

1453/2023

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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M 341039

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

7 FEB 2023

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT MADE THIS THE 30th DAY OF January, TWO THOUSAND AND TWENTY THREE;

BETWEEN

235
250
250
450
28/1/23
ARA-IV
Kolkata

3321

13 JAN 2023

5707

জাঃ
 ডেভার নাম ও সাঃ
 ষ্টাম্প ডেভার ফ্রাঙ্ক
 বিধান নং, সরকারি সার্টিফিকেট ও ডি এস আর ও
 মোট ষ্টাম্প ক্রয়
 চালান নং
 মোট কট টাকা খরিদ
 কৈলারী-বারাকপুর, ডেভার-মিতা দত্ত

Astdurga Constroction Pvt Ltd
 AD-169, Sec-I, Salt Lake Cit
 Pin- 700064

20 DEC 2022
 998000

Sanjay M.



572

Sanjay M.



THIS DEED OF AGREEMENT MADE BY THE TWO PARTIES AND WITNESSES

576



Sumit Singh
 S/o. Late Sandip Singh
 171, B, A.P.C. Road
 Shyambazar, Kol-700004

ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 30 JAN 2023

(1) **CARDINAL PROJECTS LLP** (having PAN – AAQFC0554R) Vide LLP ID No.: AAU-7602 Converted from **CARDINAL PROJECTS PVT. LTD.** (2) **GANESHDHAM PROJECTS LLP** (having PAN: AAWFG4324K) Vide LLP ID No.: AAV-9900, Converted from **GANESHDHAM PROJECTS PVT. LTD.** (3) **LEGACY TOWNSHIP LLP** (having PAN– AAJFL3716D) Vide LLP ID No.: AAW-3040 Converted from **LEGACY TOWNSHIP PVT. LTD.** and all are registered on due Conversion of Private Limited Companies to Limited Liability Partnership Firm and are Incorporated in Ministry of Corporate Affairs, having all it's registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata – 700 064, and are represented by a Common Partner namely **MR. SANJAY GUPTA** (having PAN No. ADRPG6327Q AND AADHAAR No. 7089 5093 7284), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, (4) **TRILOK VINIMAY PVT. LTD.** (having PAN – AADCT0988J) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata – 700 064, represented by it's Director **MR. SANJAY GUPTA** (having PAN No. ADRPG6327Q AND AADHAAR No. 7089 5093 7284), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, by Nationality Indian, by faith Hindu, (5) **MR. SANJAY GUPTA** (having PAN No. ADRPG6327Q AND AADHAAR No. 7089 5093 7284), son of Sri Gopal Prasad Gupta, by Faith-Hindu, by Nationality-Indian, by Nationality Indian, by faith Hindu, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700064 and all above are hereinafter jointly referred to and called as the **"LAND OWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their successors, executors, administrators, representatives and assigns and nominee or nominees) of the **FIRST PART;**

AND

ASTDURGA CONSTRUCTION PVT. LTD. (having PAN - AALCA5946M) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Salt Lake City, Sector-1, Kolkata – 700 064 represented by it's Director **MR. SANJAY GUPTA** (having PAN No. ADRPG6327Q, AADHAAR No. 7089 5093 7284), son of Sri Gopal Prasad Gupta, by faith-Hindu, by occupation-Business, by Nationality-Indian, working for gains at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Post Office- Bidhannagar, Police Station- North Bidhannagar, Pin-700064, hereinafter referred to as the **'DEVELOPER'** (which expression unless excluded by or repugnant to the context be deemed to mean and includes its successor or successors at office, administrators, executors, legal representatives, and assigns) of the **SECOND PART;**

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WHEREAS THE OWNERS HAVE REPRESENTED TO THE DEVELOPER :-

A. By a registered Deed of Conveyance dated 07.03.1956 duly registered at Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 261 to 270, Being No. 2115 for the year 1956, the erstwhile Principal Landlord Roy Bahadur Kanai Lal Nandi sold, transferred and conveyed several Sali/Agriculture landed properties total admeasuring more or less 30 acres under several Khatians, all at Mauza: Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, to Makhan Lal Seal being Benamder of Kartick Chandra Seal and to Renuka Bala Seal being Benamder of Anil Chandra Seal free from all encumbrances whatsoever.

B. Since after the aforesaid purchase the said Makhan Lal Seal and Renuka Bala Seal thus became seized and possessed the aforesaid properties and while in enjoyment thereof, on or about 1967 and 1969 the said Kartick Chandra Seal and Sri Anil Chandra Seal respectively filed Declaratory Suits being Title Suit No. 491 of 1967 and Title Suit No. 8 of 1969, in the 3rd Court of Munsiff at Sealdha against the aforesaid Benamders Makhan Lal Seal and Renuka Bala Seal in respect of the aforesaid property AND finally obtained necessary decree against the aforesaid Benamders in respect of the aforesaid properties; and in consequences thereof, the said Kartick Chandra Seal and Sri Anil Chandra Seal thus became absolute owners of all the aforesaid properties and seized and possessed of and well and sufficiently entitle thereto free from all encumbrances.

C. By a Deed of Conveyance dated 18.03.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 30, Pages 117 to 120, Being (Deed) No. 1591 for the year 1972, the said Sri Kartick Chandra Seal and Sri Anil Chandra Seal therein as the owners vendors sold, conveyed and transferred free from all encumbrances out of their aforesaid properties, All That piece or parcel of Sali Land admeasuring about 0.99 acre out of which 0.06 acre comprised in part of R.S. Dag Nos. 617 and 0.08 acre in part of R.S. Dag No. 618, and 0.36 acre in part of R.S. Dag No. 620 and 0.33 acre in part of R.S. Dag No. 591, and 0.06 acre comprised in part of R.S. Dag No. 592 and 0.07 acre comprised in part of R.S. Dag No. 593 and 0.03 acre in part of R.S. Dag No. 646 under R.S. Khatian No. 5 and subsequently out of R.S. Khatian No. 84, part or Khanda Khatian No. 197 and part thereof being Khanda Khatian No. 228, all at Mauza : Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of Mira Rani Nandi wife of Sachindra Nath Nandi free from all encumbrances whatsoever.

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D. By another Deed of Conveyance dated 20.06.1973 duly registered at District Sub-Registration Office at Alipore, 24 Pargans and recorded in Book No. 1, Volume No. 104, Deed No. 3300, Pages 31 to 33 for the year 1973 the aforesaid Anil Chandra Seal and Kartick Chandra Seal sold, conveyed and transferred ALL THAT "Sali Land" measuring about 0.33 acre comprised in part of R.S. Dag No. 645 under R.S. Khatian No. 228 and Khatian No. 5, all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of Sachindra Nath Nandi son of Late Hriday Nath Nandi free from all encumbrances whatsoever.

E. Since after the aforesaid purchase while seized and possessed thereof by a Deed of conveyance dated 25.03.1975 duly registered on 22.04.1975 at Cossipore Dum Dum Sub-Registration Office and recorded in Book No. 1, Volume No. 51, Pages 206 to 209, Being No. 3131 for the year 1975 the aforesaid Mira Rani Nandi wife of Sachindra Nath Nandi out of her aforesaid properties total admeasuring 0.99 acre sold, conveyed and transferred a major part thereof being a Sali Land measuring 0.17 acre comprised in part of R.S Dag No. 620 and 0.06 acre comprised in part of R.S Dag No. 592 and 0.07 acre comprised in part of R.S Dag No. 593 and 0.03 acre in part of R.S. Dag No. 646 and 0.33 acre in part of R.S. Dag No. 591, total admeasuring Sali Land about 0.66 acre (66 decimal), all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule thereunder unto and in favour of Smt. Lila Rani Ghosh wife of Sri Dulal Chandra Ghosh free from all encumbrances whatsoever.

F. Since after the aforesaid purchase while seized and possessed thereof by a Deed of conveyance dated 25.03.1975 duly registered on 22.04.1975 at Cossipore Dum Dum Sub- Registration Office and recorded in Book No.1, Volume No. 60, Pages 63 to 65, Being No. 3133 for the year 1975, the aforesaid Sachindra Nath Nandi son of Late Hriday Nath Nandi out of his aforesaid purchased Sali Land total measuring 0.33 acre, sold, conveyed and transferred a major part thereof being All That Sali Land measuring about 0.165 acre (16 1/2 decimal) comprised in part of R.S. Dag No. 645, at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule thereunder unto and in favour of said Lila Rani Ghosh wife of Sri Dulal Chandra Ghosh free from all encumbrances whatsoever.

G. Since after the aforesaid purchase by dint of the aforesaid two Deed of Conveyances both dated 25.03.1975 the said Lila Rani Ghosh thus became seized and possessed of and or well and sufficiently entitle to All That Piece or Parcel of Sali Land total admeasuring 0.83 acre out of which 0.33 (33 decimal)

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acre comprised in part of R.S. Dag No. 591, 0.06 acre in R.S. Dag No. 592, 0.07 acre in R.S. Dag No. 593, 0.18 acre in part of R.S. Dag No. 620, 0.16 acre (16 decimal) in part of R.S. Dag No. 645, and 0.03 acre in R.S. Dag No. 646 all at Mauza: Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas as the absolute owner thereof and subsequently her name had been duly recorded under Kri Khatian No. 420 with the District Land Revisional Settlement Record 24 Parganas under the Government of West Bengal in respect of the aforesaid properties and thereafter had been paying rent or taxes to the collectorate 24 Parganas in her name.

H. Subsequently while in absolutely seized and possessed thereof by a Bengali Deed of Conveyance dated 07.05.1985 duly registered at Additional District Sub-Registration Office Bidhannagar, Salt Lake City, and recorded in Book No. 1, Being No. 3235 for the year 1985, the said Lila Rani Ghosh therein as the Vendor sold, conveyed and transferred the entire aforesaid property consist of a Sali Land admeasuring 0.83 acre comprised in aforesaid Dags recorded under Kri Khatian No. 420 all at Mauza: Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas morefully described in the Schedule written therein to one Fatick Chandra Mondal son of Late Sarat Chandra Mondal the purchaser therein at the valuable consideration thereunder absolutely free from all encumbrances whatsoever.

