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2. Certified that the Document is submitted to
Representative the Register Sheet and the
Accession Sheet as attached in this document
to the public.

24 NOV 2023

THIS MEMORANDUM OF AGREEMENT is executed this 24th day of November, 2023 (Two Thousand twenty three)

AT
OF ASST

SL. NO. 31800 DATE 02 NOV 2023
NAME
ATD 5002 Fair Chandra
Add



Gf
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



*Gourtan Chandra
Shrestha
Aid. Cal. Calcutta.*





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



192023240293832028

GRIPS Details

GRN:	192023240293832028	Payment Mode:	SBI Epay
GRN Date:	23/11/2023 21:30:53	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6372906523928	BRN Date:	23/11/2023 21:32:42
Gateway Ref ID:	202332727684299	Method:	State Bank of India New PG CC
GRIPS Payment ID:	231120232029383201	Payment Init. Date:	23/11/2023 21:30:53
Payment Status:	Successful	Payment Ref. No:	2002858672/3/2023

[Query No*/Query Year]

Depositor Details

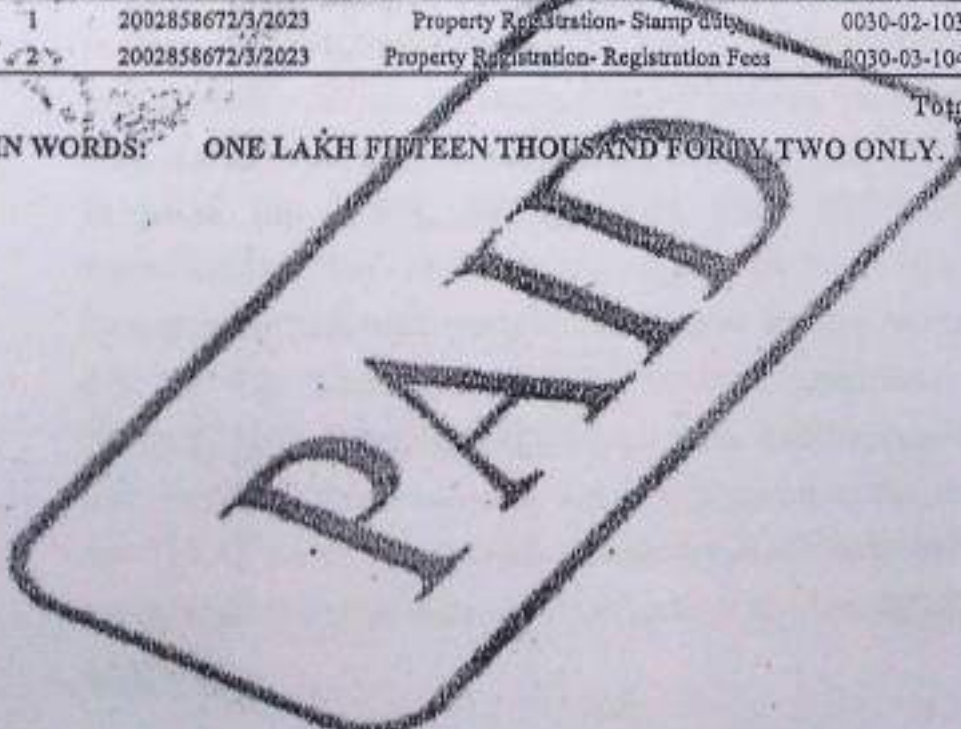
Depositor's Name:	Mr GOUTAM CHAKRABORTY
Address:	H C
Mobile:	9433222175
Period From (dd/mm/yyyy):	23/11/2023
Period To (dd/mm/yyyy):	23/11/2023
Payment Ref ID:	2002858672/3/2023
Dept Ref ID/DRN:	2002858672/3/2023

Payment Details

Sl No	Payment Ref No	Description	Account No	Amount
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1	2002858672/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2002858672/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	80021
Total				115042

IN WORDS: ONE LAKH FIFTEEN THOUSAND FORTY TWO ONLY.

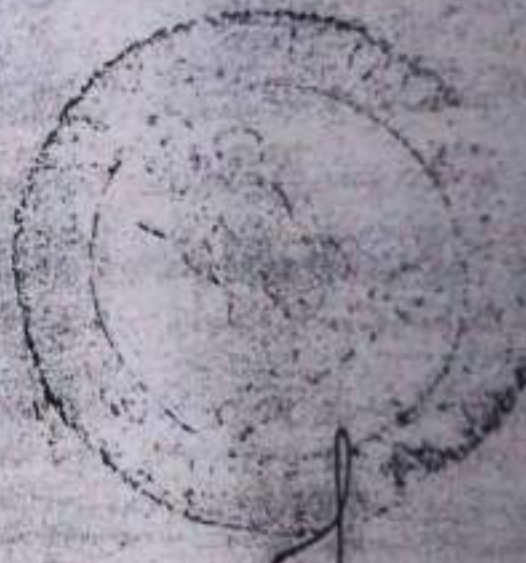


BY & BETWEEN

DIGANTA VYAPAAR PRIVATE LIMITED (PAN: AACCD3683K) a company incorporated under the provisions of the Companies Act, 1956 and amended Companies Act 2013 having its Registered Office at 12, India Exchange Place, Jute House, 1st Floor, Kolkata -700001, represented by its joint Directors **1. MR. SUMATI CHAND DAKALIA** (PAN: ADEPD7337E) (AADHAR:739938009539) Son of Late Punam Chand Dakalia, **2. MR. PRAVEEN KUMAR DAKALIA** (PAN: AGBPD6674N) (AADHAR: 7476 5785 5101) Son of Mr. Sumati Chand Dakalia, Both by occupation Business, Both by faith Hindu, Both by Nationality Indian, Both residing at 18, Heysham Road, Forum Mall, L.R. Sarani, Kolkata- 700020 hereinafter referred to as the "**LAND OWNER**" (which term and expression shall mean and include unless otherwise excluded or repugnant to the subject or context be deemed to mean and include its successors, successors - in - interest, executors, administrators and assigns) of the **ONE PART/FIRST PART**.

AND

BOSE AND SAHA REALTY LLP (PAN: ABBFB9956E) (LLPIN ACD-5204), a body corporate under the Limited Liability Partnership Act, 2008(6 of 2009) having its Registered Office at 10, K.P. Nayaratna Lane P.O.& P.S. Baranagar, Kolkata- 700 036, District- 24 Parganas(North) represented by its joint Designated Partner (1) **SRI SOMENATH BOSE** (PAN: AEDPB9680E) (Aadhar No.755108251304) son of Late Arun Kumar Bose, by faith Hindu, by Nationality-Indian, by Occupation -Business, residing at 24/A/1, Barui Para Lane, P.O. ISI, P.S. Baranagar, Kolkata - 700108 District -North 24 Parganas, (2). **MR. AVIJIT SAHA** (PAN: CFIPS8983R) (AADHAR: 647325637479) Son of Sri Basudev Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, hereinafter jointly called the "**DEVELOPER/ PROMOTER**" (which term and expression shall mean and include unless otherwise excluded or repugnant to the subject or context be deemed to mean and include its successors, successors - in - interest, executors, administrators and assigns) of the **OTHER PART/SECOND PART**.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

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PRE RECITAL

WHEREAS one Smt. Bhavatarini Dasi was the absolute owner of all that the land admeasuring an area of 19.25 Satak, be it the same a little more or less, situated and lying at Mouja Krishnapur, J.L.No. 17, R.S. Dag No. 241, R.S.Khatian No. 1491/1 Touji No. 228/229, within the Rajarhat Gopalpur Municipality(old) Bidhannagar Municipal Corporation(new), 24 Parganas(North) (Hereinafter referred to as the "entire mother Plot")

AND WHEREAS By a Bengali Kobala Dalil dated 30th day of December 1957 made between the said Smt. Bhavatarini Dasi therein referred to as the Vendor of the One Part and Pravatendu Chaudhury therein referred to as the Purchaser of the Other Part and registered in the Office of Sub-Registrar, Cossipore, Dum Dum and recorded in Bok No. I, Volume No. 139, pages 78 to 82 , being No. 8963 for the year 1957, the said Vendor therein for the consideration therein mentioned granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein all that the piece and parcel of land measuring an area 11 Cottahs and 8 Chittacks, be it the same a little more or less, out of the said entire mother plot (hereinafter referred to as the "said plot").

AND WHEREAS The said Pravatendu Chaudhury died intestate on the 28th day of March 2002 leaving behind him Surviving his widow Smt. Krishna Chaudhury , his son Pranab Chaudhury and three daughters namely Smt. Anita Biswas, Smt. Anindita Goon and Smt. Nandita Talukdar as his only heirs and legal representatives who jointly inherited the said plot in equal shares.

AND WHEREAS thus the above said inheritors became the exclusive joint owners of All that the said plot (hereinafter referred to as the said property) more fully and particularly described in Schedule hereunder written, free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust of whatsoever nature .

