

00/01/23

I-1058/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 039357

30/1
8-120 566

Certified that the document is admitted for Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

30 JAN 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the
30th day of January, 2023 (Two Thousand Twenty-Three) *BETWEEN;*

ANAS ANTHAN
30/01/2023
100/100/2023
100/100/2023
100/100/2023
100/100/2023

24655

19 JAN 2023

No.....Rs.100/- Date.....

Name : ..ANUP KR. PURKAIT AND ORS.,

Address : Daulatpur, Pailan Hat, Pin-700101,

Vendor :
Alipore Collectorate 24PGs (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kot-27



Partha Sana
PARTHA SANA
DEED WRITER
L. No.- 132/2013
ALIPORE POLICE COURT
KOLKATA-700027

(1) **SRI ANUP KUMAR PURKAIT**, having PAN : AMLPP2431K, Aadhaar No.5852 1946 5335, son of Late Baikuntha Purkait, by creed : Hindu, Indian by National, residing at Daulatpur, Post Office : Pailan Hat, Police Station : Bishnupur, Kolkata : 700104, District : 24 Parganas (South), (2) **PRESIDO LAND DEVELOPERS PVT. LTD.**, having PAN : AAHCP7131P, a Private Limited Company incorporated under the Companies Act, 1956, having its registered Office at Daulatpur, Post Office : Pailanhat, Police Station : Bishnupur, Kolkata : 700104, District : 24 Parganas (South), represented by its Director viz. **SRI SWAPAN NASKAR**, having PAN : ALSPN5668C, Aadhaar No.4314 8904 3885, son of Late Bhola Nath Naskar, by creed : Hindu, Indian by National, residing at Naskar Para, Pailanhat, Daulatpur, Bishnupur, Post Office : Pailanhat, Police Station : Bishnupur, District : 24 Parganas (South), Pin : 700104, (3) **RUPAM ENTERPRISE**, having PAN : AAOFR5275N, a Partnership Firm, having its registered Office at Village : Daulatpur, Post Office : Pailan, Police Station : Bishnupur, Kolkata : 700104, District : 24 Parganas (South), represented by its Partners viz. (A) **SRI ANUP KUMAR PURKAIT**, having PAN : AMLPP2431K, Aadhaar No.5852 1946 5335, son of Baikuntha Purkait and (B) **SMT. MITHU PURKAIT**, having PAN : BRDPP8358P, Aadhaar



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

No.3128 1674 1616, wife of Sri Anup Kumar Purkait, both are by creed : Hindu, Indian by National, both are residing at Sardar Para, Daulatpur, Post Office : Pailan Hat, Police Station : Bishnupur, Kolkata : 700104, District : 24 Parganas (South), (4) **SRI RAJAT SAHA**, having PAN : AMBPS1774Q, Aadhaar No.3542 4068 1233, son of Balaram Saha, by creed : Hindu, Indian by National, residing at 59/51, Shyama Charan Smriti Tirtha Road, Post Office : New Alipore, Police Station : New Alipore, Kolkata : 700053, District : 24 Parganas (South), (5) **SMT. MOHUA DAS** alias **SAHA**, having PAN : ATFPD3977K, Aadhaar No.6968 4331 6379, wife of Rajat Saha, by creed : Hindu, Indian by National, residing at Andharmanik, Post Office : Andharmanik, Police Station : Bishnupur, Pin : 743503, District : 24 Parganas (South) and (6) **SRI SWAPAN NASKAR**, having PAN : ALSPN5668C, Aadhaar No.4314 8904 3885, son of Late Bhola Nath Naskar, by creed : Hindu, Indian by National, residing at Naskar Para, Pailanhat, Daulatpur, Bishnupur, Post Office : Pailanhat, Police Station : Bishnupur, District : 24 Parganas (South), hereinafter collectively called and referred to as "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors,



administrators, legal representatives and assigns) of the **ONE PART.**

AND

SUN RAY DEVCON PRIVATE LIMITED, having PAN : AAPCS0973G, incorporated under the Indian Companies Act, 1956, having its registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Bose Road, Police Station : Lake P.S., Kolkata : 700029, being represented by one of its Directors **MR. JAY S. KAMDAR**, having PAN : AKWPK2270L, Aadhaar No.7074 3050 7318, son of Late Sharad H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART.**

WHEREAS "PRESIDO LAND DEVELOPERS PVT. LTD" had purchased **ALL THAT** piece and parcel of land measuring about 46 (Forty-Six) Decimals more or less, lying and situate at Mouza :



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
30 JAN 2023

Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.266, corresponding to L.R. Khatian No.963, appertaining to R.S. & L.R. Dag No.1621, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by **"EXCELLA REAL PROJECTS (I) LIMITED"**, mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 9th February, 2015 in the Office of the District Sub-Registrar – IV at Alipore, South 24 Parganas and recorded in Book No.I, CD Volume No.4 Pages from 3612 to 3633, Being No.00987 for the year 2015.

AND WHEREAS after such purchase said **"PRESIDO LAND DEVELOPERS PVT. LTD"** duly mutated its name with the Office of the B.L. & L.R.O. in respect of its aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5687, appertaining to L.R. Dag No.1621 and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said **"PRESIDO LAND DEVELOPERS PVT. LTD"**, the Owner No.2 herein, became the



sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 46 (Forty-Six) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.266, corresponding to L.R. Khatian No.5687, appertaining to R.S. & L.R. Dag No.1621, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "I" of the **SCHEDULE - "A"** hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said "**PRESIDO LAND DEVELOPERS PVT. LTD**" had purchased **ALL THAT** piece and parcel of land measuring about 57.6 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.280, corresponding to L.R. Khatian Nos.951 & 948, appertaining to R.S. & L.R. Dag No.727, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by "**EXCELLA REAL PROJECTS (I) LIMITED**", mentioned as the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 9th February, 2015 in the Office of the District Sub-Registrar – IV at Alipore, South 24 Parganas and recorded in Book No.I, CD Volume No.4 Pages from 3634 to 3655, Being No.00988 for the year 2015.

AND WHEREAS after such purchase said “**PRESIDO LAND DEVELOPERS PVT. LTD**” duly mutated its name with the Office of the B.L. & L.R.O. in respect of its aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5687, appertaining to L.R. Dag No.727 in respect of land measuring about 57 (Fifty-Seven) Decimals more or less and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said “**PRESIDO LAND DEVELOPERS PVT. LTD**”, the Owner No.2 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 57.6 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.280, corresponding to Khatian No.5687,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

appertaining to R.S. & L.R. Dag No.727, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "II" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said "PRESIDO LAND DEVELOPERS PVT. LTD" also had purchased **ALL THAT** piece and parcel of land measuring about 18.25 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian Nos.678 & 961, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by said "EXCELLA REAL PROJECTS (I) LIMITED", mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 25th May, 2015 in the Office of the District Sub-Registrar - IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2015, Pages from 5628 to 5655, Being No.160404282 for the year 2015.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
30 JAN 2023

AND WHEREAS after such purchase said "**PRESIDO LAND DEVELOPERS PVT. LTD**" duly mutated its name with the Office of the B.L. & L.R.O. in respect of its aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5687, appertaining to L.R. Dag No.729 in respect of land measuring about 18 (Eighteen) Decimals more or less and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said "**PRESIDO LAND DEVELOPERS PVT. LTD**", the Owner No.2 herein, also became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 18 (Eighteen) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian No.5687, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "III" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

AND WHEREAS said "**PRESIDO LAND DEVELOPERS PVT. LTD**" also had purchased **ALL THAT** piece and parcel of land measuring about 21 (Twenty-One) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.316, corresponding to L.R. Khatian Nos.454, 426, 486, 830 & 962, appertaining to R.S. & L.R. Dag No.730, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by said "**EXCELLA REAL PROJECTS (I) LIMITED**", mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 25th May, 2015 in the Office of the District Sub-Registrar - IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2015, Pages from 11344 to 11372, Being No.160404283 for the year 2015.

AND WHEREAS in the manner stated above, said "**PRESIDO LAND DEVELOPERS PVT. LTD**", the Owner No.2 herein, also became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 21 (Twenty-One) Decimals more or less, lying and situate at Mouza



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

: Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.316, corresponding to L.R. Khatian Nos.454, 426, 486, 830 & 962, appertaining to R.S. & L.R. Dag No.730, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "IV" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said "PRESIDO LAND DEVELOPERS PVT. LTD" also had purchased **ALL THAT** piece and parcel of land measuring about 29.74 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. & L.R. Khatian No.407, appertaining to R.S. Dag Nos.579, 584, 651, 652, 653, 654 & 730, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by said "EXCELLA REAL PROJECTS (I) LIMITED", mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 25th May,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
30 JAN 2023

2015 in the Office of the District Sub-Registrar – IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2015, Pages from 5595 to 5627, Being No.160404281 for the year 2015.

AND WHEREAS in the manner stated above, said “**PRESIDO LAND DEVELOPERS PVT. LTD**”, the Owner No.2 herein, also became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 29.74 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. & L.R. Khatian No.407, appertaining to R.S. Dag No.730, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), out of which land purchased from Dag No.730 only 11 (Eleven) Decimals, morefully described in the **PART** : “**V**” of the **SCHEDULE** – “**A**” hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said “**PRESIDO LAND DEVELOPERS PVT. LTD**” also had purchased **ALL THAT** piece and parcel of land measuring



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
30 JAN 2023

about 13 (Thirteen) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. & L.R. Khatian No.427, appertaining to R.S. & L.R. Dag Nos.720, 730, 578 & 580, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by said **"EXCELLA REAL PROJECTS (I) LIMITED"**, mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 25th May, 2015 in the Office of the District Sub-Registrar - IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2015, Pages from 5564 to 5594, Being No.160404280 for the year 2015.

AND WHEREAS in the manner stated above, said **"PRESIDO LAND DEVELOPERS PVT. LTD"**, the Owner No.2 herein, also became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 13 (Thirteen) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. & L.R. Khatian No.427,



appertaining to R.S. & L.R. Dag Nos.720, 730, 578 & 580, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), out of which land purchased from Dag No.730 only 3 (Three) Decimals, morefully described in the **PART** : "VI" of the **SCHEDULE - "A"** hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said "**PRESIDO LAND DEVELOPERS PVT. LTD**" also had purchased **ALL THAT** piece and parcel of land measuring about 9.17 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian No.817, appertaining to R.S. & L.R. Dag No.730, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by said Sunil Kumar Mondal alias Sunil Mandal, mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 1st July, 2016 in the Office of the Additional District Sub-Registrar at Bishnupur, South 24 Parganas and recorded in Book No.I, Volume No.1613-2016, Pages from 79822 to 79845, Being No.161303529 for the year 2016.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

AND WHEREAS in the manner stated above, said "**PRESIDO LAND DEVELOPERS PVT. LTD**", the Owner No.2 herein, also became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 9.17 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian No.817, appertaining to R.S. & L.R. Dag No.730, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "**VII**" of the **SCHEDULE** - "**A**" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said "**PRESIDO LAND DEVELOPERS PVT. LTD**" also had purchased **ALL THAT** piece and parcel of land measuring about 34 (Thirty-Four) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian Nos.600, 598 & 941, appertaining to R.S. & L.R. Dag Nos.723 & 724, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

30 JAN 2023

a registered Deed of Conveyance executed by "**EXCELLA REAL PROJECTS (I) LIMITED**", mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 25th May, 2015 in the Office of the District Sub-Registrar - IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2015, Pages from 5683 to 5711, Being No.160404285 for the year 2015.

AND WHEREAS after such purchase said "**PRESIDO LAND DEVELOPERS PVT. LTD**" duly mutated its name with the Office of the B.L. & L.R.O. in respect of its aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5687, appertaining to L.R. Dag Nos.723 & 724 and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said "**PRESIDO LAND DEVELOPERS PVT. LTD**", the Owner No.2 herein, also became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 34 (Thirty-Four) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
30 JAN 2023

Touzi No.63/64, under L.R. Khatian No.5687, appertaining to R.S. & L.R. Dag Nos.723 & 724, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), but present development only Dag No.723 to be considered land measuring about 30 (Thirty) Decimals more or less, morefully described in the **PART : "VIII"** of the **SCHEDULE - "A"** hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said "**PRESIDO LAND DEVELOPERS PVT. LTD**" also had purchased **ALL THAT** piece and parcel of land measuring about 81 (Eighty-One) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian Nos.946 & 947, appertaining to R.S. & L.R. Dag No.726, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Basanta Manna and Palan Manna, mentioned as the Vendors therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 6th May, 2016 in the Office of the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
30 JAN 2023

District Sub-Registrar – IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2016, Pages from 79618 to 79652, Being No.160402983 for the year 2016.

AND WHEREAS after such purchase said “**PRESIDO LAND DEVELOPERS PVT. LTD**” duly mutated its name with the Office of the B.L. & L.R.O. in respect of its aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5687, appertaining to L.R. Dag No.726 and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said “**PRESIDO LAND DEVELOPERS PVT. LTD**”, the Owner No.2 herein, also became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 81 (Eighty-One) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian No.5687, appertaining to R.S. & L.R. Dag No.726, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24



Parganas (South), morefully described in the **PART : "IX"** of the **SCHEDULE - "A"** hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS "RUPAM ENTERPRISE" had purchased **ALL THAT** piece and parcel of land measuring about 159.95 Decimals more or less together with pucca structure measuring about 2000 (Two Thousand) Square Feet more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian Nos.679 & 1313, appertaining to R.S. & L.R. Dag Nos.1615, 1616, 1617, 1618, 1619, 1620 & 1621, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by "**MANGALAM AGRO PRODUCTS LIMITED**", mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 17th March, 2021 in the Office of the Additional Registrar of Assurances – III at Kolkata and recorded in Book No.I, Volume No.1903-2021, Pages from 141828 to 141884, Being No.190303184 for the year 2021.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

AND WHEREAS after such purchase said "**RUPAM ENTERPRISE**" duly mutated its name with the Office of the B.L. & L.R.O. in respect of its aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5100, appertaining to L.R. Dag Nos.1615, 1616, 1617, 1618, 1619, 1620 & 1621 in respect of land measuring about 160 (One Hundred Sixty) Decimals more or less and it used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said "**RUPAM ENTERPRISE**", the Owner No.3 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 160 (One Hundred Sixty) Decimals more or less together with pucca structure measuring about 2000 (Two Thousand) Square Feet more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian No.5100, appertaining to R.S. & L.R. Dag Nos.1615, 1616, 1617, 1618, 1619, 1620 & 1621, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

in the **PART** : "X" of the **SCHEDULE** – "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS Rajat Saha had purchased **ALL THAT** piece and parcel of land measuring about 57.6 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.280, corresponding to L.R. Khatian Nos.952 & 949, appertaining to R.S. & L.R. Dag No.727, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Prabir Mondal & Anukul Mondal, mentioned as the Vendors therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 29th January, 2022 in the Office of the District Sub-Registrar – IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2022, Pages from 126120 to 126142, Being No.160403214 for the year 2022.