I. By virtue of the aforesaid conveyances Fatick Chandra Mondal became the absolute owner and in possession of ALL THAT piece or parcel of Sali Land measuring 0.33 (33 decimal) acre comprised in part of R.S. Dag No. 591, 0.06 acre in R.S. Dag No. 592, 0.07 acre in R.S. Dag No. 593, 0.18 acre in part of R.S. Dag No. 620, 0.16 acre (16 decimal) in part of R.S. Dag No. 645, and 0.03 acre in R.S. Dag No. 646, total admeasuring more or less 0.83 decimal under R.S. Khatian No. 228, comprised in said Dag Nos. 591, 592, 593, 620, 645 and 646 within Mouza- Sulanguri, J.L. No. 22, R.S. No. 176, Touzi No. 178, Police Station- Rajarhat, Sub-Registration Office at Cossipore, Dum Dum at present A.D.S.R Bidhan Nagar Salt Lake City, District 24 Parganas now North 24 Parganas; and while seized and possessed thereof, the said Fatick Chandra Mondal sub-divided the same into some small demarcated plots under a scheme plan for the purpose of selling the plots to the prospective buyers intending to purchase the plot/s;

J. While in enjoyment of his aforesaid properties free from all encumbrances, by a Deed of Conveyance dated 01.08.1985 duly registered at the Office of the District Registrar at Alipore, and recorded in Book No.1, Volume No. 181, Pages 4 to 27, Being (Deed) No.10713 for the year 1985, the said Sri Fatick Chandra

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Mondal being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased properties a demarcated portion thereof being ALL THAT piece or parcel of "Sali" land marked as Plot No.3 of the said Scheme Plot Plan measuring an area of 05 Cottahs, 08 Chhittaks, 21 Sqft. a little more or less comprised in part of R.S. Dag No. 591, togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, lying and situated at Mauza: Sulanguri, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 228 corresponding to L.R. Khatain No.420, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Schedule written therein unto and in favour of Smt. Rajkumari Didwania w/o of Sri Rajkumar Didwania therein referred to as the Purchaser at the valuable consideration mentioned therein.

K. Since after the said purchase by dint of the said Registered Deed Conveyance dated 01.08.1985, the said Smt. Rajkumari Didwania thus become absolutely seized and possessed of the aforesaid Plot No.3 as the absolute bonafide Owner thereof and while in enjoyment of his aforesaid Plot of Land free from all encumbrances, by a Deed of Conveyance dated 24.11.2014 duly registered at the Office of the Additional District Sub-Registrarar Rajarhat, Newtown, North 24 Paganas, and recorded in Book No.1, CD Volume No. 21, Pages: 4696 to 4711, Being (Deed) No.12892 for the year 2014, the said Smt. Rajkumari Didwania being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased Plot of Land Being No. 3 of the said Scheme Plot Plan measuring 05 Cottahs, 08 Chhittaks, 21 Sqft. a little more or less, a demarcated portion of land thereof marked as Plot No. 3/A measuring an area of 02 Cottahs, a little more or less comprised in part of R.S. Dag No. 591, togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, lying and situated at Mauza: Sulanguri, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 228 corresponding to L.R. Khatain No.420, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Schedule written therein unto and in favour of Sri Tanmoy Das therein referred to as the Purchaser at the valuable consideration mentioned therein.

L. Since after the aforesaid purchase by dint of said Deed of Conveyance dated 24.11.2014 Being (Deed) No.12892 for the year 2014, the said Tanmoy Das thus became seized and possessed of the said plot of land being Plot No. 3A, measuring an area of 2 Cottahs be the same a little more or less with all rights of easements and quasi-easements on and over all the common passages and others rights and benefits in connection thereto as the absolute owner thereof under the State Government and while in seized and possessed thereof,

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by a Deed of Conveyance Dated 05.10.2016 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. I, Volume No. 1523-2016, Pages from 332783 to 332804, being No. 10679 for the year 2016 the said Tanmoy Das therein called as the Vendor at the consideration mentioned therein sold, transfer and conveyed free from all sorts of encumbrances the said demarcated part or portion of Land marked as Plan Plot No. P-3A, measuring an area of 2 **Cottahs** be the same a little more or less comprised in **R.S. Dag nos. 591**, under **R.S. Khatian No. 228** corresponding to **L.R. Khatian No. 420** lying and situated at Mouza: Sulanguri, J.L. No. 22, R.S. No. 196, Touzi No. 178 under Police Station Newtown formerly Rajarhat, District North 24 Parganas morefully and particularly described in the Schedule therein unto and in favour of **Cardinal Projects Pvt. Ltd.** the Owner in Sl. No. (1) herein therein referred to as the Purchaser.

M. Since then after purchase of the aforesaid Land marked as Plot No. 3A, the said Cardinal Projects Pvt. Ltd. thus has become absolutely seized and possessed of the said Plot of Land be the same a little more or less comprised in part of L.R. Dag No. 591 at Mouza-Sulanguri, P.S.: formerly Rajarhat, at present New Town P.S. District: North 24 Parganas, free from all sorts of encumbrances whatsoever and mutated it's name in respect of aforesaid land in the Land Settlement Record under **present L.R. Khatian No. 3121** and subsequently the said **Cardinal Projects Pvt. Ltd. converted into Cardinal Projects LLP** and duly registered with the Ministry of Corporate Affairs within section 58(1) of the LLP Act, 2008 vide Certificate of Registration on **Conversion Dated 19.11.2020**.

N. By another Indenture of sale dated 15.03.2011, registered at the Office of the Addl. District Sub-Registrar, Bidhan Nagar, Salt Lake City, and recorded in Book No. 1, CD Volume No. 6, Pages 2623 to 2651, Being No. 03209 for the year 2011 the said Fatick Chandra Mondal therein as the Vendor at the valuable consideration mention therein sold, conveyed and transferred free from all encumbrances **ALL THAT** piece or parcel of "Sali" land measuring an area of 0.18 acre little more or less comprised in part of R.S. Dag No. 620 and also 0.03 acre comprised in part of R.S. Dag No. 593, with common easement rights on and over Common Passage in connection thereto under and part of R.S. Khatian No. 228, at Mauza: Sulanguri, J.L. No. 22, R.S. No. 176, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: 24 Parganas now North 24 Parganas morefully and particularly described in the Schedule written therein unto and in favour of **Mrs. Keya Roy** therein called as the purchaser absolutely and forever.

O. In the manners of aforesaid purchase by dint of the said registered Deed of Conveyance Being No. 03209 for the year 2011 the said **Keya Roy** thus became the owner of Sali Land measuring an area of 18 decimal little more or

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less, comprised in part of R.S. as well L.R. Dag No. 620, lying and situated at Mouza Sulanguri, Police Station: Rajarhat at present New Town, District: North 24 Parganas, and became seized and possessed thereof free from all encumbrances whatsoever and her name had been duly recorded in respect of the said part of Sali Land measuring 18 decimal comprised in part of R.S. as well L.R. Dag No. 620 and also 03 decimal comprised in part of R.S. as well L.R. Dag No. 593 under L.R. Khatian No. 1056 and; while in seized and possessed thereof the said **Keya Roy** by way of several Sale Deeds sold out the major part or portions out of her aforesaid landed properties to some different purchasers and kept remaining with her only 03 Chhitacks 06 sq.ft. more or less comprised in part of R.S. Dag No. 620 recorded under L.R. Khatian Nos. 1056, with common easement rights on and over Common Passage in connection thereto, lying and situated at Mouza: Sulanguri, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas.

P. By a Deed of Conveyance Dated 22.01.2021 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. I, Volume No. 1523-2021, Pages from 58160 to 58184, being No. 01076 for the year 2021 the said Keya Roy therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances the said demarcated part or portion of Sali Land measuring an area of 03 chhitacks 06 sq.ft. more or less comprised in part of R.S. Dag No. 620 under R.S. Khatian No. 228 corresponding to L.R. Khatian No. 1056 lying and situated at Mouza: Sulanguri, J.L. No. 22, R.S. No. 196, Touzi No. 178 under Police Station Newtown formerly Rajarhat, District North 24 Parganas morefully and particularly described in the Schedule therein unto and in favour of **Ganeshdham Projects Pvt. Ltd.** the Owner in Sl. No. (2) herein therein referred to as the Purchaser; And since after the said purchase the said Ganeshdham Projects Pvt. Ltd. thus became absolutely seized and possessed of said portion of Sali Land measuring an area of 03 chhitacks 06 sq.ft. more or less comprised in part of R.S. Dag No. 620 under R.S. Khatian No. 228 corresponding to L.R. Khatian No. 1056 lying and situated at Mouza: Sulanguri and subsequently mutated it's name in the Land Settlement Record under present L.R Khatian No. 3205.

Q. By a Deed of Conveyance dated 29.11.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Being (Deed) No. 4770 for the year 1972, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.03 acre comprised in part of R.S. Dag Nos. 589 and 0.43 acre comprised in part of R.S. Dag Nos. 590 and 0.64 acre comprised in part of R.S. Dag No. 591 and also 0.14 acre comprised in part of R.S. Dag No. 594 all said four Dags under R.S. Khatian No. 228 and togetherwith 0.08 acre

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comprised in part of R.S. Dag No. 601 under R.S. Khatian No. 201, total Sali Land admeasuring 1.32 acre in Part of said five Dags all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Narayan Chandra Chakraborty alias Narayan Krishna Chakraborty therein called as the Purchaser free from all encumbrances whatsoever; and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 30.11.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No.1, Volume No. 12, Pages 27 to 29, Being (Deed) No. 4791 for the year 1972, the said Sri Narayan Chandra Chakraborty being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Ajit Kumar Mondal therein called as the Purchaser free from all encumbrances whatsoever.

R. After the aforesaid purchase by dint of the said Sale Deed the said Ajit Kumar Mondal thus became seized and possessed of and or well and sufficiently entitle to the said piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags all at Mauza: Sulanguri, District 24 Parganas and while in enjoyment thereof, the said Ajit Kumar Mondal sold, transferred and conveyed half portion thereof measuring 0.66 acre by a Deed of Conveyance dated 05.03.1975 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No.1, Volume No. 35, Pages 252 to 255, Being (Deed) No. 2098 for the year 1975, unto and in favour of one Sri Balai Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever; and subsequently on the same day the said Ajit Kumar Mondal sold, transferred and conveyed the remaining half portion thereof measuring 0.66 acre by another Deed of Conveyance duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 32, Pages 223 to 226, Being (Deed) No. 2100 for the year 1975, unto and in favour of one Sri Sudam Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever.