AND WHEREAS the aove said Smt. Krishna Chaudhury, Pranab Chaudhury Smt. Anita Biswas, Smt. Anindita Goon and Smt. Nandita Talukdar contacted with the present Land Owner **DIGANTA VYAPAAR PRIVATE LIMITED** a company incorporated under the provisions of the Companies



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Act, 1956 and amended Companies Act 2013 having its Registered Office at 12, India Exchange Place, Kolkata -700001 for absolute sale of the below schedule land admeasuring 11 Cottahs and 8 Chittacks, be it the same a little more or less, as fully describe in the schedule hereunder written in free simple in possession or an estate equivalent thereto and the present land owner agreed to purchase the same with valuable consideration.

AND WHEREAS thereafter on 21st day of July, 2007, the above said Erstwhile Vendors namely Smt. Krishna Chaudhury, Pranab Chaudhury Smt. Anita Biswas, Smt. Anindita Goon and Smt. Nandita Talukdar, by virtue of execution of a Sale Deed sold & conveyed absolutely the said property to DIGANTA VYAPAAR PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 1956 and amended Companies Act 2013 through its director and the said Deed has been registered on 28/12/2010 with the office A.R.A-II, Kolkata wherein it has been recorded in the Book - I, C.D. Volume No. 51, from Pages 4030 to 4047 & as the Being No. 15599 for the year 2010.

AND WHEREAS thus the DIGANTA VYAPAAR PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 1956 and amended Companies Act 2013, land owner herein became the absolute owner of All that the said plot and mutated its name as new holding No. AS/585/27/18, before the Bidhannagar Municipal Corporation and paying taxes up-to-date (hereinafter referred to as the said property) more fully and particularly described in Schedule hereunder written free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust of whatsoever nature.

PRESENT CONDITION AND STATUS

AND WHEREAS presently the above said land owner company i.e., PARTIES HERETO OF THE FIRST PART, have jointly decided to construct a new Multi- Storied building upon the said land in accordance with the plan to be sanctioned by the Bidhannagar Municipal Corporation, after



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demolishing whatever small kaccha tali shed very old structure standing thereupon.

AND WHEREAS for some obvious reasons it has become difficult for the PARTIES OF THE FIRST -PART herein to look - after the constructional works & materialize the project.

AND WHEREAS by reason of such difficulties the PARTIES OF THE FIRST - PART, hereto have jointly and unanimously decided to appoint and engage the DEVELOPER here in to construct the said building in the said premises on the basis of this Agreement, the terms and condition here in after contained, executed by & between the OWNER AND DEVELOPER and the OWNER also agreed to execute one registered Development Power of Attorney in favour of the said DEVELOPER, to act on their behalf.

THE OWNER HEREIN REPRESENTED AND ASSURED THE DEVELOPER & VICE_VERSA AS FOLLOWS:

- a. That the said property is free all encumbrances, mortgage, charge, liens, claims, impendence, demands, liabilities, acquisitions, alignment and trusts whatsoever. If in case any person claim anything over the schedule property then land owner will settle the dispute.
- b. That the owner and/or their predecessor in title have not deposited the original title deeds and documents in respect of the said property with any person or party with an intention to create equitable mortgage of and or as security for performance of any act/ payments of any money or otherwise, as said property is free from all encumbrances.
- c. That the said property and/or any part there of are not adversely affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976.
- d. That there is no impediment of any nature whatsoever in undertaking and/or carrying out the development of the said properties and/or construction of new multistoried building therein.
- e. That pursuant to the negotiations the Developer shall at their own costs, prepare an appropriate building plan for a new building upon the premises, utilizing maximum F.A.R., possible and have the said plan



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sanctioned by the Bidhannagar Municipal Corporation and subsequently complete the construction of the sanctioned multi storied building upon the vacant land AND it is made specifically clear that all costs, charges, expenses, including incidental expenses for obtaining a sanction of the said building plan shall be paid and borne by the Developer and the Owner shall not have any liability and/or responsibility in this behalf.

f. That the Owner shall hand over physical vacant possession of the said premises/ landed property after constructing of all the side boundary walls surrounding & securing the land before registration..

g. That the Developer shall start construction of the new Building as per the plan sanctioned by the Bidhannagar Municipal Corporation and complete the proper construction within 30(Thirty) months from the date of sanction of the Building Plan, with proper materials conforming to high standers of engineering.

h. That within one month from the date of sanction of the building plan and/or earlier as soon as possible the Owner shall deliver physical possession of the land property to the Developer. It is further specifically agrees that after sanction of the building plan and on vacating the premises by the Owner , the Developer shall complete the construction of the proposed new Building within 30(Thirty) months from the date of the sanction building plan ; if necessary with further 6 six months extension subject to the FORCE - MAJURE.

i. That the entire cost of construction of the new building shall be borne by the Developer and shall be carried out by engaging their own men, agents and servants and the Owner shall not interfere in any manner, whatsoever, during the period of construction till completion of the Building in all respect and the Owner have no liability in this regard provided required standard is maintained at all levels throughout the construction period. It is specifically agreed that in construction of the new building the Developer shall engage security guards and/or other type of persons for construction of new building according to the choice of the Developer, using quality materials.

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- j. That the Developer shall be liable for payment of any compensation to the workers under the law in case of any injury caused and/or sustained by the worker/s during the period of construction.
- k. That the Developer shall observe all the formalities as are required under the prevailing law/rules and regulations of the government, including soil test etc. and shall be liable of any violation thereof.
- l. That the Owner shall execute a Registered Development Power of Attorney in favour of the Developer authorizing them to sign all papers, plans and documents as may be required as the constituted attorney of the Owner as the Developer may deem fit and proper and to do all such things and to take the necessary actions in relation to construction of the new building on the said plot of land on behalf of the owner and to represent the owner before any authority as may be necessary and to negotiate with the prospective buyers of flats, space, units etc., excluding Owner's Allocation concerning the & with respect to the newly constructed multi storied building upon the said Municipal Premises/Holding No. AS/585/27/18, Krishnapur, Narayantala(East), P.O. Aswani Nagar, P.S. Baguiati, Kolkata- 700159, Dist. 24 Parganas(North), and also be legally empowered / entitled to receive the advances from the buyers and to acknowledge and grant receipt of the amount so received from the prospective buyers, except the land owner's allocation. And the Owner simultaneously covenant to hand over all the original Deeds and Documents to Developer at the time of execution of Registered Power of Attorney.
- m. It is specifically agreed that the Developer shall be fully entitled to advertise the project to secure intending buyers with respect to the entire new building to be constructed upon the said plot of land and contact with, such intending buyers for sale of the flats/units/ garages/ shop-rooms etc., and as such shall accept some of money from the intending buyers as the purchaser may deem fit and proper at the absolute discretion of the Developer in respect of their allocation and for that purpose owner shall not have any claims and/or objections, whatsoever, in that regard.
- n. It is specifically agreed that the Vendor /owner at the request of the Developer shall execute, register Deed of Conveyance to the intending



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buyers and/or in favour of the Developer in the said project, if it is required and in such circumstances the Developer should join as a confirming party therein.

o. That the construction shall be completed in all respect and the flats shall be ready for occupation for habitation and/or occupancy within the agreed period from the date of sanction of the mentioned Building Plan.

p. It is specifically mentioned that both the parties herein are jointly liable for the terms and conditions of the instant agreement; if any of the parties herein, violate the terms and conditions of this agreement the other party will be at liberty to take legal actions against the defaulting/ violating party as per provisions of the specific performance of contract.

q. That the Developer will not be liable for any delay of construction of the building due to any unforeseen and unfortunate event, happening of which is beyond the control of human being i.e. riots, arson, or natural calamity and/or act of god only, provided however any other delays would tantamount to lapses on the part of the Developer.

r. In pursuance of the negotiations here under made by and between the Owners and the Developer, the Developer shall carry out the construction of suitable building as per sanctioned building plan of the Rajarhat Gopalpur Municipality (old) Bidhannagar Municipal Corporation(new). **As agreed upon** by both the parties, the developer shall remain entitled to take over adjacent land for development purpose and be entitled to amalgamate with the herein scheduled landed property at its own discretion without seeking any consent of the landowner herein and in such case, the landowner shall have no objection whatsoever.

s. That as per negotiations taken place earlier between the parties herein, the Landowner herein declare & appoint the Developer herein to undertake the development of the said project on the under mentioned term & conditions of these presents.

t. That relying on the above mentioned various representations and assurances made by the Landowner above named and believing the same to be true the Developer herein agrees & accepts to undertake the

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development of the said property on the agreed terms & conditions as herein after recorded in these presents.