AND WHEREAS after such purchase said Rajat Saha duly mutated his name with the Office of the B.L. & L.R.O. in respect



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

of his aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5609, appertaining to R.S. & L.R. Dag No.727 in respect of land measuring about 58 (Fifty-Eight) Decimals more or less and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said Rajat Saha, the Owner No.4 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 58 (Fifty-Eight) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.279, Touzi No.63/64, under R.S. Khatian No.280, corresponding to L.R. Khatian No.5609, appertaining to R.S. & L.R. Dag No.787, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "XI" of the **SCHEDULE** – "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
30 JAN 2023

AND WHEREAS Smt. Mauha Das had purchased **ALL THAT** piece and parcel of land measuring about 28.8 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.280, corresponding to L.R. Khatian No.950, appertaining to R.S. & L.R. Dag No.727, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Ashok Kumar Mondal alias Ashok Mondal, mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 3rd March, 2022 in the Office of the Additional District Sub-Registrar at Bishnupur, South 24 Parganas and recorded in Book No.I, Volume No.1613-2022, Pages from 53344 to 53367, Being No.161301999 for the year 2022.

AND WHEREAS after such purchase said Smt. Mauha Das duly mutated her name with the Office of the B.L. & L.R.O. in respect of her aforesaid purchased property and after such mutation,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

the aforesaid property recorded under L.R. Khatian No.5605, appertaining to R.S. & L.R. Dag No.727 in respect of land measuring about 29 (Twenty-Nine) Decimals more or less and she used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said Smt. Mauha Das, the Owner No.5 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 29 (Twenty-Nine) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.280, corresponding to L.R. Khatian No.5605, appertaining to R.S. & L.R. Dag No.727, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "XII" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said Smt. Mauha Das also had purchased **ALL THAT** piece and parcel of land measuring about 21 Decimals



✓

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
30 JAN 2023

more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.266, corresponding to L.R. Khatian No.963, appertaining to R.S. & L.R. Dag No.731, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Palan Mistri alias Palan Chandra Mistri, mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 3rd March, 2022 in the Office of the Additional District Sub-Registrar at Bishnupur, South 24 Parganas and recorded in Book No.I, Volume No.1613-2022, Pages from 53321 to 53343, Being No.161302000 for the year 2022.

AND WHEREAS after such purchase said Smt. Mauha Das duly mutated her name with the Office of the B.L. & L.R.O. in respect of her aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5605, appertaining to R.S. & L.R. Dag No.731 and she used to pay the necessary rents and khajnas to the said Authority.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

AND WHEREAS in the manner stated above, said Smt. Mauha Das, the Owner No.5 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 21 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.266, corresponding to L.R. Khatian No.5605, appertaining to R.S. & L.R. Dag No.731, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "XIII" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said Rajat Saha also had purchased **ALL THAT** piece and parcel of land measuring about 33 (Thirty-Three) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.279, Touzi No.63/64, under R.S. Khatian No.266, corresponding to L.R. Khatian No.1857, appertaining to R.S. & L.R. Dag No.1621,



T

DISTRICT SUB REGISTRAR-II
SC 1711 11
30 JAN 2023

within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Milan Roy alias Milan Chandra Roy, mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 29th January, 2022 in the Office of the District Sub-Registrar – IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2022, Pages from 139055 to 139075, Being No.160403215 for the year 2022.

AND WHEREAS after such purchase said Rajat Saha Das duly mutated his name with the Office of the B.L. & L.R.O. in respect of his aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5609, appertaining to R.S. & L.R. Dag No.1621 and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said Rajat Saha, the Owner No.4 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 33 (Thirty-Three) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

No.153, R.S. No.279, Touzi No.63/64, under R.S. Khatian No.266, corresponding to L.R. Khatian No.5609, appertaining to R.S. & L.R. Dag No.1621, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "XIV" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said Anup Kumar Purkait also had purchased **ALL THAT** piece and parcel of land measuring about 10.883 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian No.845, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Shankar Mondal, mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 26th September, 2022 in the Office of the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Additional District Sub-Registrar at Bishnupur, South 24 Parganas and recorded in Book No.1, Volume No.1613-2022, Pages from 168943 to 168958, Being No.161307476 for the year 2022.

AND WHEREAS after such purchase said Anup Kumar Purkait Das duly mutated his name with the Office of the B.L. & L.R.O. in respect of his aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.4352, appertaining to L.R. Dag No.729 in respect of land measuring about 11 (Eleven) Decimals more or less and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said Arun Kumar Purkait, the Owner No.1 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 11 (Eleven) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian No.4352, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "XV" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said Anup Kumar Purkait also had purchased **ALL THAT** piece and parcel of land measuring about 46 (Forty-Six) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.318, corresponding to L.R. Khatian No.748/1, appertaining to R.S. & L.R. Dag No.728, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Smt. Chhabi Rani Pramanick, mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 19th December, 2022 in the Office of the District Sub-Registrar - IV at Alipore, South 24 Parganas



and recorded in Book No.I, Volume No.1604-2022, Pages from 441090 to 441106, Being No.160414943 for the year 2022.

AND WHEREAS after such purchase said Anup Kumar Purkait Das duly mutated his name with the Office of the B.L. & L.R.O. in respect of his aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.4352, appertaining to R.S. & L.R. Dag No.728 and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said Anup Kumar Purkait, the Owner No.1 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 46 (Forty-Six) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.318, corresponding to L.R. Khatian No.4352, appertaining to R.S. & L.R. Dag No.728, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "XVI" of the **SCHEDULE** - "A" hereunder written and since then had



✓

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

been possessing the same uninterruptedly without any objection from any corner.

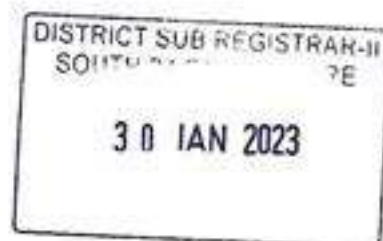
AND WHEREAS Swapan Naskar had purchased **ALL THAT** piece and parcel of land measuring about 47 (Forty-Seven) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian Nos.954 & 955, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Sekhar Roy alias Sekhar Chandra Roy and Dibakar Roy, jointly mentioned as the Vendors therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 19th December, 2022 in the Office of the District Sub-Registrar – IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2022, Pages from 436022 to 436039, Being No.160414956 for the year 2022.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

AND WHEREAS after such purchase said Swapan Naskar duly mutated his name with the Office of the B.L. & L.R.O. in respect of his aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5729, appertaining to R.S. & L.R. Dag No.729 and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said Swapan Naskar, the Owner No.6 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 47 (Forty-Seven) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian No.5729, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "XVII" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.



AND WHEREAS said Swapan Naskar also had purchased **ALL** **THAT** piece and parcel of land measuring about 11 (Eleven) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian No.473, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Lakai Pramanik, mentioned as the Vendor therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 19th December, 2022 in the Office of the District Sub-Registrar - IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2022, Pages from 436040 to 436056, Being No.160414957 for the year 2022.

AND WHEREAS after such purchase said Swapan Naskar duly mutated his name with the Office of the B.L. & L.R.O. in respect of his aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5729,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

appertaining to R.S. & L.R. Dag No.729 and he used to pay the necessary rents and khajnas to the said Authority.

AND WHEREAS in the manner stated above, said Swapan Naskar, the Owner No.6 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 11 (Eleven) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian No.5729, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "XVIII" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS said Swapan Naskar also had purchased **ALL THAT** piece and parcel of land measuring about 8 (Eight) Decimals more or less, lying and situate at Mouza :



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.318, corresponding to L.R. Khatian No.748, appertaining to R.S. & L.R. Dag No.728, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), by virtue of a registered Deed of Conveyance executed by Smt. Dipali Pramanik and Smt. Sunita Pramanik, jointly mentioned as the Vendors therein for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 19th December, 2022 in the Office of the District Sub-Registrar - IV at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2022, Pages from 435987 to 436004, Being No.160414958 for the year 2022.

AND WHEREAS after such purchase said Swapan Naskar duly mutated his name with the Office of the B.L. & L.R.O. in respect of his aforesaid purchased property and after such mutation, the aforesaid property recorded under L.R. Khatian No.5729, appertaining to R.S. & L.R. Dag No.728 and he used to pay the necessary rents and khajnas to the said Authority.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

AND WHEREAS in the manner stated above, said Swapan Naskar, the Owner No.6 herein, became the sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 8 (Eight) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.318, corresponding to L.R. Khatian No.5729, appertaining to R.S. & L.R. Dag No.728, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), morefully described in the **PART** : "XIX" of the **SCHEDULE** - "A" hereunder written and since then had been possessing the same uninterruptedly without any objection from any corner.

AND WHEREAS the Owners herein all jointly seized and possessed of the respective lands, morefully described in the **PART** : "I" to **PART** : "XIX" of the **SCHEDULE** : "A" hereunder written, out of which they are at present possessing land measuring about 700.37 Decimals more or less, hereinafter collectively called and referred to as "the **SAID PROPERTY**", morefully described in the **SCHEDULE** - "B" hereunder written and they have jointly decided to make a



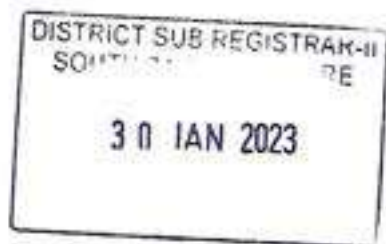
DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Township Projects upon the said property, consisting of residential Bungalow, Row House, Duplex/s, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and/or other space/s, which are required for day to day living purpose.

AND WHEREAS the Owners have got no such expertise for construction of any Building and for that they have decided to develop their said property through a competent Developer, who has enough credential in the arena of development.

AND WHEREAS while in search of a Developer, the Owners came across with the Developer herein and after prolong discussion held between the Parties, ultimately the Owners have agreed to develop their said property through the Developer herein considering under the terms and conditions, which are explicitly described hereunder below.

AND WHEREAS to avoid ambiguity and future disputes as to the meaning of repeated use of some words, phrases and/or expression in these presents, the Parties hereto have agreed to define the said words, phrases and/or expressions as follows :-



ARTICLE : "I"

(DEFINITIONS)

1. **OWNERS :-**

Shall mean (1) **SRI ANUP KUMAR PURKAIT**, son of Late Baikuntha Purkait of Daulatpur, Post Office : Pailan Hat, Police Station : Bishnupur, Kolkata : 700104, District : 24 Parganas (South), (2) **PRESIDO LAND DEVELOPERS PVT. LTD.**, a Private Limited Company incorporated under the Companies Act, 1956, having its registered Office at Daulatpur, Post Office : Pailanhat, Police Station : Bishnupur, Kolkata : 700104, District : 24 Parganas (South), represented by its Director viz. **SRI SWAPAN NASKAR**, son of Late Bhola Nath Naskar of Naskar Para, Pailanhat, Daulatpur, Bishnupur, Post Office : Pailanhat, Police Station : Bishnupur, District : 24 Parganas (South), Pin : 700104, (3) **RUPAM ENTERPRISE**, a Partnership Firm, having its registered Office at Village : Daulatpur, Post Office : Pailan, Police Station : Bishnupur, Kolkata : 700104, District : 24 Parganas (South), represented by its Partners viz. (A) **SRI ANUP KUMAR PURKAIT**, son of Baikuntha Purkait and (B) **SMT. MITHU PURKAIT**, wife of Sri Anup Kumar Purkait, both are of Sardar Para,



—

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Daulatpur, Post Office : Pailan Hat, Police Station : Bishnupur, Kolkata : 700104, District : 24 Parganas (South), (4) **SRI RAJAT SAHA**, son of Balaram Saha of 59/51, Shyama Charan Smriti Tirtha Road, Post Office : New Alipore, Police Station : New Alipore, Kolkata : 700053, District : 24 Parganas (South), (5) **SMT. MOHUA DAS** alias **SAHA**, wife of Rajat Saha of Andharmanik, Post Office : Andharmanik, Police Station : Bishnupur, Pin : 743503, District : 24 Parganas (South) and (6) **SRI SWAPAN NASKAR**, son of Late Bhola Nath Naskar of Naskar Para, Pailanhat, Daulatpur, Bishnupur, Post Office : Pailanhat, Police Station : Bishnupur, District : 24 Parganas (South) and each of their respective heirs, executors, successors, administrators, legal representatives and assigns.

2. **DEVELOPER :-**

Shall mean **SUN RAY DEVCON PRIVATE LIMITED**, incorporated under the Indian Companies Act, 1956, having its registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Bose Road, Police Station : Lake P.S., Kolkata : 700029, being represented by one of its Directors **MR. JAY S. KAMDAR**, son of Late Sharad H.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 and its successors-in-office and assigns.