S. Subsequently by a Deed of Conveyance dated 06.04.1979 duly registered at the Sub- Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 50, Pages 114 to 118, Being (Deed) No. 2423 for the year 1979, the said Sri Balai Chandra Naskar and Sri Sudam Chandra Naskar being the owners thereof therein jointly called as the Vendors sold, conveyed and transferred free from all encumbrances, each of their half share measuring

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0.66 acre so purchased by them severally by or dint of the aforesaid respective Sale Deeds in respect of the aforesaid properties being All That piece or parcel of Sali Land measuring 0.03 acre comprised in Part of R.S. Dag Nos. 589 and 0.43 acre comprised in part of R.S. Dag Nos. 590 and 0.64 acre comprised in part of R.S. Dag No. 591 and also 0.14 acre comprised in part of R.S. Dag No. 594 and togetherwith 0.08 acre comprised in part of R.S. Dag No. 601, total Sali Land admeasuring 1.32 acre in Part of said five Dags all at Mauza Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Jadav Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever.

T. Since after such purchase while in peaceful enjoyment thereof free from all encumbrances, by a Deed of Conveyance dated 14.12.1987 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 148, Pages 385 to 392, Being (Deed) No. 7399 for the year 1987, the said Sri Jadav Chandra Naskar being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags under and Part of R.S. Khatian No. 228 & 201, Kri-Khatian No. 380, 173 & T.R./67, all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Narayan Chandra Halder therein called as the Purchaser free from all encumbrances whatsoever.

U. Since after the aforesaid purchase by dint of the aforesaid registered Deed of Conveyance Being No. 7399/1987, the said Narayan Chandra Halder thus became the owner of 1.32 acre of Sali Land lying and situated at Mouza: Sulanguri, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and; while in enjoyment thereof, by a Deed of Conveyance duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 46, Pages 277 to 296, Being (Deed) No. 00729 for the year 2006, the said Sri Narayan Chandra Halder being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased properties a portion thereof being All That piece or parcel of Sali Land measuring 02 Cottahs, 15 Chitaks comprised in Part of R.S. Dag No. 590 and 03 Cottahs comprised in Part of R.S. Dag No. 596 and 10 Chittaks comprised in Part of R.S. Dag No. 601 and 08 Cottahs, 07 Chittaks comprised in Part of R.S. Dag No. 580, total admeasuring 15 Cottahs in Part of

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said four Dags, all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Shekhar Bhowmick son of Late Sachindra Nath Bhowmik therein called as the Purchaser free from all encumbrances whatsoever.

V. Since after purchase of the aforesaid Sali Land total measuring 15 Cottahs in part of said four Dags by dint of the said Conveyance Being No. 00729/2006 and while in absolutely seized and possessed thereof, by a Bengali Sale Deed dated 14.11.2011 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Being (Deed) No. 12758 for the year 2011, the said Sri Shekhar Bhowmick being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased properties a portion thereof being All That piece or parcel of Sali Land measuring 10 Chittaks comprised in Part of R.S. Dag No. 601, recorded under R.S. Khatian No. 228 corresponding to L.R. Khatian No. 1054, with common easement rights on and over Common Passage in connection thereto at Mauza: Sulanguri, Police Station: Rajarhat at present New Town, District: North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of said **Smt. Keya Roy** therein called as the purchaser absolutely and forever free from all encumbrances whatsoever.

W. Since after the said purchase the said Smt. Keya Roy thus became absolutey seized and possessed of the said portion of Sali Land measuring 10 Chittaks comprised in Part of R.S. Dag No. 601, recorded under R.S. Khatian No. 228, corresponding to L.R. Khatian No. 1054, and subsequently recorded in her name in the Land Settlement Recorded under L.R Khatian No. 1857, with common easement rights on and over Common Passage in connection thereto at Mauza: Sulanguri, Police Station: Rajarhat at present New Town, District: North 24 Parganas; And while in enjoyment thereof by a Deed of Conveyance Dated 22.01.2021 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. I, Volume No. 1523-2021, Pages from 58185 to 58209, being No. 01077 for the year 2021 the said Keya Roy therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances the said demarcated part or portion of Sali Land measuring an area of 10 chhitacks more or less comprised in part of R.S. Dag No. 601 under R.S. Khatian No. 228, L.R. Khatian No. 1054 corresponding to L.R Khatian No. 1857, lying and situated at Mouza: Sulanguri, J.L. No. 22, R.S. No. 196, Touzi No. 178 under Police Station Newtown formerly Rajarhat, District North 24 Parganas morefully and particularly described in the Schedule therein unto and in favour of **Ganeshdham Projects Pvt. Ltd.** the Owner in Sl. No. (2) herein therein referred to as the Purchaser; And since after the said

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purchase the said Ganeshdham Projects Pvt. Ltd. thus became absolutely seized and possessed of said portion of Sali Land measuring an area of 10 Chhitacks more or less comprised in part of R.S. Dag No. 601 under R.S. Khatian No. 228, corresponding to L.R. Khatian No. 1857, lying and situated at Mouza: Sulanguri and subsequently mutated it's name in the Land Settlement Record under present L.R Khatian No. 3267.

X. In the manners aforesaid by dint of the said two Deed of Conveyances both dated 22.01.2021 the said **Ganeshdham Projects Pvt. Ltd.** the First Party in Sl. No.(2) herein is absolutely seized and possessed of the Sali Land measuring 13 Chhitacks 06 Sq.ft. be the same a little more or less out of which 3 Chhitacks 06 Sq.ft. comprised in part of R.S/L.R Dag No. 620 under L.R Khatian No. 3205 and 10 Chhitacks comprised in part of R.S/L.R Dag No. 601 under L.R Khatian No. 3267 at Mouza: Sulanguri, J.L. No. 22, P.S.: New Town, North 24 Parganas, And subsequently the said **Ganeshdham Projects Pvt. Ltd.** converted into **Ganeshdham Projects LLP** and duly registered with the Ministry of Corporate Affairs within section 58(1) of the LLP Act, 2008 vide Certificate of Registration on **Conversion Dated 22.02.2021.**

Y. By a Deed of Conveyance dated 29.11.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Being (Deed) No. 4770 for the year 1972, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.03 acre comprised in part of R.S. Dag Nos. 589 and 0.43 acre comprised in part of R.S. Dag Nos. 590 and 0.64 acre comprised in part of R.S. Dag No. 591 and also 0.14 acre comprised in part of R.S. Dag No. 594 all said four Dags under R.S. Khatian No. 228 and togetherwith 0.08 acre comprised in part of R.S. Dag No. 601 under R.S. Khatian No. 201, total Sali Land admeasuring 1.32 acre in Part of said five Dags all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Narayan Krishna Chakraborty therein called as the Purchaser free from all encumbrances whatsoever; and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 30.11.1972 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No.1, Volume No. 12, Pages 27 to 29, Being (Deed) No. 7491 for the year 1972, the said Sri Narayan Krishna Chakraborty being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the

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Schedule thereunder unto and in favour of one Sri Ajit Kumar Mondal therein called as the Purchaser free from all encumbrances whatsoever.

Z. After the aforesaid purchase by dint of the said Sale Deed the said Ajit Kumar Mondal thus became seized and possessed of and or well and sufficiently entitle to the said piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags all at Mauza: Sulanguri, District 24 Parganas and while in enjoyment thereof, the said Ajit Kumar Mondal sold, transferred and conveyed half portion thereof measuring 0.66 acre by a Deed of Conveyance dated 05.03.1975 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 35, Pages 252 to 255, Being (Deed) No. 2098 for the year 1975, unto and in favour of one Sri Balai Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever; and subsequently on the same day the said Ajit Kumar Mondal sold, transferred and conveyed the remaining half portion thereof measuring 0.66 acre by another Deed of Conveyance duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 32, Pages 223 to 226, Being (Deed) No. 2100 for the year 1975, unto and in favour of one Sri Sudam Chandra Naskar therein called as the Purchaser free from all encumbrances whatsoever.

AA. Subsequently by a Deed of Conveyance dated 06.04.1979 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 50, Pages 114 to 118, Being (Deed) No. 2423 for the year 1979, the said Sri Balai Chandra Naskar and Sri Sudam Chandra Naskar being the owners thereof therein jointly called as the Vendors sold, conveyed and transferred free from all encumbrances, each of their half share measuring 0.66 acre so purchased by them severally by or dint of the aforesaid respective Sale Deeds in respect of the aforesaid properties being All That piece or parcel of Sali Land measuring 0.03 acre comprised in Part of R.S. Dag Nos. 589 and 0.43 acre comprised in part of R.S. Dag Nos. 590 and 0.64 acre comprised in part of R.S. Dag No. 591 and also 0.14 acre comprised in part of R.S. Dag No. 594 and togetherwith 0.08 acre comprised in part of R.S. Dag No. 601, total Sali Land admeasuring 1.32 acre in Part of said five Dags comprised partly under R.S. Khatian 228 and partly under R.S. Khatian 201, all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Jadav Chandra Halder therein called as the Purchaser free from all encumbrances whatsoever and; subsequently the above properties were duly recorded in the name of said Jadav Chandra Halder under L.R. Khatian Nos. 380 & 173.



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AB. Since after such purchase while in peaceful enjoyment thereof free from all encumbrances, by a Deed of Conveyance dated 14.12.1987 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 148, Pages 385 to 392, Being (Deed) No. 7399 for the year 1987; the said Sri Jadav Chandra Halder being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of his aforesaid purchased properties being All That piece or parcel of Sali Land total admeasuring 1.32 acre in Part of said five Dags under and Part of R.S. Khatian No. 228 & 201 and subsequently under Kri-Khatian No. 380, 173 & T.R./67, all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of his son Sri Narayan Chandra Halder therein called as the Purchaser free from all encumbrances whatsoever.

