the Owner shall be bound by such gift.

1.8. All costs and expenses for sanction of the Building Plan shall be borne and paid by the Developer.

1.9. If for regularization of any deviation the Developer becomes liable to make payment of any regularization fees, charges, penalty, then all such costs and expenses shall be contributed by the Developer and the Owner in proportion to their respective allocations, that is to say, in the ratio of 65% by the Developer and 35% by the Owner.

1.10. The Developer shall have a right to purchase and acquire further land contiguous to the said Land (hereinafter referred to as "the Contiguous Land") and develop the Contiguous Land by extending the Project to the Contiguous Land. The buildings and units, constructed on the Contiguous Land, shall have free access to the Municipal Road through any road or path

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in the Project as may be designated by the Developer. It is clearly agreed and understood that the Owner shall have no right, title or interest whatsoever in the Main Path or the Contiguous Land or any buildings or units constructed on the Contiguous Land.

2. ADJUSTABLE ADVANCE

2.1. It is recorded that the Developer has paid an aggregate sum of Rs. 90,00,000/- (Rupees Ninety Lacs) to the Owner (receipt whereof the Owner hereby admits and acknowledges) to the account of the Owner (as specified herein) which the Owner do and each one of them doth hereby as also by the Receipt granted hereunder, admit and acknowledges.

2.2. The Adjustable Advance shall not bear any interest and shall be adjusted against Owners Revenue Share as stated in Clause 5.13 hereunder.

3. PROJECT & PROJECT

3.1. The Project shall be a residential housing project comprising of several residential units, parking spaces with some commercial spaces as may be decided by the Developer.

3.2. It is recorded that -

(a) the Developer is in quiet, vacant and peaceful possession of the said Land.

(b) The Owner has handed over the original title deeds of the said Land to the Developer and the Developer shall make over the same to the association of the Allottees at the time of handing over the maintenance of the Project and/or completion of the Marketing of the Project whichever is later.

3.3. The Developer shall be solely liable and responsible for execution of the Project and Marketing of the Saleable Area comprised in the Project.

3.4. The power of attorney that shall be executed and registered by the Owner in favour of the Developer and its nominee should also permit the Developer

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and its nominee to make bookings, enter the agreements for Sale and to execute sale deeds of various Saleable Areas comprised in the Project to and/or in favour of the Allottees.

3.5. With effect from the date Development Commencement Date, the Developer and the Owner shall bear and pay the municipal taxes, land revenue or any other taxes on the said Land or structures constructed thereon proportionately. It is made clear that the Owner shall be liable to pay municipal tax, land revenue and all other outgoings on the said Land for the period immediately preceding the date Development Commencement Date and the Developer shall have no liability relating thereto.

3.6. The Developer shall complete construction of the Project and make the Project ready for use and occupation within a period of 4 (four) years from the Development Commencement Date subject to Force Majeure circumstances.

3.7. The Developer shall have a right to charge or encumber or mortgage its share or interest in the Project and accordingly such charge, encumbrance or mortgage shall be limited to 65% of the property comprised in the Project being the proportionate share of the Developer. It is made clear that the Developer shall have no right to charge or encumber or mortgage the Owners Allocation or any area beyond 65%.

4. CONSIDERATION

4.1. In consideration of the Owner providing the said Land and carrying out their other obligations as stated in this Agreement the Owner, shall be exclusively entitled to the Owners Revenue Share.

4.2. In consideration of the Developer carrying out execution and construction of the Project at its own costs and expenses the Developer shall be exclusively entitled to the Developers Revenue Share and any other proceeds or receivable in connection with the Project.

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4.3. All costs charges and expenses for execution and construction of the Project shall be borne and paid by Developer.

4.4. G.S.T. on execution of the Project shall be shared by the parties proportionately i.e. in proportion to their respective allocation in the Project.

4.5. Nothing contained in this Agreement shall be construed or deemed to be a partnership between the Owner on the one hand and Developer on the other hand.

5. MARKETING OF THE PROJECT

5.1. It is agreed and understood by and between the parties that the entire Saleable Area comprised in the Project shall be sold and marketed and the parties shall appropriate the Net Revenue Receipts proportionately, that is to say, the Owners shall be entitled to the Owners Revenue Share and the Developer shall be entitled to the Developers Revenue Share.

5.2. Marketing of the Project shall be carried out by Developer.

5.3. Marketing of the Project means all activities relating to selling or marketing of the Saleable Property comprised in the Project and shall include -

(a) booking of Saleable Areas comprised in the Project with the Allottees ;
(b) entering into formal agreements for sale with the Allottees ;
(c) execution of the sale deeds of the Saleable Areas in favour of the Allottees ;
(d) receipt of all booking amounts, advances, purchase consideration and all other amounts from the Allottees;
(e) advertisement of the Project/Project ;
(f) appointment of the brokers and selling agents ;
(g) any other activity relating to sale or marketing of the Project .

5.4. The Developer shall market the Project under its brand name, that is to say, "ATRI GROUP" or any other brand as may be coined by it and the Owner

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shall have no right or interest whatsoever in such brand or the branding thereof. The Owner shall not in any way interfere with the right of the Developer to sell or market the Project under such brand.

5.5. For Marketing the Project, the Developer shall be at liberty to appoint marketing agents and brokers and also issue advertisements in the media and incur all expenses in connection therewith.

5.6. All expenses in connection with the Marketing of the Project such as payments to the marketing agents, brokerage, advertisement expenses and all incidental expenses for Marketing of the Project shall be treated as Marketing Expenses.

5.7. The Developer shall not sell the Units comprised in the Project at a price below Rs. 2300/- per square foot of super built area without prior written consent of the Owner. If for any reason the Developer is unable to sell the Units comprised in the Project at the rate of at least Rs. 2300/- per square foot of super built area then the Developer shall have a right to approach the Owner for his consent for selling the Units at a lower price and the Owner shall not unreasonably withhold such consent. In case the parties cannot agree, the Developer at its sole option (without being obliged to), be entitled to equitably distribute of the remaining flats in the agreed ratio and deliver the Owners Allocation therein and thereupon shall become entitled to deal with its share of constructed units as part of Developer's Allocation without any restriction on pricing. However all other terms and conditions recorded herein shall continue to bind the parties.

6. <u>DISBURSEMENTS OF THE OWNERS' REVENUE SHARE</u>

6.1. The Developer has opened a separate Bank Account in its name being Current Account no 50200051024399 with HDFC Bank Limited, Park Street Branch, Kolkata and such Bank Account is hereinafter referred to as the Project Account. Only NRR shall be transferred by the Developer into the Project Account.

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6.2. The Owners have opened a separate joint bank account in their names being Current Account No. 50200030822298 with Bandhan Bank Limited Rajpur Branch, Kolkata wherein the Owners' Allocation being the Owners Revenue Share shall be deposited by the Developer (hereinafter referred to as the Owners' Bank Account).

