

3708/2025

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AV 030457

Witness that the Document is admitted of Registration. The Signaturesheet and the endorsement sheets attached to this Document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

10 MAR 2025

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 10th day of --
March, 2025 (Two thousand twenty-five).

BETWEEN

45935
NAME
DOB
AAT

20 DEC 2024

S. K. SHARMA
Advocate
High Court, Calcutta



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MOHINI CHAKR
DEPUTY REGISTRAR
MUMBAI REGISTRAR OFFICE



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10 MAR 2025

1) **KAMAL LAKHOTIA**, (PAN ABBPL5785B), Aadhaar No. 459428089691, wife of Satish Lakhotia, by faith: Hindu, by occupation : Business, (2) **MANISH LAKHOTIA HUF**, (A Hindu undivided family), having PAN AA/JHM9504N, represented by its Karta Mr. Manish Lakhotia, having PAN ABAPL3373J, Aadhaar No. 333848277403, son of Mr. Satish Lakhotia, by faith- Hindu, by occupation- Business, having resident & office at 7/1 Gurusaday Road, Police Station : Karaya & Post Office : Ballygunge, Kolkata -700019, West Bengal, (3) **SMT. MANSI LAKHOTIA**, (PAN AAXPL4343E), Aadhaar No. 705512000954, wife of Manish Lakhotia, (4) **MANISH LAKHOTIA**, (PAN ABAPL3373J), Aadhaar No. 333848277403, son of Satish Lakhotia, (5) **SMT. SHRUTI LAKHOTIA**, (PAN AGYPT8819N), Aadhaar No. 890767365330, wife of Angad Lakhotia, (6) **ANGAD LAKHOTIA**, (PAN ACNPL4617K), Aadhaar No. 555454654528, son of Sri Satish Lakhotia, all are by nationality : Indians, (1 to 6) residing at 7/1 Gurusaday Road, Police Station : Karaya & Post Office : Ballygunge, Kolkata -700019, (7) **M/S BARASAT REAL ESTATE PROJECTS PRIVATE LTD.**, (having PAN AAGCB8348H), a Company incorporated under the Companies Act, 1956 having its registered office at F-4, Block GP, Sector-V, Nabadiganta Industrial Township, Arch Waterfront Building, 8th floor, Post Office : Sech Bhawan, Police Station: Electronics Complex, Kolkata -700091, District: North 24 Parganas, represented by one of its Directors **MR. MANISH LAKHOTIA** having PAN ABAPL3373J, Aadhaar No. 333848277403, son of Mr. Satish Lakhotia, by faith Hindu, by occupation: Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata - 700019, (8) **M/S LARICA ESTATES LIMITED**, having PAN AAACL5431D, a Company incorporated under the Companies Act, 1956 having its registered office at Sukh Sadan, 52B, Shakespeare Sarani, Post Office : Circus Avenue, Police Station: Shakespeare Sarani, Kolkata - 700017, represented by one of its Directors **MR. MANISH LAKHOTIA**, having PAN ABAPL3373J, Aadhaar No. 333848277403, son of Satish Lakhotia, by faith Hindu, by occupation: Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata - 700019 and (9) **M/S SWARN GANGA REALTY LIMITED**, having PAN AABCL8916A, a Company registered and incorporated under the Companies Act, 1956, having its registered office at 7/1B, Gurusaday Road, Police Station : Karaya & Post Office :



Ballygunge, Kolkata- 700019, (earlier known as by name Larica Realty Limited, registered under Companies Act, corporate identity No. U70101WB2010PLC152579); represented by one of its Directors **MRS. KAMAL LAKHOTIA**, (PAN ABBPL5785B), Aadhaar No. 459428089691, wife of Satish Lakhota, by faith : Hindu, by occupation : Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata - 700019, hereinafter collectively or severally called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include her heirs, executors, administrators, representatives successors and assigns) the Parties of the **ONE PART**.

AND

M/S BARASAT REAL ESTATE PROJECTS PRIVATE LTD., (having PAN AAGCB8348H), a Company incorporated under the Companies Act, 1956 having its registered office at F-4, Block GP, Sector-V, Nabadiganta Industrial Township, Arch Waterfront Building, 8th floor, Post Office : Sech Bhawan, Police Station: Electronics Complex, Kolkata -700091, District: North 24 Parganas, represented by one of its Directors **MR. MANISH LAKHOTIA**, having PAN ABAPL3373J, Aadhaar No. 333848277403, son of Mr. Satish Lakhota, by faith Hindu, by occupation: Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata - 700019, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**;

WHEREAS the Owners herein have acquired the right, title & interest over various plots of land, by way of purchase for valuable consideration, from its respective erstwhile Owners by virtue of the under mentioned Deeds which were duly registered at the Office of ARA -II, Kolkata :

<u>Deed No.</u>	<u>Name of Owners</u>	<u>Deed No./Year</u>	<u>Area in Decimal</u>
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44	Larica Estates Ltd.	5181/2011	40.00
44	Larica Estates Ltd.	5182/2011	09.00
334	Larica Estates Ltd.	11937/09, 9065/11	23.00
336	Larica Estates Ltd.	4228/08	17.00
344	Larica Estates Ltd.	4671/2010	23.00
Total			112.00

AND WHEREAS the other owners herein have acquired the right, title & interest over various plots of land by way of purchase for valuable consideration, from its respective erstwhile Owners by virtue of the under mentioned Deeds which were duly registered at the Office of A.D.S.R. Kadambagachi - North 24 Parganas.

<u>Dag No.</u>	<u>Name of Owners</u>	<u>Deed No./Year</u>	<u>Area in Decimal</u>
422	Kamal Lakhota	1332/2018	01.00
422	Manish Lakhota	1336/2018	05.00
422	Manish Lakhota (HUF)	1338/2018	05.00
422	Mansi Lakhota	1342/2018	05.00
422	Shruti Lakhota	1394/2018	05.00
422	Angad Lakhota	1391/2018	05.00
422	Barasat Real Estate Projects Pvt. Ltd.	1333/2018	05.00

<u>Dag No.</u>	<u>Name of Owners</u>	<u>Deed No./Year</u>	<u>Area in Decimal</u>
424	Kamal Lakhota	1473/2018	05.00
424	Manish Lakhota	1470/2018	06.00
424	Manish Lakhota (HUF)	1472/2018	06.00
424	Mansi Lakhota	1474/2018	06.00
424	Shruti Lakhota	1471/2018	06.00
424	Angad Lakhota	1468/2018	06.00
424	Barasat Real Estate Projects Pvt. Ltd.	1469/2018	06.00

<u>Dag No.</u>	<u>Name of Owners</u>	<u>Deed No./Year</u>	<u>Area in Decimal</u>
426	Kamal Lakhotia	1341/2018	05.00
426	Mansi Lakhotia	1343/2018	05.00
426	Shruti Lakhotia	1386/2018	05.00
334	Barasat Real Estate Projects Pvt. Ltd.	9640/2017	05.00
334	Barasat Real Estate Projects Pvt. Ltd.	9644/2017	05.00
334	Barasat Real Estate Projects Pvt. Ltd.	9643/2017	05.00
Total			102

AND WHEREAS the total area measuring about 214 decimals which were purchased as stated above, the Owners herein duly mutated their name in the records of B.L. & L.R.O. Barasat - I, District : North 24 Parganas, Pin-700126 in Mouza Baluria, J.L. No. 37, Police Station : Barasat, within the local limits of Barasat Municipality, Ward No. 5 & 6, District : North 24 Parganas, morefully described in the First schedule 'A' & First Schedule 'B' hereunder written;

AND WHEREAS owner No. 9 herein have acquired the right, title & interest over various plots of land, by way of purchase for valuable consideration mentioned thereat, from its respective erstwhile Owners by virtue of the under mentioned Deeds which were duly registered at the Office of DSR-II, North 24 Parganas:

<u>Deed No.</u>	<u>R.S./L.R.Dag No.</u>	<u>Mouza, J.L.No.37</u>	<u>Area of land (in Sataks/Decimals)</u>
Being No. 00078/2013	114,301,302,303,307,320 321,303,308,309 & 312	Baluria	143.67
Being No. 00077/2013	114,301,302,318,303,308, 309 & 304	Baluria	168.67
Being No.	114,301,302,304,305,307,	Baluria	168.66

00077/2013	320,321,303,308 & 309		
Being No. 2933/2013	411,427,428,429,430/1229 441,600,601,179,180,423, 440,184,185 & 421.	Balurua	180.66
Being No. 2934/2013	411,427,428,429,430/1229 441,600 & 421.	Balurua	102.04
Being No. 2935/2013	423,427,428,430,430/1229 431,432,441,113 & 311.	Balurua	209.88

AND WHEREAS the Owner No. 9 was conceptualised a scheme for plotting of various sizes carved out of land under various dags, with a view to sale the part and portioned of the aforesaid land to the intending purchaser/s. The Vast chunk of land is still in possession & occupation of the owner.