3. **THE SAID PROPERTY :-**

Shall mean **ALL THAT** piece and parcel of different plots of land, as morefully described in the **PART : "I"** to **PART : "XIX"** of the **SCHEDULE : "A"** hereunder written, out of the same the property to be developed, hereinafter called and referred to as "the **SAID PROPERTY**", morefully described in the **SCHEDULE : "B"** hereunder written

4. **TIME :-**

Shall mean the time for completion of the project will depend upon the handover of 21.22 (Twenty-One Point Twenty-Two) Bighas of land with conversion by the Owners (at the cost of the Developer) to the Developer and after handing over the clear vacant khas possession of the entire landed property the time will be 4 (Four) years meanwhile the developer shall have right to proceed with the constructional work phase-wise and after execution and registration of this Agreement, the Developer may proceed with the initial works for development of the proposed township project.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

5. **UNIT** :-

Shall mean the residential Bungalow, Row House, Duplex/s, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and/or other space/s in the project to be constructed by Developer and/or constructed area capable of being exclusively occupied and enjoyed independently including proportionate Common Area.

6. **SPECIFICATION** :-

Shall mean the specification for the said project as mentioned in the **SCHEDULE** : "E" hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

7. **SUPER-STRUCTURES** :-

Shall mean RCC piling, foundation, basement, if any, R.C.C. columns, all slabs, beams, staircase, lift shafts, stair head room, lift machine room and all walls etc.

8. **CAR PARKING SPACE** :-

Shall mean all the space in the Ground Floor and other portions as will be earmarked in the Project.



9. **MARKETING**:-

Shall mean marketing, selling, leasing, letting out or otherwise dealing with any space in the project to any transferee for owning any residential unit and/or other constructed space by the Developer with the knowledge of the Owners.

10. **BUILDING PLAN** :-

Shall mean and include the sanction Building Plan, which is to be sanctioned from the Concerned Authority and all other drawings, specifications for construction, maps or revised Plan as shall be sanctioned in the name of the Owners by the Concerned Authority and/or other relevant Authority for the purpose of development of the land and construction of Township Project thereon consisting of several residential Bungalow, Row House, Duplex/s, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and/or other space/s etc. on the said property and/or modification thereof made or caused by the Developer in the name of the Owners duly signed by the Owners or their duly authorized agents or Attorney and approved.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

11. **ARCHITECT/L.B.S.** :-

Shall mean a qualified Architect/L.B.S., who will be appointed by the Developer for development of the said property or any other Architects as may be appointed from time to time by the Developer and the Developer shall inform the Owners of such appointment.

12. **BUILDING** :-

Shall mean the proposed Township Project to be constructed on the said property as per sanction Plan, which is to be sanctioned from the Concerned Authority and/or other relevant Authority and drawings and specifications of constructions, morefully described in the **SCHEDULE** : "E" hereunder written.

13. **OWNERS' ALLOCATION** :-

Shall mean that in the instant Development Agreement the Owners shall be given at the first instance free of cost entitled to get Rs.1,25,00,000/- (Rupees One Crore Twenty-Five Lac) only per Bigha or 25% of the residential area as well as also 25% of the commercial area in finished and complete condition, which will be higher



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

together with undivided proportionate share of land including the common areas, spaces, amenities and facilities therein provided, morefully described in the **SCHEDULE : "C"** hereunder written. The Owners shall be given the aforesaid allocation in lieu of its said property being allowed for development by the Developer and the aforesaid Owners' allocation will be afterwards by correspondences. It is also to noted the Owners will sell their allocation along with the Developer in respect of their allocation and the quantum of sale proceed to go to the Bank Accounts of the Owners through escrow accounts to be opened with the Owners and the Developer jointly.

14. **DEVELOPER'S ALLOCATION :-**

Shall mean the remaining and/or rests portion of the proposed Building/s, Bungalow, Row House, Duplex, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and other space/s in finished and complete condition save and except the Owners' allocation and the Developer shall have the right to sell, lease out and/or rent out the same in whole or in part together with



T

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

proportionate undivided share in the of land of the said property, morefully described in the **SCHEDULE** : "D" hereunder written, with right to enter into Agreement for Sale of Bungalow, Row House, Duplex, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and other space/s with right on common areas and Space/s to the intending Flat Buyers through Power of Attorney and to take advances and total consideration from them without any objection or interruption from the Owners.

15. **SALEABLE AREA** :-

Shall mean the Bungalow, Row House, Duplex, Pentagons, Flat/s, Bungalow, Row House, Car Parking Space/s, Club Facilities, Commercial Space/s and other space/s in the proposed Township Project, which are available for independent use and occupation of the Transferees and/or Purchaser/s together with the undivided proportionate share in the land areas of the Building/s and the common areas provisions utilities and facilities attached therein required for such independent user.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

16. **COMMON AREAS AND FACILITIES :-**

Shall mean unless the context otherwise require, entrance, corridors all ways paths, stair ways, staircase and its landing, lift, driveways, common lavatories, pump rooms, overhead and underground water tank, septic tank, boundary wall, water pump motors and other facilities, which may be used and enjoyed in common by all the occupants or Bungalow, Row House, Duplex, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and other space/s of the Building/s as required for the maintenance and/or management of facilities of the Building/s and also the items specified in Section 3(d) of the West Bengal Apartment Ownership Act, 1972.

17. **SUPER BUILT UP AREA :-**

Shall mean the built up area of a residential Bungalow, Row House, Duplex, Pentagon, Flat and Commercial Space together with its proportionate share in the staircase, lift, landing, passage and like share in all constructed areas and each such Flat shall be entitled to all advantages and right of user in common of all the Flat(s)/Space(s) shall the common areas, common utilities as may be provided in the proposed Township Project.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

18. **TOGETHER :-**

With its grammatical variation shall mean the transfer by way of sale of the Flat/s, Car Parking Space/s and Space/s excepting the Owners' allocation to be transferred by the Developer for consideration to the intending Transferees and/or Purchasers of Flat/s and Space/s in the Building/s to be constructed thereon.

19. **TRANSFEE(S)/PURCHASER(S) :-**

Shall mean the person, Firm, Limited Company, Association of persons or any other Legal Body to whom any Bungalow, Row House, Duplex, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and other space/s in the proposed Township Project to be constructed thereon will be transferred.

20. **COMMON PURPOSES :-**

Shall mean and include the purpose of managing, maintaining and up keeping of the project as a whole in particular the Common Areas, Facilities and Amenities, rendition of common services in common to the Co-transferees, collection and disbursement of the common



—

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

expenses and administering and dealing with the matters of common interest of the Co-Transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas, Facilities and Amenities in common.

21. **ASSOCIATION :-**

Shall mean any company incorporated under the Companies Act, 1956 or any Association or any Syndicate or a Committee or registered Society as may be formed by Developer for the Common purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.

22. **DATE OF COMMENCEMENT OF LIABILITY :-**

Shall mean the date on which Owners shall take the actual physical possession of its allocation after the fulfillment of all its liabilities and obligations hereinafter or the next date after expiry of the Completion Notice, irrespective of whether Owners take the actual physical possession or not, whichever is earlier.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

23. **COMMON EXPENSES :-**

Shall mean and include all expenses for maintenance, management, upkeep and administration of the common Areas, Facilities and Amenities and for rendition of common services in common to the co-transferees and all other expenses for the Common Purpose including those mentioned in the **SCHEDULE** : "F" hereunder written to be contributed, borne, paid and shared by the co-transferees. Provided however the charges payable on account of Air-conditioning and Electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the maintenance in-charge of the project.

24. **MAINTENANCE-IN-CHARGE :-**

Shall mean and include such agency or any outside agency to be appointed by the Developer and the Owners under this Agreement for the common purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.



DISTRICT SUB REGISTRAR-II
SC 1111 12E
30 JAN 2023

25. **PROPORTIONATE OR PROPORTIONATELY :-**

According to the context shall mean the proportion in which the built up area of any Unit or Units may bear to the built-up area of all the Units in the project provided that where it refers to the share of Owners' in the Project.

26. **SIGNAGE SPACE :-**

Shall mean all signage and display spaces in the project and the exterior of the project including the roofs and the open areas of the project as also the boundary walls of the project.

27. **INTERPRETATION:**

In this Agreement save and except as otherwise expressly provided :-

- A. All words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
30 JAN 2023

- B. The division of the Agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this Agreement or any of its provisions.
- C. When calculating the period of time within which or following which any act is to be done or step taken pursuant to the Agreement, the date which is the reference day in calculation such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.
- D. The words "herein", "hereof", "hereunder", "hereafter" and "hereto" and words of similar import refer to this Agreement as a whole and not to any particular Article or section thereof.
- E. Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

orders, plans, regulations, bye-laws, terms or direction any time issued under it.

Any reference to any Agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or novated.

ARTICLE : "II"

(TITLE AND DECLARATION)

1. The Owners hereby declare that they have good and absolute right, title and interest in the said property as mentioned in the **SCHEDULE : "B"** hereunder written without any claim of any right, title or interest of any person/s adversely against the Owners. The Developer is free and at liberty to make such investigations with regard to the title of the Owners and has satisfied himself with the right, title and interest of the Owners. Simultaneously of with the signing of this Agreement, the Owners have handed over khas, peaceful, vacant possession of the said property and the Developer has taken khas, peaceful, vacant possession of the said property.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

2. The Owners hereby undertake and assure that the Developer will be entitled to construct and complete the entire proposed Township Project and the Developer will be further entitled to transfer by way of sale, lease out and rent out without having any liability of the Owners of the Developer's allocation in one lot or in several lots with proportionate undivided share in the land of the said property without any interference of or from the Owners or any other person/s claiming through under or in trust for the Owners.

ARTICLE : "III"

(EXPLORATION AND DEVELOPMENT RIGHTS)

Subject to and in accordance with the terms and conditions set forth in this Agreement, the Owners hereby irrecoverably grant to the Developer to develop the said land and the Developer hereby accepts the exclusive right, authority and authorization to undertake at its cost and on its own or through contractors and Sub-Contractors, the development of the project and construction of the project on the said land as per the plans/specifications to the approve and/or sanction by the Concerned Authority and in accordance with all other



DISTRICT SUB REGISTRAR-II
SC DE
30 JAN 2023

permissions as are required and to exercise and/or enjoy the rights, powers, privileges, authorizations and entitlements as set forth in this Agreement.

ARTICLE : "IV"

(OWNERS' COVENANTS AND REPRESENTATIONS)

The Owners have assured, represented and warranted to the Developer as follows:-

- A. That the Owners are in vacant and peaceful possession of the said land.
- B. That the said land is free from all encumbrances, mortgages, charges, liens, lispendences, attachments, acquisitions, requisitions and/or trusts of whatsoever or howsoever nature.
- C. That the said land has a good clear marketable title.
- D. The said land is not affected by any acquisition or requisition scheme of the Government.
- E. That there is no impediment in developing the said land for construction of the project.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

- F. That the Owners have not entered into any Agreement for Sale and transfer nor has created any interest of third party into or upon the said land or any part or portion thereof.
- G. Relying on the representations of the Owners and believing the same to be true and correct and acting on good faith thereof, the Developer has agreed to develop the said land by construction of a project thereon on the terms and conditions mentioned hereinafter.

ARTICLE : "V"

(THE DEVELOPER'S REPRESENTATION)

The Developer has represented and warranted to Owners that the Developer is carrying on business of construction and development of real estate and has sufficient infrastructure and expertise to carry out the project.

ARTICLE : "VI"

**(DEVELOPMENT OF THE SAID LAND BY CONSTRUCTION AND
COMMERCIAL EXPLOITATION OF PROJECT)**

- A. The Developer has to decide the scope of the project i.e. the development of the said land by construction of the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

project thereon, and commercial exploitation of the project.

- B. The Owners shall sign, execute and register a Power of Attorney authorizing the Developer or its Partners to act, do and perform all or any of the obligations of Owners mentioned above.
- C. The Owners hereby authorize the Developer to appoint the Architect and other consultants to complete the Project. All costs charges and expenses in this regard including professional fees and supervision charges shall be discharged and paid by the Developer and in this regard the Owners shall have no liability or responsibility.
- D. The Developer shall at its own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on the Owners construct erect and complete the project in pursuant to the final plans to be sanctioned by the Concerned Authority and as per the specifications mentioned in the **SCHEDULE** - "E" hereunder and/or as be recommended by the Architect from time to time.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

- E. The Developer shall start the foundation work i.e. commencement of work of the project at site within the stipulated period as mentioned earlier subject to force majeure and subject to what herein provided.
- F. The Developer shall at its own costs install and erect in the project, pump, water storage tanks, overhead reservoirs, water and sewage connection, and all other necessary amenities.
- G. The Developer shall be authorized in the name of the Owners to apply for and obtain at its own cost of temporary connections of water, electricity, derange and sewerage.

ARTICLE : "VII"

(COMMENCEMENT)

- A. The parties hereby accept the Basic Understanding between them as recorded above and all other terms and conditions mentioned in this Agreement. In consideration of the Developer agreeing to construct the Owners' allocation, the Developer shall be entitled to take over and Owners are hereby allotted as mentioned in Owners' allocation.



T

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

- B. By virtue of the rights hereby granted the Developer is authorized to build upon and deal with and/or exploit commercially the said land by (1) constructing the project, (2) dealing with the said units in the said project with corresponding undivided proportionate share in the said land also (3) marketing the said project as per present marketing practice and the total sale proceeds to be received from the prospective purchaser shall be retained by the Developer.
- C. This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution, as mentioned above (commencement date) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled the performed.

ARTICLE : "VIII"

(PAYMENT)

- A. The Developer shall pay a total refundable amount of Rs.1,05,00,000/- (Rupees One Crore Five Lac) only to the Owners herein towards interest free security deposit at the time of execution and registration of this Deed of



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Development Agreement together with Development Power of Attorney. All benefits under the Income Tax Act for borrowings made by the Developer would be available to the Developer and it would be entitled to claim all such benefits.

B. The transferees of each party shall pay to the Developer for all the units to be acquired by them on the followings Accounts forming part of the Township Project.