NOW THIS INDENTURE WITNESSETH and it is here by mutually agreed and decided by and between the parties here to as follows :-

ARTICLE - 1

DEFINATIONS

- A. **OWNER** : **DIGANTA VYAPAAR PRIVATE LIMITED** a company incorporated under the provisions of the Companies Act, 1956 and amended Companies Act 2013 having its Registered Office at 12, India Exchange Place, Kolkata -700001
- B. **DEVELOPER** : Developer shall mean **BOSE AND SAHA REALTY LLP** a body corporate under the Limited Liability Partnership Act, 2008(6 of 2009) having its Registered Office at 10, K.P.Nayaratna Lane, P.S. & P.O. Baranagar, Kolkata-700 036, Dist- 24 Parganas (North) hereinafter called the "**DEVELOPER/ PROMOTER**"
- C. **TITLE DEED**: Title Deed shall mean all the title Deeds including all the documents referred to their above of the recitals, as chain of transfer from the time to time.
- D. **PREMISES** :- The premises shall mean the property of **ALL THAT** the piece of land measuring an area of land 11(Eleven) Cottahs 8(eight) Chittacks be the same a little more or less situate and lying at Mouja Krishnapur, P.S. Rajarhat(old) Baghiati, Sub-Registry Office Bidhannagar (Salt Lake) J.L. No. 17, Touji No. 228/229 comprised in R.S. Dag No. 241 under Khatian No. 1491, lying and situated at **Premises/Holding No. 3031(old) AS/585/27/18,(new) Krishnapur, Narayantala(East), P.O. Aswani Nagar, P.S. Baguiati, Kolkata- 700159, Dist. 24 Parganas(North)** within the local limit of Rajarhat Gopalpur Municipality(old) Bidhannagar Municipal Corporation(new), Ward No.18 and District Registrar Barasat, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached heretounder A.D.S.R. Bidhannagar and District Registrar Barasat.



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E. **BUILDING** : The building shall mean the Multi - storied building to be constructed on the said premises/ Landed Property.

F. **BUILT - UP - AREA / CONSTRUCTED AREA** : The built up area shall mean construction areas (inside and outside) under the roof.

G. **SUPER BUILT - UP - AREA** : The super built up area shall mean the total covered areas of the units plus the area of the walls, pillars as also landings, stairs, entrances, corridors, lobbies, electric room, caretaker room and other common parts areas and spaces in the building. In this respect the certificate of the Architect shall be final.

H. **COMMON FACILITIES AND AMENITIES** : The Common facilities and amenities shall include corridors, hall - ways, stair-ways, drive - ways, common lavatories, passageway, pump rooms tube-wall, underground water reservoir, Roof, Lift, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenances, and/or management of the Building

I. **SALABLE SPACE** : The saleable space shall mean the space of the building available for independent occupation after making due provisions for common facilities and the space required therefore.

J. **OWNER'S CONSIDERATION** :

Land Owner's Allocation :

Land owner shall receive as Owner's Allocation 45% of the constructed area as in the Ground floor measuring about 860 sq ft covered area, more or less as garages, in Second floor measuring about 3500 sq ft more or less covered area as several independent flats and in the Fourth floor measuring about 1500 sq ft more or less cover area as several independent flats and in the Fifth floor measuring about 1500 sq ft covered area more or less as several independent flats along with advance sum of Rs. 80,00,000/- (Rupees eighty lacs only) paid in advance as adjustable money against buy back of constructed area by the Developer @ Rs. 4000/- (Rupees four thousand only) per sq ft.



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constructed area (which calculation shall include proportionate share of stair case & lobby).

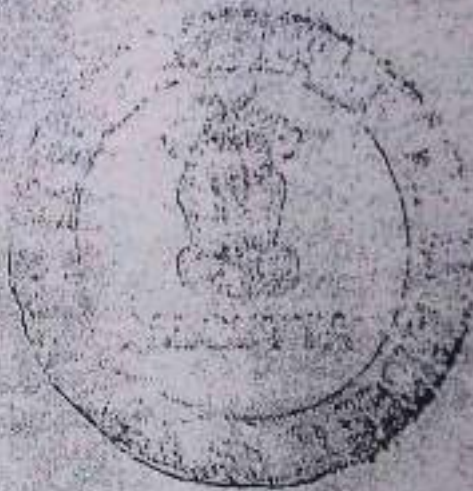
K. DEVELOPER'S ALLOCATION:- The Developer allocation shall mean the remaining self-contained flats/garages/Shops along with the remaining other spaces at the different floor on the proposed building save and except the above mentioned owner's allocation. It is specifically agreed, the Developer shall be entitled to own, possess, transfer, or otherwise dispose of as the absolute owner thereof as per provision contained as fully and particularly set out in the Third Schedule hereunder written.

L. THE ARCHITECT :- The Architect shall mean the architect and engineers and as such the persons who may be appointed by the Builders/developer for both designing and planning the building and supervising of the development work and/or construction of the said proposed Building.

M. THE ADVOCATE : Mr. Goutam Chakraborty, Learned Advocate, High Court, having the Office at 6, Old Post Office Street, Room No.72, 2nd floor, Kolkata - 700 001, will look after all legal matter and he has been appointed as project's Learned Advocate by the Developer.

N. BUILDING PLAN :- The Building plan shall mean and include the Building plan to be sanctioned by the Rajarhat Gopalpur Municipality(old) Bidhannagar Municipal Corporation(new), for construction of the proposed building and also include the renewed/revised and/or modify and other plans, elevations, designs, maps, drawings, and other specifications for completion of the development of the said premises and construction of the said building as may from time to time be sanctioned by the Rajarhat Gopalpur Municipality(old) Bidhannagar Municipal Corporation(new) and other appropriate authorities if any such plan prepared by the Architects for the construction of the building and sanctioned by the building department of the Rajarhat Gopalpur Municipality(old) Bidhannagar Municipal Corporation(new) or any other competent authorities as the case may be provided however owner would be extending all the best possible helps to the effect. If required and if the owner fail to deliver any papers documents etc. necessary for the sanction of the aforesaid building plan and if any delay is caused for the same the Developer would not be held liable.

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O. **TRANSFER** :- The transfer with the grammatical variations shall include possession under an agreement or part performance of a contract and by any other means and also as defined U/S 294(7), (i) to (vi) 269 UA(a), f(i) and (ii) of the income Tax Act, 1961, although the same may not amount to a TRANSFER OF PROPERTY ACT, 1882.

P. **TRANSFeree** : The transferee shall mean a person, firm, limited company, association of persons or body of individuals, to whom any space in the Building has to be transferred.

ARTICLE - II

INTERPRETATIONS

1. Any reference statute shall include any statutory extension or modification and there enactment of such statute and the rules, regulations of under made there under.

2. Any covenant by the Developer and/or the owner not to do or commit any act deed or thing to be done or committed.

(i) Signature : Words importing singular shall include plural and vice-versa.

(ii) Masculine : Shall mean and include feminine and vice-versa.

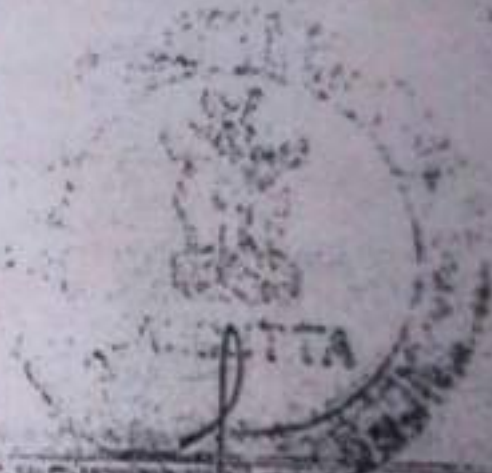
(iii) The paragraph heading herein shall not form part of the agreement and the same have been taken for the construction or interpretation of these present.

ARTICLE - III

COMMENCEMENT AND DECLARATION

1. THIS AGREEMENT shall deem to have commenced on and with effect from the date of execution of these presents.

2. THE OWNERS DECLARE as follows:-



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- (a) That they absolute seized and possessed of and/or well and sufficiently entitled to the said property.
- (b) That the said premises/property is free from all encumbrances and the owners have title in respect of the said premises/property.
- (c) That the said premises/property is free from all encumbrances, charges, lines, lispendens, mortgage, attachment, claims, demands, liabilities, trust, acquisitions, requisitions etc. whatsoever or howsoever provided.
- (d) The said premises is also not affected by any scheme or proceedings or notice for acquisition or requisition by the Central or State Government or any local body or Authorities whatsoever.
- (e) That there is no excess vacant land at the said premises/property within the meaning of the urban land (ceiling and regulation) Act, 1976.
- (f) That there is not legal impediment for the owners to entrust the developer the development of the said premises and/or the construction of the building as per the sanction plan to be sanctioned from the Rajarhat Gopalpur Municipality(old) Bidhannagar Municipal Corporation(new).
- (g) The Owners have not entered into any agreement/agreements for sale and/or development respect of the said premises with any other person or persons vice versa Developer also could not assigned the project to any third party.
- (h) The Developer has no right to mortgage/ Lease for loan to any third party/ Bank/ Financial institution.

ARTICLE - IV

OWNERS REPRESENTATIONS

1. That this agreement for development vis-a -vis the construction made between the owner herein and the developer shall remain valid lawful



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and subsists until completion of the proposed building and sale of developer's allocation to suitable purchaser/purchasers.