6.3. The Developer shall within the 10th of each month, deposit the Owners Revenue Share into the Owners' Bank Account.

6.4. The Developer shall make withdrawals from the Project Account in the proportion of Owner's Revenue Share of 35% and Developer's Revenue Share of 65%; provided however, the Developer shall be entitled to adjust and/or appropriate 40% of the Owner's Revenue Share against adjustable advance of Rs. 90,00,000/- and make over balance 60% of the Owner's Revenue Share to the Owners .

Illustration:

Rs. 1,00,000/- received from an allottee on account of NRR - Rs. 35,000/- is Owners Revenue Share and Rs. 65,000/- is Developers Revenue Share;

Out of this Rs. 35,000/-, 40%, i.e. Rs. 14,000/- shall be retained by the Developer and adjusted against the Adjustable Advance and the balance of Rs. 21,000/- shall be transferred into the designated account of the Owners

This process shall be continued until the balance in the Adjustable Advance is reduced to Zero. Thereafter the entire 35% of the NRR shall be transferred to the designated account of the Owner.

6.5. After adjustment of the entire adjustable advance of Rs. 90,00,000/-the Developer shall pay the entire Owner's Revenue Share @ 35%. It is further agreed that in case of any dispute in relation to computation of NRR, the auditor of the Developer shall reconcile the accounts and his decision shall be binding on the parties.

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6.6. Notwithstanding anything stated hereinabove, if by reason of any default on the part of the Owner to make payment of its share of municipal tax and the land revenue and all other outgoing on the said Land in terms of Clause 3.5 hereinabove or in payment of any other financial obligation or liability of the Owner then the Developer shall be at liberty to pay the same out of the Project Marketing Account by debiting the Owner's Revenue Share to the extent of such payment and/or disbursement.

6.7. Disbursements made by the Developer as aforesaid into the Owners Bank Account shall be valid and effectual disbursements of the Owners Revenue Share in terms of this agreement and shall be fully binding upon the Owner.

6.8. It is hereby further clarified that the Developer's obligation under this Agreement shall stand discharged upon disbursement of the Owners Revenue Share into the aforesaid designated account.

7. COVENANTS OF THE OWNER

7.1. The Owner hereby agree and covenant with Developer that :

(a) They shall not cause any interference or hindrance in the execution and construction of the Project by the Developer ;

(b) They shall not deal with , transfer, sell, let out, grant, lease, mortgage and/or charge or encumber the said Land or any part or portion thereof without prior consent in writing of the Developer; and

(c) They shall not disturb the possession of the Developer in respect of the said Land or any part thereof.

7.2. The Owner agrees to execute and register appropriate power of attorney in favour of the Developer or its representative for construction and development of the Project and for Marketing subject to the condition that the cost of stamp duty and all other charges on such power of attorney shall be borne and paid by Developer.

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7.3. The Owner further agree:

(a) To sign and execute the Building Plan and all necessary papers, undertakings, affidavits, documents, declarations, agreements and deeds which may be required for obtaining sanction of the Building Plan and construction of the Project of required by the Developer;

(b) To co-operate with the Developer for execution and construction of the Project and Marketing;

(c) The Developer shall be at liberty to create a charge over the said Land or proportionate thereof in favour of any bank or financial institution for the purpose of securing any home loan that may be granted by such bank or financial institution to the Allottee for purchasing and/or acquiring the Units comprised in the Project subject to the condition that in the event of any default on the part of the Allottee, the charge of the bank or financial institution shall be limited to the Unit agreed to be purchased and/or acquired by such Allottee.

7.4. That irrespective of any dispute or differences that may arise amongst the Owner, none of the Owner shall hamper or affect the rights hereby conferred upon the Developer under this Agreement.

8. COVENANTS OF THE DEVELOPER

8.1. The Developer agrees and covenants with the Owner that -

(a) The Developer shall complete construction of the Project within a period of four years from the Development Commencement Date and for this purpose time shall be essence of the contract subject to force majeure circumstances.

(b) The Developer shall not transfer and/or assign its rights, benefits, duties and obligations under this Agreement without prior written consent of the Owner.

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(c) The Developer shall construct the Project in accordance with the Building Plan and shall not violate and contravene the Building Rules & Regulations.

8.2. The Developer agrees to keep the Owner saved, indemnified and harmless from or against all claims or actions that may be made or raised by any third party in any matter relating to or arising out of construction and execution of the Project or discharge of performance of any duty or obligation of the Developer under this Agreement.

8.3. The Developer shall be liable and responsible for all accidents, breakdowns or any other loss and damage that may arise or be caused at the time of construction of the Project and the Owner shall have no liability therefor. The Developer shall keep the Owner absolutely saved, indemnified and harmless from or against any penalty, liability, claim or consequences that may arise therefrom.

8.4. Developer shall be at liberty to dig deep tubewells and erect temporary structures and carry on all lawful activities on the said Land as may be required or necessary for execution construction of the Project.

9. CLOSING OF THE DEVELOPMENT AGREEMENT.

9.1. Closing of the Development Agreement shall take place immediately after expiry of three months from the date of receipt of Completion Certificate of the Project and/or the Project.

9.2. At such Closing -

(a) the credit balance lying in the Project Account shall be distributed to the parties in proportion to their respective Revenue Share, that is to say, 35% in the case of Owner and 65% in the case of the Developer.

(b) An inventory of unsold Units, if any, shall be prepared and laid before the parties and would be physically allotted to the parties in proportion to their respective allocation and/or Revenue Share in the Project and/or the Project equitably either with consent of the parties or by drawing lots and before a Notary who shall confirm and declare the

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respective allocations made to the parties and such confirmation and declaration of the Notary shall be conclusive and binding upon the parties ;

(c) The respective allottees comprised in the Owner's Allocation shall be obliged to make payment of extra costs on account of amenities and facilities as also applicable deposit and charges of the Project to the Developer as made applicable to any Buyer of the constructed area in the Project.

(d) The maintenance charges of unsold Units shall be debited to the Project Account upto the date of Closing of the Development Agreement. It is clearly agreed and understood that immediately after Closing of the Development Agreement the parties obtaining allocation of Units shall be obliged to pay maintenance charges and all other deposits of their respective Units to the Building Association.

10. MAINTENANCE OF THE PROJECT

10.1. Until formation of the Building Association the Developer by itself or by any agency appointed by it shall have exclusive right to manage and maintain all Common Areas and provide all Common Services in the Project and the Owner shall not in any way interfere with such right of the Developer.

10.2. The Developer, in exercise of such right, shall have right to fix and determine the rate of maintenance charge payable by the Allottees.

10.3. Over and above maintenance charge, Developer shall be entitled to receive and realize G.S.T. or any other applicable taxes on maintenance charge.

10.4. The Developer shall be entitled to all profits, if any, arising out of the maintenance services and the Owner shall have no share or right therein.

10.5. The Allottees shall pay proportionate maintenance charges and all taxes thereon. The maintenance charge shall be payable within 15th day of the month for which the same shall relate. In default, the unpaid maintenance charge shall attract interest at such rate as may be fixed by Developer.

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10.6. If the Owner or any of them retains any unit in the Project then they shall also be liable to pay deposits and maintenance charges thereof to the Developer or the Building Association as the case may be.