AND WHEREAS the Owner No. 8 i.e. M/s Larica Estates Limited & Owner No. 9 Swarn Ganga Realty Limited who are the absolute and lawful and have unencumbered right, title and interest over the plots of the land upon which Road and common passage has been constructed by the owner No.8 & 9 inside the complex connected from Barasat Barrackpore Road approach to the project for the use of flat owners, individual plot owners and occupants of Larica complex/Township which is commonly known as Larica Township & or Larica Garden Residence, The project was already completed. The following Internal Common Passage or Internal Road inside the complex upon the private property of Owner No. 8 i.e. M/s Larica Estates Limited and owner No. 9 Swarn Ganga Realty Limited for which declaration as follows:

1. That the land upon which the said road and passage was constructed being purchased by owner No. 8 & 9.
2. That Barasat Real Estate Projects Pvt. Ltd. is going to construct 'Multi Storied Building project' jointly with owner No. 1 to 9 at southern side (back side) of the project, which is 800 mtr. distance from the main entrance to Larica Township project from Barasat Barrackpore Road, which is contiguous to the proposed project land.

3. That Owner No. 8 & 9 have no objection in any manner whatsoever and do hereby declare and grant that if the said road is used for entrance to reach the proposed newly project to be constructed upon First Schedule A & B land which is approx. 800 mts. distance from Barasat Barrackpore Road i.e. from Larica Township main gate, by the Barasat Real Estate Projects Pvt. Ltd. and other owners herein its successor in-office and assign for carrying materials for construction and their flat owners, buyers, purchasers excess as driveway, Car, motorcycles, bicycles and any other form of legal transportation for ingress and egress and for the benefit of the present and proposed flat owners, buyers, purchasers/owner in future upon which the apartments will be constructed in R.S./L.R. Dag Nos. 44, 334, 336, 344, 91, 323, 327, 418, 419, 420, 425, 433, 310, 434, 442, 456, 457, 458, 459, under L.R. Khatian Nos. 2153, 10003, 538, 341, 376, 858, 1382, 1599, 1599/1, 579, 1174, under Mouza: Baluria, J.L. No.37, Pargona Anwarpur, R.S. No. 227, ward No. 5 & 6, Touza No. 1218, P.O. Nabapally, Police Station- Barasat, District: North 24 Parganas, Kolkata-700126.
4. The aforesaid path, passage, lane Road, Street, inside Larica Township or by any other name shall always remain as common passage to them as usage forever without obstruction against each other in any manner whatsoever as an exclusive right of all the owners and builder/developer, without effecting the right of other existing flat owners and occupants and residents of Larica Complex/Township. The area and part and portion of Dag number upon which the common passage passing through are as follows. The other area of internal Road, passage of Larica Township shall be used by all the parties as mentioned above such Dag numbers are excluded in schedule mentioned hereunder. The Dag numbers are as follows:

SL. No.	R.S./L.R. Dag No.	Area of the common passage (in Dec).	OWNER
1	303	13.74	

2	307	6.94	Swarn Ganga Realty Ltd.
3	308	1.60	
4	312	23.90	Larica
5	305	11.10	
6	304	6.23	Swarn Ganga Realty Ltd.
7	316	2.13	Larica
8	317	17.77	Larica
9	318	1.06	Swarn Ganga Realty Ltd.
10	331	20.71	LARICA
11	339	12.36	
12	340	3.58	
13	334	2.04	
14	336	3.00	
15	341	2.08	
16	362	2.15	
17	344	1.51	
18	361	2.94	
19	345	2.97	
20	360	5.49	
21	348	0.54	
22	359	2.89	
23	351	8.18	
24	352	5.24	
Total		162.45	

AND WHEREAS the OWNERS and DEVELOPERS are the Owners of the contiguous land and the Owners have decided to develop their said property by constructing several new multi-storeyed buildings in several blocks comprising of several residential Flats / units/ car parking spaces / shop rooms / show rooms etc., and other common area / parts etc., through a competent Developer according to building plan to be sanctioned by competent authority, who has enough credential in the arena of development.

AND WHEREAS the developer herein also have development agreement with power of Attorney with other several owners upon which the proposed projects will be constructed jointly with the owners herein upon the land lying within the ambit of Barasat Municipality, ward No. 5 & 6, comprised in R.S./L.R. Dag Nos. 44, 334, 336, 344, 91, 323, 327, 418, 419, 420, 425, 433, 310, 434, 442, 456, 457, 458, 459, under L.R. Khatian Nos. 2153, 10003, 538, 341, 376, 858, 1382, 1599, 1599/1, 579, 1174, under Mouza: Baluria, J.L. No.37, Pargona Anwarpur, R.S. No. 227, Touza No. 1218, P.O. Nabapally, Police Station- Barasat, District: North 24 Parganas, Kolkata-700126.

AND WHEREAS knowing the intention of the Owners, the Developer herein has proposed to the Owners to entrust them with the job of development and promotion of the said land as per the intention and preference of the Owners.

AND WHEREAS the Developer has examined the documents relating to the schedule property and satisfied itself as to the feasibility and scope of developing the said property including the developers own land jointly with the owners' land in the manner as agreed under this agreement.

AND WHEREAS on account of discussions and negotiations between the parties the OWNERS have agreed to appoint the Developer and the Developer has agreed to develop the said property for and on behalf of the OWNERS for the consideration and with some certain terms and conditions, which are explicitly described hereunder below.

NOW THIS INDENTURE WITNESSES and it is hereby agreed by and between the parties hereto as follows, unless in these presents it is repugnant to the subject on context.

1. OWNERS

Shall mean the said **(1) KAMAL LAKHOTIA**, (PAN ABBPL5785B), wife of Satish Lakhotia, faith : Hindu, by occupation : Business, **(2) MANISH LAKHOTIA HUF**, (A Hindu undivided family), having PAN AAJHM9504N, represented by its Karta Mr. Manish Lakhotia, having PAN ABAPL3373J, son of Mr. Satish Lakhotia, by faith-Hindu, by occupation- Business, having resident & office at 7/1 Gurusaday Road, Police Station : Karaya & Post Office : Ballygunge, Kolkata - 700019, West Bengal, **(3) SMT. MANSI LAKHOTIA**, (PAN AAXPL4343E), wife of Manish Lakhotia, **(4) MANISH LAKHOTIA**, (PAN ABAPL3373J), son of Satish Lakhotia, **(5) SHRUTI LAKHOTIA**, (PAN AGYPT8819N), wife of Angad Lakhotia, **(6) ANGAD LAKHOTIA**, (PAN ACNPL4617K), son of Sri Satish Lakhotia all are by nationality : Indian, (1 to 6) residing at 7/1 Gurusaday Road, Police Station : Karaya & Post Office : Ballygunge, Kolkata -700019, and **(7) M/S BARASAT REAL ESTATE PROJECTS PRIVATE LTD.**, (having PAN AAGCB8348H), a Company incorporated under the Companies Act, 1956 having its registered office at F-4, Block GP, Sector-V, Nabadiganta Industrial Township, Arch Waterfront Building, 8th floor, Post Office : Sech Bhawan, Police Station: Electronics Complex, Kolkata -700091, District: North 24 Parganas, represented by one of its Directors **MR. MANISH LAKHOTIA**, having PAN ABAPL3373J, Aadhaar No. 333848277403, son of Mr. Satish Lakhotia, by faith Hindu, by occupation: Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata - 700019, **(8) M/S LARICA ESTATES LIMITED**, having PAN AAACL5431D, a Company incorporated on 27/11/1997, under the Companies Act, 1956 having its registered office at Sukh Sadan, 52B, Shakespeare Sarani, Post Office : Circus Avenue, Police Station: Shakespeare Sarani, Kolkata - 700017, represented by one of its Directors **MR. MANISH LAKHOTIA**, having PAN ABAPL3373J, Aadhaar No. 333848277403, son of Satish Lakhotia, by faith Hindu, by occupation: Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata - 700019 and **(9) M/S SWARN GANGA REALTY LIMITED**, having PAN AABCL8916A, a

Company registered and incorporated under the Companies Act, 1956, having its registered office at 7/1B, Gurusaday Road, Police Station : Karaya & Post Office : Ballygunge, Kolkata- 700019, (earlier known as by name Larica Realty Limited, registered under Companies Act, corporate identity No. U70101WB2010PLC152579); represented by one of its Directors **MRS. KAMAL LAKHOTIA**, (PAN ABBPL5785B), wife of Satish Lakhotia, by faith : Hindu, by occupation : Business, by nationality Indian, residing at 7/1, Guru Saday Road, Police Station: Karaya, Kolkata - 700019, hereinafter jointly or severally called and referred to as the "**OWNERS**" and their heirs, executors, administrators, representatives successors, duly authorised attorney or agents and assigns.