- i. All costs for obtaining electricity connection(s).
- ii. All deposits required to be made with Electricity Department.
- iii. Deposit for proportionate charges of maintenance at the rate agreed upon herein for such allocation for a period of one year from the date of commencement of liability.
- iv. Works contract tax, service tax and any other statutory levies.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

ARTICLE : "IX"

(DEALING WITH SPACE IN THE PROJECT)

- A. All the space in the said project will be marketed and/or sold by the Developer subject to above herein after provided.
- B. The Developer with the knowledge of the Owners shall determine the first booking price for sale or disposal of the unit in the project to be constructed by the Developer at its own cost and expenses on the said land keeping in view the economics and market response of the project. The Club, which will be constructed to be administered by the Developer only but the Owners will get usufructs as per their share.
- C. All costs, charges, expenses and outgoings for obtaining the additional plan for construction, erection and completion of the project with amenities and facilities shall be borne and paid by the Developer from its own account.
- D. The Owners shall have the full liberty to enter the said land at any time and inspect and/or to inspect the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

material and/or the construction all the said land. The Developer shall furnish the certificate of the Architect as to the quality of material and construction being carried out in terms of this Agreement, to the Owners as and when required by the Owners.

- E. It is agreed and recorded that all Agreements, Deeds of Conveyance or any other papers and documents in respect of the transfer of any areas in the project shall maintain uniformity in respect of the restrictions, stipulations, covenants, terms and condition for the use and occupation thereof together with amenities and facilities therein as are stipulated in this Agreement and the parties hereby undertake to each other that neither of them shall deviate from the such restrictions stipulations, covenants, terms and conditions unless otherwise agreed upon between the parties.

ARTICLE : "X"

(TAXES AND OUTGOINGS)

- A. All Municipal rates and taxes or land revenue and outgoings on the said land relating to the period prior to this Agreement shall be borne and paid by the Developer.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

- B. As from the date of handing over the possession of the said land, the Developer shall pay the property taxes as also other outgoings in respect of the said land or so much thereof which would be under construction until such time the project(s) is/are ready for occupation, after which, the Parties and/or their respective transferees or nominees shall become liable and responsible for payment of property taxes and all other outgoings (collectively rates) in the ratio of their respective allocation.

ARTICLE : "XI"

(POST COMPLETION MAINTENANCE)

- A. The Parties and their respective nominees/transferees shall punctually and regularly pay the Rates and taxes for their respective allocations to the concerned authorities and the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

- B. The Developer shall be responsible for the management, maintenance and administration of the project or at its discretion appoint an Association to do the same. The Owners hereby agree to abide by all the rules and regulations to be framed by the said Association for the management of the affairs of the project.
- C. The Developer or the Association to be formed shall manage and maintain the Common Portions and services of the project and shall collect the costs and service charge therefor (Maintenance Charge). It is clarified that the Maintenance Charge shall include land tax, water, electricity, sanction and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electric al and mechanical equipment and other installations, appliances and equipments, stairways, corridors, halls, passageways, lifts, shafts, gardens, parkways, salary of gardener, plumber, electrician, caretaker, security guards and other persons employed for maintenance and preservation of the Building and Common Areas.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

ARTICLE : "XII"

(OBLIGATIONS OF THE DEVELOPER)

- A. The Developer shall be responsible for planning, designing development and construction of the project with the help of professional bodies contractors, etc at its own cost and expenses.
- B. The Developer has assured the Owners that it shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without default.
- C. The Developer shall construct the project at its own cost and responsibility. The Developer shall alone be responsible and liable to Government, Gram Municipal and other authorities concerned and to the Occupants/ Purchasers of space and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

- D. All tax liabilities in relation to the development, namely sales tax works, contract tax and other dues shall be paid by the Developer.
- E. The Developer hereby agrees and covenants with Owners not to transfer and/or assign the benefits of this Agreement unless otherwise agreed upon between the Parties hereto.
- F. It shall be the responsibility of Developer obtains all permissions, as may be required from various government authorities for sanction of the Building Plans and permission to set up the project.

ARTICLE : "XIII"

(OBLIGATIONS OF OWNERS)

- A. The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the said land.
- B. The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated



DISTRICT SUB REGISTRAR-II
SC-12 E
30 JAN 2023

representatives) so that the project can be successfully completed.

- C. The Owners shall provide the Developer with any and all documentation and information relating to the said land as may be required by the Developer from time to time at the cost of Developer.
- D. The Owners shall not do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- E. The Owners hereby covenant not to cause any hindrance in the construction of the project.
- F. The Owners hereby covenant not to transfer, let out, grant, lease, and mortgage and/or charge the said land or any portions thereof save in the manner envisaged by this Agreement.
- G. The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby they



DISTRICT SUB REGISTRAR-II
ALIPORE
30 JAN 2023

are prevented from enjoying selling assigning and/or disposing of any part or portion of Owners' allocation.

- H. The Owners will at their own costs mutate their names and conversion of the nature of land to be done by the Developer at the assistance of the Owners at its costs and the Developer shall construct the proposed project.
- I. The Owners shall purchase the land in their names and the said purchased land also to be developed through the present Developer herein in the same ratio. It is mention here that the Owners shall procure a land area of 4 (Four) Bighas for the Developer, who will purchase the same in its own name.

ARTICLE : "XIV"

(NEGATIVE COVENANTS)

The Owners would not do any act or deed or matter or thing which would cause hindrance to develop property in terms of the said Agreement. The Owners also undertake by the said Agreement not to create any kind of charge or mortgage or would not let out or lease out or deliver possession of the said land or any portion thereof to any third party without the consent of the Developer.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

ARTICLE : "XV"

(INDEMNITY)

- A. The Developer shall indemnify and keep Owners saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Owners in relation to the construction of the project and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's sub-consultants, employees and/or the purchasers and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or by-laws or arising out of any accident or otherwise.

- B. The Developer shall indemnify and keep the Owners saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in the course of implementing the project including marketing thereof for any successful claim by any third party for any defect in title of the Said land or any of their Representations and the warranties being incorrect.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

ARTICLE : "XVI"

(MISCELLANEOUS)

- A. The Agreement entered into by and between the parties herein is and shall be on principal to principal basis.
- B. The Owners and the Developer expressly agree that the mutual covenants and promises contained in This Agreement shall be the essence of its contract.
- C. Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- D. Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- E. The Owners shall be entitled to have an access through and over the said land to any adjoining land or property in which the Owners might have interest and the Developer would not raise any objection in using or converting a portion of the said land into such passage.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE

30 JAN 2023

- F. It is understood that from time to time to facilitate the uninterrupted construction of the project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, provided that all such acts, deeds matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.
- G. The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

- H. The Owners shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Developer's allocation. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Owners' allocation and the Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Owners' allocation.
- I. As and from the date of completion of the construction (possession date) of Project, the Developer and Owners and/or their respective transferees/nominees shall be liable to pay and bear proportionate share of the land revenue in the State of West Bengal and Rates and Taxes.
- J. Any Contractors under the Developer shall not employ any child labour for carrying out the construction work at the Property.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE
30 JAN 2023

- K. Only the courts at Kolkata in the State of West Bengal have the jurisdiction to try the disputes touching or concerning this Agreement.
- L. The Parties to this Agreement have negotiated in good faith. It is the intent and undertaking of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of, and to satisfy their obligations under, this Agreement in order to secure to themselves the mutual benefits created under this Agreement. The parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement.

ARTICLE : "XVII"

(AMENDMENT/MODIFICATION)

No amendment or modification of This Agreement or any part thereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

ARTICLE : "XVIII"

(DISPUTE RESOLUTION AND ARBITRATION)

All dispute or differences between parties hereto shall be referred to the Arbitrator appointed by the Parties herein viz.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

SANTANU ADHIKARY within the meaning of the Arbitration and Conciliation Act, 1996 and/or for the time being in force.

ARTICLE : "XIX"
(POWER OF ATTORNEY)

The Owners shall grant to the Developer such registered Development Power of Attorney in favour of the Developer as may be required for the purpose of obtaining all necessary permissions and approvals from the relevant Authorities in connection with construction of the proposed Township Project and electricity and water supply connections and for the purpose of, to execute Deed of Conveyance/s for sale, transfer of the Flat/s, Bungalow, Row House, Car Parking Space/s and other space/s of the proposed Township Project including undivided proportionate share of land except the Owners' allocation of the proposed Township Project to any intending Purchaser/s on settled terms for sale at any price and be taking earnest money or full payment of consideration.

ARTICLE : "XX"
(PROCEDURE)

1. The Owners have appointed the Developer as the Developer of the said property including the Owners'

portion and the Developer has accepted such appointment on the terms and conditions hereunder contained.

2. The development of the said property shall be in the following manner :-

- A. Simultaneously with the execution of this Agreement, the Owners have handed over the original documents of Mutation Certificate, B.L. & L.R.O. Mutation Certificate, NOC from ULC, Mother Deeds and their Rectification Deeds and land Deeds. Upon completion of the whole project and/or formation of Association and/or committee for the maintenance and management of the proposed Township Project, the Developer shall hand over all the original documents before the Association or the Committee without accountable receipt.

- B. The Owners shall not be entitled to raise any kind of dispute regarding the construction of the project and/or other related matter of the project. It is further clarified that after the notice of completion



DISTRICT SUB REGISTRAR-II
SC... RE
30 JAN 2023

of the project after taking receipt of the Completion Certificate, it would be deemed that the project has been duly constructed and completed by the Developer.

- C. That after due service of notice by the Developer to the Owner, the Owners fail, neglect, refuse and/or delay to take delivery of the possession of its allocation in the proposed Township Project in the said property within the notice period then it would be construed that the Owners have taken possession of its allotment in the proposed Township Project on the expiry of term of the said notice.
- D. All applications, revised Plan/s, papers and documents required to be deposited or submitted by the Developer for the approval and/or sanction of the revised Plan/s and/or for the development of the project shall be prepared by the Developer at its own costs and expenses and submit or deposit the same in the names of the Owners. The Developer



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

shall also bear all costs and expenses and make deposits for the sanction of the Plan/s for the construction in the proposed Township Project to be constructed at the said property.

E. Subject to Force Majeure and incidences beyond the control of the Developer, the Developer shall within the stipulated period as stated earlier shall complete the construction of the proposed Township Project in the said project at own costs and expenses of the Developer and deliver vacant and peaceful possession of the Flat(s)/Space(s) comprised in the Owners' allocation to the Owners in habitable condition as per the particulars mentioned in the **SCHEDULE** : "C" hereunder written.

F. The Developer shall construct the proposed Township Project in the manner as may be permissible under the Building/s Regulations and Laws of the Concerned Authority and in conformity with the Plans.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

ARTICLE : "XXI"

(POSSESSION AND CONSTRUCTION)

1. It has been agreed by an between the Owners and the Developer to construct, erect and complete the proposed Township Project in the said property and that the Developer shall have the entire responsibility for construction of the proposed Township Project and the Owners shall have no responsibility towards construction of the proposed Township Project.
2. The Developer agreed to commence work after obtaining full vacant possession of the said property with its mutation and conversion or from the date of execution and registration of this Agreement for Development, whichever will be the latter.
3. The Developer shall upon completion of construction and making the portion habitable deliver the Owners' allocation prior to delivering possession to any of its Purchaser/s of any space/s out of its allocation.
4. From the date of delivery of possession of the Owners' allocation and till separate assessment by the Concerned



DISTRICT SUB REGISTRAR-II
SC RE
30 JAN 2023

Authority, the Parties hereto shall contribute proportionately the taxes and other statutory outgoings of the said property.

5. The Developer agrees to complete the construction of the proposed Township Project and properly finish the same within the stipulated period as stated earlier.

ARTICLE : "XXII"

(COMMON FACILITIES)

1. As soon as the proposed Township Project in the said property shall be completed and made fully habitable for residential and after taking Occupancy Certificate from the Concerned Authority, the Developer shall give written notice to the Owners requesting them to take possession of the Owners' allocation in the Building/s and thereafter the Owners shall take possession of its allocation as herein provided for and if no actionable deviation is made by the Developer in the construction the Owners shall give and grant unto the Developer a certificate in respect of their allocation in full satisfaction.



DISTRICT SUB REGISTRAR-II
ALIPORE
30 JAN 2023

2. Till all the Bungalow, Row House, Duplex/s, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and/or other space/s within the Developer's allocation is sold away, the Developer in consultation with the Owners shall frame rules for occupation, user and enjoyment of the Bungalow, Row House, Duplex/s, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and/or other space/s in the proposed Township Project and till formation of a Body of the Co-Owners of the Building/s including the Owners herein and the Purchaser/s of the Developer's allocation.

ARTICLE : "XXIII"

(COMMON RESTRICTION)

It has been agreed by and between the Parties hereto that the Owners' allocation in the Building/s shall be subject to the same restriction on transfer and use as would be applicable to the Developer's allocation in the proposed Township Project intended for the common benefits of all occupiers of the entire completed Building which shall include the following :-

1. The Owners and the Developer or the nominee/s of the Developer during the subsistence of this Agreement shall



DISTRICT SUB REGISTRAR-II
SO. 1000/2023
30 JAN 2023

not use or permit to use their respective portions in the Building/s or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance, obstruction or hazard in the property or any part thereof.

2. Both the Parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or Local Bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.
3. The respective Allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling etc. in their respective allocation of the proposed Township Project in good and reparable condition and in particular so as not to cause any damage to the Building/s or any other space or accommodation therein and shall keep the other indemnified from and against the consequences of any breach thereof.
4. No Party or persons/s claiming through any of the Parties herein shall keep or store anything in any of the common



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and the common utilities by the Co-Owners for the purpose it is meant.

5. No Party shall throw or accumulate any filth, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the Building/s or in the compound, corridors or any other portion of the common areas of the Building/s and the said property.
6. In the event of any transfer being made by the Parties of their respective allocations, the above conditions shall be made applicable to and binding upon the Transferee/s.

ARTICLE : "XXIV"

(SETTLEMENT OF DISPUTES)

Any dispute between the Parties arising in the course or execution of the project herein shall be settled amicably, failure of which either of the Parties may prefer approaching the Court of Law for necessary redressal.