2. By virtue of this agreement the developer shall apply for building plan for **sanction** to the Bidhannagar Municipal Corporation (new) after obtaining mutation in the name of the present joint owners and after approval of the owners.
3. The owner declare that they have not done any act, deed, matter or thing whereby the developer is prevented to undertake the development of the said premises.
4. While the Developer herein undertakes the development of the said premises the owners herein shall extend it's co-operation/assistance to the developer in the matter of delivering vacant possession of the portion of the premises simultaneously with the execution of this agreement.
5. That there is no legal impediment of any nature whatsoever in the development of the said premises and/or construction of the proposed building on demolishing the existing structure lying and situate in the said premises.
6. In pursuance of the negotiations made in between the developer and the owners all the owners in occupation of the said premises are agreeable to vacate the portion of the said premises in their respective occupations.
7. The owners shall irrevocably nominate the developer above named to undertake the development of the said premises on the agreed terms.
8. The owners herein shall cause all the existing occupiers of the said premises to vacate and deliver the vacant and peaceful possession of the portion of the said premises as per negotiation have already made provided however the developer shall pay the agreed amount to the owners to perform their part.



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ARTICLE -V

DEVELOPER REPRESENTATIONS

1. The Developer has sufficient knowledge and expertise in the matter of development of the immovable properties and construction new Building. The developer has sufficient means of necessary finances as may be required for carrying out these said project and/or development of the said premises and/or the construction of the said Building as per the Bidhannagar Municipal Corporation(new) sanctioned Building Plan. The Developer has become satisfied with respect to the Deeds and Documents regarding Land in question and they will not raise any issue regarding Land in question.
2. The developer shall carry out the said development in respect of the said premises and/or construction of the said Building after demolition of the existing old dilapidated small structure with talli shed , strictly in accordance with the sanctioned building plan and also in accordance with the relevant municipal laws relating to the development of the immovable property and/or construction of new building end adhere strictly as per provision contained in these preset.

ARTICLE -VI

DEVELOPER OBLIGATIONS/COVENANTS

1. In consideration of the premises and subject to the provisions contained in these present the Developer here by agree and undertake to carry out the said project of development of the said premises and/or the said and/or construction of said building in accordance with the sanctioned plan and in accordance with the rules regulations and Bye-laws of the Rajarhat Gopalpur Municipality (old) Bidhannagar Municipal Corporation(new) as may then be prevailing and on the terms and conditions herein recorded and complete the construction of the proposed building within 30(Thirty) months from the date of the sanction of the building plan.
2. The developer herein shall be responsible to arrange all necessary finances/funds/moneys as may be from time to time necessary or required



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for the development of the said land and/or construction of the said building.

3. The developer shall apply for and obtain necessary plan/plans duly sanctioned by the Bidhannagar Municipal Corporation(new) as may be required for construction of the proposed Building and/or development of the said land subject to the necessary permissions clearances, approvals and no-objections from the appropriate authorities including necessary permission under the Urban land (Ceiling & Regulation) Act 1976 if so required.

4. The developer unless prevented by act beyond its control or restrain order from the appropriate court of law or any government or Semi Government Authorities or the Bidhannagar Municipal Corporation(new) shall complete the said development work and/or construction of the proposed Building within 30(Thirty) months, after the issuances of the sanctioned plan by the Bidhannagar Municipal Corporation and also subject to the owners causing delivery of vacant and peaceful possession of the said premises to the developer.

5. The developer of the said -premises and/or the construction of the said building shall be made complete in all respect including installation of the electricity connections, water pumps, fittings, sewerage the drainage connection, plumbing and sanitary fittings and also over head and underground water tanks within the stipulated 30(Thirty) months from the date of sanction Building plan.

6. The developer shall carry out and/or complete said development work and/or the construction of the said building by use of standard quality building materials, sanitary, and electrical fittings.

7. The developer herein shall solely the responsible for the structural stability of the building and for the soundness of the construction and that till the possession of the owner's allocation are made over to the owners, the developer shall be liable for all claims and actions which may arise from the same and also due to deviation from the sanctioned plan and/or the violation of the Municipal Laws. The Building so develop should be stable against earthquake and/or other natural calamities.



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8. The developer shall apply for and obtain all necessary documents, permission and no-objection.
9. The developer shall carry out the said development in respect of the said premises and/or construction of the said building, after demolition of the existing structure in accordance with the sanctioned building plan and also in accordance with the relevant municipal laws relating to the development of the immovable property and/or construction of new building and adhere strictly as per the provisions contained in these present.
10. That the Owner shall be liable to deliver vacant peaceful possession of the aforesaid property to the Developer at the time of registration of Development Agreement and Power after full construction of boundary walls.
11. The Developer will be responsible to bring out the Completion Certificate (CC) from the Bidhannagar Municipal Corporation as soon as possible.
12. The Developer shall be held responsible if any accident takes place at the time of demolition of the existing building or during construction of the proposed building.

ARTICLE -VII

DEVELOPMENT WORK

1. The owners duly appointed and/or hereby appoint the developer as the contractor and/or developer for carrying out the said project in respect of the said premises on the terms herein recorded.
2. The owners hereby entrust the said project of development of the said premises and/or construction of the said building to the developer herein to be carried out as per the sanctioned building plan and on the terms and conditions herein recorded.
3. The Developer hereby accepts it's appointment as the developer and/or contractor in respect of the said premises and further agree to undertake the said project of development of the said premises in the manner and in terms and conditions herein recorded.



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4. The project of development of the said premises and/or construction of the said building shall be carried in the manner as follows:

(i) By obtaining all necessary clearances, permission approvals, and 'No-Objection' under the provision of the Urban land (Ceiling & Regulation) Act, 1976, as may from time to time necessary for carrying out the development work and/or construction of the building at the said premises by the owners.

(ii) By obtaining sanctioned plan from the Bidhannagar Municipal Corporation authorities as may be necessary of the said premises and/or construction of the said building under the Municipal laws as may then be prevailing and/or the rules regulations and bye - laws framed there under by the developer.

(iii) By erecting the proposed multistoried building and other structure in or upon the said land as per the sanctioned plan and he same strictly in accordance with the rules, regulations and bye-laws of the Bidhannagar Municipal Corporation .

5. That the land owners take the responsibility of the title of the land, bearing known as municipal Premises/Holding

6. The owner also declare and confirm that in case of delay or default on the part of the owners to cause delivery of vacant and peaceful possession of the said premises in it's entirety to the developer within the reasonable period from the date of sanctioned of the building plan.

7. The owner herein shall be handed over all original deeds and documents at the time of registration.

8. The owner shall not do any act, deed, thing, matter, nor permit any one to do any act, deed, thing, or matters which may in any manner cause obstruction and/or interference in carrying out and completing of development of the said premises and/or construction of the said building by the developer. The owners shaft handover aft the certified and/or attested copy's of the title deeds and along with the relevant documents and/or papers to the developer simultaneously with the execution of this agreement.



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9. The owners shall sign and execute and deliver all necessary paper, application, plans, sketches, maps, design and other documents as may from time to time be required by the developer for obtaining necessary sanction, permission, approval and/or no-objection certificates from the appropriate government authorities and/of the department with regard to the proposed construction of the Building and/or development of the said premises of the said building and/of units threat.

10. The owners shall as may be from time to time be necessary sign, execute and deliver all applications, papers, documents and declarations to enable the developer to apply and obtain telephone, electricity, sewerage, water connection and other public utility and essential services in or upon the said premises and/or the Building.

11. The owners herein shall grant power - of - attorney in favour of the developer to sign on behalf of the owners all applications, paper and documents, agreements and represent the owners before the Rajarhat Gopalpur Municipality(old) Bidhannagar Municipal Corporation(new)and other appropriate authorities, government offices and/or departments including telephone, electricity and other authorities and further to apply for the obtain all necessary sanctions, approvals permissions and no-objection certificates as may Be required for carrying out the said development work and/or construction of the said Building.

12. The owners herein shall be responsible to vacate the old premises before the starting of the demolition work of the old existing building and for this purpose the developer shall bear all necessary cost and expenses.

13. The owners herein shall:-

(i) Render best co-operation and assistance to the developer in the matter of development of the said premises and/or construction of the proposed building and also in obtaining alt necessary permissions /approval from authorities.

(ii) Not do any act, deed, thing, matter permit anyone to do any act, deed, thing and matter which may in any manner cause obstruction and/or interference in carrying out and complying the development of the said premises and/or construction of the said building by the developer.



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(iii) The owners shall sign and execute and deliver all necessary papers, application, plans, sketches, maps, designs and other documents as may from time to time be required by the developer for obtaining necessary sanctions, permissions, approvals and/or no-objections certificates from the appropriate government authorities and/or departments -with regard to the proposed construction of the building and/or development of the said premises and for obtaining all other facilities as may be necessary for the beneficial and occupation of the said building/flats/units in the said premises.

(iv) That the owners will execute a General- Power - of - Attorney in favour of the developer authorizing them to sign all the paper, plan and documents as may be required as the constituted attorney of the owners may deem fit and proper and to do everything and to take all action in relation to construction of the new building on the said plot of land on behalf of the owners and to represent the owners before any authority as may be necessary and to negotiate with the prospective buyers of the flats, concerning the municipal Premises/Holding No. 3031(old) AS/585/27/18,(New) Krishnapur, Narayantala (East), P.O. Aswani Nagar, P.S. Baguiati, Kolkata- 700159 District : North 24 Parganas and to take advance amount/money from the said buyers and to acknowledge and grant receipt of the amount so received from the prospective Buyers of Developer's allocation 55% of total constructed area.