11. BREACHES

11.1. The Developer shall not be treated in default if erection and completion of the Project is delayed due to reasons amounting force majeure or any act of God. The circumstances leading to force majeure shall be such as war, riot, pandemic, civil commotion, government restrictions, change in law or non availability of any building material. The acts of God shall include earthquake, storm, flood and fire.

11.2. If due to any act on the part of the Developer the construction and completion of the Project is delayed then the Owner shall be entitled to specific performance of this Agreement and claim damages in addition thereto. However no right of termination remains with the Owner.

11.3. In case the Owner commit any breach of this Agreement, the Developer shall be at liberty to initiate proceedings against the Owner either for specific performance of this Agreement or terminate and rescind this agreement and claim all moneys paid and/or incurred by the Developer together with appropriate damages. It is clarified that any delay owing such default o the Owner shall not treated as delay in completion of the project by the Developer.

12. DISPUTE RESOLUTION:

12.1. All disputes and differences by and between the Developer on the one hand and the Owner on the other hand as regards construction or interpretation of any term and condition herein contained or in any way touching or relating to this Agreement or any respective rights, duties or obligations of the parties hereto or their privileges shall be referred to arbitration of a sole arbitrator as may be mutually agreed by the parties. If the parties are unable to agree upon appointment of a sole arbitrator within a period of ten

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days then the reference shall be made to an arbitral tribunal comprising of three arbitrators; one to be appointed jointly by the Owner and the other to be appointed by the Developer and the two arbitrators so appointed shall appoint the third and/or presiding arbitrator.

12.2. Such arbitration shall be conducted in accordance with the provisions contained in the Arbitration & Conciliation Act, 1996 (as amended from time to time) or any statutory modification thereof.

12.3. The arbitral tribunal shall be at liberty to frame its own procedure including summary procedure for quick disposal of the arbitration proceeding.

12.4. The arbitration sittings shall be held in Kolkata.

13. MISCELLANEOUS:

13.1. All project documents including those relating to registration of the Project, sale and transfer of the constructed areas and other documents shall be prepared by the Project Advocate appointed by the Developer and the Owners shall be obliged to accept all such drafts without any demur or dispute.

13.2. Notices to the Developer shall be given by sending the same at its registered office on the date of such notice being sent..

13.3. Unless otherwise agreed the notices shall be given to the parties by sending the same by Speed Post or Registered Post.

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THE FIRST SCHEDULE HEREINABOVE REFERRED TO
("the said Land")

ALL THAT the piece and parcel of land measuring about 98 Satak comprised in or forming part of R S Dag Nos. 2726 and 2727 corresponding to L R Dag No. 2614, 2615/2757, 2615 and 2615/2756 L R Khatian No. 1079 Mouza UkilaPaikpara, and now forming part of Municipal Holding No. 111, Ukila in Ward No. 27 of the Rajpur-Sonarpur Municipality under P. S. Sonarpur, South 24 Parganas as per details below:

R S Dag no.	L R Dag no.	Classification	Area
2726	2614	Bastu	22 dec
2727	2615/2757	Pukur	22 dec
2727	2615	Bastu	10 dec
2727	2615/2756	Bastu	44 dec
	Total		**98 Dec**

Along with 1 storied cement flooring structures measuring about 1602 sq.ft.
And presently butted and bounded

On the NORTH : By Plot no L.R.dag no.2615(P) & 2864

On the EAST : By Municipal Road

On the SOUTH : By Plot of Shalimar Chemicals Works

On the WEST : By Plot of Shalimar Chemicals Works

Or howsoever otherwise the same is was or may be known numbered butted or bounded.

	SHARE OF EACH OWNER						
L R Dag no.	MOHAMMAD ZARKAN 2/9th	MOHAMMAD DARPAN 2/9th	MD. ARPAN CHOWDHURY 2/9th	AJANTA BEGAM 1/9th	ANANTA BEGAM 1/9th	SEKH SANOTA BEGUM 1/9th	Total Area
2614	4.89	4.89	4.89	2.44	2.45	2.44	22 dec
2615/2757	4.89	4.89	4.89	2.45	2.44	2.44	22 dec
2615	2.22	2.22	2.22	1.11	1.12	1.11	10 dec
2615/2756	9.78	9.78	9.78	4.89	4.88	4.89	44 dec
Total	**21.78**	**21.78**	**21.78**	**10.89**	**10.89**	**10.88**	**98 Dec**

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THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(Description of Common Areas)

The common areas of the Project shall comprise of the following:-

A. Buildings

(i) Ground level : Main lobby, common maintenance room, common toilets, generator room, electric meter room, underground water tank and other space for common facilities.

(ii) At floors : Floor lobby, staircase, lift well.

(iii) Lift machine room, Lift well, and the Lift.

(iv) Overhead water tank.

(v) Roof.

(vi) Office Building meant for the Project OR its Association .

(vii) Security guards room.

B. Open Areas.

Main gate, driveway, open spaces lawns, gardens, but does not include any covered or open car parking space.

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IN WITNESS WHEREOF the parties hereto have executed this AGREEMENT on the day month and year first above written.

SIGNED AND DELIVERED by the within named Owner at Kolkata in presence of:

1) Rajashree Chaudhuri
45C Dwarir Road
Kolkata - 700157

2) Sri Sanjib Lohia
Vill Raghabpur
P.S. Sonarpur
Kol-151 - Business

Md. Zarkan
Md. Darpan
Md. Anupam Chowdhury
Ajanta Begam
Sanata Begum
Biranta Begum

SIGNED AND DELIVERED on behalf of the within named Developer at Kolkata in presence of:

1) Rajashree Chaudhuri
45C Dwarir Road
Kolkata - 700157

2) Sri Sanjib Lohia
Vill - Raghabpur
P.S. Sonarpur
Kol - 151 - Business

VENERATE CONSTRUCTION PVT. LTD

Authorised Signatory/Director

Asstt. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

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MEMO OF CONSIDERATION

Received a sum of Rs. 90,00,000/- from the within named Developer as and by way of Interest Free Adjustable Security Deposit by way of adjustments of the payments made by the Developer to our predecessor in interest Sirajul Haque in terms of the previously executed and now cancelled Development Agreement

Witnesses:

1)

2) Sri. Sanjoy Uddin
Vill- Kaylakpur.
P.S- Sonarpur.
Kol- 151- Business

Md. Zarkan
Md. Dorpan
Md. Anopam Chowdhury.
Ajanta Begum
Sumata Begum
Aranka Begum

(Owners)

Drafted by me

(Aditya Kanodia)
Advocate, High Court, Kolkata
Enrollment No. F/889/2006

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South 24 Parganas
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ANNEXER - A

SPECIFICATIONS FOR CONSTRUCTION

1. STRUCTURE

RCC foundation as per Geo-technical Engineer's recommendation.

2. DOORS & WINDOWS

Good quality flushed door

Sliding powder coated aluminum windows with white glass panel

3. FLOORS

Entrance Lobby	-	Elegantly designed with tiles / marble
Floor Lobby	-	Ceramic tiles / marble
Flat interiors	-	Vitrified tiles

4. WALLS & FINISHING

Internal	-	5"/3" Brick walls with Plaster of Paris finish
External	-	8" Brick walls plastered with high quality weather coat paint

5. KITCHEN

Counter table with Granite top and Stainless steel sink

Ceramic tiles up to 2 (two) feet above the counter.