—

DISTRICT SUB REGISTRAR-II
SCHE
30 JAN 2023

ARTICLE : "XXV"

(FORCE MAJEURE)

1. Force Majeure shall mean and include any abnormally inclement weather, flood, lightening, storm, fire explosion, earthquake, subsidence, epidemic or other natural physical disaster, war, military operations, riot, crowd disorder, strike, terrorist, action, civil commotion.
2. If either Party is delayed in, or prevented from, performing any of its obligations under This Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that party, using all reasonable endeavors, to recommence its affected operations in order for it to perform its obligations. Neither the Owners nor the Developer shall be

held responsible for any consequences or liabilities



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in its Indenture for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

3. In the eventuality of Force Majeure circumstances the time for compliance of the obligation shall stand extended by such period being the time of commencement of force majeure condition to the cessation thereof and 30 days thereafter.
4. The Party claiming to be prevented or delayed in the performance of any of its obligations under This Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring the event of Force Majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of Force Majeure.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

ARTICLE : "XXVI"

(NOTICE)

1. Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or sent by prepaid recorded delivery, or by facsimile transmission or registered post with acknowledgement due to through courier service to the proper address and for the attention of the relevant party (or such other address as is otherwise notified by each party from time to time).
2. Any such notice or other written communication shall be deemed to have been served.
 - A. If delivered personally, at the time of delivery.
 - B. If sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities.
 - C. If sent by facsimile transmission, at the time of transmission (if sent during business hours) or (if



T

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

not sent during business hours) at the beginning of business hours next following the time of transmission, in the place to which the facsimile was sent.

- D. In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO** as follows :-

1. The Owners agree to appoint and do hereby appoint the Developer as Developer in respect of the said property



DISTRICT SUB REGISTRAR-II
SC... TE
30 JAN 2023

morefully described in the **SCHEDULE : A" & "B"** hereunder written and the Owners hereby grant/license to the Developer for development of the land for the purpose of construction and to construct the proposed Township Project thereon and the Developer doth hereby accepts such appointment to act as Developer.

2. The Developer shall at its own costs construct, erect and complete the Building/s with good and standard sound quality materials as per relevant I.S. code may be specified by the Architects/L.B.S. from time to time as per sanction Building Plan, to be sanctioned from the Concerned Authority. The details of the Specification of construction and the materials to be used for such purpose are mentioned and described in the **SCHEDULE : "E"** hereunder written.
3. The Developer shall provide in the proposed Township Project at its own cost pump, water storage tank with overhead reservoirs, electric connection, lift and other facilities as are required to be provided in said Township Project having self contained Apartments or Flat/s, Car Parking Space/s and other space/s.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

4. All costs charges and expenses for construction including Architects/L.B.S. fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.
5. All costs and expenses pertaining to the payment of requisite fees and other incidental expenses payable to competent Authorities shall borne by the Developer.
6. To enable the Developer to carry out its obligations, rights authorities and entitlements under this Agreement, the Owners shall simultaneously grant and execute in favour of the Developer Company by a registered Development Power of Attorney.
7. All the legal heirs of the Owners above named shall also abide by and confirm such Power of Attorney in favour of the Developer.
8. The Developer shall construct the said property strictly in accordance with the sanction Building Plan, which is to be sanctioned from the Concerned Authority and the rules regulation and bye-laws of the Concerned Authority Act,



DISTRICT SUB REGISTRAR-II
SO. 1000/2023
30 JAN 2023

for the time being in force. If necessary, modification and deviation of Plan shall be approved by the Authority concerned with the consent of Owners and the Owners shall expressly give its consent by putting signature upon these presents.

9. The Developer is hereby empowered by the Owners to apply and obtain on its behalf and in its name the quotas for steel, cement bricks etc. as may be allocated by the respective Authorities for the purpose of development of the said property at the cost of the Developer and further shall be entitled to obtain temporary or permanent connection of electric service line, water supply line and drainage and to obtain other essential services, utilities, required for the Development of the said property and making the same habitable and tenantable but all such costs and values of materials and expenses shall be paid and borne by the Developer and the Owners will not be liable for the same.
10. The Developer has agreed to deliver possession of the Owners' allocation in the proposed Township Project within the stipulated period as stated earlier.



DISTRICT SUB REGISTRAR-II
SO. 17/1/2023
30 JAN 2023

11. Immediately on completion of the Owners' allocation in all respect along with completion of all common spaces providing all common facilities in the Building/s in the said property, the Developer shall give notice in writing to the Owners requiring the Owners to take possession of the Owners' allocation in the Building/s and there being no dispute regarding the completion of the Building/s in terms of this Agreement and according to the specification and the Building/s Plan thereof and certificate of the Architect/L.B.S. being produced to that effect and then after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners shall exclusively be liable for payment of all property taxes, rates, dues and other public outgoings and impositions whatsoever payable in respect of the said Owners' allocation and the said rates and taxes are to be calculated on pro-rata basis with reference to the saleable area in the Building/s, if the same are levied on the Building/s as a whole.
12. The Owners shall mutate his/her/their/its names with the Office of the B.L. & L.R.O and supply their respective L.R. Khatians to the Developer herein.



DISTRICT SUB REGISTRAR-II
SC/RE
30 JAN 2023

13. The Developer shall convert the nature of the respective land from "**Sali**" to "**Bahutal Abasan**" with Office of the B.L. & L.R.O at its own cost.
14. The Owners shall arrange further lands for development of the township project to the tune of 35 (Thirty-Five) Bighas more or less and the ratio will be equal as stated in this present Deed of Agreement for Development.
15. The Developer shall construct bungalow, row house, pentagon, commercial area as well as also Flats, Car Parking Spaces in the proposed Township Projects.
16. The Developer shall make beautification in the proposed Township Project as per its own whims and desire.
17. The Developer shall pay a total sum of Rs.1,05,00,000/- (Rupees One Crore Five Lac) only to the Owners therein towards the interest free security deposit simultaneously with the execution of this Agreement and the aforesaid amount of money will be adjusted from the residential area of the Owners herein as per prevailing market price, payable in the manner as follows :-



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

Sl. No.	NAME	AMOUNT
1.	ANUP KUMAR PURKAIT	Rs. 7,00,000/-
2.	PRESIDO LAND DEVELOPERS PVT. LTD.	Rs. 40,00,000/-
3.	RUPAM ENTERPRISE	Rs. 25,00,000/-
4.	RAJAT SAHA	Rs. 15,00,000/-
5.	SMT. MAUHA DAS	Rs. 10,00,000/-
6.	SWAPAN NASKAR	Rs. 8,00,000/-

18. That the Developer shall at its own cost demolish and clear all the structures standing upon the said property and shall enjoy all the debris and salvages at its own whims and desire.
19. On completion of the construction of the entire Building/s, the Owners and the Developer shall punctually and regularly pay for their respective allocation, the said rate and taxes to the concerned Authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the Parties shall keep each other indemnified against all claims, actions, demands, costs and charges and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

case may be consequent upon a default by the Owners or the Developer in this behalf.

20. As and from the date of satisfactory handing over the Owners' allocation as mentioned above in all respects and duly acknowledged by the Owners in writing and/or after 30 (Thirty) days from the date of service of notice by the Developer to the Owners for accepting the possession of its allocation, the Owners shall be responsible to pay and bear and shall forthwith pay on demand to the Developer the service charges for the common facilities in the Building/s with respect of the Owners' allocation and said charges may include proportionate share on premium for the insurance of the Building/s viz. fire and equipments etc. including replacement repair and maintenance charges and expenses of all common wiring, pipes, electrical and mechanical equipments, transformers, pumps, motors whatsoever as may be mutually agreed upon from time to time.
21. Any transfer of any part of the Owners' allocation in the Building/s shall be subject to the other provisions hereof



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE

30 JAN 2023

and the Transferee/s shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges proportionately for the said common facilities.

22. The Owners' allocation in the Building/s shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the Building/s intended for the common benefits of all occupiers of the proposed Township Project which shall include the following.

23. No formal Deed of Transfer in respect of the Owners' allocation shall be required. But the Owners shall at the request of the Developer sign and execute all such further necessary Deeds, papers, documents and writings for completion of construction and/or sale of the said Developer's allocation or any portion thereof provided that the Developer as the constituted Attorney/s of the Owners shall also be entitled to sign and execute such deeds, papers writings and documents as may be required from time to time therefore.



DISTRICT SUB REGISTRAR-II
SO...
30 JAN 2023

24. If the said development work and/or the construction work is suspended due to Force Majeure like natural calamity, earth quake, strike, riot or civil commotion or promulgation of any law etc. which be beyond the control of the Developer, then in such event the stipulated time as aforesaid shall be extended for such period as may be mutually agreed between the Parties. But the market condition and Developer's paucity of fund or financial difficulty shall not be considered to be the reasons beyond control of the Developer.
25. The Developer will also keep the Owners saved, harmless and indemnified against all claims losses expenses and proceedings as may be occasioned by the reasons mentioned hereunder.
 - A. The Developer shall pay for violation of rules and regulations prescribed under the Concerned Authority Act and/or infringement of such act or deviation from the sanction Building Plan, which is to be sanctioned from the Concerned Authority causing payment of fines or penalty imposed by the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

said Authority for such violation of the Building/s Plan.

B. All claims and demands of the suppliers of Building materials etc. of the said property or all claims arising due to any accident suffered by employees/workmen engaged by the Developer to carry out development work in the said property shall be borne by the Developer. The Developer shall solely be liable for compensation for such accident/s, if any, in terms of the Workmen's Compensation Act.

C. All claims and demands of the Owners and Occupiers of the adjoining properties due to damage or loss suffered by the Owners in course of hazards in construction work of the said property shall be borne by the Developer and the Owners shall not be liable on any grounds whatever and the Developer by putting its signature indemnify the Owners to that aspect.

26. Both Owners and the Developer shall not use or permit to use their respective allocations in the Building/s or any



portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause nuisance hazard to the other occupiers of the proposed Township Project.

27. Neither Party shall demolish or permit to demolish any wall or other structure in their respective allocations or any portion thereof or make structural alteration thereon without the previous consent of the Owners/Developer or the Association when formed, but such consent shall not be withheld unreasonably.
28. The respective Allottees shall keep the interiors and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the proposed Township Project in good working condition and repair and in particular so as not to cause any damage to the Building/s or any other of their space or accommodation therein.
29. No goods or other items shall be kept by the Owners or the Developer or the Transferees for display or use or



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

otherwise in the corridor or other places of common use in the proposed Township Project and in case any obstacle is caused in a manner thereto the person doing so shall be responsible to remove the same at the risk and cost of their own. Neither of the Parties shall be entitled to put up any advertisement and/or display hoarding on the exterior walls of the proposed Township Project.

30. The Owners shall permit the Developer and their servants and agents without workmen and others at the reasonable time and by prior notice to enter into and upon the Owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the proposed Township Project and/or for the purpose of repairing maintaining, rebuilding, cleaning, lighting and of common facilities and/or for the purpose of maintaining, repairing and testing drains, water pipes and electric wires and for other similar purposes.

31. The Developer's allocation in the proposed Township Project in the said property is meant for sale as ownership Bungalow, Row House, Duplex/s, Pentagons, Flat/s, Car



DISTRICT SUB REGISTRAR-II
SC 2E
30 JAN 2023

Parking Space/s, Club Facilities, Commercial Space/s and/or other space/s. As such the Owners and the necessary Parties shall sign and execute all Deeds of Conveyances, documents and writings relating to such sale and transfer to the intending Purchaser/s of the said Flat/s at a price determined by the Developer and the Owners shall not have, nor can have any demand or claim thereon of any nature whatsoever.

32. The Developer is at liberty to advertise for sale of the said ownership Bungalow, Row House, Duplex/s, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and/or other space/s during the Development/ construction of the Building/s on the said property and receive advance or consideration from the intending Purchaser/s on Agreement against sale of such Flat/s and proportionate land value and shall be entitled to take appropriate the entire amount of sale proceeds from such Purchaser/s in respect of Developer allocated share in the proposed Township Project.
33. The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the



DISTRICT SUB REGISTRAR-II
SO. 25
30 JAN 2023

Developer may be prevented from selling, assigning and/or disposing, if any, of the Developer's allocation in the Building/s in the said property.

34. The Owners shall not let-out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.
35. The Owners hereby agree and covenant with the Developer to transfer the undivided proportionate share allocable and attributable to the Developer's allocation in favour of the Developer or its nominee/s in such part/s as the Developer shall required and for the aforesaid purpose shall obtain all necessary approvals, consents and permission.
36. The Parties hereto shall do all acts, deeds and things and sign execute register and deliver all documents and deeds as may be required by the other to enable the Parties to own use, occupy and enjoy the respective areas and the Parties hereto shall have full and absolute right to deal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

with or transfer their respective areas in the manner as they respectively think fit and proper.

37. The Developer shall have no right title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereof in common facilities and amenities which shall solely and exclusively belong and continue to belong to the Owners and similarly the Owners shall have no claim in respect of the Developer's Allocation as herein provided.

38. The Developer shall have no right to claim for payment reimbursement of any cost, expenses or charges incurred towards construction of the Owners' allocation and of the undivided proportionate share in the common areas/spaces, common facilities and amenities of the proposed Township Project. Hence the Owners shall never be liable to pay and/or refund such cost or expenses to the Developer.

39. The Developer shall in completion of the proposed Township Project, put the Owners in undisputed



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

possession of the Owners' allocation subject to refund of paid up money as stated earlier together with all rights in common areas/ spaces common utility portion of the proposed Township Project and the open space thereof.

40. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners would be prevented from enjoying, selling, assigning and/or disposing of any portion of the Owners' allocation in the said proposed Township Project in the said property.

41. The Developer shall be entitled to negotiate with prospective Buyers and/or Purchaser/s for sale of Bungalow, Row House, Duplex/s, Pentagons, Flat/s, Car Parking Space/s, Club Facilities, Commercial Space/s and/or other space/s and other areas of the Building/s belonging to the Developer's allocation and also enter into Agreement/s for Sale with the intending Purchaser/s and to receive earnest money thereof receive the full consideration amount towards sale of Developer's allocation and appropriate the same and the Owners



DISTRICT SUB REGISTRAR-II
S/ DE
30 JAN 2023

hereby confirm that the Owners shall have no claim or demand over the said consideration or amounts in future under any circumstances whatsoever and howsoever.