(v) In consideration of the premises after the completion of the development work in respect of the said project in the manner as here in agreed , the owners shall complete the by executing the Deed of Conveyance in favour of the developer and/or it's nominee transferees in respect of the undivided proportionate share of interest in the said land attributable and/or in relation to several flats/units forming part of the developer's allocation and/or flats/units as may be allotted to the developer on account of the cost to be incurred by the developer an account of Owners as mentioned in the preceding clauses above by executing and registering appropriate deed/deeds of transfer containing the usual covenants for title provided however that the consideration money as may be receivable on account of sale of undivided proportionate share of interest of the said land attributable and/or in relation to the several flat/units forming part of the



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developer's allocation and/or those as may be allotted to the developer as aforesaid shall exclusively belong to and/or receivable by the developer.

ARTICLE- VIII

CONSTRUCTION

1. The construction of the said building shall be strictly as per the Municipal laws for the time being in force and/or rules regulations and bye-laws framed there under and further strictly in accordance with the sanction plan in these respect. The developer shall keep the owners absolutely indemnified and harmless against all actions, claims and demands whatsoever as may be made due to construction of the said building and/or violation in rules regulations and bye-laws under the Municipal Laws for the time in force.
2. The developer herein shall be entitled to appoint and employ masons, mistries, engineers, contractors, managers, supervisors and other employees for carrying out the said development work and/or consideration of the proposed building as the developer shall think fit and proper. In this respect the developer herein shall solely be responsible and/or liable for payment of supervisors, chowkidars, darwans and also other staff who may be appointed and/or proposed building in this respect, the owners shall not in any manner be responsible.
3. The developer herein shall appoint such architect and engineer for the development work, and/or construction of the proposed building as the developer shall think fit and proper the developer herein shall solely be responsible and/or liable for payment of salaries/wages and/or remuneration of the architects or engineers and in this regard the owners shall in manner not be responsible.
4. All the cost, charges, expenses for and on development work, and/or construction of the proposed building including the owner's allocation shall covered and/or discharged by the developer.



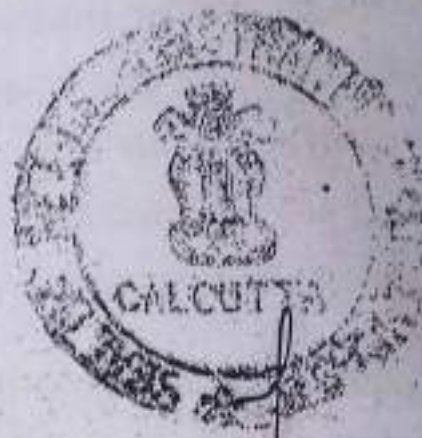
ADDITIONAL REGISTRAR
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24 NOV. 2022

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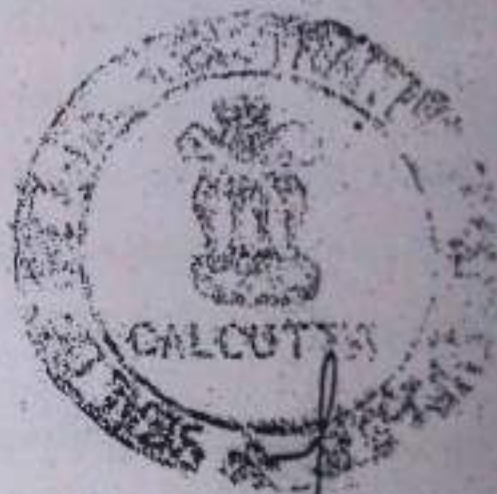
ADDITIONAL REGISTRAR
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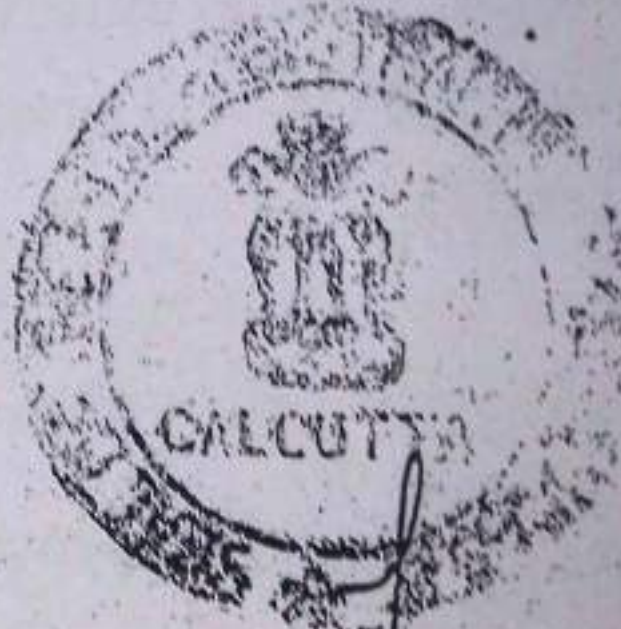
24 Nov 2022

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24 Nov 2021

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24 NOV 2022

ARTICLE- IX

SPACE- ALLOCATION

1. The total units and/or available space of the building shall be divided and/or distributed between the owners and the developer in the manner herein after stated.
2. The owners shall be entitled to Owner's Allocation and if the measurement more or less then accounted @ Rs.4000/- (Rupees four thousand) only per sq. ft. of constructed area vice versa.
3. That it has been specifically agreed by and between the owners and the developer at first shall deliver habitual physical possession of the flat of the owner's allocation before giving the possession of the flats to the outside prospective buyers from the portion of the developer's allocation.
4. After allotment of the said unit and other saleable space to the developer out of the owner's allocation as mentioned in the preceding clauses the remaining units and/or saleable spaces to be delivered to the owners shall be delivered in respect of their allocations in the building.
5. The demarcation and allotment of the units spaces including parking of the building shall be the developer and the same shall be final and binding to all.
6. The owners shall be entitled to sell transfer and let out or otherwise dispose of either on ownership basis or other wise and/or enter agreements of contracts for disposal of the owner's allocation. Similarly the developer shall be entitled to sell, transfer and let out or otherwise dispose of either on ownership basis or otherwise and/or enter into agreements or covenants for disposal of the developer's allocations Provided however and it is agreed and made clear that all agreements, contracts, deeds and documents for the sale or otherwise disposal by the owners of units/saleable spaces forming part of the developer's allocation of the unit/saleable spaces forming part of the developer's allocation shall be drawn up on similar terms, conditions and covenants as may be finalized by the developer and owner mutually.
7. Notwithstanding anything to the contrary contained in these presents it is agreed and made clear that the roof of the proposed building shall at all



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24 NOV 2022

times be for the common use by the purchaser of the flats and/or occupiers of the units and/or spaces forming part of both the owners and the developer allocation at the building.

8. No consent or authority etc. of the owners is required in the matter of the developer entering into contracts and/or agreements for selling otherwise disposing of flats/units saleable space forming part of the developer allocation and the developer may do so while collecting the earnest money part payment and construction money from transactions and in this regard the owners and developer here by consent to the same.

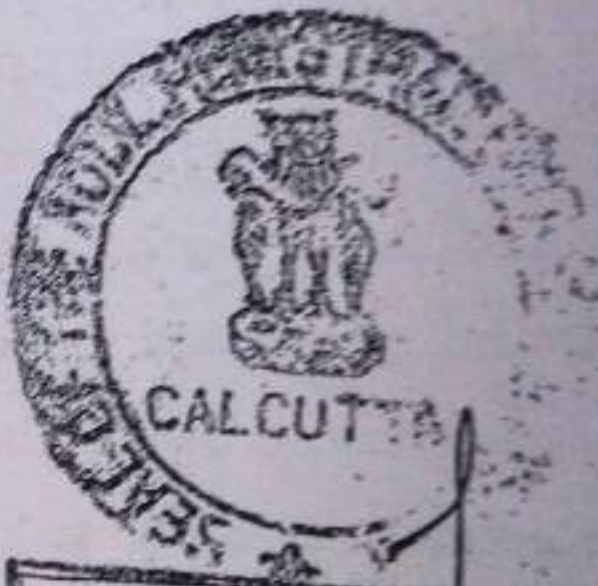
9. Upon receipts of the owner's allocation the owners shall sign execute and register all agreements and/or contracts for selling or otherwise disposing of the units/saleable space pertaining to the developer's allocation by the developer.

ARTICLE- X

CONSIDERATION

1. In consideration of the premises and in consideration of the owners appointing the developer as the builder and/or contractor and further allowing the developer to commercially exploit the said premises and to promote/develop the same and also to complete the construction of the said building and also construction of allotment of the developer's allocation, to the developer in the manner as herein agreed, the developer shall at all its own cost and expenses carry out and complete the development work in respect of the said premises and construction of the building and further erect and/or construct several units forming the part of owner's allocation for and on account and on behalf of the owners and/or nominees or transferee/s and make available to the same complete in all respect to be held, owned and possessed by owners and/or their nominee/s and/or transferee/s as absolute owner thereof. In this regard to the owners shall not in any manner be liable or responsible to pay the cost of construction or other costs, charges and expenses whatsoever.