6. TOILET

Floor	-	Anti skid Ceramic tiles
Wall	-	Ceramic tiles upto dado height

Concealed hot and cold water pipe system in shower and Basin

Chrome plated Fittings of reputed brand

White Sanitary ware of reputed brand

7. ELECTRICAL INSTALLATIONS

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Concealed copper wiring with Modular switches

Adequate light and power points

Standard main Distribution Box (DB)

TV / Telephone points

AC point in all bedrooms

Call bell point at entrance of all units

B. ELEVATOR

Adequate elevators by reputed makers in each Block

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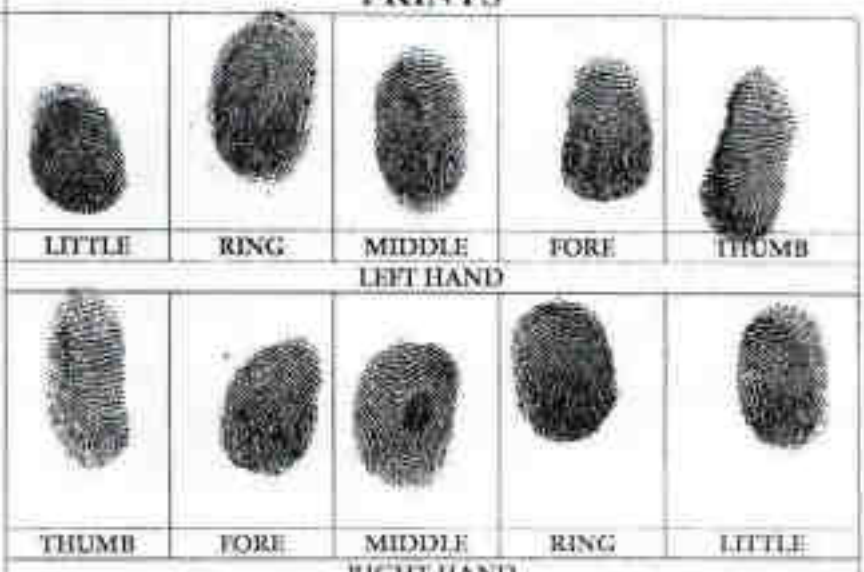
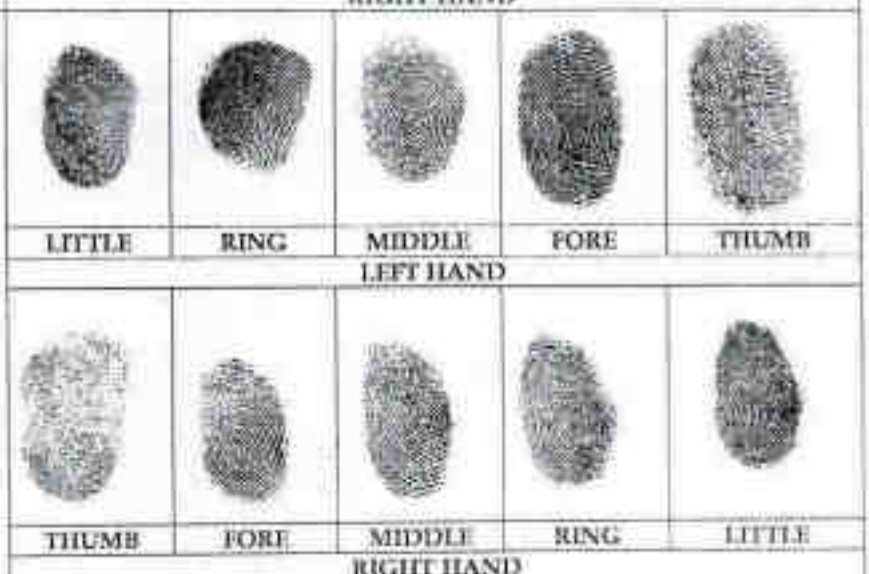
SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or purchaser / presentant	
1. Md. Zayten		 LITTLE, RING, MIDDLE, FORE, THUMB — LEFT HAND; THUMB, FORE, MIDDLE, RING, LITTLE — RIGHT HAND
2. Md. Dolpon		 LITTLE, RING, MIDDLE, FORE, THUMB — LEFT HAND; THUMB, FORE, MIDDLE, RING, LITTLE — RIGHT HAND
3. Mahapan Chowdhury		 LITTLE, RING, MIDDLE, FORE, THUMB — LEFT HAND; THUMB, FORE, MIDDLE, RING, LITTLE — RIGHT HAND

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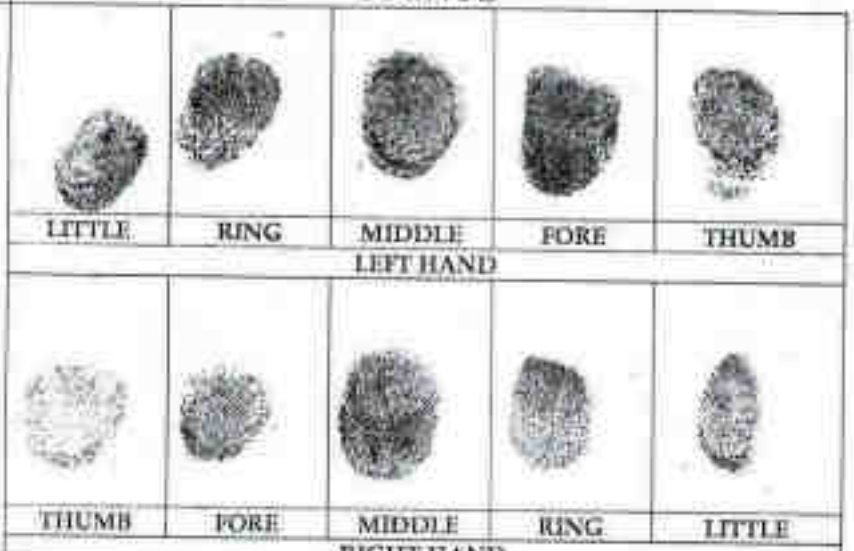
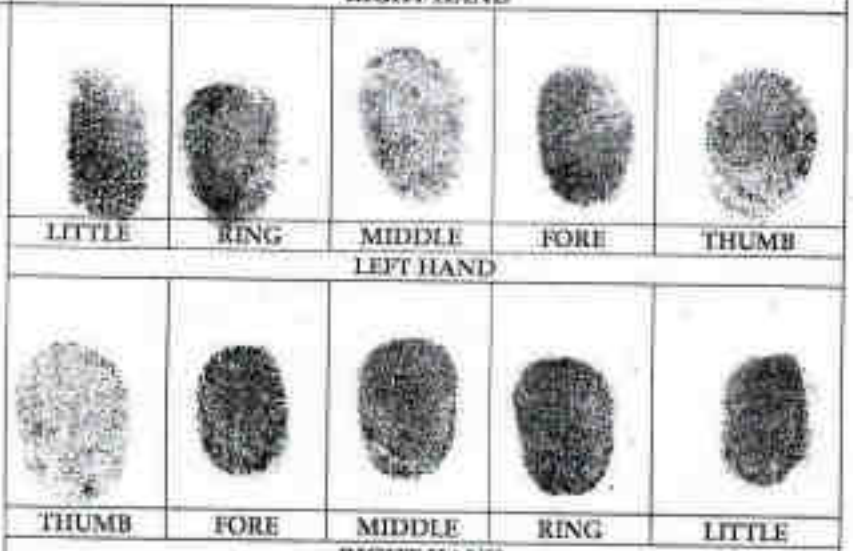
South 24 Parganas
11 DEC 2020