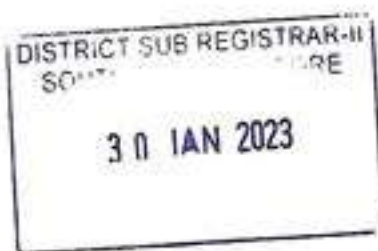
42. The Owners confirm and undertake that if so required by the Developer, the Owners shall join as Confirming Party to all Agreements and other documents of transfer that may be entered into by the Developer for sale and/or otherwise transfer of the Flat/s in the proposed Township Project of the Developer's allocation without raising any objection and claiming any additional consideration money and if require the Developer may put signatures as the Confirming Parties if during construction period the Owners shall intend to sell their allocation to any prospective Purchaser/s.
43. It is understood that from time to time to facilitate, the construction of the proposed Township Project by the Developer various Deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the Authority of the Owners and various application and other documents



DISTRICT SUB REGISTRAR-II
SO RE
30 JAN 2023

may be required to be signed or made by the Owners relating to the specific provisions may be reasonably required to be done in the manner and the Owners shall execute any such authorization as may be required by the Developer for the said purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe the rights of the Owners and/or go against the spirit of this Agreement.

44. In case, any Party fails or defaults in carrying out obligations or contravene any of the terms and conditions of this Agreement, then and in such event the other Party shall without prejudice to its rights stated herein be entitled to and/or start legal proceeding both criminal and civil against the defaulting Party and for Specific Performance of Contract together with right to claim damages and for other relief.
45. The proposed Township Project in the said property shall be christened by the Developer as "**SUN AVALON**", which



shall be inscribed and marked on a marble piece and be fixed on the front wall of the Project. It will be displayed prominently to the visitor and open to public eye. The Developer is also permitted to inscribe its name in a visible place of the Township Projects as Developer.

46. The Owners shall have power to inspect the works of the Developer at any stage during construction in any way subject to the Developer shall perform each and every obligations as depicted in this Agreement and shall not construct anything beyond the sanction Building Plan, which is to be sanctioned from the Concerned Authority.
47. The land Owners shall execute Agreement/s for Sale and Deed/s of Conveyance in favour of the intending Purchaser/s if necessary when required by intending Purchaser/s in respect of Flat/s, Car Parking Space/s, Space/s including proportionate undivided share in land of Developer's allocation in the proposed Township Project in the said property before the Registration Office/s.
48. Alipore Judges' Court as the case may be shall have jurisdiction to entertain and try all actions suits and



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

proceedings arising out of these presents between the Parties hereto.

49. Nothing in these presents shall be construed as a demise or assignment or transfer or conveyance in land by the Owners of the said property or any part thereof to the Developer or creating any right, title or interest in respect thereof, other than an exclusive license to the Developer for development and to deal with the Developer's allocation in the Building to be constructed thereon in the manner and subject to the terms hereinbefore stated.

THE SCHEDULE : "A" ABOVE REFERRED TO

(DESCRIPTION OF THE RESPECTIVE PROPERTIES)

PART : "I"

ALL THAT piece and parcel of land measuring about 46 (Forty-Six) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.266, corresponding to L.R. Khatian No.5687, appertaining to R.S. & L.R. Dag No.1621, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement



Handwritten signature or mark.

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.725 ;
ON THE SOUTH	:	Land of Dag No.1621(P) ;
ON THE EAST	:	Land of Dag Nos.1619 & 1620 ;
ON THE WEST	:	Land of Dag Nos.726 & 727.

PART : "II"

ALL THAT piece and parcel of land measuring about 57.6 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.280, corresponding to Khatian No.5687, appertaining to R.S. & L.R. Dag No.727, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.726 ;
ON THE SOUTH	:	Land of Dag No.727(P) ;
ON THE EAST	:	Land of Dag No.1621 ;
ON THE WEST	:	Land of Dag No.728.



DISTRICT SUB REGISTRAR-II
SOUTH DISTRICT
30 JAN 2023

PART : "III" ✓

ALL THAT piece and parcel of land measuring about 18 (Eighteen) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian No.5687, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.729(P) ;
ON THE SOUTH	:	Land of Dag No.7296(P) ;
ON THE EAST	:	Land of Dag No.728 ;
ON THE WEST	:	Canal.

PART : "IV" ✓

ALL THAT piece and parcel of land measuring about 21 (Twenty-One) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.316, corresponding to L.R. Khatian Nos.454, 426, 486, 830 & 962, appertaining to



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

R.S. & L.R. Dag No.730, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.728 ;
ON THE SOUTH	:	Land of Dag No.730(P) ;
ON THE EAST	:	Land of Dag No.727 ;
ON THE WEST	:	Land of Dag No.729.

PART : "V" ✓

ALL THAT piece and parcel of land measuring about 29.74 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. & L.R. Khatian No.407, appertaining to R.S. Dag No.730, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.728 ;
---------------------	---	----------------------



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE
30 JAN 2023

ON THE SOUTH : Land of Dag No.730(P) ;
ON THE EAST : Land of Dag No.727 ;
ON THE WEST : Land of Dag No.729.

PART : "VI" ✓

ALL THAT piece and parcel of land measuring about 13 (Thirteen) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. & L.R. Khatian No.427, appertaining to R.S. & L.R. Dag Nos.720, 730, 578 & 580, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH : Land of Dag No.728 ;
ON THE SOUTH : Land of Dag No.730(P) ;
ON THE EAST : Land of Dag No.727 ;
ON THE WEST : Land of Dag No.729.

PART : "VII" ✓

ALL THAT piece and parcel of land measuring about 9.17 Decimals more or less, lying and situate at Mouza :



Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian No.817, appertaining to R.S. & L.R. Dag No.730, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.728 ;
ON THE SOUTH	:	Land of Dag No.730(P) ;
ON THE EAST	:	Land of Dag No.727 ;
ON THE WEST	:	Land of Dag No.729.

PART : "VIII" ✓

ALL THAT piece and parcel of land measuring about 34 (Thirty-Four) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian No.5687, appertaining to R.S. & L.R. Dag Nos.723 & 724, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

ON THE NORTH : Land of Dag No.723(P) ;
ON THE SOUTH : Land of Dag No.729 ;
ON THE EAST : Land of Dag No.726 ;
ON THE WEST : Canal.

PART : "IX"

ALL THAT piece and parcel of land measuring about 81 (Eighty-One) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian No.5687, appertaining to R.S. & L.R. Dag No.726, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH : Land of Dag No.725 ;
ON THE SOUTH : Land of Dag No.727 ;
ON THE EAST : Land of Dag No.1621 ;
ON THE WEST : Land of Dag No.728.

PART : "X"

ALL THAT piece and parcel of land measuring about 160 (One Hundred Sixty) Decimals more or less together with pucca



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

structure measuring about 2000 (Two Thousand) Square Feet more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian No.5100, appertaining to R.S. & L.R. Dag Nos.1615, 1616, 1617, 1618, 1619, 1620 & 1621, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag Nos.1616(P) & 1609(P) ;
ON THE SOUTH	:	Land of Barindra Nath Ganguly ;
ON THE EAST	:	Nepalgunge-Julpia Road ;
ON THE WEST	:	Land of Dag Nos.725 & 1621(P).

PART : "XI"

ALL THAT piece and parcel of land measuring about 58 (Fifty-Eight) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Touzi No.63/64, under R.S. Khatian No.280, corresponding to L.R. Khatian No.5609, appertaining to R.S. & L.R. Dag No.727, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.727 ;
ON THE SOUTH	:	Land of Dag No.727(P) ;
ON THE EAST	:	Land of Dag No.1621 ;
ON THE WEST	:	Land of Dag No.730.

PART : "XII"

ALL THAT piece and parcel of land measuring about 29 (Twenty-Nine) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.280, corresponding to L.R. Khatian No.5605, appertaining to R.S. & L.R. Dag No.727, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South),



✓

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.727(P) ;
ON THE SOUTH	:	Land of Dag No.731 ;
ON THE EAST	:	Land of Dag No.1621 ;
ON THE WEST	:	Land of Dag No.730.

PART : "XIII"

ALL THAT piece and parcel of land measuring about 21 Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.266, corresponding to L.R. Khatian No.5605, appertaining to R.S. & L.R. Dag No.731, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
30 JAN 2023

ON THE NORTH	:	Land of Dag No.727 ;
ON THE SOUTH	:	Land of Dag No.731/743 ;
ON THE EAST	:	Land of Dag No.1621 ;
ON THE WEST	:	Land of Dag No.730.

PART : "XIV"

ALL THAT piece and parcel of land measuring about 33 (Thirty-Three) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.279, Touzi No.63/64, under R.S. Khatian No.266, corresponding to L.R. Khatian No.5609, appertaining to R.S. & L.R. Dag No.1621, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.1621 ;
ON THE SOUTH	:	Land of Dag No.1621(P) ;
ON THE EAST	:	Land of Barindra Nath Ganguly ;
ON THE WEST	:	Land of Dag No.727.



DISTRICT SUB REGISTRAR-II
SOUTH BENGAL
30 JAN 2023

PART : "XV"

ALL THAT piece and parcel of land measuring about 11 (Eleven) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian No.4352, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.729(P) ;
ON THE SOUTH	:	Land of Dag No.729(P) ;
ON THE EAST	:	Land of Dag No.730 ;
ON THE WEST	:	Canal.

PART : "XVI"

ALL THAT piece and parcel of land measuring about 46 (Forty-Six) Decimals more or less, lying and situate at Mouza :



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.318, corresponding to L.R. Khatian No.4352, appertaining to R.S. & L.R. Dag No.728, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH	:	Land of Dag No.723 ;
ON THE SOUTH	:	Land of Dag No.728(P) ;
ON THE EAST	:	Land of Dag Nos.726(P) & 727(P) ;
ON THE WEST	:	Land of Dag No.729.

PART : "XVII"

ALL THAT piece and parcel of land measuring about 47 (Forty-Seven) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.849, corresponding to L.R. Khatian No.5729, appertaining to R.S. & L.R. Dag No.729, within the limits of the Andharmanik Gram Panchayet, under



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Police Station : Bishnupur, District : 24 Parganas (South),
together with all right, title, interest and right of easement
attached thereto being the part of these presents, which is
butted and bounded as follows :-

ON THE NORTH	:	Canal ;
ON THE SOUTH	:	Land of Dag No.3001 ;
ON THE EAST	:	Land of Dag No.729(P) ;
ON THE WEST	:	Land of Dag No.710.

PART : "XVIII"

ALL THAT piece and parcel of land measuring about 11 (Eleven)
Decimals more or less, lying and situate at Mouza :
Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287,
Touzi No.63/64, under R.S. Khatian No.849, corresponding to
L.R. Khatian No.5729, appertaining to R.S. & L.R. Dag No.729,
within the limits of the Andharmanik Gram Panchayet, under
Police Station : Bishnupur, District : 24 Parganas (South),
together with all right, title, interest and right of easement
attached thereto being the part of these presents, which is
butted and bounded as follows :-

ON THE NORTH	:	Canal ;
ON THE SOUTH	:	Land of Dag No.3002 ;



Handwritten signature or mark.

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

ON THE EAST : Canal ;
ON THE WEST : Land of Dag No.729.

PART : "XIX"

ALL THAT piece and parcel of land measuring about 8 (Eight) Decimals more or less, lying and situate at Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under R.S. Khatian No.318, corresponding to L.R. Khatian No.5729, appertaining to R.S. & L.R. Dag No.728, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH : Land of Dag No.728 ;
ON THE SOUTH : Land of Dag No.730 ;
ON THE EAST : Land of Dag No.727 ;
ON THE WEST : Land of Dag No.729.

THE SCHEDULE : "B" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 21.22 (Twenty-One Point Twenty-Two) Bighas equivalent to 700.37



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

Decimals be the same a little ^{with pucca structure 2000 sq ft} more or less, ^{lying and situate at} Mouza : Andharmanik, Pargana : Magura, J.L. No.153, R.S. No.287, Touzi No.63/64, under L.R. Khatian Nos.5687, 4352, 5100, 5609, 5605 & 5729, appertaining to L.R. Dag Nos.1615, 1616, 1617, 1618, 1619, 1620, 1621, 723, 726, 727, 728, 729, 730 & 731, within the limits of the Andharmanik Gram Panchayet, under Police Station : Bishnupur, District : 24 Parganas (South), the details of L.R. Khatian Nos., L.R. Dag Nos. and the land area is shown in the manner as follows :-

L.R. KHATIAN NOS.	L.R. DAG NOS.	LAND AREA IN DECIMALS
5100	1615	021.95
5100	1616	022.00
5100	1617	017.00
5100	1618	027.00
5100	1619	026.00
5100	1620	045.00
5687	1621	047.00
5609	1621	033.00
5687	723	030.00
5687	726	081.00
5687	727	057.60
5609	727	057.60
5605	727	028.80
4352	728	046.00
5729	728	008.00



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

5687	729	018.25
5729	729	058.00
4352	729	011.00
5687	730	044.17
5605	731	021.00
TOTAL AREA OF LAND :		700.37

together with all right, title, interest and right of easement attached thereto being the part of these presents, which is butted and bounded as follows :-

ON THE NORTH : Land of Dag Nos.723 & 725 ;
ON THE SOUTH : Land of Dag No.3014 ;
ON THE EAST : Kabardanga – Julpia Road ;
ON THE WEST : Land of other Dag Numbers.

THE SCHEDULE : “C” ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS’ ALLOCATION)

ALL THAT on completion of the proposed Township Project, the Owners shall be at the first instance entitled to get Rs.1,25,00,000/- (Rupees One Crore Twenty-Five Lac) only per Bigha ^{and} 25% of the residential area as well as also 25% of the commercial area in finished and complete condition, which will be higher and the fittings, fixtures and arrangements as will be

SUN RAY DEVCON PRIVATE LIMITED
Director



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

provided by the Developer in the said allocation as fully described in the **SCHEDULE : "E"** hereunder written and the aforesaid allocation will be demarcated in future in writing and signed by the Parties by way of a execution of a Supplementary Agreement.