AC. By another Deed of Conveyance dated 05.05.1973 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 55, Pages 243 to 245, Being (Deed) No. 3383 for the year 1973, the said Sri Kartick Chandra Seal and said Sri Anil Chandra Seal being the owners thereof therein as the Vendors sold, conveyed and transferred free from all encumbrances, All That piece or parcel of Sali Land measuring about 0.58 acre comprised in part of R.S. Dag Nos. 580 and 0.03 acre another part of Sali Land comprised in part of R.S. Dag Nos. 588 and also 0.05 acre comprised in part of R.S. Dag No. 596 total admeasuring 0.66 acre in Part of said three Dags all under R.S. Khatian No. 228, at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Smt. Jaya Ghosh wife of Amal Kumar Ghosh therein called as the Purchaser free from all encumbrances whatsoever; and after such purchase while in seized and possessed thereof, subsequently by a Deed of Conveyance dated 28.08.1976 duly registered at the Sub-Registration Office at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 107, Pages 24 to 27, Being (Deed) No. 5979 for the year 1976, the said Smt. Jaya Ghosh being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, the entirety of her aforesaid purchased properties being All That piece or parcel of Sali Land measuring about 0.58 acre comprised in part of R.S. Dag Nos. 580 and 0.03 acre comprised in part of R.S. Dag Nos. 588 and also 0.05 acre comprised in part of R.S. Dag No. 596 total admeasuring 0.66 acre in Part of said three Dags all under R.S. Khatian No. 228, all at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the Schedule thereunder unto and in favour of one Sri Narayan Chandra Halder therein called as the Purchaser free from all encumbrances whatsoever.



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AD. In the manners of aforesaid respective purchase by dint of the aforesaid two registered Deed of Conveyances Being Nos. 5979/1976 and 7399/1987, the said Narayan Chandra Halder thus became the owner of total 1.98 (0.66+1.32) acre of Sali Land all lying and situated at Mouza: Sulanguri, Police Station: Rajarhat at present New Town, District: North 24 Parganas, and became seized and possessed thereof without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever and; while seized and possessed thereof, the said Narayan Chandra Halder sub-divided the same into some small demarcated plots under a scheme plan for the purpose of selling the plots to the prospective buyers intending to purchase the plot/s;

AE. While in enjoyment of his aforesaid properties free from all encumbrances, by a Deed of Conveyance dated 10.06.2005 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Being (Deed) No. 05028 for the year 2005, the said Sri Narayan Chandra Halder being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of his aforesaid purchased properties, a portion thereof being ALL THAT piece or parcel of "Sali" land being marked as Plot No.15 under the said scheme plan measuring area about 02 Cotthas, 05 Chhittaks, 22 Sq.ft. be the same a little more or less comprised in part of R.S. Dag No. 601 togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, all lying and situated at Mauza: Sulanguri, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 201 and Kri-Khatian No. 380, 173 & T.R./67, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Schedule written therein unto and in favour of **Mr. Promod Raut son of Basanta Raut** the Vendor/s herein therein referred to as the Purchaser at the valuable consideration mentioned therein.

AF. Since after the said purchase by dint of the aforesaid Sale Deed being No. 05028/2005 the said **Promod Raut** became seized and possessed of the aforesaid Plot of Land vide Plan Plot No. 15; and While in enjoyment thereof free from all encumbrances, by a Deed of Conveyance dated 05.05.2006 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded on 29.07.2010 in Book No.1, Volume No.13, Pages 3578 to 3606, Being (Deed) No. 7739 for the year 2010, the said Sri **Promod Raut** being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances ALL THAT piece or parcel of "Sali" land being marked as plan Plot No.15 under the said scheme plan measuring area about 02 Cotthas, 05 Chhittaks, 22 Sq.ft. be the same a little more or less comprised in part of R.S. Dag No. 601 togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection

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thereto, all lying and situated at Mauza: Sulanguri, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 201 and Kri-Khatian No. 380, 173 & T.R./67, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Schedule written therein unto and in favour of **Mousumi Mistry wife of Nayan Mistry** the Vendor/s herein therein referred to as the Purchaser at the valuable consideration mentioned therein.

AG. Since after the said purchase by dint of the aforesaid Sale Deed being No. 7739/2010 the said **Mousumi Mistry** became seized and possessed of the aforesaid Plot of Land vide Plan Plot No. 15; and While in enjoyment thereof free from all encumbrances, by a Bengali Deed of Conveyance dated 13.08.2010 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, CD Volume No. 14, Pages 3581 to 3595, Being (Deed) No. 08344 for the year 2010, the said **Mousumi Mistry** being the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances ALL THAT piece or parcel of "Sali" land being marked as plan Plot No.15 under the said scheme plan measuring area about 02 Cotthas, 05 Chhittaks, 22 Sq.ft. be the same a little more or less comprised in part of R.S. Dag No. 601 togetherwith common easement rights on and over the Common Passages and all others rights and benefits in connection thereto, all lying and situated at Mauza: Sulanguri, J.L. No. 22, R.S. No. 176, under and Part of R.S. Khatian No. 201 and Kri-Khatian No. 380, 173 & T.R./67, Touzi No. 178, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas morefully and particularly described in the Schedule written therein unto and in favour of **Lal Behari Kumar** therein referred to as the Purchaser at the valuable consideration mentioned therein.

AH. Since after the aforesaid purchase by dint of said Deed of Conveyance dated 13.08.2010 Being (Deed) No.08344 for the year 2010, the said **Lal Behari Kumar** thus became seized and possessed of the said demarcated plot of land being **Plot No. 15**, measuring an area of 02 Cotthas, 05 Chhittaks, 22 Sq.ft. be the same a little more or less comprised in part of R.S. Dag No. 601, Mauza Sulanguri, J.L. No. 22, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas with all rights of easements and quasi-easements on and over all the common passages and others rights and benefits in connection thereto as the absolute owner thereof under the State Government and while in seized and possessed thereof, by a Deed of Conveyance Dated 25.09.2019 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No.I, Volume No. 1523-2019, Pages from 467987 to 468016, being No. 11659 for the year 2019 the said **Lal Behari Kumar** therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances the said demarcated part or portion of Land marked as

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Plan Plot No. P-15, measuring an area of **02 Cotthas, 05 Chhittaks, 22 Sq.ft.** be the same a little more or less comprised in **R.S./L.R. Dag nos. 601**, under R.S. Khatian No. 201 and Kri-Khatian No. 380, 173 & T.R./67, corresponding to L.R Khatian No. 2169, Touzi No. 178, Police Station- Rajarhat now New Town P.S., within the limit of Jyangra-Hatiara 2 No. Gram Panchayet, District: North 24 Parganas morefully and particularly described in the Schedule therein unto and in favour of **Legacy Township Pvt. Ltd.** the Owner in Sl. No. (3) herein therein referred to as the Purchaser.

AI. Since then after purchase of the aforesaid Land marked as Plot No. 15, the said Legacy Township Pvt. Ltd. the Owner in Sl. No. (3) herein thus has become absolutely seized and possessed of the said plot of land measuring an area of **02 Cotthas, 05 Chhittaks, 22 Sq.ft.** be the same a little more or less comprised in part of L.R. Dag No. 601 under R.S Khatian No. 201 at Mouza – Sulanguri, P.S.; formerly Rajarhat, at present New Town P.S. District: North 24 Parganas, free from all sorts of encumbrances whatsoever and mutated it's name in respect of aforesaid land in the Land Settlement Record under **present L.R. Khatian No. 2923** and subsequently the said **Legacy Township Pvt. Ltd. converted into Legacy Township LLP** and duly registered with the Ministry of Corporate Affairs within section 58(1) of the LLP Act, 2008 vide Certificate of Registration on **Conversion Dated 13.03.2021.**

AJ. In the manners stated above the said Kartick Chandra Seal and Anil Chandra Seal sold out the major part or portions of their aforesaid landed properties to the different purchasers time to time by several registered deed of conveyances and subsequently for better enjoyment of the residuary properties they mutually divided amongst themselves and as per such mutual arrangement some of the properties along with a part of Sali Land measuring 0.25 acre comprised in part of R.S. Dag No. 595 at Mouza: Sulanguri have been duly recorded in the name of said Kartick Chandra Seal who had been all along seized and possessed and in well enjoyment thereof as the absolute rayoti owner under the State Government without being interrupted by any person whosoever and or from any corner whatsoever and his name is till yet recorded under L.R. Khatian No. 86.

AK. By a Deed of Conveyance dated 13.07.1992 duly registered at the Office of the Additional District Sub- Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, Volume No. 153, Pages: 275 to 284, Being (Deed) No. 7002 for the year 1992, the said Kartick Chandra Seal therein as the Vendor sold, conveyed and transferred free from all encumbrances out of his aforesaid Sali Land measuring 0.25 acre, a demarcated portion thereof therein marked as Scheme Plan Plot No. 12, measuring 03 Cottahs, 05 Chittaks be the same a little more or less comprised in **Part of R.S. as well L.R. Dag No. 595** under and

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part of R.S. Khatian No. 228 corresponding to **L.R. Khatian No. 86**, alongwith common rights on and over **common passages** in connection to the said plot of land, at Mauza: Sulanguri, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, morefully described in the schedule therein and also **Schedule** hereunder written and also delineated in map or plan showing the said Plot No. 12 bordered in Red colour and annexed thereto unto and in favour of Smt. Krishna Khan therein called as the Purchaser free from all encumbrances of whatsoever nature.

AL. Since after the aforesaid purchase by dint of said Deed of Conveyance dated 13.07.1992 Being (Deed) No.7002 for the year 2092, the said Smt. Krishna Khan thus became seized and possessed of the said demarcated plot of land being **Plot No. 12**, measuring 03 Cottahs, 05 Chittaks be the same a little more or less **comprised in Part of R.S. as well L.R. Dag No. 595** under and part of R.S. Khatian No. 228 corresponding to **L.R. Khatian No. 86**, Mauza: Sulanguri, J.L. No. 22, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas with all rights of easements and quasi-easements on and over all the common passages and others rights and benefits in connection thereto as the absolute owner thereof under the State Government and while in seized and possessed thereof, by a Deed of Conveyance Dated 06.09.2019 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No.I, Volume No. 1523-2019, Pages from 436452 to 436480, being No. 11011 for the year 2019 the said **Smt. Krishna Khan** therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances her said demarcated part or portion of Land marked as Plan Plot No. P-12, measuring an area of **03 Cotthas, 05 Chhittaks** be the same a little more or less comprised in **R.S./L.R. Dag nos. 595**, under R.S. Khatian No. 228 corresponding to L.R Khatian No. 86, Touzi No. 178, Police Station- Rajarhat now New Town P.S., within the limit of Jyangra-Hatiara 2 No. Gram Panchayet, District: North 24 Parganas morefully and particularly described in the Schedule therein unto and in favour of **Trilok Vinimay Pvt. Ltd.** the Owner in Sl. No. (4) herein therein referred to as the Purchaser.