2. **DEVELOPER**

Shall mean **M/S BARASAT REAL ESTATE PROJECTS PRIVATE LTD.**, (having PAN AAGCB8348H), a Company incorporated under the Companies Act, 1956 having its registered office at P-4, Block GP, Sector-V, Nabadiganta Industrial Township, Arch Waterfront Building, 8th floor, Post Office : Sech Bhawan, Police Station: Electronics Complex, Kolkata -700091, District: North 24 Parganas, and its successors-in-office duly authorised attorney or agents and assigns.

3. **PROPERTY**

Shall mean Land measuring an area of 214 decimals (more or less), comprised in Dag Nos. 44, 334, 336, 344, 422, 424 & 426, under LR Khatian Nos. 2153, 9937, 9907, 10080, 10061, 9967, 9898, 10013, 10060, 9888, 9401, 10079, 10017, 9402, 10033, 579, 1174, & 1599, Mouza : Baluria, J.L. No. 37, Police Station : Barasat, under Barasat Municipality, ward No. 5 & 6, North 24 Parganas, morefully mentioned in the First Schedule hereunder written.

4. BUILDING

- 4.1 Shall mean the Multi-storeyed Building, structure or super structure intended to be constructed on the said property and shall include all the several units of residential, and all common rooms, spaces and constructions including the meter room, lift room, pump room, reservoirs/tanks drainage/sewerage lines, and other covered spaces intended for the use and enjoyment of the occupants of the said building in common, including all its easements, appurtenances and appendages.
- 4.2 Subject to the terms and conditions mentioned herein, the decision of the developer regarding the quality of the materials certified by the architect/engineer shall be final and binding between the parties hereto. The Developer at its own cost and expenses shall install and erect the said building/s and also pump, water storage tank, over-head reservoirs, in the said building/s. Temporary electric connection without fitting/s shall be provided in the building/s by the Developer at its cost and expenses until permanent electric connection is obtained and other facilities as agreed by the Developer will be provided by the Developer in the building having self-contained flat/flats constructed for sale of flat/flats/units /garages/shops and other spaces but separate electric meters shall however be arranged upon payment of costs as would be required for installations of such meter for supply of electricity in each flat by the respective purchaser/ transferee.
- 4.3 The Developer for and on behalf of the Owner shall be entitled to apply for and obtain electric water gas sanitary telephone or other facilities as required and/or other amenities and facilities of whatsoever nature as may be required for the said project comprising of several/different blocks to be constructed by the developer and the owner here by accordis its consent and further agrees to sign papers and documents including Power of Attorney written hereunder.

- 4.4 All costs, charges, and expenses including, stamping and registration of this agreement as well as general power of attorney including further mutual agreed modification thereof, filling of the land, Panchayat fees and architect and/or engineers' fees during the period of and relating to and/or concerning construction of the building shall be borne and paid by the Developer and the Owner shall not bear any cost and/or expenses in any respect.

5. COMMON FACILITIES

Shall be deemed to include all passage, ways, stairways, corridors, lobbies, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manholes, pits, roof, terrace, water connection and pipe lines between overhead and underground reservoir, motor pump, fences, boundary wall, courtyard, Lift, Electric supply, electric supply and electric connection to common areas and common implements, fittings, fixtures, for the above, entire exterior walls, garbage vat, common driveways and other facilities whatsoever required for the convenient enjoyment of dwelling and other units in the proposed building, and provision for maintenance and management of the said common parts and the common services thereto annexed in the said building at the said premises in addition to the passage and pathways mentioned and declared by the owners herein above.

6. SALEABLE SPACE

Shall mean and include independent Flat or Flats and/or other independent self-contained space/spaces in the said New Multi-storeyed Building/s intended to be built and constructed by the Developer to be exclusively used/sold for residential purposes with all fittings and fixtures required for the use and enjoyment thereof as agreed upon by the parties hereto, together with undivided proportionate share of land.

7. OWNERS'S SHARE/ ALLOCATION

Shall mean that in the instant joint venture project the OWNERS will get 10 % (Ten percent) of revenue share from the proceeds of sale of flats/shops/car parking and other sellable spaces more fully mentioned in the SECOND SCHEDULE.

8. DEVELOPER'S SHARE/ ALLOCATION

shall mean balance 90% sale proceeds of flat(s), Unit(s)/garage(s) in several block as and when received from the intending purchasers, together with 100% extra charges paid by the intending purchaser(s) area in the new buildings not being the Owner's allocation together with proportionate indivisible share in the common areas and amenities in the New Building and together with proportionate indivisible share in the land comprised in the said property as more fully mentioned in the THIRD SCHEDULE.

9. ENGINEER

Shall mean such person or body of persons conforming to all municipal statutory provisions, rules, regulations and other statutory provision, to be appointed by the Developer for supervision during construction of the building, if required by the Developer.

10. BUILDING PLAN

BUILDING/SANCTION PLAN shall mean such plan of the building which to be sanctioned by Barasa Municipality or other statutory authorities as the case may for construction of the New Building or Buildings (comprising of several units) on the said property and shall amendments/improvement thereon and/or modification thereof or include any fresh Building Plan with such addition, alteration or modification as prescribed and/or made afterwards by the Developer from time to time. In the mean time the owner has obtained the Sanctioned Building Plan vide

serial No. 2080, Building Plan Sanctioned Meeting dated 30/11/2024 and sanctioned/approved on 01/03/2025, upon L.R. Dag No. 44, being the part of the development agreement.

11. PARKING

Shall mean the open and/or covered space in the ground floor of the New Building reserved for the unit/flat Owner for parking cars thereat.

12. COVERED AREA

Shall mean and include the built-up area at floor level of any unit including the width of the external walls (except for the walls separating one unit from the other of which 50% only to be added).

13. ADVOCATE

Shall mean such person(s) or body of individuals or Firm that the Developer shall appoint for drafting all required documents in respect of the project including agreements, power of attorney, agreement for sale, deed of conveyance, Nomination agreement, Declaration and/or any other required document for sale.

14. TRANSFER

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multi-storeyed Building to purchase thereof although the same may not amount to a transfer in law if causing in any manner inconvenience or disturbance to the OWNERS.

15. TRANSFeree

Shall mean and include a person/s, Firm/s, Limited Company/ies, Association/s of persons to whom any space in the Building will be transferred.

16. CO-OWNERS

Shall according to the context mean person(s) who will own flats or units in the New Building including the Owners, the Developer or their/its purchasers/nominees.

17. COMMON PURPOSE

Shall mean and include the purpose of upkeep, maintenance, management and protection of the land comprising the said premises and buildings/structures standing thereon and in particular the **COMMON SPACES & AMENITIES** and meeting all the common expenses and the matters relating to mutual rights and obligations of the Co-Owners and/or their interests relating to the said land and the said buildings and the common use and enjoyment thereof of **COMMON SPACES & AMENITIES**.

18. ASSOCIATION

Shall mean any Association, Syndicate Body, and Corporate Society appointed for management, upkeep, maintenance and administration of the New Building.

19. TIME

Shall mean the construction of Buildings and ready for possession within 8 (Eight) years from the date of commencement of construction upon obtaining of sanction Building Plan pertaining to phase wise basis.

20. WORDS

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

21. COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the date of execution and registration of this Agreement.

OWNERS'S RIGHT AND REPRESENTATION

1. The OWNERS is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the OWNERS has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

DEVELOPER'S RIGHT

1. The Owners hereby grants subject to what has been hereunder provided exclusive right to the DEVELOPER to build upon and commercially exploit the said property and shall be able to construct the new multi-Storeyed building thereon in accordance with the Plan sanctioned by appropriate authorities with or without any modification or alteration as may be required or made or cause to be made by the Parties hereto.

All applications, plans, modified plans and other papers and documents as may be required by the DEVELOPER for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the DEVELOPER on behalf of the OWNERS at its own costs and expenses and the DEVELOPER shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property. The Developer at its own cost and expenses shall install and erect the said building/s and also pump, water storage tank, overhead reservoirs, in the said building/s. Temporary electric connection without fitting/s shall be provided in the building/s by the Developer at its cost and expenses until permanent electric connection is obtained and other facilities

as agreed by the Developer will be provided by the Developer in the building/s having self-contained flat/flats constructed for sale of flat/flats/units /garages/shops and other spaces but separate electric meters shall however be arranged upon payment of costs as would be required for installations of such meter for supply of electricity in each flat by the respective purchaser/transferee.