Sl. No.	Signature of the executant and/or purchaser / presentant	SPECIMEN FORM FOR TEN FINGER PRINTS
1. Ajanta Begam		

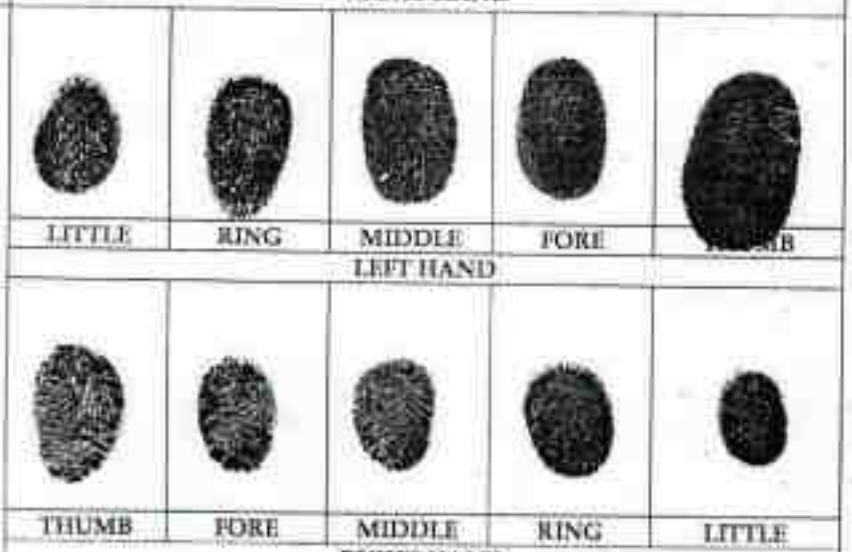
LITTLE | RING | MIDDLE | FORE | THUMB
LEFT HAND

THUMB | FORE | MIDDLE | RING | LITTLE
RIGHT HAND

2. Sanjeta Begum		

LITTLE | RING | MIDDLE | FORE | THUMB
LEFT HAND

THUMB | FORE | MIDDLE | RING | LITTLE
RIGHT HAND

3. Anarka Begum		

LITTLE | RING | MIDDLE | FORE | THUMB
LEFT HAND

THUMB | FORE | MIDDLE | RING | LITTLE
RIGHT HAND

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Sonarpur
South 24 Parganas

12 DEC 2020

11 DEC 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the executant and/or purchaser / presentant					
1.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
2.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		LEFT HAND				
		THUMB	FORE	MIDDLE	RING	LITTLE
		RIGHT HAND				

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South 24 Parganas

12 DEC 2020

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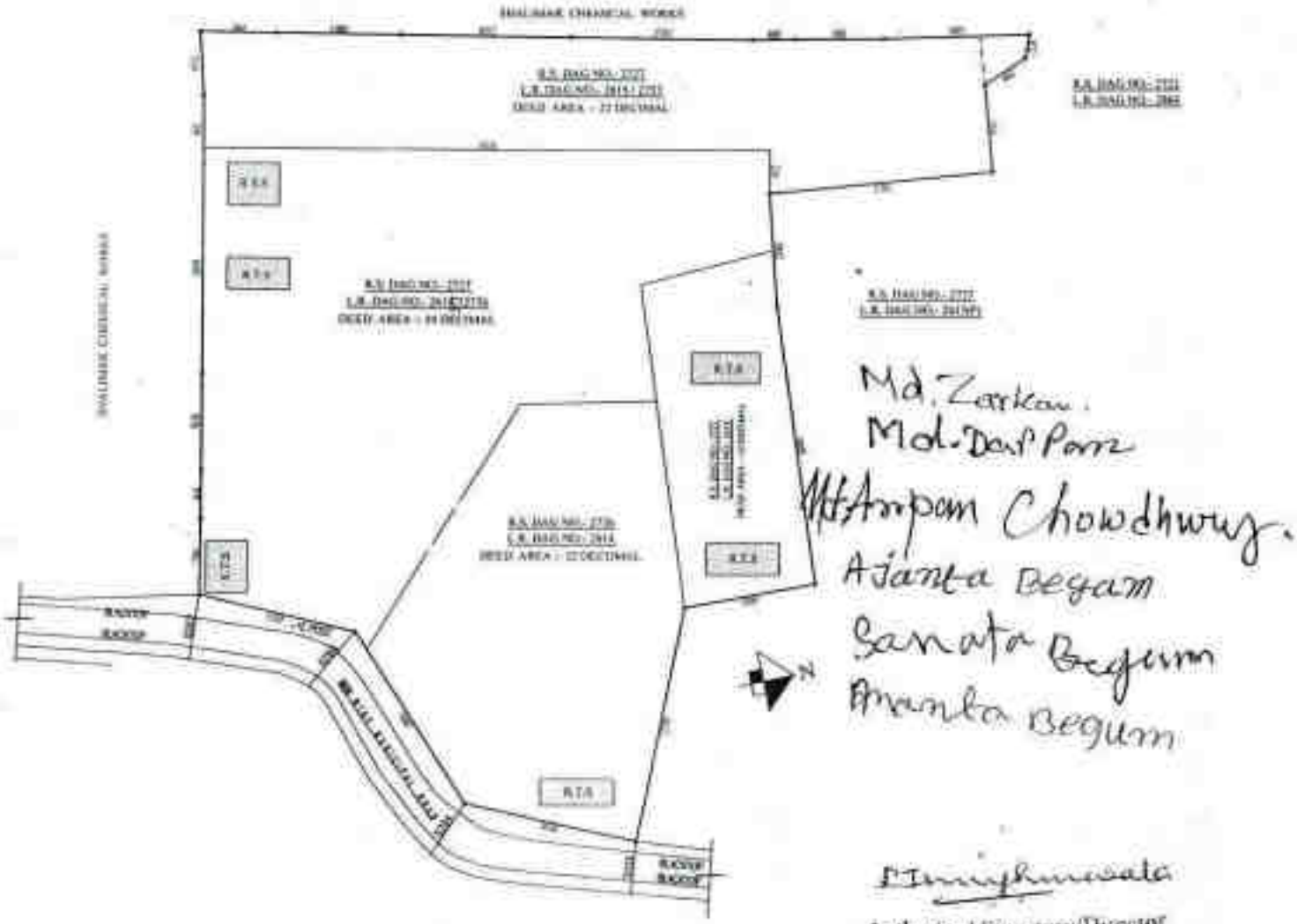
PROPOSED SITE PLAN SHOWING EXISTING STRUCTURE AT R. S. DAG NO. 2726 & 2727, L. R. DAG NO. - 2614, 2615/2757, 2615 & 2619/2756, L. R. KHATIAN NO. - 1079, HOLDING NO. - 111, MOUZA - UKHILA PAIKPARA, J. L. NO. - 56, WARD NO. - 27, P. S. - SONARPUR, DIST. - 24 PARGANAS (S.) UNDER RAJPUR SONARPUR MUNICIPALITY.