AM. Since then after purchase of the aforesaid Land marked as Plot No. 12, the said **Trilok Vinimay Pvt. Ltd.** the Owner in Sl. No. (4) herein thus has become absolutely seized and possessed of the said plot of land measuring an area of **03 Cotthas, 05 Chhittaks** be the same a little more or less comprised in part of L.R. Dag No. 595 at Mouza – Sulanguri, P.S.: formerly Rajarhat, at present New Town P.S., within the limit of Jyangra-Hatiara 2 No. Gram Panchayet, District: North 24 Parganas, free from all sorts of encumbrances whatsoever as the absolute Raiyoti Owner thereof and mutated it's name in respect of aforesaid land in the Land Settlement Record under **present L.R. Khatian No. 2859**.

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AN. By a Bengali Deed of Conveyance dated 14.11.2011 duly registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book No. 1, CD Volume No. 21, Pages from 5409 to 5420, Being (Deed) No. 12757 for the year 2011, the said Smt. Keya Roy as the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, out of her aforesaid purchased 18 decimals Sali Land comprised in part of R.S. Dag No. 620, a demarcated portion thereof consisting of a piece or parcel of Sali Land measuring 04 Cottahs a little more or less comprised in Part of R.S. as well L.R. Dag No. 620 under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 420 alongwith common rights on and over **common passage** abutting thereto, at Mauza: Sulangari, Police Station: Rajarhat at present P.S. New Town, North 24 Parganas, morefully described in the schedule written therein unto and in favour of Sri Sankar Chandra Howlader therein called as the Purchaser free from all encumbrances whatsoever.

AO. Since after the said purchase by dint of the aforesaid Deed of Conveyance Being No. 12757 for the year 2011, the said Sankar Chandra Howlader became seized and possessed of the aforesaid plot of land measuring 04 Cottahs little more or less comprised in Part of R.S. as well L.R. Dag No. 620, at Mouza: Sulanguri free from all sorts of encumbrances whatsoever and while in seized and possessed thereof, by a Bengali Sale Deed Dated 14.03.2018, duly registered at the Office of the A.D.S.R. Rajarhat, New Town, in Book No. 1, Volume No. 1523-2018, Pages from 111539 to 111559, being No. 03068 for the year 2018, the said Sri Sankar Chandra Howlader as the owner thereof therein as the Vendor sold, conveyed and transferred free from all encumbrances, aforesaid Sali Land measuring 04 Cottahs a little more or less comprised in Part of R.S. as well L.R. Dag No. 620 under and part of R.S. Khatian No. 228 corresponding to L.R. Khatian No. 420 alongwith common rights on and over **common passage** abutting thereto, at Mauza: Sulangari, Police Station: Rajarhat at present P.S. New Town, North 24 Parganas, morefully described in the schedule written therein unto and in favour of **Smt. Rekha Rani Biswas** therein called as the Purchaser free from all encumbrances whatsoever.

AP. Since after the aforesaid purchase by dint of said Deed of Conveyance dated 14.03.2018 Being (Deed) No.03068 for the year 2018, the said Smt. Rekha Rani Biswas thus became seized and possessed of the said demarcated plot of land measuring 04 Cottahs be the same a little more or less **comprised in Part of R.S. as well L.R. Dag No. 620** under and part of R.S. Khatian No. 228 corresponding to **L.R. Khatian No. 420**, Mauza: Sulanguri, J.L. No. 22, Police Station- Rajarhat now New Town P.S., District: North 24 Parganas with all rights of easements and quasi-easements on and over all the common passages and others rights and benefits in connection thereto as the absolute owner thereof under the State Government and while in seized and possessed thereof,

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by a Deed of Conveyance Dated 06.09.2019 duly registered at the office of the A.D.S.R Rajarhat and recorded in Book No. I, Volume No. 1523-2019, Pages from 436452 to 436480, being No. 11011 for the year 2019 the said **Smt. Rekha Rani Biswas** therein called as the Vendor at the consideration mentioned therein sold, transferred and conveyed free from all sorts of encumbrances her said demarcated part or portion of Land measuring **04 Cottahs** be the same a little more or less **comprised in Part of R.S. as well L.R. Dag No. 620** at Mouza : Sulanguri, J.L. No. 22 under and part of R.S. Khatian No. 228 corresponding to **L.R. Khatian No. 420**, Touzi No. 178, Police Station- Rajarhat now New Town P.S., within the limit of Jyangra-Hatiara 2 No. Gram Panchayet, District: North 24 Parganas morefully and particularly described in the Schedule therein unto and in favour of **Sanjay Gupta** the Owner in Sl. No. (5) herein therein referred to as the Purchaser.

AQ. Since then after purchase of the aforesaid land Sanjay Gupta the First Party in Sl. No. (5) herein thus has become absolutely seized and possessed of the said plot of land measuring **04 Cottahs** be the same a little more or less comprised in part of L.R. Dag No. 620 at Mouza – Sulanguri, P.S.: formerly Rajarhat, at present New Town P.S., District: North 24 Parganas, free from all sorts of encumbrances whatsoever and subsequently mutated his name in the Land Settlement Record in present **L.R. Khatian No. 3113**.

AR. Since after the aforesaid purchase by virtue of the respective Deed of Conveyances stated above the Parties in First Part herein have thus become seized and possessed of each of their respective portions of land as aforesaid and which are contiguous and amalgamated in nature total admeasuring a land area about **10 cottahs 04 Chitacks, 05 Sq.ft.** be the same a little more or less comprised in part of **R.S as well L.R Dag Nos. 591, 595, 601 & 620**, R.S. Khatian No: 228 & 201, corresponding to L.R Khatian Nos. 420, 1056, 1857, 2169, 86 & 2916, at present severally recorded in the respective names of the First Parties herein comprised under respective **L.R. Khatian Nos. 3121, 3205, 3267, 2923, 2859 & 3113**, all lying and situated at Mauza: Sulanguri, Police Station: Rajarhat at present P.S.: New Town, under Jyangra-Hatiara Gram Panchyat-II, District: North 24 Parganas morefully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the '**Said Land/ Said Demised Land**' and the Parties in First Part herein are jointly seized and possessed thereof and are well and sufficiently entitled thereto free from all charges, claims, demands, attachments, liens, lispendenses, acquisitions, suits, injunctions and free from all sorts of encumbrances of whatsoever nature.

AND WHEREAS the Owners herein have severally converted the nature and character of each of their portion in the land under the First Schedule and

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obtained the Conversion Orders from Sali to Bastu for the purpose of Housing Complex from the B.L. & L.R.O Rajarhat in Conversion Case Nos. CN/2021/1507/940, Dated 30.06.2021, CN/2021/1507/2107, Dated 28.12.2021, CN/2021/1507/2106, Dated 28.12.2021, CN/2020/1507/495, Dated 08.07.2020, CN/2019/1507/2579, Dated 20.02.2020 & CN/2021/1507/865, Dated 30.06.2021.

AND WHEREAS the Owner/s herein are desirous of development and construction of multi-storied building/s comprised of self-contained modern flats on ownership basis with car parking spaces on their said land under the **First Schedule** by or through a reputed Developer having vast experience and working in the same locality.

AND WHEREAS the Second Party herein is a reputed Developer Company dealing with development and construction of multi-storied buildings and Housing Enclave / Complex for selling of residential self-contained flats with car parking facilities and commercial units to the public intending to purchase so and in urge of the same **ASTDURGA CONSTRUCTION PVT. LTD.** the **DEVELOPER** herein have acquired landed properties some by way of purchase and some by way of several joint Ventures Agreement with several Land Owners in the said locality at the same Mouza-Sulanguri beside and surroundings the plots hereunder the First Schedule for development and construction of a Housing Enclave / Complex comprised of series of buildings such as Block – A, B, C, D, E, F and onwards comprised self-contained residential flats, car-parking spaces, commercial spaces and others in the locality and have already commenced and completed the construction of some blocks / buildings within the complex Meena Aurum in Phase-1 & Phase-2 of construction work.

AND WHEREAS having knowledge of the Developer's such intention for development and construction of the aforesaid Housing Complex / Enclave by the Developer in the same locality the owner/s herein have approached the Developer to acquire their said plot of land under the First Schedule hereto within the pool of said Development and Construction of said Housing Complex; and having been approached by the owner/s herein in respect of his/her/their aforesaid proposal and also relying on the above representations made by the Owner/s herein to be true, the Developer hereto has agreed with the Owner/s for acquiring his/her/their Said Land under the First Schedule in the said pool of Development of the Housing Complex/Enclave by way of construction of multi-storied buildings consists with various numbers of self-contained residential flats, car parking spaces, shops and others on the said plot of land under the First Schedule hereto including other adjacent plots of land by amalgamating the plots acquired and or so to be acquired by the Developer herein and as per

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drawing plan and specifications to be signed by the owner/s and sanctioned by the competent authorities.

AND WHEREAS the owners hereby declare that the land is free from all encumbrances and the Owners have marketable title thereto.

AND WHEREAS the Developer has prior to this agreement made independent investigations about the title of the Owners on the said land and has approved and accepted the same and the Developer or its nominee or nominees or the Purchaser of floors, to be constructed by the Developer and Developer shall not be entitled to raise any objection to the title of the Owners to the said plot of land any further despite the Developer or its nominee or the transferee may inspect with prior notice to the Owners for the owner's deeds, documents, etc. in connection with the said plot of land in possession of the Owners.

Now the parties herein to avoid any litigation in future have agreed to enter into this Agreement which contains the lawful terms and condition herein below :-

AND WHEREAS in this Agreement expression used herein shall unless it be contrary and/or repugnant to the context have the following meanings;

HEADINGS: In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any Clause and shall consequently not affect the construction of this Development Agreement.

"THE OWNERS" shall mean the Persons/Company/Firms namely (1) **CARDINAL PROJECTS LLP** (2) **GANESHDHAM PROJECTS LLP** (3) **LEGACY TOWNSHIP LLP** (4) **TRILOK VINIMAY PVT. LTD.** (5) **SANJAY GUPTA** described as the parties of the **FIRST PART** hereto holding 100% rights, title and interest of the **"SAID LAND/ AMALGAMATED LAND"** described under "First Schedule" hereto.