The Developer for and behalf of the Owner shall be entitled to apply for and obtain electric water gas sanitary telephone or other facilities as required and/or other amenities and facilities of whatsoever nature as maybe required for the said several/ different blocks to be constructed by the developer and the owner here by accords its consent and further agrees to sign all papers and documents including Power of Attorney written hereunder.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or any part thereof to the DEVELOPER so as to creating any title in respect thereof ; other than an exclusive right and interest to the DEVELOPER for exploiting commercially the said property in terms hereof and to deal with the sale of sellable spaces in the new buildings in the manner hereinafter stated.
3. To create mortgage on the Owners' Land i.e. First Schedule A & B property or any part thereof for raising construction finance in accordance with the terms and conditions of this Development Agreement and the owners have objection in this regard and the developer by dint of power of attorney sing all paper documents on behalf of Owners to execute all documents, mortgage deeds, no-objection certificates, declarations, affidavits, etc. as may be required by the Developer in this regard;

CONSIDERATION

In consideration of the OWNERS having agreed to permit the DEVELOPER to commercially exploit the said property and to construct, erect and build Multi-Storeyed buildings in accordance with the sanctioned building plan

with or without any amendment and/or modification thereto made or cause to be made in accordance with the Specification and material description hereunder written, the OWNERS shall be entitled to 10 % (Ten percent) of revenue share from the proceeds of sale of Flats / units / car parking spaces / shop rooms / show rooms etc and other sellable spaces.

POSSESSION

1. The OWNERS shall give quiet, peaceful and unencumbered possession of the said property to the DEVELOPER simultaneously with the execution of this Agreement enabling the DEVELOPER to commence the proposed construction work.
2. The DEVELOPER shall complete the construction of the buildings within 8 (Eight) years from the date of commencement of construction.
3. The DEVELOPER shall have exclusive right to transfer or otherwise deal with sale of flats/shops/car parking and other sellable spaces of the project to the intending buyers/allotees or purchasers.
4. In so far as necessary all dealing by the DEVELOPER shall be in the name of the OWNERS for which purpose the OWNERS undertakes to give the DEVELOPER a Power of Attorney in a form and manner reasonably required by the DEVELOPER. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the OWNERS nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.

COMMON FACILITIES

1. Any transfer of Flats / units / car parking spaces / shop rooms / show rooms etc. and other sellable spaces in the new Multi-Storeyed building shall be subject to the provisions hereof and the transferee shall

thereafter be responsible in respect of the space transferred for payment of the said rate and service charges, maintenance charges for the common facilities.

2. The OWNERS shall not do any act, deed or thing whereby the DEVELOPER shall be prevented from construction completion of the said building.

OWNERS'S OBLIGATION

1. The OWNERS hereby agrees and covenants with the DEVELOPER not to cause any interference or hindrance in the construction of the proposed building at the said property by the DEVELOPER.
2. The OWNERS agrees and covenant with the DEVELOPER not to do any act, deed or thing whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any portion or portions of the flats/shops/car parking and other sellable spaces.
3. The OWNERS hereby agrees and covenants with the DEVELOPER not to let out, grant, sale, lease, mortgage and/or charge the super built-up construction. The DEVELOPER shall have such right to let out, grant, sale, lease, mortgage and/or charge the Building/flat, super built-up area of the entire project and to accept, booking money, instalments and balance of consideration etc. from the person/s, company/ies in respect of entire project.

DEVELOPER'S OBLIGATION

The DEVELOPER hereby agrees and covenant with the OWNERS :

1. The DEVELOPER To incur all costs, charges and expenses for construction of the said building(s) in several/ different blocks of the said land as per plan sanctioned by the concerned authority and shall complete the construction

of buildings from the date commencement of construction in Phase wise Manner. **First phase** shall be completed in 03 (Three) years in respect of First Schedule "A" property and **Second Phase** shall be completed in 03 (Three) years in respect of First Schedule "B" property, the time of completion of construction shall be strictly observed. The period of construction will be extended, if there is any force majeure, natural calamity or situation beyond the control of the DEVELOPER.

2. The DEVELOPER shall not violate or contravene any of the provisions or rules applicable for construction of the Building/s.

OWNERS'S INDEMNITY

The OWNERS hereby undertakes that the DEVELOPER shall be entitled to the said constructions and shall enjoy without any interference and/or disturbance provided the DEVELOPER performs and fulfils all and singular terms and conditions herein contained and/or its part to be observe and performed.

DEVELOPER'S INDEMNITY

1. The DEVELOPER hereby undertakes to keep the OWNERS indemnified against all third-party claims and actions arising out of any sort of act of commission of the DEVELOPER in or in relation to the said construction strictly in terms of the Plan sanctioned by appropriate authority on that behalf.
2. The DEVELOPER hereby undertakes to keep the OWNERS indemnified against all action suits, costs, proceedings and claims that may arise out of the development of the said property and/or in the matter of construction of the building/s and/or any defect therein.

MISCELLANEOUS

1. The OWNERS and the DEVELOPER have entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to

construe as Partnership between the DEVELOPER and the OWNERS. The Parties hereto can proceed with the Agreement.

2. Nothing herein contained shall be construed as a demise or assignment or conveyance in law by the OWNERS of the said property or any part thereof to the DEVELOPER so as to create any title in respect thereof other than an exclusive right to commercially exploit the said property in terms hereof provided however the DEVELOPER shall be entitled to borrow money from any Bank/s by creating financial liability on the OWNERS Land shall be encumber and/or be liable for payment of any dues of such Bank/s and for that purpose the DEVELOPER shall keep the OWNERS indemnified against all actions, suits, proceedings and cost, charge and expenses in respect thereof.
3. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available, be deemed to have been served on the OWNERS if delivered by hand and duly acknowledged or sent by prepaid registered/speed post with acknowledgement due at its address given in this Agreement and shall likewise be deemed to have been served on the DEVELOPER by the OWNERS if delivered by hand or sent by prepaid registered/speed post to the office of the DEVELOPER.
4. The OWNERS hereby fully agrees and consents that the DEVELOPER shall have the right to advertise, fix hoardings or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new buildings from the date of execution of this agreement and on completion of the building or earlier, all such advertisements and hoardings shall be cleared off by the DEVELOPER at its own costs.

5. The Xerox copy of this agreement & deed/s in respect of the said property shall be kept at the City Office of the DEVELOPER or at the office of its agent for the inspection of the intending Purchaser/s.

FORCE MAJEURE

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such majeure, if any.
2. The Force Majeure shall mean flood, earth-quake, riot, war, storm, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

FIRST SCHEDULE A ABOVE REFERRED TO

(Phase-I)

ALL THAT pieces and parcels of Vacant Bastu land measuring an area of 112 decimals, be the same or little more or less, comprised in R.S./L.R. Dag Nos. 44, 334, 336, 344, under L.R. Khatian No. 2153, Mouza : Baluria, J.L. No. 37, Pargana Anowarpur, Touzi No. 146, A.D.S.R.O. Kadambagachi, Pargana Anowarpur, Touza No. 146, P.O. Nabapally, Police Station : Barasat, under Barasat Municipality, Ward No. 5, District: North 24 Parganas, Kolkata-700126, West Bengal, detailed are follows:

<u>Dag No.</u>	<u>Khatian</u>	<u>Area in Decimal</u>
44	2153	40.00
44	2153	09.00
334	2153	23.00
336	2153	17.00
344	2153	23.00
Total		112.00

FIRST SCHEDULE B ABOVE REFERRED TO

(Phase-II)

ALL THAT pieces and parcels of Vacant Bastu land measuring an area of 102 decimals, be the same or little more or less, comprised in R.S./L.R. Dag Nos. 422, 424, 426, under L.R. Khatian Nos. 9937, 9907, 10080, 10061, 9967, 9898, 10013, 10060, 9888, 9401, 9402, 10033, 579, 1174, & 1599, Mouza : Baluria, J.L. No. 37, Police Station : Barasat, under Barasat Municipality, Ward No. 6, Pargana Anwarpur, R.S. No. 227, Touza No. 1218, P.O. Nabapally, District: North 24 Parganas, Kolkata-700126, West Bengal, detailed are as follows:

<u>Dag No.</u>	<u>Khatian</u>	<u>Area in Decimal</u>
422	9967	01.00
422	9898	05.00
422	10013	05.00
422	9907	05.00
422	10060	05.00
422	9888	05.00
422	9401	05.00
Total		31

<u>Dag No.</u>	<u>Khatian</u>	<u>Area in Decimal</u>
424	579,809, 1174,1599	05.00
424	10080	06.00
424	9937	06.00
424	9907	06.00
424	10061	06.00
424	579,809, 1174,1599	06.00
424	9401	06.00
Total		41

<u>Dag No.</u>	<u>Khatian</u>	<u>Area in Decimal</u>
426	9402	05.00
426	9907	05.00
426	10033	05.00
Total		15

<u>Dag No.</u>	<u>Khatian</u>	<u>Area in Decimal</u>
334	9401	05.00
334	10079	05.00
334	10017	05.00
Total		15

SECOND SCHEDULE ABOVE REFERRED TO
OWNERS'S ALLOCATION

- a) OWNERS shall be entitled to get 10 % (Ten percent) of revenue share from the proceeds of sale of flats/shops/car parking and other sellable spaces.
- b) The above-mentioned Owners' Allocation shall be together with undivided proportionate share of land including the developer's land and user rights of all common areas including roof right and facilities at the said land as mentioned in the First schedule above.

THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

- a) DEVELOPER shall be entitled to get 90 % (Ninety percent) of revenue share from the proceeds of sale of flats/shops/car parking and other sellable spaces.
- b) The above-mentioned Developer' Allocation shall be together with undivided proportionate share of land and user rights of all common areas including roof

right and facilities at the said land as mentioned in the First schedule above.

FOURTH SCHEDULE ABOVE REFERRED TO:

COMMON AREAS

1. Staircases on all the floors.
2. Staircases landing on all floors.
3. Main gate of the said building/premises and common passage and lobby on the Ground to Top floor including ultimate roof.
4. Water pumps, Water Tank, Water pipes and overhead tank on the roof, and other common plumbing installations and also pump.
5. Installation of common services viz. electricity, water pipes, sewerage, rain water pipes.
6. Lighting in the common space, passage, staircase including electric meter and fittings.
7. Common Electric-meter and box.
8. Electric wiring, meter for lighting stair cases, lobbies and other common area's (excluding those as are installed for any particular floor) and space required therefore, common walls in between the unit being the flat and any other unit beside the same on any side thereof.
9. Windows, Doors, Grills and other fittings respecting the common areas of the premises.
10. Such other common parts, areas equipment, installations, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupation of the respective units.
11. Electrical Wiring, meters (excluding those installed for any particular **UNIT**).
12. GENERAL COMMON amenities and facilities meant for the said **UNIT**.
 - a) All private ways, curves, side-walls and areas of the said premises.
 - b) Exterior conduits, utility lines.
 - c) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services, and located outside the building.
 - d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
 - e) All elevations including shafts, shaft walls, machine rooms and facilities.

- f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the building or normally in common use.
- g) The foundation, Corridor, Lobbies, Stairway Entrance and exists, path ways, Footings, Columns, Girders, Beams, Supports, and exterior walls beyond the said **'UNIT'**, side or interior load bearing walls within the building or concrete floor slabs except the roof slab and all concrete ceilings and all staircases in the said building.
- h) Utility lines, telephone and electrical systems contained within the said building.
- i) The ultimate roof or terrace including structure in the said building will jointly be undivided property among the Vendor and the other Owners of the building, subject, limitation, if any, to their such rights of the said building, the purchaser or purchasers being entitled to use and enjoy the said roof and/or terrace with the vendor, others purchaser or purchasers without causing inconvenience to one another.

FIFTH SCHEDULE ABOVE REFERRED TO

COMMON EXPENSES

1. The expenses of administration, maintenance, repair, replacement of the common parts, equipments, accessories, common areas, and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, the stair cases, the landing, the gutters, rainwater pipes, motors, pumps, water, electric wirings, installations, sewers, drains, and all other common parts, fixtures, fittings and equipments, in, under or upon the building enjoyed or used in common by the Purchaser co-Purchaser, or other occupiers thereof.
2. The costs of cleaning, maintaining and lighting the main entrances, passages, landings, staircases, and other parts of the building as shall be enjoyed or used in common by the occupiers of the said building.

3. Cost and charges reasonably required for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
4. The cost of decorating the exterior of the building.
5. The cost of repairing and maintenance of water pump, electrical installations, street lights, and service charges, and supplies of common utilities.
6. Insurance premium, if any, for insuring the building against any, damage due to earthquake, fire, lightening, civil commotion, etc.
7. Municipal taxes, Multi-storied building tax, if any, and other similar taxes save those separately assessed on the respective UNIT.
8. Such other expenses as are necessary or incidental for maintenance, up-keep and security of the building, and Govt. duties, as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the unit-Owners, as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownership Act and bye Laws thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.
9. The share of the purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

SIXTH SCHEDULE ABOVE REFERRED TO

THE GUIDANCE and/or IMPOSITIONS AND RESTRICTION

1. The purchaser or purchasers/Owners, and other occupiers, if any, of the building, shall not be entitled to use the aforesaid UNIT for the following purpose.

2. To use the said 'UNIT', and roof or terrace or any portion thereof in such manner which may or is likely to cause injury, damage, nuisance, or annoyance to the Owners or occupiers of the other units, inclusive of flats, nor to use the same for any illegal or immoral purposes in any manner whatsoever.
3. To carry on or permit to be carried on upon the said 'UNIT' any offensive or unlawful business whatsoever, nor to do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
4. To demolish or cause to be demolished or damaged the said 'UNIT' or any part thereof.
5. To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof, or cause any increase in premium payable in respect thereof.
6. To claim division or partition of the said land and/or the building thereon, and common areas within the same.
7. To throw or accumulate any dirt, rubbish or other refuse or permit the same to be thrown, or accumulated in the 'UNIT', or any portion of the building housing the same.
8. To avoid the liability or responsibility of repairing any portion, or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, sewerages etc, in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat Owners as may be affected in consequence, nor to avoid obligation for giving free access to the flat or portion thereof to men, agents, masons, as may be required by the unit Owners' Association from time to time on request therefore by such Association.
9. To paint outer walls or portion of their flat, common walls or portions of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their UNIT only in any colour of their choice.

10. To encroach any common portion of the building, jeopardy the user thereof, nor to encumber any of such portion in any majeure whatsoever.
11. The purchaser of the UNIT together with other purchaser or Owners of the other flats shall must have the obligations to form an association of such unit Owners being members thereof for such purpose according to the provisions of Apartment Ownership Act and bye Laws as amended upto date, the decisions of the said Association as per unanimous resolutions of the members thereof shall always be binding on the members, be that in relation to guidance of members, or maintenance, safety and security of the building or otherwise as shall be taken in the interest thereof.

SEVENTH SCHEDULE ABOVE REFERRED TO:

PARTICULARS OF SPECIFICATIONS OF CONSTRUCTIONS

1.0 STRUCTURE

- 1.1 FOUNDATION: As per Barasat municipality's sanctioned plan.
- 1.2 SUPER STRUCTURE: R.C.C. framed structure. All R.C.C. work in Roof/Floor, Footings, Columns, Beams, Slabs, Lintels, Chajyas, Lofts, Cooking Tops etc. will be done in the concrete portion of (1:2:4) IS Standard and strength to be maintained.
- 1.3 ROOF/FLOOR/LIFT: R.C.C concrete slab (100 mm thick minimum/average).
- 1.4 WALLS:
 - 1.4.1 200 mm minimum external first class brick wall (sand cement mortar 6:1)
 - 1.4.2 125 mm/75 mm internal first class brick wall (wire net to be used) (Sand Cement mortar 4:1)
- 1.5 PLASTERING
 - 1.5.1 12 mm thickness minimum/average inside plaster (sand cement mortar of 6:1)
 - 1.5.2 19 mm thickness minimum/average outside plaster (sand cement mortar 4:1)
- 2.0 FINISH
 - 2.1 WALLS: white putty.
 - 2.1.1 EXTERNAL: Mix of textured paints and waterproof cum weatherproof paint.

- 2.1.2 INTERNAL STAIRCASE AND LOBBY: white putty over sand cement plaster.
- 2.2. CEILING: white putty over cement sand plaster.
- 2.3. FLOORING: vitrified tiles flooring in Bed Rooms, Living/Dining Hall, Verandah. Marble flooring in Toilets, Kitchen, including Stair and Stair Lobby, Dado (wall) up to 1980 mm height in Toilets/W.C. and Kitchens will be finished with marble upto 2'-6" height from Cooking Top and Shelves. Cooking Top, Sinks will be finished with Marble/coloured granite.
- 2.4. DOORS:
- 2.4.1. ENTRANCE: Wooden Flush Door (35 mm thick minimum) with "Godrej Night-Latch" Magic Eye, one handle (outside/inside) in each Palla of the units and complete with necessary fittings.
- 2.4.2. INTERNAL: Flush Door with Locking arrangement and complete with necessary fittings.
- 2.4.3. TOILETS: PVC Door complete with necessary fittings.
- 2.4.4. FRAMES: Sal wood frames.
- 2.5. WINDOWS: Aluminum windows fitted with integrated grill and glass
- 2.6. ROOF COVERING: Roof Tiles with Water Proof Treatment.
- 3.0. SANITARY, PLUMBING FITTINGS AND FIXTURES.
- 3.1. 4" PVC with marked
- 3.2. All plumbing in inside of Bathrooms and Kitchens with concealed PVC Pipes, Taps (Hot, Cold Shower) Gzezer connection/line etc for water connection.
- 3.3. All Bathrooms will be provided with Wash Basins (500 x 400 mm) Showers, Taps, Soap Case and Towel Bar Shelves W.C. or Anglo Indian/English type Commode wall settings with Water Tap system complete with necessary fittings.
- 3.4. Necessary drain/sewer lines, inspection pits, gully pits connection complete with main KMC sewer line.
- 3.5. In Kitchen one 500 x 400 mm S.S. Sink with two taps one at lower level (under sink) for washing and cleaning.
- 4.0. WATER SUPPLY
- 4.1. UNDERGROUND RESERVIOR: R.C.C. of required capacity.
- 4.2. OVERHEAD RESERVIOR: PVC of required capacity.