THE SCHEDULE : "D" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT the remaining and/or rests 75% of the constructed area, which includes 75% of residential area and 75% of the commercial area will be allocation of the Developer after providing the aforesaid Owners' allocation and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation as fully described in the **SCHEDULE : "E"** hereunder written and the aforesaid allocation will be demarcated in future in writing and signed by the Parties by way of a execution of a Supplementary Agreement.

THE SCHEDULE : "E" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

❖ **GENERAL :-**

Foundation of the Building as per drawing and Specification.



DISTRICT SUB REGISTRAR-II
SOUTH EASTERN CIRCLE
30 JAN 2023

❖ **BRICK WALL :-**

All exterior brick wall will be at least 8" thick with brick in sand, cement mortar (1:5), all partition wall will be 5"/3" thick and all partition walls should have wire net 3" thick with brick in sand, cement mortar (1:5).

❖ **INSIDE & OUTSIDE WALL PLASTER :-**

$\frac{3}{4}$ " average thick plaster with sand, cement mortar (1:5), outside walls plaster.

❖ **CEILING PLASTER :-**

$\frac{1}{2}$ " thick plaster with sand, cement mortar (1:4).

❖ **FLOORING :-**

Marble/Vitrified Tiles with 5" of skirting.

❖ **TOILET DADO :-**

The dado of toilet shall be glazed tiles upto 7' height and floor will be marble finish with 5" skirting.

❖ **KITCHEN :-**

Cooking table top will black granite; dado will be of white glazed tiles above table top upto top label of window at



DISTRICT SUB REGISTRAR-II
SOHAGPUR
30 JAN 2023

two side shape granite table top will be provided in kitchen.

❖ **ELECTRICAL WIRING :-**

Fully concealed wiring.

❖ **ELECTRIC METER :-**

The Developer shall at their own cost arrange electric meter in respect of the common areas of the proposed Building and shall also arrange the electric meter in respect of the Flat/s, Garage/s and Space/s but the charges will be borne by all the Occupiers for their respective meters except land Owners' allocated Flats.

❖ **INTERNAL WATER LINE :-**

Concealed with ½" G.I./P.P. Pipe (medium) ISI Mark.

❖ **WINDOW :-**

Aluminum window with three shutter glass fittings together with iron made box grill in bed room and drawing/dining room.

❖ **DOOR SHUTTER :-**

Door shutter will be of flush with hot pressed phenol bonded 32mm thickness door stopper and main door will be made by grammer wood.



DISTRICT SUB REGISTRAR-II
SO. 24 PARGANAS RE
30 JAN 2023

❖ **PAINTING WORK :-**

A. **INTERNAL WALL FINISHING :-**

All inside wall will be finished with putty and primary colour coat will be done.

B. **OUTSIDE WALL :-**

2 coats apex Asian/snowcem cement base paint.

Water proof paints over two coats cement primer.

❖ **IN TOILET :-**

Sanitary fittings will be provided with the following fittings of standard quality.

A. European commode at both toilet and W.C. with cover.

B. One basin in each toilet with bib cock with W.C. with cover.

C. Two water taps and one bath shower and another water tap will be provided in each toilet.

D. One wall mixture will be provided for each toilet.

❖ **KITCHEN :-**

One stainless sink 22"-16" and 2 nos. tap.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

❖ **SANITARY & PLUMBING :-**

4" supreme plastic soil pipe. 4" polio pipe for R.W.P.

❖ **SCHEDULE OF THE ELECTRICAL POINT :-**

In each Flat will be provided with the following electrical points :-

A. **IN EACH BED ROOM :-**

Two light points, one fan point, two plug points on switch board and one A.C. point.

B. **DRAWING/DINING ROOM :-**

Two fan point, three light points, one freeze point, one television point and one cable television point.

C. **KITCHEN :-**

Two light point, one exhaust fan point, one heater point, one 15amp and 5amp plug point and one chimney point, one micro oven point, one induction cooker point.

D. **TOILET (COMMON) :-**

One light point and one exhaust fan point and one geyser point with switch and one fan point.

E. **TOILET (ATTACHED) :-**

One light point and one exhaust fan point and one geyser point with switch and one fan point.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS

30 JAN 2023

F. **VERANDAH :-**

One light point and one plug on switch.

G. **DOOR ENTRANCE :-**

One calling bell point.

H. Television point in Dinning/Drawing room.

❖ **MAIN DOOR :-**

A. **HASH BOLD WITH DOOR HANDLE :-**

1 no. (each Flat in main door) with Godrej night latch.

B. **EYE VIEW :-**

1 no. (main door) in each Flats.

C. One door stopper in every door.

D. Hasp Bolt & D Handle in each door.

❖ **RESOURCE OF WATER :-**

Through electric pump to overhead reservoir of the Building supplied by the Kolkata Municipal Corporation at ground reservoir or from the underground tube well.

❖ **LIFT :-**

Four passengers lift of reputed will be provided in the proposed Building.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

❖ **ROOF :-**

Roof treatment will be done, aluminum sheet shed at the top.

THE SCHEDULE – “F” ABOVE REFERRED TO
(SPECIFICATIONS AMENITIES FACILITIES
WHICH ARE PART OF THE PROJECT)

I. **COMMON AREAS AS ARE COMMON BETWEEN THE CO-OWNERS OF THE PROJECT :-**

1. **AREAS :-**

- A. Covered paths and passages, lobbies, staircases, landings of the Block and open paths and passages appurtenant or attributable to the Block.
- B. Stair head room, caretaker room and electric meter room of the Block.
- C. Lift machine room, chute and lift well of the Block.
- D. Common installations on the Common Roof.
- E. Common staff toilet in the ground floor of the Block.
- F. Common Roof above the ultimate /final top floor of the Block.

2. **WATER AND PLUMBING :-**

- A. Overhead water tank, water pipes and sewerage pipes of the Block (save those inside any Apartment).



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

- B. Drains, sewerage pits and pipes within the Block (save those inside any Apartment) or attributable thereto.

3. **ELECTRICAL AND MISCELLANEOUS INSTALLATIONS :-**

- A. Electrical Installations including wiring and accessories (save those inside any Apartment) for receiving electricity from Electricity Supply Agency or Generator(s)/Standby Power Source to all the Apartment in the Block and Common Areas within or attributable to the Block.

- B. Lift and lift machinery of the Block.

- C. Firefighting equipment and accessories in the Block.

4. **OTHERS :-**

Other areas and installations and/or equipment as are provided in the Block for common use and enjoyment.

II. **COMMON AREAS AS ARE MEANT FOR COMMON USE OF ALL THE OWNERS OF THE SAID COMPLEX :-**

1. **AREAS :-**

- A. Open and/or covered paths and passages inside the Said Complex.
- B. Boundary wall around the periphery of the Said Complex and decorative gates for ingress and egress to and from the Said Complex.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

- C. Visitors' car park.

2. **WATER AND PLUMBING :-**

- A. Centralized water supply system for supply of water in common to all Blocks in the Said Complex.
- B. Main sewer, drainage and sewerage pits and evacuation pipes for all the Blocks in the Said Complex.
- C. Pumps and motors for water system for all Blocks and Common Areas of the Said Complex.

3. **ELECTRICAL AND MISCELLANEOUS INSTALLATIONS :-**

- A. Wiring and accessories for lighting of Common Areas of the Said Complex.
- B. Installation relating to sub-station and common transformer for the Said Complex.
- C. Generator(s)/Standby Power Source and accessories for provision of standby power to the Common Areas of the Said Complex.
- D. Common firefighting equipment for the Said Complex.



T

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

4. **OTHERS :-**

Other Common Areas and installations and/or equipment as are provided or may be provided in future in the Said Complex for common use and enjoyment of all Apartment Owners.

NOTES :-

1. It is however expressly made clear that the Private Garden attached and/or appurtenant to some of the Apartments shall not form part of the Common Areas under any circumstance.
2. It is further expressly made clear that the space(s) reserved for the covered or open car parking spaces allotted to some apartment Owners and in respect of which "**Right to Use**" has been given or the space reserved or alienated to any third party shall not form part of the Common Areas under any circumstance.
3. The Club, which will constructed shall not come to the preview of the common area. Only the Members can enjoy the Club Facilities.



DISTRICT SUP REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

THE SCHEDULE : "G" ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON EXPENSES)

1. **MAINTENANCE :-**

All costs and expenses of maintaining, operating, painting, decorating, white-washing, repairing, replacing, redecorating, rebuilding, re-constructing, lighting and renovating the Common Areas including all exterior and interior walls (but not inside any Apartment) and in particular the Common Roof to the extent of leakage to the upper floors.

2. **OPERATIONAL :-**

All expenses (including licence fees, taxes and levies, if any) for running and operating all machineries, equipment and installations comprised in the Common Areas including transformer, generator, lift, water pump changeover switches, light, and other common installations including, their license fees, taxes and other levies (if any) and expenses ancillary or incidental thereto and also the costs of repairing, renovating and replacing the same.

3. **STAFF :-**

The salaries and all other expenses of the staff to be employed for the common purposes viz. manager,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

caretaker, security personnel clerks, liftmen, sweepers, plumbers, electricians etc. and other maintenance persons including their bonus and other emoluments and benefits.

4. **TAXES & LEVIES** :-

Rates & Taxes and levies, surcharge, cess and all other outgoings for the Common Areas (including running of the Residents' Club) or for the Said Complex save the taxes determined and payable by the Apartment Owners for their respective Apartments upon separate assessment.

5. **ASSOCIATION** :-

Establishment and all other expenses of the Association or any agency looking after the Common Areas.

6. **RESERVES** :-

Creation of funds for replacement, renovation and/or other periodic expenses if thought fit by the Association (upon formation).

7. **FACILITIES** :-

All charges, deposits, costs and expenses incurred for the supply, installation, maintenance, upkeep and running of



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

the facilities as more fully described in **SCHEDULE : "E"** above.

8. **INSURANCE :-**

All premiums and payments in respect of taking out insurance policy covering the Said Complex, periodically.

9. **ELECTRICITY :-**

All charges for the electricity consumed for the operation of the common machinery and equipment and for the Common Areas and common purposes.

10. **LITIGATION :-**

All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the Common Areas.

11. **OTHERS :-**

All other expenses and/or outgoings as may be determined by the Promoter/Facility Manager/Association (upon formation) for the common purposes.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Mrinmay Naskar
393A, Rabindra Ghosh
Kolkata - 700005.
2. Anup K. Purohit
Presido Land Developers Pvt.Ltd.
Swapan Naskar
Director
2. Rupam Chatterjee.
128 ROY BAHADUR ROAD,
KOLKATA - 700034.
3. For RUPAM ENTERPRISE
Anup K. Purohit
Partner
For RUPAM ENTERPRISE
Mithu Purohit
Partner
4. Rajat John
5. Mohu Das
6. Swapan Naskar

Signature of the **OWNERS**

Drafted by me :-

Arijit Kumar Bose
F/1163/2014
Advocate

Alipore Judges' Court, Kol : 27.

Computer typed by :-

Debasish Naskar

DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.

SUN RAY DEVCON PRIVATE LIMITED

J. Ka
Director

Signature of the **DEVELOPER**



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs. 1,05,000/- (Rupees One Crore Five Lac) only towards the interest free security deposit in terms of this Agreement as per Memo below :-

MEMO

SL. NO.	DATE	CHEQUE NO.	BANK WITH BRANCH	AMOUNT
1	20-01-2023	879105	Indian Overseas Bank, Kalighat Branch	Rs. 7,00,000/-
2	20-01-2023	879106	Indian Overseas Bank, Kalighat Branch	Rs. 40,00,000/-
3	20-01-2023	879107	Indian Overseas Bank, Kalighat Branch	Rs. 25,00,000/-
4	20-01-2023	879108	Indian Overseas Bank, Kalighat Branch	Rs. 15,00,000/-
5	20-01-2023	879109	Indian Overseas Bank, Kalighat Branch	Rs. 10,00,000/-
6	20-01-2023	879110	Indian Overseas Bank, Kalighat Branch	Rs. 8,00,000/-
Total :				Rs. 1,05,00,000/-
(RUPEES ONE CRORE FIVE LAC) ONLY				

WITNESSES :-

1. Mihir May Naskar
393A, Rabindra Saha
Kolkata - 700005.
2. Rupam Chatterjee
128 ROY BAHADUR ROAD,
KOLKATA - 700034.

1. Anup K. Purkait

2. Presido Land Developers Pvt.Ltd.
Swapan Naskar
Director

3. For RUPAM ENTERPRISE
Anup K. Purkait
Partner

For RUPAM ENTERPRISE
Mihir Purkait

4. Rajat Das Partner

5. Mehra Das

6. Swapan Naskar

Signature of the **OWNERS**



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
30 JAN 2023



---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME JAY S KAMDAR
SIGNATURE J.S.K.