"DEVELOPER" Shall mean **ASTDURGA CONSTRUCTION PVT. LTD.** (having PAN-AALCA5946M) a company incorporated under Indian Companies Act, 1956 having it's registered office at AD-169, Salt Lake City, Sector-1, Kolkata – 700 064, dealing with business of Real Estate and Development and Construction of Building or Buildings and selling of flats/units to the public and referred to as the Second Party herein and have been appointed by the First Party herein as their exclusive Authorized Agent for the purpose of Development Work on and upon the 'Said Demised Land' of the First Party described in the First Schedule hereunder.

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"SAID LAND" OR "DEMISED LAND" ALL THAT 5 (five) plots of land all which are contiguous and adjacent total containing or admeasuring a net land area about 10 cottahs 04 Chitacks, 05 Sq.ft., be the same a little more or less out of which 2 Cottahs comprised in part of R.S/L.R Dag No. 591, 3 Cottahs 05 Chhitacks comprised in part of R.S/L.R Dag No. 595, and 01 Cottahs 15 Chhitacks 28 Sq.ft. comprised in part of R.S/L.R Dag No. 620, all under R.S. Khatian No.: 228, and 02 Cottahs 15 Chhitacks 22 Sq.ft. comprised in part of R.S/L.R Dag No. 601 under R.S Khatian No. 201 corresponding to L.R Khatian Nos. 420, 1056, 1857, 2169, 86 & 2916, at present severally recorded in the name of the respective Owners herein under respective L.R. Khatian Nos. 3121, 3205, 3267, 2923, 2859 & 3113, togetherwith rights of ingress and egress through common passages abutting the "Said Land" and all the rights, properties, benefits, easements and appurtenances in connection thereto, lying and situated at Mauza: Sulanguri, Police Station: Rajarhat at present P.S.: New Town, District: North 24 Parganas morefully and particularly described in the FIRST SCHEDULE hereunder written.

"PROPOSED AMALGAMATED LAND"/"AMALGAMATED PROPERTY" shall mean the 'Said Land' and/or the said property described in the First Schedule hereunder and other surrounding or adjacent land or plots and/or properties already acquired and/or so may be acquired by the Developer and so to be amalgamated and/or adjoined with the Said Land and or Said Property by the Developer at any point of time either before or after fulfilling this contract and for the said purpose the developer shall be entitled to execute all lawful Deeds including Deed of Amalgamation at its sole costs and expenses.

"SAID BUILDING"/"SAID BUILDINGS" shall mean Multi-Storied building or buildings as shall be constructed in finished and habitable condition by the Developer confirming to the Sanctioned Plan or Revise Plan in the name of the Owner and to be prepared, submitted only by the Developer and sanctioned by the concerned Municipality on the owner/s "Said Land" described hereunder in the First Schedule AND / OR on the said proposed 'Amalgamated Land' as stated hereinabove.

"SAID PREMISES" shall mean the official identity of the "Said Land" with "Said Building/Buildings" collectively.

"AMALGAMATED PREMISES" shall mean the official identity of the collective from of the said "Amalgamated Land" with one or more Buildings collectively thereon.

"SANCTIONED PLAN" shall mean "Building Plan OR Plans" for a Multi-Storied buildings on the "Said Land" OR a composite Plans showing several Multi-Storied buildings on the proposed "Amalgamated Land" and or "Amalgamated

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Property" as defined above and so to be prepared and submitted by the Developer at its sole discretions and own costs; and so would be sanctioned by the Competent Authorities such as Local Panchayet, Zilla Parisad and / or by other Authority if so concern any And shall also mean any/or all revise plans subsequently prepared by the Developer at its sole discretion without requiring any further consent from the Landowner/s and sanction by the Authorities concerned.

"SAID HOUSING COMPLEX" shall mean a Complex namely 'Meena Aurum' consisting of several buildings comprised of residential self-contained flats, garages, shops etc. in several blocks with internal roads or passages with car-ways and of other common facilities so have been already constructed in others Phases of construction on others adjacent landed properties and so to be constructed and erected on the said demised land of Landowner/s herein described in the First Schedule hereunder written and/or on the proposed amalgamated landed property as defined hereinabove.

"LANDOWNERS' ALLOCATION" shall mean that the First Party herein as the Landowners shall be entitle to get 30% (Thirty percent) built up area out of the total constructed areas of the proposed building/s in the manner of several numbers of residential flats & garages in the proposed buildings so to be constructed by the Developer on the Owner/s Said Demised Land under the First Schedule with proportionate and undivided common shares in all common areas common amenities and common facilities in a complete finished and in habitable conditions together with proportionate and undivided share on the 'Said Land' described in the First Schedule and also shall mean 30% consideration money from the Sale proceeds of all the Flats/Car Parking Spaces and others Units and the said Owners' Allocation morefully and collectively described in Part-I of the Second Schedule hereunder written and shall mean the consideration for the residue all constructed areas (save and except common areas) in all the proposed buildings togetherwith residue undivided impartable proportionate share of the entire demised land under the First Schedule collectively allocable to the Developer (hereinafter referred to as the "Developer's Allocations".

"DEVELOPER'S ALLOCATION" Shall mean and include save and except the portions allocable to the Owners and also the common areas, the entire remaining area in the new buildings consists of the residential flats, shops, other commercial spaces and garage/car parking space so to be constructed on and upon the Owner's Land mentioned hereunder the First Schedule alongwith undivided and proportionate share of the ultimate roof and common facilities togetherwith undivided, impartable and proportionate share of ownership in the entire 'Said Land' under the First Schedule collectively allocable to the Developer and described under Part-II of the Second Schedule hereto which

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shall absolutely belongs to the Developer and or its nominee/s or assignees under the terms and conditions of this Development Agreement.

"BUILT UP AREA" Shall, according to its context, mean the plinth area of an Unit/Flat including the area of stair-case, landing with lifts space on the same floor whereon a flat/unit is situated and also the thickness of the outer walls, internal walls and pillars and also of such outer walls which are common between two Units/Flats adjacent to each others.

"PHASES" with their grammatical variations shall mean the different Phases of Constructions in the said Housing Complex on Blocks-wise within which the Development of the Project Site shall be carried out in terms hereof, providing provisions for extension of Project Site by way of inclusion of adjacent land of the present Owners, or others for the convenient of expanding the volume or area of the complex, however without affecting the terms herein contained.

"TRANSFEREES" shall mean and include all persons to whom any Transferable Areas are transferred or agreed to be so done.

"Units" shall mean and include:-

- a) **"Residential Units"** meaning the flats for residential use in any building and in any Phase or Block at the Project Site in the First Schedule property;
- b) **"Non-Residential Units"** meaning office spaces, shops, constructed/covered spaces demarcated parking spaces or the like for use as commercial, assembly, educational, mercantile or any other use other than residential;

"FORCE MAJURE" Shall mean any natural calamities such as floods, earth quake, riots, severe labour disputes, and restraintion by the Order of any Court of Law, Statutory Authorities and any or all irresistible circumstances beyond the control of the Developer.

"TAX LIABILITIES" The Landowner/s shall liable to pay the arrear dues if so shall be payable to Gram Panchayet, and other statutory tax and outgoings liability till the period of execution of these presents and also the liability of payment of apportioned shares of tax in respect of his/her/their Allocable portions from the date of delivery of the physical possession thereof by the Developer to the Landowner/s.

"COMMON PORTIONS" / "COMMON AREAS" shall mean all the undivided and indivisible finished and unfinished areas, pathways, erections and constructions and installation comprised in the said building and in the said

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premises for practical use and enjoyment of the Owner/s with the Developer or of its respective nominees specifically and categorically mentioned in the Fourth Schedule hereunder as expressed or intended and or may be provided by the Developer for common use and enjoyment of the Owner herein with future co-owners of the building individually or collectively.

"COMMON EXPENSES" shall mean and include all expenses to be incurred by the Owner/s herein with other future co-owners for the maintenance, management and upkeepment of the building or buildings and the expenses for the common purposes of the co-owners.

"COMMON PURPOSES" shall mean the purpose of managing and maintaining the Building or Buildings in particular the common portions, payments of Rates & Taxes etc. collections and disbursements, Mutation, Formation of Association, common interest relating to their mutual rights and obligations for the purpose of unit/units.

"PROPORTIONATE OR PROPORTIONATELY OR PROPORTIONATE SHARE" shall mean the proportion in which the super built-up area of any single flat would bear to the entire undivided built-up-areas of all the flats collectively for the time being in the building or buildings PROVIDED THAT where it refers to the share of any rates and/or taxes relating to the common purposes and the common expense then such share shall mean the proportions in which the total amount of such taxes rates or expenses as shall be paid equally by the co-owners and such share shall be treated as such rates and/or taxes and common expenses as are being separately levied and the Proportionate Share of the "Said Land"/"Said Demised Land" and/or "Said Amalgamated Land"/"Amalgamated Property" in a proportion to the measuring area of a single flat or unit out of the total measuring area of the entire undivided covered areas of all the flats and the units collectively in the building or buildings constructed comprised in the said property in the "Said Premises" or comprised in the said proposed "Amalgamated Land"/"Amalgamated Property" in the said proposed "Amalgamated Premises".

"SINGULAR" shall include the **"PLURAL"** and vice-versa.

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"MASCULINE" shall include the **"FEMININE"** and vice-versa.

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NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Owners herein has/have hereby grant an exclusive License to the Developer to enter upon the said land under First Schedule hereto and also hereby permit the Developer herein to construct one or more building or buildings comprised on the "Said Land" OR on the said proposed "Amalgamated Land" according to building plan or plans to be prepared by the Developer at its sole choice, discretion and at the cost of the Developer and according to sanction of the Building plan and/or any revised plan or plans so may be prepared, submitted and obtained only by the developer and sanctioned by the competent authority. It is expressly mentioned hereby that the Developer shall be fully entitled to prepare building plan in connection to the Said Land OR composite buildings plans by adjoining any other adjacent land or properties with the said demised land hereunder the First Schedule and as mentioned hereinabove as "Amalgamated Land" at the sole choice discretion and at the cost of the Developer for which the Owner/s herein declare hereby their free consent and hereby given unfettered exclusive rights to the Developer to the extent of their rights, title and interest in the said proposed Amalgamated Land and the Owner/s also hereby declare that during whole time of preparations of Said Plan or Plans, and obtaining sanction thereto, constructions and completions of the multi-storied building OR buildings and obtaining Completion and or Occupancy Certificate thereof as well as selling of the "Developer's Allocation" the owners shall not interfere in anyhow by any means and shall not be entitled to raise any objection and also shall not be entitled to create any obstructions thereof. It has been clearly agreed by and between the parties hereto that during the time of construction and or after completion of the building if any additions or alterations in constructions deviating from the sanction plan are found then it shall be the bound and duty and responsibility of the Developer to obtain the "Occupancy Certificate" by regularizing such deviations through revise plan at the Developer's own cost and expenses and by paying necessary Fees and or Fine as shall be requisite by the concerned Authority. The owners however Neither shall be liable to pay any amount on account of such deviations nor shall be entitle to claim any amount OR any additional constructed areas other than the said "Owners' Allocations" agreed and stated hereinabove and described in Part-II of the Second Schedule hereunder.