- 4.2 WATER PUMP: Coupled with Motor 1.5 H.P as necessary with suction and supply Delivery line as per KMC rule and requirement with all necessary fittings complete.
- 5.0 ELECTRICAL INSTALLATION:
- 5.1 One 220-volt electric meter for common space and utility for all Flats from CESC will be provided by the Developer for the entire New Building.
- 5.2 separate Meter for individual Flats will be obtained by Flat Owners at their own cost.
- 5.3 Concealed wiring and switchboards in all Rooms, Toilets, Kitchen, Living/Dining Room, Verandah etc.
- 5.4 ROOMS: 2 Nos. Light Points, 1 No. Tube Light Point, 1 No. Fan Point, 1 No. Plug Point (3 Pin -5AMP).
- 5.5 LIVING/DINING: 4 Nos. Light Points, 2 Nos. Fan Points, 1 No. Plug Point (3 Pin) for common use, 1 No. Plug Point (3 Pin) for T.V., 1 No. Plug Point (3 Pin - 15AMP) for Refrigerator, 1 No. Plug Point (3 Pin - 15AMP) for Washing Machine.
- 5.6 KITCHEN: 2 Nos. Light Points, 1 No. Plug Point (3 Pin - 5AMP).
- 5.7 TOILET: 1 No. Light Points, 1 No. Geezer Point, 1 No. Plug Point (3 Pin - 15 AMP). 1 No. Exhaust Fan Point (1) round hole for the said purpose).
- 5.8 VERANDAH: 1 No. Light Point, 1 No. Plug Point (3 Pin-5AMP).
- 5.9 ENTRANCE DOOR: 1No. Light Point, 1 No. Calling Bell Point.
- 5.10 CORRIDORS, COMMON SPACE, COMPOUNDS, CAR PARKING SPACE:
Light and Plug Points as per requirements.
- 5.11 GATE PILLARS: Lights as per requirements.

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hand and seal on the day, month and year first above written.

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the PARTIES in the presence of :-

1. At Bana Mahal
Salt Lake, Seerkalet

2. At Bana Mahal
Salt Lake, Seerkalet

1. Kamal Lakhota
(KAMAL LAKHOTIA)

2. Manish Lakhota
(MANISH LAKHOTIA HUF)

3. Mani Lakhota
(MANI LAKHOTIA)

4. Manish Lakhota
(MANISH LAKHOTIA)

5. Shruti Lakhota
(SHRUTI LAKHOTIA)

6. At Bana Mahal
(KAMAL LAKHOTIA)
Barasat Real Estate Projects Pvt. Ltd.

7. Manish Lakhota
Director

(BARASAT REAL ESTATE PROJECTS PVT. LTD.)
LARICA ESTATES LTD.

8. Manish Lakhota
Director

(LARICA ESTATES LTD.)
SWARN GANGA REALTY LIMITED

9. Kamal Lakhota
Managing Director
(SWARN GANGA REALTY LTD.)

OWNERS

Barasat Real Estate Projects Pvt. Ltd.

Manish Lakhota
Director

M/S BARASAT REAL ESTATE PROJECTS PRIVATE LTD
DEVELOPER

Drafted by:

S.K. SHARMA

Advocate

High Court Calcutta

F/1364/1339/99

SL. NO.	DAAG NO.	AREA OF THE COMMON PASSAGE (IN DEC)
1.	303	13.74
2.	307	9.94
3.	308	1.80
4.	312	22.90
5.	305	11.10
6.	304	8.23
7.	318	2.13
8.	317	17.77
9.	318	1.86
10.	301	20.71
11.	309	12.30
12.	340	3.58
13.	341	2.08
14.	362	2.15
15.	344	1.51
16.	361	2.94
17.	345	2.87
18.	350	5.45
19.	348	0.94
20.	359	2.88
21.	351	8.18
22.	352	5.24
TOTAL		157.41

134. 2: 01
59.6 4: 04



SITE PLAN
SCALE 1:2000



Thumb	Index finger	Middle finger	Ring finger	Little finger	RIGHT
Little finger	Ring finger	Middle finger	Index finger	Thumb	LEFT

NAME : BARASAT REAL ESTATE PROJECTS PVT. LTD.

Barasat Real Estate Projects Pvt. Ltd.

Kamal Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	RIGHT
Little finger	Ring finger	Middle finger	Index finger	Thumb	LEFT

NAME : LARICA ESTATES LTD. LARICA ESTATES LTD

Kamal Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	RIGHT
Little finger	Ring finger	Middle finger	Index finger	Thumb	LEFT

NAME : SWARN GANGA REALTY LTD.

SWARN GANGA REALTY LIMITED

Kamal Lakhota

Managing Director

Director



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME- **KAMAL LAKHOTIA** Kamal Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **MANISH LAKHOTIA (HUF)** Manish Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **MANSI LAKHOTIA** Mansi Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **MANISH LAKHOTIA** Manish Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **SHRUTI LAKHOTIA**

Shruti Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T

NAME : **ANGAD LAKHOTIA** Angad Lakhota



Thumb	Index finger	Middle finger	Ring finger	Little finger	R I G H T
					
Little finger	Ring finger	Middle finger	Index finger	Thumb	L E F T
					

M/S BARASAT REAL ESTATE PROJECTS PRIVATE LTD

DEVELOPER

Barasat Real Estate Projects Pvt. Ltd.

Harish Lakshmi

Director





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



192024250437989448

GRN Details

GRN:	192024250437989448	Payment Mode:	SBI Epay
GRN Date:	09/03/2025 17:00:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1531605089315	BRN Date:	09/03/2025 17:01:20
Gateway Ref ID:	IGASOCWPJ7	Method:	State Bank of India NB
GRIPS Payment ID:	090320252043798943	Payment Init. Date:	09/03/2025 17:00:53
Payment Status:	Successful	Payment Ref. No:	2000515571/3/2025 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Barasat Real Estate Projects Pvt Ltd
Address:	Archwater Front, Sector V
Mobile:	9831444378
Period From (dd/mm/yyyy):	09/03/2025
Period To (dd/mm/yyyy):	09/03/2025
Payment Ref ID:	2000515571/3/2025
Dept Ref ID/DRN:	2000515571/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000515571/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2000515571/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1904-03482/2025	Date of Registration	10/03/2025
Query No / Year	1904-2000515571/2025	Office where deed is registered	
Query Date	20/02/2025 11:35:31 AM	A.R.A. - IV KOLKATA, District Kolkata	
Applicant Name, Address & Other Details	Shiv Kumar Sharma Saradapally, Maikha, Thana : Uttarpara, District : Hooghly, WEST BENGAL, PIN - 712245, Mobile No. : 9831444378, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)		
Sell Forth value	Market Value		
Rs. 1,24,10,000/-	Rs. 14,11,49,053/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article 48(g))	Rs. 105/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baruna, ,
Ward No: 6 JI No: 37, Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SellForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-422 (RS >)	LR-9907	Barua	Barua	1 Dec	80,000/-	6,96,182/-	Width of Approach Road: 21 Ft., Last Reference Deed No :1519(-01473-2018)
L2	LR-424 (RS >)	LR-9967	Barua	Barua	5 Dec	3,50,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L3	LR-422 (RS >)	LR-9907	Barua	Barua	5 Dec	3,50,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L4	LR-424 (RS >)	LR-9907	Barua	Barua	6 Dec	4,00,000/-	41,89,090/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L5	LR-422 (RS >)	LR-10013	Barua	Barua	5 Dec	3,50,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L6	LR-424 (RS >)	LR-9937	Barua	Barua	5 Dec	4,00,000/-	41,89,090/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L7	LR-422 (RS >)	LR-9898	Barua	Barua	5 Dec	3,50,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.