Authorised Signatory/Director

Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

11 DEC 2020

Government of West Bengal

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

OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16082001659996/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MOHAMMAD ZARKAN , UKJHILA JAMADDAR PARA, MALLICKPARA ROAD,, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700103	Land Lord			Md Zarkan 11/12/2020

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr MOHAMMAD DARPAN , UKHILA JAMADDAR MALLICKPARA ROAD, NARENDRAPUR,, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Land Lord			Md. Darpan 11-12-2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Md ARPAN CHOWDHURY , UKHILA ZAMADDAR PARA, NARENDRAPUR, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Land Lord		2078 	Md. Arpan Choudhury 11.12.20
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Miss AJANTA BEGUM , UKHILA JAMADDAR PARA, NARENDRAPUR,, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Land Lord		2079 	Ajanta Begum 11.12.20
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mrs ANANTA BEGAM , UKHILA JAMADDAR PARA, MALLICKPAR ROAD, NARENDRAP, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103	Land Lord		2080 	Ananta Begum 11.12.20

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Sk. SANOTA BEGUM , RAGHABPUR DAKSHIN JAGADDAL,, P.O:- DAKHIN JAGADDAL, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700151	Land Lord		2081	Sanota Begum 11.12.20

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr RAJESH JHUNJHUNWALA , 5/7, BUROSHIBTALA MAIN ROAD,, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038	Representative of Developer [VENERATE CONSTRUCTION PRIVATE LIMITED]		2082	R Jhunjhunwala 11.12.2020

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Rajesh Jhunjhunwala Son of Mr K N Jhunjhunwala 5/7, Buro Shibtala Main Road, P.O:- Sahapur, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700038	Mr MOHAMMAD ZARKAN, Mr MOHAMMAD DARPAN, Md ARPAN CHOWDHURY, Miss AJANTA BEGUM, Mrs ANANTA BEGAM, Sk. SANOTA BEGUM, Mr RAJESH JHUNJHUNWALA		2083	Rajashree Chaudhuri 11.12.2020

True Photo Attested
Rajashree Chaudhuri

11/12/2020

(Barun Kumar Bhunia)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210164196411 | Payment Mode: Online Payment
GRN Date: 11/12/2020 18:38:52 | Bank : State Bank of India
BRN : IK0AVUJPS9 | BRN Date: 11/12/2020 18:41:00

DEPOSITOR'S DETAILS

Id No. : 2001659996/13/2020
[Query No./Query Year]

Name : TARKESHWAR UPADHYAY
Contact No. : 9830020301 Mobile No. : +91 9830020301
E-mail : TARKESHWAR1983@GMAIL.COM
Address : 4 TALTALA LANE KOLKATA 700014
Applicant Name : Mr Aditya Kanodia
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement Payment No 13

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001659996/13/2020	Property Registration- Stamp duty	0030-02-103-003-02	524521
2	2001659996/13/2020	Property Registration- Registration Fees	0030-03-104-001-16	180021
		Total		704542

In Words : Rupees Seven Lakh Four Thousand Five Hundred Forty Two only

11/12/2020

[redacted]

Rajashree Chaudhuri
Date of Birth/DOB: 13/11/1983
Female/ FEMALE

6433 7032 9656

मेरा आधार, मेरी पहचान

[redacted]

Address:
W/O Suikat Chaudhuri, AR
Green Valley Block Flat 6c, 456
Diamond Road, Rajpur Sonarpur
(M), South 24 Parganas,
West Bengal - 700151

6433 7032 9656

Rajashree chaudhuri

Rajashree Chaudhuri

भारत सरकार

Government of India

Enrolment No.: 0659/33008/02987

To
Mohammed Zarkan
S/O: Sirajul Haque
UKHILA JAMADDAR PARA MALLICK PARA ROAD
Rajpur Sonarpur(M)
Narendrapur
South 24 Parganas West Bengal - 700103
9874085137

Enrolment Date: 01/06/2012

Generation Date: 25/06/2012

Signature valid

आपका क्रमांक / Your NO :

5354 5065 2192

VID : 9164 3720 7769 0720

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Mohammed Zarkan
Date of Birth/DOB: 01/01/1978
Male/ MALE

5354 5065 2192

VID : 9164 3720 7769 0720

Md. Zarkan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABGPZ6539E

नाम / Name
MOHAMMAD ZARKAN

पिता का नाम / Father's Name
SIRAJUL HAQUE

जन्म की तारीख / Date of Birth
01/01/1978

Md. Zarkan
हस्ताक्षर / Signature

Md. Zarkan.

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই.ডি. / Enrollment No.: 2011/01/17544/01365

To
Md. Arpan Chowdhury
মহঃ অর্পণ চৌধুরী
S/O: M. D Sirajul Haque
ukhila zamaddar para
Rajpur Sonarpur(M)
Narendrapur,South 24 Parganas
West Bengal - 700103

18/03/2014

KL828001538FT

82600153

আপনার আধার সংখ্যা / Your Aadhaar No. :

6886 0750 6375

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

মহঃ অর্পণ চৌধুরী

Md. Arpan Chowdhury

পিতা : মহঃ সিরাজুল হক

Father : Md Sirajul Haque

জন্ম তারিখ/DOB: 11/06/1975

পুরুষ / Male

6886 0750 6375

আধার – সাধারণ মানুষের অধিকার

Md. Arpan Chowdhury.

ভারতীয় বিশিষ্ট পরিচয়

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No : 2010/17544/01355

To
Md. Arpan Chowdhury
মহ: অর্পণ চৌধুরী
S/O: M. D Sirajul Haque
ukhila zamaddar para
Rajpur Sonarpur(M)
Narendrapur,South 24 Parganas
West Bengal - 700103

13/03/2014

KL828001538FT

82800153

আপনার আধার সংখ্যা / Your Aadhaar No. :

6886 0750 6375

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

মহ: অর্পণ চৌধুরী
Md. Arpan Chowdhury
Father : Md Sirajul Haque

জন্মতারিখ/DOB: 11/06/1975
পুরুষ / Male

6886 0750 6375

আধার – সাধারণ মানুষের অধিকার

Md. Arpan Chowdhury.

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

AJANTA BEGAM

SIRAJUL

01/01/1974

Permanent Account Number

BWXPB0812K

स्थायी लेखा संख्या

Signature

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTITSL

प्लाट नं: ३, सेक्टर - ११, सी.बी.डी. बेलापुर,

नवी मुंबई-४००६१४.