2. It is agreed by and between the parties hereto that subject to a perfect marketable title is found and/or made out by the owner/s, the owner/s shall be entitle to get 30% (thirty percent) total built up area out of the total constructed areas of the proposed building/s in the manner of several numbers of residential flats, garages and shops distributed proportionately in all floors both on the front and back portions in the proposed building/s so to be constructed by the Developer on the Owners' Said Land under the First Schedule and the said 30%

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(thirty percent) total built up area out of the total constructed areas of the proposed building/s in the proposed Housing Complex allocable to the owner/s shall be constructed by the Developer morefully and collectively described in Part-I of the Second Schedule hereunder written and as described hereinabove as "Owners' Allocations" in fully complete and in habitable nature togetherwith the facilities of water and electricity connection togetherwith the proportionate undivided interest or share in the Said Land hereunder the First Schedule along with common easement rights of all common areas, common facilities in the proposed building or buildings and at the said Housing Complex. The said "Owners' Allocable Area" described in Part-I of the Second Schedule hereto togetherwith undivided proportionate shares in all common areas described in the Fourth Schedule and togetherwith proportionate share of the said land described hereunder the First Schedule and all the rights, benefits and appurtenances in connection to the said owners' allocable portions are collectively for the sake of brevity hereinabove and hereunder referred to as the "Owners' Allocation". It has been also agreed by and between the parties herein that in lieu of the said Owners' Allocations the Owners shall be entitled to 30% share of consideration money from the Sale proceeds of all the Flats/Car Parking Spaces and others Units. In addition to the said Owners' Allocations the Owner/s shall not be entitled to any additional area and or any additional cash consideration Provided a marketable title of the entire said land and or each and every part thereof hereunder the First Schedule is found or made out by the First Party.

3. Simultaneously with the execution of these presents the Owner/s herein shall sign, execute and a Power of Attorney for the purpose of implementation of this agreement and execution of the entire work of development of multi-storied building and also for selling of Developer's Allocation in favour of the Second Party and also of Sanjay Gupta the nominated director of the Developer and all the costs and expenses on account of such registration shall be incurred by the Developer. It is expressly mentioned hereto that the Developer shall be uninterruptedly entitled to exercise the aforesaid General Power of Attorney for selling of the entire constructed portions togetherwih the undivided and impartable share of the said land under the First Schedule and or any portions thereof save and except the portions allocable to the Owner/s viz. a. viz. the said "Owners' Allocations" to any intending Purchaser or Purchasers at any price and against such lawful terms and conditions as the Developer shall deem fit and proper and the Owner/s however, in that event shall not be entitled to raise any objections and or to create any obstructions thereof at any point of time whatsoever either before or after delivery of the Owners' Allocations are made by the Developer. It is understood that to facilitate the construction of Development at the Project Site by the Second Party and for obtaining necessary connections and utilities therein or therefor, various acts deeds matters and things not herein specified may be required to be done by the

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Second Party and for which the Second Party may need the authority of the First Party and various applications and other documents may be required to be signed or made by the First Party relating to which specific provisions may not have been mentioned herein. The First Party hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Second Party to be done in the matter and the First Party shall execute any such additional Power of Attorney and/or authorization as may be reasonably required by the Second Party for the purpose and the First Party also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Second Party. The said power or powers of attorney so to be granted by the First Party/Land Owners to the Second Party/Developers/Builders and/or its nominee/s shall be exercised jointly or severally by the said Attorney **Sri Sanjay Gupta** and also any of the authorized director of the Second Party herein for the time being in force and shall form a part of this agreement and the said Power or Powers of Attorney shall be fully valid, enforceable and binding on the First Party till the "SAID PROPERTY" and the entire Housing Project is fully and properly developed by the Developers/Builders and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning.

4. The Developer shall pay and deposit with the Land Owners a sum of **Rs. 30,00,000/- (Rupees Thirty Lakh)** only by and way of interest free Refundable Security Deposit and out of which the Developer have paid and deposited with the Landowner a sum of **Rs. 20,00,000/- (Rupees Twenty Lakh)** only on execution of this Agreement; And the balance sum of **Rs. 10,00,000/- (Rupees Ten Lakh)** only shall be paid by the Developer within 3 (three) months after the execution of Development Agreement.

5. After execution of these presents the Developer shall be entitled to enter into the said land for measurement of the land area for the purpose of preparation of Building Plans and also shall be entitled to fix sign board etc. for display of the proposed Housing Project. Subject to availability of the marketable title of the said land hereunder the First Schedule is found and or made out by the owner/s and immediate after the name/s of the owner/s is/are mutated and also the necessary Conversion Certificate is/are obtained as aforesaid by the Owner/s, the developer shall proceed for obtaining sanction of the Building Plan or Plans and immediate after sanction of the building plan or plans by the concerned authorities and after obtaining work order the Developer shall commence the work of construction of the proposed building/s and shall hand over the said "Owners' Allocations" in the proposed building/s within 48 (forty-eight) months with a grace period of further (6) six months from the date of obtaining necessary sanction of the Buildings Plan or Plans.

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6. The said owners' allocation in the new proposed building/s shall be delivered by the Developer in a finished and habitable condition free from all encumbrances provided the owner/s has/have made out a perfect and indefeasible marketable title of the entire said land hereunder the First Schedule hereby conferred upon the developer and subject to all the terms, conditions, stipulations, covenants and obligations covered under this agreement and also under the law of land is properly and carefully fulfilled and observed by the owner/s. It is agreed that the costs of obtaining the sanctioned plans, its amendments and modifications as well as entire construction of the building or buildings, architects fees and all other costs which may be incurred towards development are to be borne solely by the developer who shall be liable to pay the Land Taxes payable to B.L. & L.R.O. and also Panchayet taxes and other outgoings w.e.f. the date hereof till the Development work is completed. Any dues on such accounts if found subsequently shall be payable by the owner/s.

7. Other than the said owners' allocable portions under the Part-I of the Second Schedule togetherwith the undivided proportionate share of the said land described under the First Schedule viz. a viz. the Owners' Allocation allocable to the Owner/s, the Developer other than the common areas shall be exclusively entitle to all residue flats, floor parking spaces and other portions etc. with sole and exclusive rights of the said proposed building or all buildings together with undivided and proportionate shares of common areas, common amenities and common facilities alongwith undivided proportionate share of the 'Said Land'. The said residue portions (other than the "Owners' Allocations") of all the flats, floors, shops, parking spaces etc. togetherwith the common rights and undivided share of the 'Said Land' hereunder the First Schedule in the manners stated hereinabove and hereinafter for the sake of brevity referred to as the Developer's Allocations. The Developer at its own choice and discretion shall be fully entitle to withhold the said Developer's Allocation and further shall be exclusively entitle to dispose of the said allocation or any portion thereof to any person/persons, firm/firms, company/ companies by way of sale/mortgage/lease against any price and/or Selami at its sole discretion, And out of such sale proceeds, the owner/s however shall not be entitled to any part out of the said Developer's Allocation as well as in the sell-proceeds of the Developer's Allocation and shall have no further claims or demands of whatsoever nature. Reciprocally the Owner/s shall not be liable for any amounts and or loss or damages if any arises or coming out of any dispute between the Developer and the intending purchaser for any flat/floor/ shop/car parking space in the new proposed building or buildings on the Owner/s 'Said Land' as the Developer shall be solely responsible and or liable for any loss, damages, penalty and or suits, actions, claims or demands arising out of Developer's activities in the Said Premises save and except the Owner/s shall be solely responsible and liable for



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making out perfect and marketable title of the said Land under the First Schedule hereto.

8. The Developer from the date hereof shall be entitle to enter into any or all agreement with any person/persons relating the said land without hampering the owners' interest to obtain the owner's allocations as agreed hereinabove and hereto in the proposed building or buildings on the said land/said property or on the said amalgamated land/amalgamated property. The Developer shall be fully entitle to obtain any earnest money and/or any finance against the Developer's Allocation from any intending buyer/buyers, lessee/lessees and/or mortgagee/mortgagees without hampering the owner/s interest covered under this Agreement.

9. The Developer shall be entitle to appoint Architect for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, concrete, underground/overhead reservoirs, electrical and plumbing fixtures and materials used for constructions, and sewerage, systems etc. and the Developer shall have the right to do so but exclusively at its (Developer) own costs and expenses to look after the same only. However, as agreed upon by both the parties, good quality materials as available in the market will be used for construction of the entire building and the Owner shall not be liable / responsible in any manner whatsoever regarding the construction materials used by the Developer.

10. The Owners from the date hereof shall always extend and offer all possible necessary facilities to Developer for preparing submitting and obtaining sanction plan and also for obtaining permanent connection of water supply, electricity with meter, drainage, sewerage, telephone and similar other installations needed for completion or the proposed multi-storied buildings hazards free and in well habitable conditions for all the residents at the cost and expenses of the Developer, and shall sign and execute all such necessary Applications, Declarations, Affidavits and all such documents relating the said premises as and when shall be required and asked by the Developer.

11. For the purpose of the construction of the said new proposed building or buildings the Architect, Engineers, other Technical experts and all work men, shall be appointed by the Developer and it (developer) shall be responsible for marking payment to each and all of them. The land-owners shall have no liability for making any such payment to any one of them either during the construction or after completion of the construction or at any point of time whatsoever.

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12. It is agreed that in the event of any damage or injury arising out of any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the developer shall keep the land-owner/s, his/her/their estate and effects safe and harmless and indemnify against all suits, cause, rights and action in respect of the such eventualities.