L9	LR-422 (RS >)	LR-10060	Basu	Basu	5 Dec	3,60,000/-	34,90,908/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
TOTAL :					38Dec	26,30,000/-	265,30,902/-	

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria, JI No: 37, Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L8	LR-424 (RS >)	LR-10060	Basu	Basu	6 Dec	4,00,000/-	41,89,090/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Masjid Bari Road, Mouza: Baluria, Ward No: 6 JI No: 37, Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L10	LR-424 (RS >)	LR-10061	Basu	Basu	6 Dec	4,00,000/-	23,27,270/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L11	LR-422 (RS >)	LR-9658	Basu	Basu	5 Dec	3,50,000/-	19,39,392/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L12	LR-424 (RS >)	LR-579	Basu	Basu	8 Dec	3,80,000/-	23,27,270/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L13	LR-422 (RS >)	LR-9401	Basu	Basu	5 Dec	3,00,000/-	19,39,392/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L14	LR-424 (RS >)	LR-9401	Basu	Basu	8 Dec	3,00,000/-	23,27,270/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L15	LR-426 (RS >)	LR-9402	Basu	Basu	5 Dec	2,50,000/-	19,39,392/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L16	LR-426 (RS >)	LR-10033	Basu	Basu	5 Dec	2,50,000/-	19,39,392/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L17	LR-426 (RS >)	LR-9907	Basu	Basu	5 Dec	2,50,000/-	19,39,392/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
TOTAL :					43Dec	24,80,000/-	166,76,779/-	

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria, Ward No: 5 JI No: 37, Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L18	LR-334 (RS >)	LR-9401	Basu	Basu	5 Dec	2,00,000/-	38,78,788/-	Property is on Road
L19	LR-334 (RS >)	LR-10079	Basu	Basu	5 Dec	2,00,000/-	38,84,848/-	Width of Approach Road: 28 Ft.,

L20	LR-334 (RS >)	LR-10017	Bastu	Bastu	6 Dec	2,00,000/-	38,78,788/-	Property is on Road
L21	LR-44 (RS >)	LR-2153	Bastu	Bastu	49 Dec	20,00,000/-	3,61,11,510/-	Width of Approach Road: 28 Ft.
L22	LR-334 (RS >)	LR-2153	Bastu	Bastu	23 Dec	20,00,000/-	1,60,58,177/-	Width of Approach Road: 18 Ft.
L23	LR-336 (RS >)	LR-2153	Bastu	Bastu	17 Dec	8,00,000/-	1,31,87,879/-	Property is on Road
L24	LR-344 (RS >)	LR-2153/23	Bastu	Bastu	23 Dec	15,00,000/-	1,69,50,301/-	Width of Approach Road: 28 Ft., Adjacent to Metal Road.
TOTAL :					127Dec	69,00,000/-	937,50,291/-	
Grand Total :					214Dec	124,10,000/-	1411,49,953/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Kamal Lakhota Wife of Mr. Satish Lakhota Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office			
	7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: abxxxxxx5b, Aadhaar No: 45xxxxxxxx9691, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	10/03/2025	LT 10/03/2025	10/03/2025
2	Name Manish Lakhota HUF 7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-20XX , PAN No.:: aaxxxxxx, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
	7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: aaxxxxxx3e, Aadhaar No: 70xxxxxxxx0954, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	10/03/2025	LT 10/03/2025	10/03/2025

4	Name	Photo	Finger Print	Signature
	Mr MANISH LAKHOTIA Son of Mr Satish Lakhota Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office			
	7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX6 , PAN No.: abxxxxxx3j, Aadhaar No: 33xxxxxxxx7403, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	10000001	10000001	10000001
5	Name	Photo	Finger Print	Signature
	Mrs Shruti Lakhota Wife of Mr Angad Lakhota Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office			
	7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX6 , PAN No.: agxxxxxx9n, Aadhaar No: 89xxxxxxxx5330, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	10000001	10000001	10000001
6	Name	Photo	Finger Print	Signature
	Mr Angad Lakhota Son of Mr Satish Lakhota Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office			
	7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX7 , PAN No.: axxxxxxx7k, Aadhaar No: 55xxxxxxxx4528, Status :Individual, Executed by: Self, Date of Execution: 10/03/2025 , Admitted by: Self, Date of Admission: 10/03/2025 ,Place : Office	10000001	10000001	10000001
7	Barasat Real Estate Projects Private Limited			
	F-4, Block GP, Arch Water Front, Sector V, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-20X6 , PAN No.: axxxxxxxD, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
8	Larica Estates Limited			
	Sukh Sadan, 52B, Shakespeare Sarani, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-1XX8 , PAN No.: AAxxxxxx1D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
9	Swarn Ganga Realty Limited			
	7/1B, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-20X6 , PAN No.: axxxxxxxD, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Barasat Real Estate Projects Private Limited F4 Block GP, Arch Water Front 8th Floor, City:- Not Specified, P.O:- Sech Bhawan, P.S:-Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-2006, PAN No.: xxxxxxxx8h, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Manish Lakhotia Son of Mr Satish Lakhotia Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office				
			 Captured	
		Mar 10 2025 5:00PM	LTI 10000000	10000000
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.: abcccccc3j, Aadhaar No: 33xxxxxxxx7403 Status : Representative, Representative of : Manish Lakhotia HUF (as Hindu undivided family)				
2	Name	Photo	Finger Print	Signature
Mr Manish Lakhotia Son of Mr Satish Lakhotia Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office				
			 Captured	
		Mar 10 2025 5:00PM	LTI 10000000	10000000
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.: abcccccc3j, Aadhaar No: 33xxxxxxxx7403 Status : Representative, Representative of : Barasat Real Estate Projects Private Limited (as Director)				
3	Name	Photo	Finger Print	Signature
Mrs Kamal Lakhotia Daughter of Mr Date of Execution - 10/03/2025, , Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office				
			 Captured	
		Mar 10 2025 5:00PM	LTI 10000000	10000000
7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.: abcccccc5b, Aadhaar No: 45xxxxxxxx9691 Status : Representative, Representative of : Swarn Ganga Realty Limited (as Director)				

4	Name	Photo	Finger Print	Signature
	Mr Manish Lakhota (Presentant) Son of Mr. Satish Lakhota Date of Execution - 10/03/2025, Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured	 10/03/2025
	7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karatya, District-Kolkata, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX6, PAN No.: abxxxxxx3j, Aadhaar No: 33xxxxxxxx7403 Status: Representative, Representative of: Barasat Real Estate Projects Private Limited (as Director)			
5	Name	Photo	Finger Print	Signature
	Mr Manish Lakhota Son of Mr. Satish Lakhota Date of Execution - 10/03/2025, Admitted by: Self, Date of Admission: 10/03/2025, Place of Admission of Execution: Office		 Captured	 10/03/2025
	7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karatya, District-Kolkata, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX6, PAN No.: abxxxxxx3j, Aadhaar No: 33xxxxxxxx7403 Status: Representative, Representative of: Larica Estates Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Basu Mallick Son of Mr. Aloke Basu Mallick 43/32B, Beishnab Ghata Road, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District-South 24-Parganas, West Bengal, India, PIN:- 700047		 Captured	 10/03/2025
Identifier Of Mrs Kamal Lakhota, Mr Manish Lakhota, Mrs Mansi Lakhota, Mr MANISH LAKHOTIA, Mrs Shruti Lakhota, Mr Angad Lakhota, Mr Manish Lakhota, Mrs Kamal Lakhota, Mr Manish Lakhota, Mr Manish Lakhota			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs Kamal Lakhota	Barasat Real Estate Projects Private Limited-1 Dec

Transfer of property for L10

Sl.No	From	To, with area (Name-Area)
1	Mrs Shruti Lakhota	Barasat Real Estate Projects Private Limited-6 Dec

Transfer of property for L11

Sl.No	From	To, with area (Name-Area)
1	Mr Angad Lakhota	Barasat Real Estate Projects Private Limited-5 Dec

Transfer of property for L12		
Sl.No	From	To, with area (Name-Area)
1	Mr Arpad Lakhota	Barasat Real Estate Projects Private Limited-6 Dec
Transfer of property for L13		
Sl.No	From	To, with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L14		
Sl.No	From	To, with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-6 Dec
Transfer of property for L15		
Sl.No	From	To, with area (Name-Area)
1	Mrs Kamal Lakhota	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L16		
Sl.No	From	To, with area (Name-Area)
1	Mrs Shruti Lakhota	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L17		
Sl.No	From	To, with area (Name-Area)
1	Mrs Mansi Lakhota	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L18		
Sl.No	From	To, with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L19		
Sl.No	From	To, with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Mrs Kamal Lakhota	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L20		
Sl.No	From	To, with area (Name-Area)
1	Barasat Real Estate Projects Private Limited	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L21		
Sl.No	From	To, with area (Name-Area)
1	Larica Estates Limited	Barasat Real Estate Projects Private Limited-49 Dec
Transfer of property for L22		
Sl.No	From	To, with area (Name-Area)
1	Larica Estates Limited	Barasat Real Estate Projects Private Limited-23 Dec
Transfer of property for L23		
Sl.No	From	To, with area (Name-Area)
1	Larica Estates Limited	Barasat Real Estate Projects Private Limited-17 Dec

Transfer of property for L24		
Sl.No	From	To, with area (Name-Area)
1	Larica Estates Limited	Barasat Real Estate Projects Private Limited-23 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	Mrs Mansi Lakhota	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	Mrs Mansi Lakhota	Barasat Real Estate Projects Private Limited-6 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	Manish Lakhota HUF	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L6		
Sl.No	From	To, with area (Name-Area)
1	Manish Lakhota HUF	Barasat Real Estate Projects Private Limited-6 Dec
Transfer of property for L7		
Sl.No	From	To, with area (Name-Area)
1	Mr MANISH LAKHOTIA	Barasat Real Estate Projects Private Limited-5 Dec
Transfer of property for L8		
Sl.No	From	To, with area (Name-Area)
1	Mr MANISH LAKHOTIA	Barasat Real Estate Projects Private Limited-6 Dec
Transfer of property for L9		
Sl.No	From	To, with area (Name-Area)
1	Mrs Shruti Lakhota	Barasat Real Estate Projects Private Limited-5 Dec