2. In consideration of these presents and in consideration of the same developer hereby empowered agreed and expressed under the development of the said premises and 100% construction of the said building and further



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OF ASSURANCE-II, KOLKATA

24 Nov. 2007

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OF ASSURANCE-II, KOLKATA

24 Nov 2000

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ARTICLE- X

CONSIDERATION

1. In consideration of the premises and in consideration of the owners appointing the developer as the builder and/or contractor and further allowing the developer to commercially exploit the said premises and to promote/develop the same and also to complete the construction of the said building and also construction of allotment of the developer's allocation, to the developer in the manner as herein agreed, the developer shall at all its own cost and expenses carry out and complete the development work in respect of the said premises and construction of the building and further erect and/or construct several units forming the part of owner's allocation for and on account and on behalf of the owners and/or nominees or transferee/s and make available to the same complete in all respect to be held, owned and possessed by owners and/or their nominee/s and/or transferee/s as absolute owner thereof. In this regard to the owners shall not in any manner be liable or responsible to pay the cost of construction or other costs, charges and expenses whatsoever.

2. In consideration of these presents and in consideration of the same developer hereby empowered agreed and expressed under the development of the said premises and 100% construction of the said building and further



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 MAR 1954

times be for the common use by the purchaser of the flats and/or occupants of the units and/or spaces forming part of both the owners and the developer allocation at the building.

8. No consent or authority etc. of the owners is required in the matter of the developer entering into contracts and/or agreements for selling otherwise disposing of flats/units saleable space forming part of the developer allocation and the developer may do so while collecting the earnest money part payment and construction money from transactions and in this regard the owners and developer here by consent to the same.

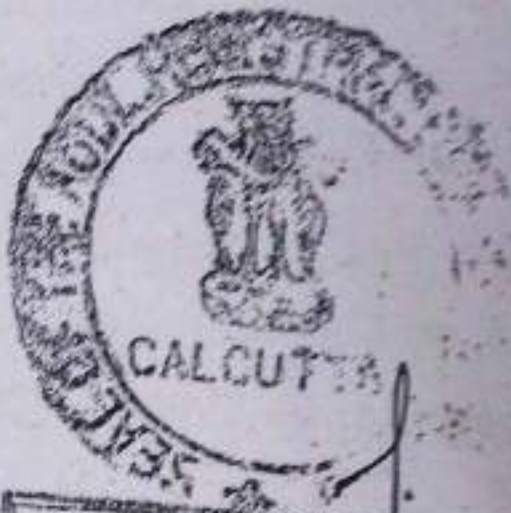
9. Upon receipts of the owner's allocation the owners shall sign execute and register all agreements and/or contracts for selling or otherwise disposing of the units/saleable space pertaining to the developer's allocation by the developer.

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 Nov. 2007

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 Nov. 2000

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ARTICLE- XI

RATES, TAXES AND MAINTENANCE

1. On and from the submission of the sanction plan, the developer here in shall bear and pay the Municipal Taxes and other rates relating to the said building and/or the said land till the developer completing construction of the said building and making over the same to the owners and in this respect, the owners shall not in any manner be liable or responsible and further the developer shall keep the owners exclusively indemnified and harmless against payment of the same. It is pertinent to mention that for land conversion and /or further mutation at B.L.& L.R.O cost should be divided between land owner and Developer equally which cost approx 4 lacs which have to pay at the time of conversion or adjust at the time of possession.
2. On and from the date of completion of the project and also making over to the buyers and/or transferees of the several units/saleable spaces forming part of the owner's allocation and the developer's allocation complete in all respect as this agreement the buyers and/or transferees of the said several units and/or saleable spaces of the building shall be responsible to pay and/or shall bear Municipal taxes and other rates taxes and out goings and also to pay the monthly maintenance and service charges on account of their respective units.
3. On and from the date of completion of the construction of the said building the developer herein shall look after manage and administer the day to day maintenance of the building till the formation of the holding organization as herein after provided.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 Nov 2000

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 Nov 2011

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24 Nov 2022

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24 Nov 2000

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OF ASSURANCE-II, KOLKATA

24 Nov 2022

ARTICLE - XII

HOLDING ORGANIZATION

After the completion of the construction of the building and carrying out the said development work, the developer herein shall cause an associations/society/syndicate to be floated and/or incorporated for the purpose of managing and maintaining and common facilities, common areas and amenities at the said building. The developer herein shall frame the rules, regulation and bye - laws of the holding organization.

ARTICLE - XIII

COMMON RESTRICTIONS

1. The owners and/or the developer in the building shall be equally sharing the same restrictions on hand as may be applicable to the developer's allocation in the building and vice versa.
2. The owners and/or the developer shall not permit the use of the respective portions in the building for carrying out any wrongful, offensive, illegal and/or immoral trade or activity, neither use, nor permit the use hereof for any purpose, which may nuisance or hazardous to the other occupiers of the building.
3. The owners and/or developer and/or respective transferees shall not demolish or permit demolition of any wall or structures respectively, in the owner's allocation and/or the developer's allocation or any portion thereof or make any structural alteration therein without the previous consent of the developer and such restrictions may include the open space for immunity and beatification of the project, which may cover the extra land scarping, path - ways lightings, ventilation, passages, etc. for the mutual and beneficial interest of developer's and/or owners and/or respective transferees.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

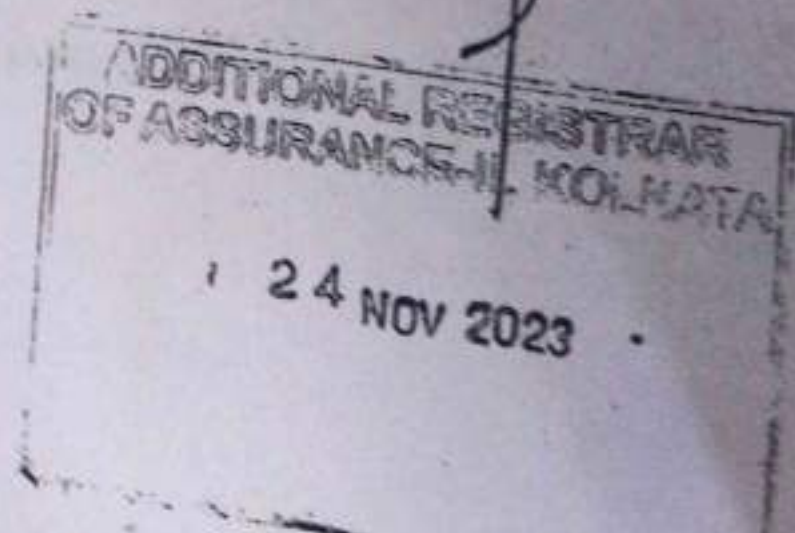
24 Nov 2023

4. The owners and the developer and/or their respective transferees shall be abide by the al bye-laws, and regulations of the government, Local Bodies, and the holding organization as the case may be and shall attend and be responsible for any deviation and/or breach of the laws, rules and regulations thereof.
5. The owners and the developer and/or their respective transferees shall keep the sewerages, drainage, pipes and other fittings and fixture and the floor and the calling etc., respectively of the owner's allocation and the developer's allocation in the building in good working and repair condition and in particular so.
6. Both the owners and developer here by agree and undertake to sign and execute all deed and documents which may be required for the purpose of smooth implementation of this agreement as and when required.
7. Both the owners and the developer shall be entitled to specific performance of this agreement. None of the parties hereto shall be entitled to dispute the legality and/or validity of this agreement.
8. If the Developer could not started construction/ plan sanction with in 6(six) months from the registration of Development Agreement then this Development Agreement should be cancel and/or rescind and after deduction of 10%, the owner refund the deposit money to developer .

ARTICLE -XIV

DOCUMENTATION

All agreements, contracts, deeds, documents for the sale and disposal of the owners allocation to the owners and disposal of the developer's shall be identical, containing the similar terms and conditions and will be prepared by the developer's nominated advocate, subject to the payment of all the legal fees, cost, charges of the said advocate, as decided by Developer from time to time.



Article-XV

Arbitration

Save and except what has been specifically stated hereunder all disputes and differences between the parties out of the meaning, construction, or import of this agreement or their agreement or their respective rights and liabilities, as per this agreement shall be adjudicated by respective rights and liabilities reference to the arbitration within the meaning of the ARBITRATION & CONCILIATION ACT, 1996, and latest amendment and modification thereof from time to time by joint advocate or Arbitrators.