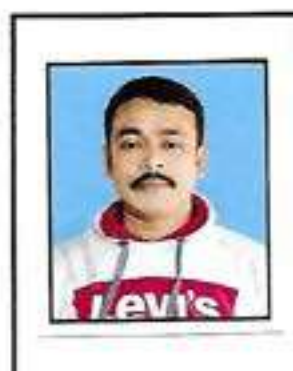
---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ANUP KUMAR PURKHIT
SIGNATURE Anup K. Purohit



---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SWAPAN NASKAR
SIGNATURE Swapan Naskar



---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME ANUP KUMAR PURKHIT
SIGNATURE Anup K. Purohit



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
30 JAN 2023



---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME MITHU PURKAIT

SIGNATURE Mithu Purkait



---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME RAJAT SAHA

SIGNATURE Rajat Saha



---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME MOHUA DAS

SIGNATURE Mohua Das



---	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SWAPAN NASKAR

SIGNATURE Swapan Naskar



DISTRICT SUB REGISTRAR-II
SCHE...
30 JAN 2023

DIST SUB REGISTRAR-II
RE
30 JAN 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



280120232027030106

GRIPS Payment Detail

GRIPS Payment ID:	280120232027030106	Payment Init. Date:	28/01/2023 17:46:17
Total Amount:	180042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7525054908029	BRN Date:	28/01/2023 17:47:28
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr SUN RAY DEVCON PVT LTD
Mobile:	9830718888

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230270301078	Directorate of Registration & Stamp Revenue	180042
Total			180042

IN WORDS: ONE LAKH EIGHTY THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Major Information of the Deed

Deed No :	I-1602-01058/2023	Date of Registration	30/01/2023
Query No / Year	1602-2000170566/2023	Office where deed is registered	
Query Date	19/01/2023 10:24:11 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,05,00,000/-]	
Set Forth value		Market Value	
		Rs. 11,48,09,940/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,121/- (Article:48(g))		Rs. 1,05,053/- (Article:E, E, B)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik, JI No: 153, Pin Code : 700104

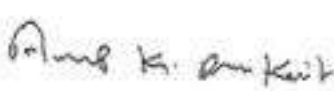
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1615	RS-5100	Bastu	Shali	21.95 Dec		35,55,900/-	Property is on Road Adjacent to Metal Road,
L2	RS-1616	RS-5100	Bastu	Shali	22 Dec		35,64,000/-	Property is on Road Adjacent to Metal Road,
L3	RS-1617	RS-5100	Bastu	Shali	17 Dec		27,54,000/-	Property is on Road Adjacent to Metal Road,
L4	RS-1618	RS-5100	Bastu	Shali	27 Dec		43,74,000/-	Property is on Road Adjacent to Metal Road,
L5	RS-1619	RS-5100	Bastu	Shali	26 Dec		42,12,000/-	Property is on Road Adjacent to Metal Road,
L6	RS-1620	RS-5100	Bastu	Shali	45 Dec		72,90,000/-	Property is on Road Adjacent to Metal Road,
L7	RS-1621	RS-5687	Bastu	Shali	47 Dec		76,14,000/-	Property is on Road Adjacent to Metal Road,
L8	RS-1621	RS-5609	Bastu	Shali	33 Dec		53,46,000/-	Property is on Road Adjacent to Metal Road,
L9	RS-723	RS-5687	Bastu	Shali	30 Dec		48,60,000/-	Property is on Road Adjacent to Metal Road,

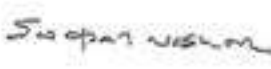
L10	RS-726	RS-5687	Bastu	Shali	81 Dec		1,31,22,000/-	Property is on Road Adjacent to Metal Road,
L11	RS-727	RS-5687	Bastu	Shali	57.6 Dec		93,31,200/-	Property is on Road Adjacent to Metal Road,
L12	RS-727	RS-5609	Bastu	Shali	57.6 Dec		93,31,200/-	Property is on Road Adjacent to Metal Road,
L13	RS-727	RS-5605	Bastu	Shali	28.8 Dec		46,65,600/-	Property is on Road Adjacent to Metal Road,
L14	RS-728	RS-4352	Bastu	Shali	46 Dec		74,52,000/-	Property is on Road Adjacent to Metal Road,
L15	RS-728	RS-5729	Bastu	Shali	. 8 Dec		12,96,000/-	Property is on Road Adjacent to Metal Road,
L16	RS-729	RS-5687	Bastu	Shali	18.25 Dec		29,56,500/-	Property is on Road Adjacent to Metal Road,
L17	RS-729	RS-5729	Bastu	Shali	58 Dec		93,96,000/-	Property is on Road Adjacent to Metal Road,
L18	RS-729	RS-4352	Bastu	Shali	11 Dec		17,82,000/-	Property is on Road Adjacent to Metal Road,
L19	RS-730	RS-5687	Bastu	Shali	44.17 Dec		71,55,540/-	Property is on Road Adjacent to Metal Road,
L20	RS-731	RS-5605	Bastu	Shali	21 Dec		34,02,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			700.37Dec	0 /-	1134,59,940 /-	
	Grand Total :				700.37Dec	0 /-	1134,59,940 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2000 sq ft	0 /-	13,50,000 /-	

Land Lord Details :

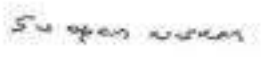
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANUP KUMAR PURKAIT Son of Late BAIKUNTHA PURKAIT Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	30/01/2023	LTI	30/01/2023	
	DAULATPUR, City:- , P.O:- PAILAN HAT, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx1K, Aadhaar No: 58xxxxxxxx5335, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED DAULATPUR, City:- , P.O:- PAILAN HAT, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
3	Name Mr RAJAT SAHA Son of BALARAM SAHA Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	30/01/2023	LTI	30/01/2023	
	59/51 SAYAMA CHARAN SMRITI TIRTHA ROAD, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx4Q, Aadhaar No: 35xxxxxxxx1233, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
4	Name Smt MOHUA DAS Wife of Mr ACHINDRA DAS Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	30/01/2023	LTI	30/01/2023	
	ANDHRAMANIK, City:- , P.O:- ANDHRAMAMIK, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx7K, Aadhaar No: 69xxxxxxxx6379, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			

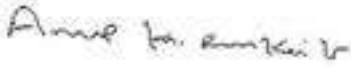
5	Name	Photo	Finger Print	Signature
	Mr SWAPAN NASKAR Son of Late BHOLA NATH NASKAR Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 30/01/2023	 LTI 30/01/2023	 30/01/2023
	NASKAR PARA PAILAN HAT, City:- , P.O:- PAILANHAT, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx8C, Aadhaar No: 43xxxxxxxx3885, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
6	RUPAM ENTERPRISE DAULATPYR, City:- , P.O:- PAILAN, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx5N,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	SUN RAY DEVCON PRIVATE LIMITED 21/4 ASWINI DUTTA ROAD, City:- , P.O:- LAKE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SWAPAN NASKAR Son of Late BHOLA NATH NASKAR Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office	 Jan 30 2023 2:11PM	 LTI 30/01/2023	 30/01/2023
NASKAR PARA PAILANHAT, City:- , P.O:- PAILANHAT, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8C, Aadhaar No: 43xxxxxxxx3885 Status : Representative, Representative of : PRESIDIO LAND DEVELOPERS PRIVATE LIMITED (as AS DIRECTOR)				

2	Name Mr ANUP KUMAR PURKAIT Son of BAIKUNTHA PURKAIT Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jan 30 2023 2:06PM	LTI	30/01/2023	
	SARDAR PARA DAULATPUT, City:- , P.O:- PAILANHAT, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx1K, Aadhaar No: 58xxxxxxxx5335 Status : Representative, Representative of : RUPAM ENTERPRISE (as AS PARTNER)			
3	Name Smt MITHU PURKAIT Wife of Mr ANUP KUMAR PURKAIT Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jan 30 2023 2:14PM	LTI	30/01/2023	
	SARDAR PARA, DAULATPUR, City:- , P.O:- PAILAN HAT, P.S:-Bishnupur, District:-South 24-Parganas West Bengal, India, PIN:- 700104, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: BRxxxxxx8P, Aadhaar No: 31xxxxxxxx1616 Status : Representative, Representative of : RUPAM ENTERPRISE (as AS PARTNER)			
4	Name Mr JAY S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jan 30 2023 2:15PM	LTI	30/01/2023	
	38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0L, Aadhaar No: 70xxxxxxxx7318 Status : Representative, Representative of : SUN RAY DEVCON PRIVATE LIMITED (as AS DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	30/01/2023	30/01/2023	30/01/2023
Identifier Of Mr ANUP KUMAR PURKAIT, Mr RAJAT SAHA, Smt MOHUA DAS, Mr SWAPAN NASKAR, Mr SWAPAN NASKAR, Mr ANUP KUMAR PURKAIT, Smt MITHU PURKAIT, Mr JAY S KAMDAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-3.65833 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-3.65833 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-3.65833 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-3.65833 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-3.65833 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-3.65833 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-13.5 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-13.5 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-13.5 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-13.5 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-13.5 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-13.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-9.6 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-4.8 Dec

2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-4.8 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-4.8 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-4.8 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-4.8 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-4.8 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-7.66667 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-7.66667 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-7.66667 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-7.66667 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-7.66667 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-7.66667 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-1.33333 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-1.33333 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-1.33333 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-1.33333 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-1.33333 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-1.33333 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-3.04167 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-3.04167 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-3.04167 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-3.04167 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-3.04167 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-3.04167 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-9.66667 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-9.66667 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-9.66667 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-9.66667 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-9.66667 Dec

6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-9.66667 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-1.83333 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-1.83333 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-1.83333 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-1.83333 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-1.83333 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-1.83333 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-7.36167 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-7.36167 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-7.36167 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-7.36167 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-7.36167 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-7.36167 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-3.66667 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-3.66667 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-3.66667 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-3.66667 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-3.66667 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-3.66667 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-3.5 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-3.5 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-3.5 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-3.5 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-3.5 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-3.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-2.83333 Dec

2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-2.83333 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-2.83333 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-2.83333 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-2.83333 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-2.83333 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-4.5 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-4.5 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-4.5 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-4.5 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-4.5 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-4.5 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-4.33333 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-4.33333 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-4.33333 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-4.33333 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-4.33333 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-4.33333 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-7.5 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-7.5 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-7.5 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-7.5 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-7.5 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-7.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-7.83333 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-7.83333 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-7.83333 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-7.83333 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-7.83333 Dec

6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-7.83333 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-5.5 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-5.5 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-5.5 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-5.5 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-5.5 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-5.5 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-5 Dec
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-5 Dec
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-5 Dec
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-5 Dec
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-5 Dec
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-5 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANUP KUMAR PURKAIT	SUN RAY DEVCON PRIVATE LIMITED-333.33333300 Sq Ft
2	PRESIDO LAND DEVELOPERS PRIVATE LIMITED	SUN RAY DEVCON PRIVATE LIMITED-333.33333300 Sq Ft
3	Mr RAJAT SAHA	SUN RAY DEVCON PRIVATE LIMITED-333.33333300 Sq Ft
4	Smt MOHUA DAS	SUN RAY DEVCON PRIVATE LIMITED-333.33333300 Sq Ft
5	Mr SWAPAN NASKAR	SUN RAY DEVCON PRIVATE LIMITED-333.33333300 Sq Ft
6	RUPAM ENTERPRISE	SUN RAY DEVCON PRIVATE LIMITED-333.33333300 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: ANDHAR MANIK, Mouza: Andharmanik, JI No: 153, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 1615, RS Khatian No:- 5100		RUPAM ENTERPRISE
L2	RS Plot No:- 1616, RS Khatian No:- 5100		
L3	RS Plot No:- 1617, RS Khatian No:- 5100		

L4	RS Plot No:- 1618, RS Khatian No:- 5100		
L5	RS Plot No:- 1619, RS Khatian No:- 5100		
L6	RS Plot No:- 1620, RS Khatian No:- 5100		
L7	RS Plot No:- 1621, RS Khatian No:- 5687		
L8	RS Plot No:- 1621, RS Khatian No:- 5609		
L9	RS Plot No:- 723, RS Khatian No:- 5687		
L10	RS Plot No:- 726, RS Khatian No:- 5687		
L11	RS Plot No:- 727, RS Khatian No:- 5687		
L12	RS Plot No:- 727, RS Khatian No:- 5609		
L13	RS Plot No:- 727, RS Khatian No:- 5605		
L14	RS Plot No:- 728, RS Khatian No:- 4352		
L15	RS Plot No:- 728, RS Khatian No:- 5729		
L16	RS Plot No:- 729, RS Khatian No:- 5687		
L17	RS Plot No:- 729, RS Khatian No:- 5729		
L18	RS Plot No:- 729, RS Khatian No:- 4352		
L19	RS Plot No:- 730, RS Khatian No:- 5687		
L20	RS Plot No:- 731, RS Khatian No:- 5605		

On 30-01-2023**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 12:55 hrs on 30-01-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr JAY S KAMDAR .

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 11,48,09,940/-

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

Execution is admitted on 30/01/2023 by 1. Mr ANUP KUMAR PURKAIT, Son of Late BAIKUNTHA PURKAIT, DAULATPUR, P.O: PAILAN HAT, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Others, 2. Mr RAJAT SAHA, Son of BALARAM SAHA, 59/51 SAYAMA CHARAN SMRITI TIRTHA ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 3. Smt MOHUA DAS, Wife of Mr ACHINDRA DAS, ANDHRAMANIK, P.O: ANDHRAMANIK, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife, 4. Mr SWAPAN NASKAR, Son of Late BHOLA NATH NASKAR, NASKAR PARA PAILAN HAT, P.O: PAILANHAT, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 30-01-2023 by Mr JAY S KAMDAR, AS DIRECTOR, SUN RAY DEVCON PRIVATE LIMITED (Private Limited Company), 21/4 ASWINI DUTTA ROAD, City:- , P.O:- LAKE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 30-01-2023 by Mr SWAPAN NASKAR, AS DIRECTOR, PRESIDIO LAND DEVELOPERS PRIVATE LIMITED (Private Limited Company), DAULATPUR, City:- , P.O:- PAILAN HAT, P.S:-Bishnupur, District:-Sout 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 30-01-2023 by Mr ANUP KUMAR PURKAIT, AS PARTNER, RUPAM ENTERPRISE (Partnership Firm), DAULATPYR, City:- , P.O:- PAILAN, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 30-01-2023 by Smt MITHU PURKAIT, AS PARTNER, RUPAM ENTERPRISE (Partnership Firm), DAULATPYR, City:- , P.O:- PAILAN, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,05,053.00/- (B = Rs 1,05,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,05,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2023 5:47PM with Govt. Ref. No: 19202230270301078 on 28-01-2023, Amount Rs: 1,05,021/-, Bank: SBI EPay (SBIPay), Ref. No. 7525054908029 on 28-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 039357, Amount: Rs.100.00/-, Date of Purchase: 19/01/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2023 5:47PM with Govt. Ref. No: 192022230270301078 on 28-01-2023, Amount Rs: 75,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7525054908029 on 28-01-2023, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 49918 to 50074

being No 160201058 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.02.02 18:10:39 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/02/02 06:10:39 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)