Ajanta Begum

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 0640/83109/15105

To
Ajanta Begam
D/O: Sirajul Hoque
UKHILA JAMADDAR PARA MALLICK PARA ROAD
Rajpur Sonarpur(M)
Narendrapur
South 24 Parganas West Bengal - 700103
8479803691

Download Date: 02/06/2018

Generation Date: 18/05/2018

Signature valid

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

5702 5375 0285

VID : 9180 4538 0914 4298

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

Ajanta Begam
Date of Birth/DOB: 01/01/1974
Female/ FEMALE

5702 5375 0285

मेरा आधार, मेरी पहचान

Ajanta Begam

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির সংখ্যা / Enrollment No. : 2010/175A8/01205

To
Md. Darpan
পুরুষ / Male
S/O: M D Sirajul Haque
jamaddar and mallick para
Raipur Sonarpur(M)
Narendrapur,South 24 Parganas
West Bengal - 700103

27/03/2013

MLK8811455BFT

85801455

আপনার আধার সংখ্যা / Your Aadhaar No. :

8069 5829 0052

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

Md. Darpan

পুরুষ / Male

8069 5829 0052

আধার – সাধারণ মানুষের অধিকার

Md. Darpan

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

MAHAMMAD DARPAN

MAHAMMD SIRAJUL

23/11/1969

BMYPD2622G

MD. Darpan

Signature

Md. Darpan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEKH SANOTA BEGUM

SIRAJUL HAQUE

Permanent Account Number
CAVPB[illegible]E

Signature

Sanota Begum

আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নং / Enrollment No.: 1180/22643/48229

Sk. Sanota Begum
W/O Sk. Sirajul Islam
Ragnakpur
Dakshin Jagaddal
South Twenty Four Parganas
West Bengal 700161

8037 4953 4630

আপনার আধার সংখ্যা / Your Aadhaar No.

8037 4953 4630

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

Sk. Sanota Begum
Father : SIRAJUL Hasan
Female

8037 4953 4630

আধার – সাধারণ মানুষের অধিকার

Sanota Begum

AADHAAR

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

Address:
W/O Sk. Sirajul Islam, Ragnakpur, Dakshin Jagaddal, South Twenty Four Parganas, West Bengal, 700161

8037 4953 4630

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FKJPB9688B

Name
ANANTA BEGAM

Father's Name
MD SIRAJUL HAQUE

Ananta Begam

02/10/1982

Electronically issued and Digitally signed ePAN is a valid mode of issue of Perma
Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 19

Ananta Begum

ভারত সরকার

Government of India

To
Ananta Begam
D/O: Md Sirajul Haque
UKHILA JAMADDAR PARA MALLICK PARA POST
Rajpur Sonarpur(M)
Maheshtala,South 24 Parganas
West Bengal - 700150

KL8260086 12FT

আপনার আধার সংখ্যা / Your Aadhaar No.:

8675 1549 7756

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Ananta Begam

Father : Md Sirajul Haque

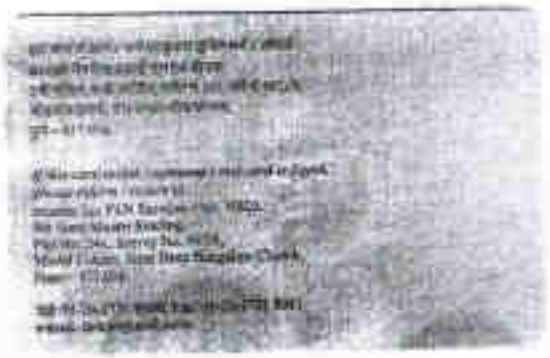
Wife / Female

8675 1549 7756

আধার – সাধারণ মানুষের অধিকার

Ananta Begum

RJmighmusale



আধার

ভারত সরকার

Government of India

Your Aadhaar No.

7938 6805 7430

আমার আধার, আমার পরিচয়

Government of India

7938 6805 7430

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH JHUNJHUNWALA

KEDARNATH JHUNJHUNWALA

12/03/1971

ACPPJ2595Q

Major Information of the Deed

Deed No :	I-1608-04968/2020	Date of Registration	22/12/2020
Query No / Year	1608-2001659996/2020	Office where deed is registered	
Query Date	10/12/2020 5:41:03 PM	1608-2001659996/2020	
Applicant Name, Address & Other Details	Aditya Kanodia Temple Chambers, 4th Floor, 6, Old Post Office Street, Kolkata,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830434494, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Sale [Rs : 90,00,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 90,00,000/-]	
Set Forth value		Market Value	
Rs. 65,00,000/-		Rs. 4,65,51,411/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 5,25,021/- (Article 49(g))		Rs. 1,80,021/- (Article E, A(1), E, B)	
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: PAIKPARA ROAD, Mouza: Ukla Paikpara , Ward No. 027 Jl No. 56, Pin Code : 700103

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-2614 (RS :-)	LR-1079	Bastu	Bastu	22 Dec	10,00,000/-	1,01,13,582/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Project : Not Specified
L2	LR-2615/2757 (RS :-)	LR-1079	Pukur Parh	Pukur	22 Dec	10,00,000/-	1,01,13,582/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Project : Not Specified
L3	LR-2615 (RS :-)	LR-1079	Bastu	Bastu	10 Dec	5,00,000/-	45,97,083/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Project : Not Specified
L4	LR-2615/2756 (RS :-)	LR-1079	Bastu	Bastu	44 Dec	25,00,000/-	2,02,27,164/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, ,Project : Not Specified
		TOTAL :			98Dec	50,00,000 /-	450,51,411 /-	
	Grand Total :				98Dec	50,00,000 /-	450,51,411 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	1602 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1602 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1602 sq ft	15,00,000 /-	15,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr MOHAMMAD ZARKAN** Son of Md SIRAJUL HAQUE , UKJHILA JAMADDAR PARA, MALLICKPARA ROAD , P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxxx9E, Aadhaar No: 53xxxxxxxx2192, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence
2	**Mr MOHAMMAD DARPAN** Son of Md SIRAJUL HAQUE , UKHILA JAMADDAR MALLICKPARA ROAD, NARENDRAPUR., P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BMxxxxxx2G, Aadhaar No: 80xxxxxxxx0052, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence
3	**Md ARPAN CHOWDHURY** Son of Md SIRAJUL HAQUE , UKHILA ZAMADDAR PARA, NARENDRAPUR, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx1H, Aadhaar No: 68xxxxxxxx6375, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence
4	**Miss AJANTA BEGUM** Daughter of Md SIRAJUL HOQUE , UKHILA JAMADDAR PARA, NARENDRAPUR., P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BWxxxxxx2K, Aadhaar No: 57xxxxxxxx0285, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence
5	**Mrs ANANTA BEGAM** Wife of Mr SHAHNAWAZ MOHIUDDIN , UKHILA JAMADDAR PARA, MALLICKPAR ROAD, NARENDRAP, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: FKxxxxxx6B, Aadhaar No: 86xxxxxxxx7756, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence

6	**Sk. SANOTA BEGUM** Wife of Mr. SIRAJ UDDIN , RAGHABPUR DAKSHIN JAGADDAL,, P.O:- DAKHIN JAGADDAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: CAxxxxxx8F, Aadhaar No: 80xxxxxxxx4630, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**VENERATE CONSTRUCTION PRIVATE LIMITED** , 111, PARK STREET , P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr RAJESH JHUNJHUNWALA (Presentant)** Son of Sri KEDAR NATH JHUNJHUNWALA , 5/7, BUROSHIBTALA MAIN ROAD,, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , , PAN No.:: ACxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VENERATE CONSTRUCTION PRIVATE LIMITED (as AUTHORIZED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Rajashree Chowdhuri Wife of Mr. Saikat Chowdhuri 456, Dwarir Road , Adi Green Vally, P.O:- Dakshin Jagadda, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151			
Identifier Of Mr MOHAMMAD ZARKAN, Mr MOHAMMAD DARPAN, Md ARPAN CHOWDHURY, Miss AJANTA BEGUM, Mrs ANANTA BEGAM, Sk. SANOTA BEGUM, Mr RAJESH JHUNJHUNWALA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MOHAMMAD ZARKAN	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
2	Mr MOHAMMAD DARPAN	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
3	Md ARPAN CHOWDHURY	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
4	Miss AJANTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
5	Mrs ANANTA BEGAM	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
6	Sk. SANOTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr MOHAMMAD ZARKAN	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
2	Mr MOHAMMAD DARPAN	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
3	Md ARPAN CHOWDHURY	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
4	Miss AJANTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
5	Mrs ANANTA BEGAM	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec
6	Sk. SANOTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-3.66667 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr MOHAMMAD ZARKAN	VENERATE CONSTRUCTION PRIVATE LIMITED-1.66667 Dec
2	Mr MOHAMMAD DARPAN	VENERATE CONSTRUCTION PRIVATE LIMITED-1.66667 Dec
3	Md ARPAN CHOWDHURY	VENERATE CONSTRUCTION PRIVATE LIMITED-1.66667 Dec
4	Miss AJANTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-1.66667 Dec
5	Mrs ANANTA BEGAM	VENERATE CONSTRUCTION PRIVATE LIMITED-1.66667 Dec
6	Sk. SANOTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-1.66667 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr MOHAMMAD ZARKAN	VENERATE CONSTRUCTION PRIVATE LIMITED-7.33333 Dec
2	Mr MOHAMMAD DARPAN	VENERATE CONSTRUCTION PRIVATE LIMITED-7.33333 Dec
3	Md ARPAN CHOWDHURY	VENERATE CONSTRUCTION PRIVATE LIMITED-7.33333 Dec
4	Miss AJANTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-7.33333 Dec
5	Mrs ANANTA BEGAM	VENERATE CONSTRUCTION PRIVATE LIMITED-7.33333 Dec
6	Sk. SANOTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-7.33333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MOHAMMAD ZARKAN	VENERATE CONSTRUCTION PRIVATE LIMITED-267.00000000 Sq Ft
2	Mr MOHAMMAD DARPAN	VENERATE CONSTRUCTION PRIVATE LIMITED-267.00000000 Sq Ft
3	Md ARPAN CHOWDHURY	VENERATE CONSTRUCTION PRIVATE LIMITED-267.00000000 Sq Ft
4	Miss AJANTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-267.00000000 Sq Ft
5	Mrs ANANTA BEGAM	VENERATE CONSTRUCTION PRIVATE LIMITED-267.00000000 Sq Ft
6	Sk. SANOTA BEGUM	VENERATE CONSTRUCTION PRIVATE LIMITED-267.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: PAIKPARA ROAD, Mouza: Ukila Paikpara, , Ward No: 027 Jl No: 56, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2614, LR Khatian No:- 1079	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.22000000 Acre,	Mr MOHAMMAD ZARKAN
L2	LR Plot No:- 2616/2757, LR Khatian No:- 1079	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.22000000 Acre,	Mr MOHAMMAD ZARKAN
L3	LR Plot No:- 2615, LR Khatian No:- 1079	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.23000000 Acre,	Mr MOHAMMAD ZARKAN
L4	LR Plot No:- 2616/2756, LR Khatian No:- 1079	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.44000000 Acre,	Mr MOHAMMAD ZARKAN

Endorsement For Deed Number : I - 160804968 / 2020

On 11-12-2020

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

Presented for registration at 20:36 hrs. on 11-12-2020, at the Private residence by Mr. RAJESH JHUNJHUNWALA ..

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 4,85,51,411/-

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

Execution is admitted on 11/12/2020 by 1. Mr MOHAMMAD ZARKAN, Son of Md SIRAJUL HAQUE, , UKJHILA JAMADDAR PARA, MALLICKPARA ROAD,, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Others, 2. Mr MOHAMMAD DARPAN, Son of Md SIRAJUL HAQUE, , UKHILA JAMADDAR MALLICKPARA ROAD, NARENDRAPUR,, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Others, 3. Md ARPAN CHOWDHURY, Son of Md SIRAJUL HAQUE, , UKHILA ZAMADDAR PARA, NARENDRAPUR, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Others, 4. Miss AJANTA BEGUM, Daughter of Md SIRAJUL HOQUE, , UKHILA JAMADDAR PARA, NARENDRAPUR,, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Others, 5. Mrs ANANTA BEGAM, Wife of Mr SHAHNAWAZ MOHIUDDIN, , UKHILA JAMADDAR PARA, MALLICKPAR ROAD, NARENDRAP, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by Profession Others, 6. Sk. SANOTA BEGUM, Wife of Mr SIRAJ UDDIN, , RAGHABPUR DAKSHIN JAGADDAL,, P.O: DAKHIN JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Muslim, by Profession Others

Identified by Smt Rajashree Chowdhuri, , , Mr Saikat Chowdhuri, 456, Dwarir Road , Adi Green Vally, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Service

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

Execution is admitted on 11-12-2020 by Mr RAJESH JHUNJHUNWALA, , AUTHORIZED SIGNATORY, VENERATE CONSTRUCTION PRIVATE LIMITED (Private Limited Company), , 111, PARK STREET,, P.O: - PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017

Identified by Smt Rajashree Chowdhuri, , , Mr Saikat Chowdhuri, 456, Dwarir Road , Adi Green Vally, P.O: Dakshin Jagaddal, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by profession Service

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 22-12-2020

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 : 4E (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,80,021/- (A(1) = Rs 90,000/- ,B = Rs 90,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,80,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB . Online on 11/12/2020 6:41PM with Govt. Ref. No: 192020210164196411 on 11-12-2020, Amount Rs: 1,80,021/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK0AVUJPS9 on 11-12-2020, Head of Account 0030-03-104-00-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,25,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 5,24,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 033184, Amount: Rs.500/-, Date of Purchase: 07/12/2020, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2020 6:41PM with Govt. Ref. No: 192020210164196411 on 11-12-2020, Amount Rs: 5,24,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AVUJPS9 on 11-12-2020, Head of Account 0030-02-103-003-02

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2021, Page from 4422 to 4482

being No 160804968 for the year 2020.

Digitally signed by BARUN KUMAR BHUNIA
Date: 2021.01.06 12:14:57 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2021/01/06 12:14:57 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)