Article-XVI

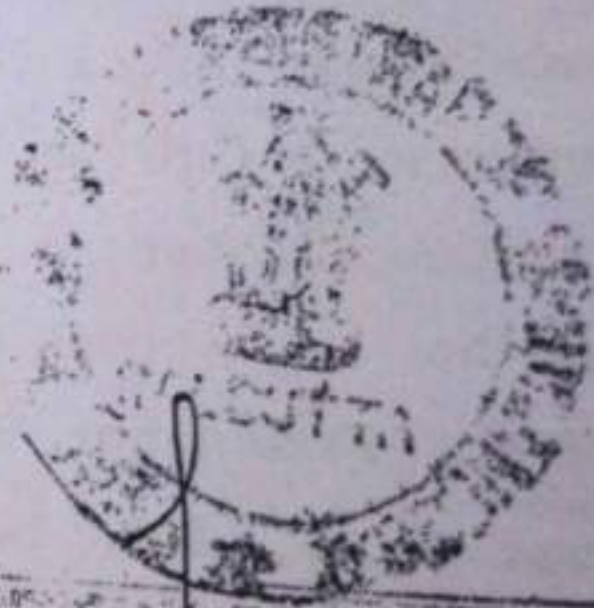
JURISDICTION

All the courts within the landed property's situational jurisdiction and the Hon'ble High Court at Calcutta shall have the jurisdiction to entertain and determine, all actions suits and proceedings arising out of these presents between the parties have to.

THE FIRST SCHEDULE ABOVE REFERRED TO

(THE ENTIRE PREMISES)

ALL THAT the piece of land measuring an area of land 11(Eleven) Cottahs 8(eight) Chittacks(as per Deed) 19 Decimal(as per B.L.&.L.R.O) be the same a little more or less alongwith 500 sq ft more or less 10 years old cement flooring tiles shed situate and lying at Mouja Krishnapur, P.S. Rajarhat(old) Baghiati, Sub-Registry Office Bidhannagar (Salt Lake) J.L. No. 17, Touji No. 228/229 comprised in C.S. Dag No. 3342, R.S. Dag No. 241 under Khatian No. 1491, modified Khatian No. 859, correspondence to L.R. Dag No. 509, L.R. Khatian No. 1110, lying and situated at Premises/Holding No. AS/585/27/18, Krishnapur, Narayantala(East),(beside V.I.P. Road) P.O. Aswani Nagar, P.S. Baguiati, Kolkata- 700159, Dist. 24 Parganas(North) in the District of North -24-Parganas within the local limit of Rajarhat Gopalpur Municipality(old) Bidhannagar Municipal Corporation(new), Ward No.18 and District Registrar Barasat, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common



NATIONAL REGISTRAR
OF INSURANCE, GOVT. OF INDIA

24 Nov 2021

passage together with all sorts of easement rights and amenities attached hereto and which is butted and bounded in the manner as follows :

On the North : By Land of Gopinath Naskar and Jiban Chandra Naskar;

On the South By: Land of Bhadreswar Bagui,

On the West By: V.I.P. Road(on Road);

On the East By: Land of P.K.Sarkar

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

Land owner shall receive as Owner's Allocation 45% of the constructed area as in the Ground floor measuring about 860 sq ft covered area, more or less as garages, in Second floor measuring about 3500 sq ft more or less covered area as several independent flats and in the Fourth floor measuring about 1500 sq ft more or less cover area as several independent flats and in the Fifth floor measuring about 1500 sq ft covered area more or less as several independent flats along with advance sum of Rs. 80,00,000/- (Rupees eighty lacs only) paid in advance as adjustable money against buy back of constructed area by the Developer @ Rs. 4000/- (Rupees four thousand only) per sq ft. constructed area (which calculation shall include proportionate share of stair case & lobby).

(The roof and other common places of the building shall remain common to all).

THE THIRD SCHEDULE ABOVE REFERRED TO

The developer shall be entitled to remaining of the new building of the units and/or space along with the remain other spaces (55%) of the proposed building, save and except the above mentioned owner's allocation, of the newly constructed building in the said premises. It is specifically agree the developer shall be entitled to own, posses, transfer and otherwise dispose of as the absolute owners there of as per the provisions contained to



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLCUTTA

24 NOV 2023

be called "Developer's Allocation", on account of it's ownership right to use, occupy and enjoy their share and/or allocation, either for the residential purpose or commercial purposes in any manner whatsoever save and except any immoral and/or illegal purpose. (The roof of the building shall remain common to all).

THE FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION AND AMENITIES

BUILDING	: Building comprising Multi-Storied with Lift with C.C. T.V..
FOUNDATION.	: R.C.C. raft on columns, concrete pilling with SRMB good quality Steel and good quality Cement (UltraTech/JSW/ ACC/Ambuja). (Iron brand, captain /Durgapur/ Ankit/Prestige),
STRUCTURES	: R.C. Columns, beams, and R.C. slabs and R.C. beams and columns plus brick works.
WALLS & CEILINGS	: 8" thick external brick walls and 5" internal walls,(brick) chemical with cement, sand, mortar, cement plaster, internal surfacing on cement plastering in internal walls putty and external good quality colour finish.
FLOORING	: Vitrified Tiles in bed rooms, living/ dining hall, verandah, kitchen, toilets and baths.
STAIRCASE	: Stair Case made by Marble finish.
DOORS	: Internal doors, flush doors with hush bolt having, main doors 30 mm flush doors all door frame of Wooden(Shal).



ADDITIONAL SECRETARY
OF ASSURANCE, M. R. D.

24 Nov 2022

- WINDOWS** : Fully enamel sliding with glass fixing cover with grill.
- TOILETS & FITTINGS** : Anglo Indian Comode, cistern etc. (6' Ft. height white glazed tiles to be fixed on 3 sides of the bath room. Two Tap and one Shower. One geyser point in the master toilet.
- COOKING PLATFORM** : Black stone top slab(Black stone) on cooking platform and Steel sink cock 3' Ft. height glazed tiles. Two Tap connections. and wash basin(Dining)
- ELECTRICAL** : Concealed conduit piping with copper wirings(Mescab or Finolex Brands).
- a) 2 nos. light points, 1 no. fan point, and 1 no. 5 amp. Plug points with switch board having provisions of setting fans, regulator in each rooms. One A.C Point in Master Bed room.
 - b) Drawing/Dining hall shall have 2 nos. light points, 1 no. fan point, 1 nos. 15 amp. plug point.
 - c) Kitchen shall have 1 no. light point, 1 no. exhaust fan point and 1 nos. 15 amp. plug point and Aqua Guard point.
 - d) Stair case shall have 1 no. light point in each landing areas.
 - e) 1 Calling bell point in each flat.
 - f) Toilet one light point and one exhaust fan
 - g) one point in Varanda and Washing Machine point.

WATER SUPPLY: Sub-Mersible pump and over head tank for 24 hours supply

ROOF TREATMENT: The roof of the Top floor is free from any type of leakage including stagnant water of rainfall. The builder should initiate to apply the leak proof material for top floor roof before handing over.

N.B. The Landlords will take the responsibility and also keep the existing electric meter in their custody and new Meter for their own cost.



ADDITIONAL REGISTRAR
OF ASSURANCE

24 Nov 20

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

SIGNED SEALED AND DELIVERED

By the above named LAND OWNER

& DEVELOPER in the presence of:

Witnesses:

1. Indrani Chakraborty
55, Bidhan Nagar Rd.
KOL-62.

DIGANTA VYAPAAR PVT. LTD.

Suman Dutta

Director

DIGANTA VYAPAAR PVT. LTD.

Sanjay Datta

Director

SIGNATURE OF THE LANDOWNER

2. *Pratibha Datta*
18, Haylam Road,
Kolkata - 700020.

BOSE AND SAHA REALTY LLP

Somenath Bose
Partner

BOSE AND SAHA REALTY LLP

Anirban Saha

Partner

SIGNATURE OF THE DEVELOPER

Prepared in my Office,

Goutam Chakraborty

GOUTAM CHAKRABORTY,

ADVOCATE

High Court, Calcutta

Reg No. WB/1415/1999





ADDITIONAL REGISTRAR
OF ASSURANCE & COLLECTOR

24 Nov 2000

MEMO OF CONSIDERATION

RECEIVED from the within named Developer the within mentioned advance as adjusted money of Rs. 80,00,000/- (Rupees eighty lacs only) in the following manner.

SR.	DATE	BANK	CHEQUE	AMOUNT
1	06.10.2023	Axis Bank	612195	20,00,000/-
2.	23.11.2023	Axis Bank (RTGS)	653042	30,00,000/-
3.	24.11.2023	HDFC Bank	000135	18,00,000/-
4.	24.11.2023	Axis Bank	612198	12,00,000/-

Total

Rs. 80,00,000/-

(Rupees eighty lacs only)

WITNESSES

1. Buddhadit Mishra
B. del Pet altht
Voll-1

DIGANTA VYAPAAR PVT. LTD.

Amol Dalkar

Director

DIGANTA VYAPAAR PVT. LTD.

Praveen Dalkar

Director

2. Santan Dalkar
B. del Pet altht
Voll-1

Signature of the Owner.