Land Details as per Land Record

District: North 24 Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Baluria, Ward No: 6 Ji No: 37, Pin Code : 700120

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 422, LR Khatian No:- 9957	Owner:- Gurdian:- Address:- Classification:-	Mrs Kamal Lakhota
L2	LR Plot No:- 424, LR Khatian No:- 9957		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 422, LR Khatian No:- 9907	Owner:- Gurdian:- Address:- Classification:- Area:0.05000000 Acre.	Mrs Mansi Lakhota
L4	LR Plot No:- 424, LR Khatian No:- 9907	Owner:- Gurdian:- Address:- Classification:- Area:0.06000000 Acre.	Mrs Mansi Lakhota

L5	LR Plot No:- 422, LR Khatian No:- 10013	Owner:শ্রী মনিষ লাক্‌টীয়া, Gurdian:শ্রী মনিষ লাক্‌টীয়া, Address:শ্রী, Classification:তরফ, Area:0.05000000 Acre,	Manish Lakhota HUF
L6	LR Plot No:- 424, LR Khatian No:- 9937	Owner:শ্রী মনিষ লাক্‌টীয়া, Gurdian:শ্রী মনিষ লাক্‌টীয়া, Address:শ্রী, Classification:তরফ, Area:0.05000000 Acre,	Manish Lakhota HUF
L7	LR Plot No:- 422, LR Khatian No:- 9898	Owner:শ্রী মনিষ লাক্‌টীয়া, Gurdian:শ্রী মনিষ লাক্‌টীয়া, Address:শ্রী, Classification:তরফ, Area:0.05000000 Acre,	Mr MANISH LAKHOTIA
L9	LR Plot No:- 422, LR Khatian No:- 10090	Owner:শ্রী মনিষ লাক্‌টীয়া, Gurdian:শ্রী মনিষ লাক্‌টীয়া, Address:শ্রী, Classification:তরফ, Area:0.05000000 Acre,	Mrs Shrusi Lakhota

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Barasat Barrackpur Road, Mouza: Bakuria, J No: 37, Pin Code: 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L8	LR Plot No:- 424, LR Khatian No:- 10080	Owner:শ্রী মনিষ লাক্‌টীয়া, Gurdian:শ্রী মনিষ লাক্‌টীয়া, Address:শ্রী, Classification:তরফ, Area:0.05000000 Acre,	Mr MANISH LAKHOTIA

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Masjid Bari Road, Mouza: Bakuria, Ward No: 6 J No: 37, Pin Code: 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L10	LR Plot No:- 424, LR Khatian No:- 10061	Owner:শ্রী মনিষ লাক্‌টীয়া, Gurdian:শ্রী মনিষ লাক্‌টীয়া, Address:শ্রী, Classification:তরফ, Area:0.05000000 Acre,	Mrs Shrusi Lakhota
L11	LR Plot No:- 422, LR Khatian No:- 9898	Owner:শ্রী মনিষ লাক্‌টীয়া, Gurdian:শ্রী মনিষ লাক্‌টীয়া, Address:শ্রী, Classification:তরফ, Area:0.05000000 Acre,	Mr Angad Lakhota
L12	LR Plot No:- 424, LR Khatian No:- 579	Owner:স্বামী শ্রী, Gurdian:স্বামী শ্রী, Address:শ্রী, Classification:তরফ, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 422, LR Khatian No:- 9401	Owner:স্বামী শ্রী, Gurdian:স্বামী শ্রী, Address:শ্রী, Classification:তরফ, Area:0.05000000 Acre,	Barasat Real Estate Projects Private Limited
L14	LR Plot No:- 424, LR Khatian No:- 9401	Owner:স্বামী শ্রী, Gurdian:স্বামী শ্রী, Address:শ্রী, Classification:তরফ, Area:0.06000000 Acre,	Barasat Real Estate Projects Private Limited
L15	LR Plot No:- 428, LR Khatian No:- 9402	Owner:শ্রী মনিষ লাক্‌টীয়া, Gurdian:শ্রী মনিষ লাক্‌টীয়া, Address:7/1,গেট ওয়াশিংটন, Classification:তরফ, Area:0.05000000 Acre,	Mrs Kamal Lakhota
L16	LR Plot No:- 428, LR Khatian No:- 10033	Owner:শ্রী মনিষ লাক্‌টীয়া, Gurdian:শ্রী মনিষ লাক্‌টীয়া, Address:শ্রী, Classification:তরফ, Area:0.05000000 Acre,	Mrs Shrusi Lakhota

On 10-03-2025

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 15:36 hrs on 10-03-2025, at the Office of the A.R.A. - IV KOLKATA by Mr. Manish Lakhota .

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 14,11,49,053/-

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

Execution is admitted on 10/03/2025 by 1. Mrs Kamal Lakhota, Wife of Mr Satish Lakhota, 7/1, Gurusaday Road, P.O. Ballygunge, Thana: Karaya, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs Manish Lakhota, Wife of Mr Manish Lakhota, 7/1, Gurusaday Road, P.O: Ballygunge, Thana: Karaya, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. Mr MANISH LAKHOTIA, Son of Mr Satish Lakhota, 7/1, Gurusaday Road, P.O: Ballygunge, Thana: Karaya, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 4. Mrs Shrut Lakhota, Wife of Mr Angad Lakhota, 7/1, Gurusaday Road, P.O: Ballygunge, Thana: Karaya, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 5. Mr Angad Lakhota, Son of Mr Satish Lakhota, 7/1, Gurusaday Road, P.O: Ballygunge, Thana: Karaya, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Identified by Mr Amit Basu Mallick, Son of Mr Aloke Basu Mallick, 43/3/2B, Baishnab Ghata Road, P.O: Naktala, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Private Service

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

Execution is admitted on 10-03-2025 by Mr Manish Lakhota, Director, Barasat Real Estate Projects Private Limited (Private Limited Company), F-4, Block GP, Arch Water Front, Sector V, City:- Bidhannagar, P.O:- Sech Bhawan, P.S:- Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN:- 700091

Identified by Mr Amit Basu Mallick, Son of Mr Aloke Basu Mallick, 43/3/2B, Baishnab Ghata Road, P.O: Naktala, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Private Service

Execution is admitted on 10-03-2025 by Mrs Kamal Lakhota, Director, Swarn Ganga Realty Limited (Private Limited Company), 7/1B, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019

Identified by Mr Amit Basu Mallick, Son of Mr Aloke Basu Mallick, 43/3/2B, Baishnab Ghata Road, P.O: Naktala, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Private Service

Execution is admitted on 10-03-2025 by Mr Manish Lakhota, Director, Barasat Real Estate Projects Private Limited (Private Limited Company), F4 Block GP, Arch Water Front 8th Floor, City:- Not Specified, P.O:- Sech Bhawan, P.S:- Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN:- 700091

Identified by Mr Amit Basu Mallick, Son of Mr Aloke Basu Mallick, 43/3/2B, Baishnab Ghata Road, P.O: Naktala, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Private Service

Execution is admitted on 10-03-2025 by Mr Manish Lakhota, Director, Larica Estates Limited (Private Limited Company), Sukh Sadan, 52B, Shakespeare Sarani, City:- Kolkata, P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr Amit Basu Mallick, Son of Mr Aloke Basu Mallick, 43/3/2B, Baishnab Ghata Road, P.O: Naktala, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Private Service

Execution is admitted on 10-03-2025 by Mr Manish Lakhota, Hindu undivided family, Manish Lakhota HUF (HUF), 7/1, Gurusaday Road, City:- Kolkata, P.O:- Ballygunge, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700019

Indefied by Mr Amit Basu Mallick, . Son of Mr Aloke Basu Mallick, 43/3/28, Balshnab Ghata Road, P.O: Nakkala, Thana: Jadavpur, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/-, J = Rs 55.00/-, M(a) = Rs 21.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/03/2025 5:01PM with Govt. Ref. No: 192024250437989448 on 09-03-2025, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 1531605089315 on 09-03-2025, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100,00/-, by online = Rs 75,020/-
Description of Stamp
1, Stamp: Type: Impressed, Serial no 45935, Amount: Rs.100,00/-, Date of Purchase: 20/12/2024, Vendor name: M GHOSH
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/03/2025 5:01PM with Govt. Ref. No: 192024250437989448 on 09-03-2025, Amount Rs: 75,020/-, Bank: SBI EPay (SBIPay), Ref. No. 1531605089315 on 09-03-2025, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 160822 to 160877

being No 190403482 for the year 2025.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.03.20 18:22:05 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 20/03/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.