DIGANTA VYAPAAR PVT. LTD.
Amol Dalkar
Director
DIGANTA VYAPAAR PVT. LTD.
Praveen Dalkar
Director



ADDITIONAL REGISTRAR
OF ASSURANCE-II, CALCUTTA

24 Nov 2011

SPCIMER FORM FOR TEN FINGER PRINTING (G)

Signature of the
Associates/Vendors
/Developers/
Presentants

Surendra Datta



					L. H.
Little	Ring	Middle (Left hand)	Fore	Thumb	
					R. H.
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Sureen Datta

Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	

Somenath Bora



Little	Ring	Middle (Left hand)	Fore	Thumb	
Thumb	Fore	Middle (Right Hand)	Ring	Little	



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

24 NOV 2022

SPECIMEN FORM FOR TEN FINGER PRINTS (G.C)

Signature of the
executants/Vendors
/Developers/
Presentants



ANON-9-11



Little



Ring

Middle
(Left hand)

Fore



Thumb

L
H

Thumb



Fore

Middle
(Right Hand)

Ring



Little

R.
H.

Little

Ring

Middle
(Left hand)

Fore

Thumb

Thumb

Fore

Middle
(Right Hand)

Ring

Little

Little

Ring

Middle
(Left hand)

Fore

Thumb

Thumb

Fore

Middle
(Right Hand)

Ring

Little



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
01 24 NOV 2023

Major Information of the Deed

Deed No :	I-1902-16441/2023	Date of Registration :	24/11/2023
Query No / Year :	1902-2002858672/2023	Office/Date Deed Registered :	
Query Date :	21/11/2023 7:57:16 PM	A.R.A. -	8 KOLKATA District Kolkata
Applicant Name, Address & Other Details :	GOUTAM CHAKRABORTY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433222175, Status : Adversely		
Transaction :	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value :	Rs. 2/-		
Stamp duty Paid (SD) :	Rs. 40,021/- (Article:48(g))		
Remarks :	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Narayantala(East),(Krishnapur), Mouza: Krishnapur, Premises No: AS/585/27/18, , Ward No: 18, Holding No:AS/585/27/18 Ji No: 17, Touzi No: 228 2 Pin Code : 700159

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-241	RS-1491	Bastu	11 Katha 8 Chatak	1/-	2,89,80,005/-	Property is on Road Adjacent to Metal Road, Last Reference Deed No :1902-1-15599-2010
Grand Total :				18.975Dec	1/-	2,89,80,005/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Self Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,31,625/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1/-	1,31,625/-	

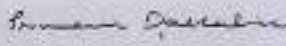
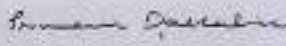
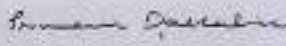
Land Lord Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	DIGANTA VYAPAAR PRIVATE LIMITED 12, INDIA EXCHANGE PLACE, JUTE HOUSE, 1ST FLOOR, City:- , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3K, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

Developer Details :

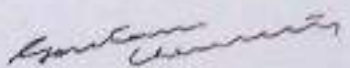
Sl. No.	Name, Address, Photo, Finger print and Signature
1	BOSE AND SAHA REALTY LLP 10, K.P. NAYRATNA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: ABxxxxxx6E, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Representative Details																
Sl No	Name, Address, Photo, Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr SUMATI CHAND DAKALIA Son of Late PUNAM CHAND DAKALIA Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Nov 24 2023 8:09PM</td><td>LTI</td><td>24/11/2023</td><td>24/11/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Mr SUMATI CHAND DAKALIA Son of Late PUNAM CHAND DAKALIA Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured		Nov 24 2023 8:09PM	LTI	24/11/2023	24/11/2023			
Name	Photo	Finger Print	Signature													
Mr SUMATI CHAND DAKALIA Son of Late PUNAM CHAND DAKALIA Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured														
Nov 24 2023 8:09PM	LTI	24/11/2023	24/11/2023													
18, HEYSHAM ROAD, FORUM MALL, L.R. SARANI, City:- Kolkata, P.O:- A J C BOSE ROAD, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7E, Aadhaar No: 73xx:xxxxx9539 Status : Representative, Representative of : DIGANTA VYAPAAR PRIVATE LIMITED (as DIRECTOR)																
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr PRAVEEN KUMAR DAKALIA Son of Mr SUMATI CHAND DAKALIA Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Nov 24 2023 5:10PM</td><td>LTI</td><td>24/11/2023</td><td>24/11/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Mr PRAVEEN KUMAR DAKALIA Son of Mr SUMATI CHAND DAKALIA Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured		Nov 24 2023 5:10PM	LTI	24/11/2023	24/11/2023			
Name	Photo	Finger Print	Signature													
Mr PRAVEEN KUMAR DAKALIA Son of Mr SUMATI CHAND DAKALIA Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured														
Nov 24 2023 5:10PM	LTI	24/11/2023	24/11/2023													
18, HEYSHAM ROAD, FORUM MALL L.R. SARANI, City:- , P.O:- A J C BOSE ROAD, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4N, Aadhaar No: 74xxxxxxxxx5101 Status : Representative, Representative of : DIGANTA VYAPAAR PRIVATE LIMITED (as DIRECTOR)																

Name	Photo	Finger Print	Signature
Mr SOMENATH BOSE Son of Late ARUN KUMAR BOSE Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured	
Nov 24 2023 8:12PM LTI 24/11/2023 24/11/2023			
24/A/1, BARUI PARA LANE, City:- Baranagar, P.O:- ISI, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0E, Aadhaar No: 75xxxxxxx1304 Status : Representative, Representative of : BOSE AND SAHA REALTY LLP (as DESIGNATED PARTNER)			
Name	Photo	Finger Print	Signature
Mr AVIJIT SAHA (Presentant) Son of Mr BASUDEB SAHA Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured	
Nov 24 2023 8:11PM LTI 24/11/2023 24/11/2023			
39, JOY NARAYAN BANERJEE LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743354, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFxxxxxx3R, Aadhaar No: 64xxxxxxx7479 Status : Representative, Representative of : BOSE AND SAHA REALTY LLP (as DESIGNATED PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Chakraborty Son of Late T P Chakraborty High Court, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
24/11/2023 24/11/2023 24/11/2023			
Identifier Of Mr SUMATI CHAND DAKALIA, Mr PRAVEEN KUMAR DAKALIA, Mr SOMENATH BOSE, Mr AVIJIT SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DIGANTA VYAPAAR PRIVATE LIMITED	BOSE AND SAHA REALTY LLP-18.975 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	DIGANTA VYAPAAR PRIVATE LIMITED	BOSE AND SAHA REALTY LLP-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Narayantala(East),(Krishnapur), Mouza: Krishnapur, Premises No: AS/585/27/18, , Ward No: 18, Holding No:AS/585/27/18 JI No: 17, Touzi No: 228 2 Pin Code : 700159

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	RS Plot No:- 241, RS Khatian No:- 1491		

Endorsement For Deed Number : I - 190216441 / 2023

On 24-11-2023

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 12:11 hrs on 24-11-2023, at the Office of the A.R.A. - II KOLKATA by Mr AVIJIT SAHA.

Certificate of Market Value (WB PUV) (rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,91,11,630/-

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

Execution is admitted on 24-11-2023 by Mr SUMATI CHAND DAKALIA, DIRECTOR, DIGANTA VYAPAAR PRIVATE LIMITED (Private Limited Company), 12, INDIA EXCHANGE PLACE, JUTE HOUSE, 1ST FLOOR, City:-, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Goutam Chakraborty, , Son of Late T P Chakraborty, High Court, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 24-11-2023 by Mr PRAVEEN KUMAR DAKALIA, DIRECTOR, DIGANTA VYAPAAR PRIVATE LIMITED (Private Limited Company), 12, INDIA EXCHANGE PLACE, JUTE HOUSE, 1ST FLOOR, City:-, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Goutam Chakraborty, , Son of Late T P Chakraborty, High Court, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 24-11-2023 by Mr SOMENATH BOSE, DESIGNATED PARTNER, BOSE AND SAHA REALTY LLP (LLP), 10, K.P. NAYRATNA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr Goutam Chakraborty, , Son of Late T P Chakraborty, High Court, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 24-11-2023 by Mr AVIJIT SAHA, DESIGNATED PARTNER, BOSE AND SAHA REALTY LLP (LLP), 10, K.P. NAYRATNA LANE, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Identified by Mr Goutam Chakraborty, , Son of Late T P Chakraborty, High Court, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,105.00/- (B = Rs 80,000.00/- , E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 80,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2023 9:32PM with Govt. Ref. No: 192023240293832028 on 23-11-2023, Amount Rs: 80,021/-, Bank: SBI EPay (SBIPay), Ref. No. 6372906523928 on 23-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 31800, Amount: Rs.5,000.00/-, Date of Purchase: 02/11/2023, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/11/2023 9:32PM with Govt. Ref. No: 192023240293832028 on 23-11-2023, Amount Rs: 35,021/-, Bank: SBI EPay (SBIPay), Ref. No. 6372906523928 on 23-11-2023, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1902-2023, Page from 593105 to 593148
being No 190216441 for the year 2023.



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Digitally signed by SATYAJIT BISWAS
Date: 2023.12.02 14:26:46 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 02/12/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.