13. It is agreed that whenever it becomes necessary and asked by the Developer, the owner/s shall sign all the papers and execute documents in connection with obtaining of sanctioned plan or any modification thereof during the course of construction period of the proposed multi-storied building till completion thereof and also in connection to the disposal and sale of any and or all units/portions of the said multi-storied building or buildings if so required and asked by the Developer save and except the owners' allocable portions, by the developer without raising any objection, thereto. It is agreed that immediate after sanction of the Building Plan and prior to commencement of construction work, the Owner/s shall deliver and handover all the Original Deeds of Title as well as all the relevant documents thereof to the Developer for practical purposes of implementation of this agreement and for investigation of Titles by the intending purchasers of the flats, portions in the proposed buildings or by their Advocates time to time. The Developer shall keep and preserve all such relevant Deeds of Title and the documents related thereto unobliterated and upon completion of the development work and after transfer of all the portions under the Developer's Allocations shall handover all such Deeds and Documents to the Owner Association or Committee or Syndicate so shall be formed in the proposed Housing Complex at the said premises or at the amalgamated premises.

14. It is agreed by the land owner/s that in future or during the course of construction, if any defect on the title is found or any suit is lodged against the land owner's in respect of the said landed property mentioned in the first schedule, the developer shall have the liberty to proceed against the same on behalf on the land owner/s and all costs and expenses if so incurred by the Developer on and behalf of the Owner/s herein defending or proceeding such suit/disputes and or to make such defects, shall be adjusted by the Developer from the "Owners' Allocations" at the time of delivery of the same to the Owners herein. However the owner/s herein hereby indemnify and further shall cause to make indemnified the developer to keep save and harmless from any or all suits, actions, claims and or demands of whatsoever nature created either by any outsiders OR any person claiming right, title and interest under or through them. However, it is clear that due to any defects in title and or defects in Land Settlement Records in respect of the nature and character of the property and or due to non-fulfillment of all the necessary obligations on the part of the Land-owner/s covered under these presents and also covered under the Law of Land,

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if this Agreement is not implemented or however not practicable to carried over and as such if this agreement is determined or terminated by either the party herein or by in effect of any Court's Order/s then the Land-owners shall be bound to pay of all the cost and expenses till then incurred by the Developer forthwith the Developer claim to have payment of the same by a written notice and in such event the physical possession of the said property hereunder the First Schedule shall remained with the Developer till such amounts are recovered by the Developer from the Owner/s.

15. Both the parties hereby agreed that the time specified in clause 5 (five), hereinabove for completion and the delivery of the portions allocable to the owner/s is/are subject to force-majeure i.e. if the construction is prevented or interrupted due to any natural calamities such as floods, earth quake, war, riots and/or labour dispute, crisis of materials in the market and for any order made by any Court of Law and or by any Government/Semi-Government/Statutory Authorities/Local Authorities and for any or all irresistible circumstances beyond the control of the Developer, the time specified for such delivery of owners' allocations shall be extended upto a period considerable by such circumstances whereby the Developer is prevented to handover the owners' allocable said portions within the period specified in clause-5 (five) hereinabove. It is expressly mentioned hereby that the Developer unless prevented by the circumstances in the manners stated hereinabove shall within the specified period complete the Owners' allocable portions and shall intimate the Owner/s through Registered Post offering the Owner for taking delivery of Owners' allocable portions within 15 days from the date of such intimation AND in failure or negligence on the part of the Owner/s to take delivery their allocation within said noticed period of 15 days, the Developer after fulfilling its obligation in a manner as stated herein shall not be liable for breach of this contract, nevertheless shall be responsible and or liable to pay any amount on account of damages, penalty and or means-profit whatsoever and further shall be entitle to continue with exercising of its absolute rights and authority to dispose of the developers allocations by handing over the possession of the unit/units out of the developer's allocations to the intending purchaser and or the purchasers or lessee, lessees with fully entitle to prepare execute and register any conveyance or conveyances and or any kind of lawful Deed of Transfer in favour of any purchaser or purchasers in respect of and to the extent of the Developer's allocation in the Said Premises and in the said proposed amalgamated premises and the owner/s herein shall not be entitled to raise any objections or create any obstructions by any means in any manners whatsoever. Be it mentioned hereto that since the said General Power of attorney so to be executed by the Landowners is in relation to this Development agreement, the same shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

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16. Both the parties agree that the terms and conditions contained in this Agreement and in the Schedules annexed therewith have been agreed amongst the parties herein in the most cordial and friendly manners. If any complications arises beyond the agreed terms and conditions incorporation in the Agreement and/or in proper implementation thereof both the parties shall endeavor to sort it out at bi-parties level. The owners hereby declare and assure the Developer not to restrain the later in continuing its entire activities of construction and selling of Developer's allocation at any point of time either during the whole period of constructions, its completion and selling of its allocable AND/OR after the obligations of the Developer towards the owner/s agreed hereby are fulfilled by the Developer in the manners as stated in Clause 5 (five) and Clause 15 (Fifteen) hereinabove.

17. The Landowner/s hereby agree and covenants with the Developer to pay proportionate Panchayet, rates, taxes, the Rent or Khajna payable to the Collectorate North 24 Parganas and all other outgoings including GST and others as applicable and payable time to time under statue and laws for the time being in force and also the monthly common maintenance charges in respect of the Land Owners' Allocable Portions on and from the date of delivery of the possession of the Land Owners' Allocation to the Landowner/s by the Developer so as the Developer and or its nominee/s and or assignee/s also shall cause to pay the same to the extent of the Developer's Allocations.

18. The Landowner/s shall cause to be joined such person or persons as Vendor/s and or Confirming Parties as may be required in law and also by the Developer in the Agreements and/or sale deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers.

19. Upon the Developer constructing and delivering possession to the Landowner/s of his/her/their allocation, the Landowner/s shall hold the same terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.

20. The Landowners' Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new buildings intended for the common benefits of all occupiers of the new building or buildings which shall include the following paragraphs.

21. The Landowner/s shall not use or permit to use the Landowners' Allocation/ Developer's Allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor

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use thereof or for any purpose which may cause any nuisance or hazards to the other occupiers of the new building or buildings.

22. Landowner/s shall not demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or made any structural alteration therein without the previous consent and/or permission from appropriate authorities.

23. THE LANDOWNERS FIRST PARTY DOTH HEREBY COVENANT WITH THE DEVELOPER SECOND PARTY:

i) That each and every representation made by the First Party/Land Owner/s hereinabove are all true and correct and agrees and covenants to perform each and every representation and the failure in such performance or detection of any representation as false (partially or wholly) or incorrect or misleading shall amount to breach and default of the terms and conditions of this agreement by the First Party/Land Owner/s.

ii) That with effect from the date of execution hereof, the First Party/Land Owners shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.

iii) That The First Party/Land Owners shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Second Party/Developer/Builder.

iv) That the First Party shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this agreement in any manner.

v) That the First Party/Land Owners shall not cause any interference or hindrance in the sanction/modification/alteration of Sanction Plans in terms hereof, construction and development at the Project Site by the Second Party and/or Transfer of the Second Party's Allocation and not to do any act deed or thing whereby any right of the Second Party hereunder may be affected nor make any claim whatsoever in any other part or portion of the Project Site except the First Party's Allocation.

vi) That for all or any of the purposes contained in this agreement, the First Party shall render all assistance and co-operation to the Second Party and sign execute, submit and deliver at the costs and expenses of the Second Party all

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plans, specifications, undertakings, declarations, no objections, disclaimers, releases, papers, documents, powers and authorities as may be lawfully or reasonably required by the Second Party from time to time.

vii) That It is bi-laterally agreed in between the parties hereto that the First Party/Land-Owners shall bear proportionate costs or charges for installation of electrical transformer within the project for the reasons of consumption of electricity within the allocated areas of the First Party/Land Owners.

viii) That The Second Party doth hereby agree and covenant with the First Party not to do any act deed or thing whereby any right or obligation of the First Party hereunder may be affected or the First Party is prevented from making or proceeding with the compliance of the obligations of the First Party hereunder.

24. The parties shall abide by all Laws, Bye-Laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and each of the parties herein shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye Laws, Rules and Regulations if made by each of them.

25. The respective allottees shall keep the interior and external walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.

26. The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any in insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of the said building/s harmless and indemnified from and against the consequence of any breach.

27. No combustible goods or other items/materials shall be kept by the Landowner/s or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused by the Developer or the Landowner/s and/or their respective nominees/assignees, as the case may be shall entitled to remove the same at the risk and cost of each of them.

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28. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new Building or Buildings or in the compounds corridors or any other portion or portions of the new Building or buildings.

29. The landowner/s shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for new similar purposes.

30. On or before taking delivery of the "Owners' Allocations" the Land Owner/s shall cause to pay and deposits to the Developer the necessary mandatory charges as hereunder:-

- A. (i) Proportionate cost of Installation of main meter or Transformer / Electrical equipments costs, deposits and others.
- (ii) Power Backup Charges.
- (iii) Club membership charge.
- B. (i) Pay and Deposit in advance 6 months of monthly common maintenance charges.
- (ii) Pay and Deposit a sum of Rs. 10,000/- as a Security Deposit towards temporary consumption of electricity for his/her/their Owners' Allocation from the Main Service connection.
- (iii) The actual amount of Security Deposit charged by the WBSEDCL Authority is payable by the Land Owner in respect of individual meter for the Owner's Allocable Portions.

31. IT IS FURTHER agreed and understood between the parties hereto as follows:-

- i) The Landowner/s and the Developer have entered into this agreement purely for construction and delivery of Owners' Allocable portions by the Developer to the Landowners as well as selling of residuary areas as Developer's Allocable portion by the Developer and nothing contained herein shall be deemed to construe as partnership between the Developer and the Landowners in any manner nor it shall be construed that the parties hereto constitute as an association of persons in any manner whatsoever since it is a contract made by and between the parties herein for the subject and objects contained hereto and hereunto.

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ii) The "Landowners' Allocation" shall be handed over with peaceful possession after compliance with all the obligations on the part of the Developer i.e. immediately on completion of the internal finishing works of all the Landowners' allocable portions in each of all the respective buildings subject to due compliance of all the obligations on the part of the Landowner/s under the terms and conditions of this Agreement and under the Law Of Land and also under all prevailing laws for the time being in force; and it is clearly understood by and between the parties hereto that during taking delivery of their allocable portions in each of the Buildings the Landowner/s shall not raise any objection and or create any obstruction if some common portions and common facilities are not completed during such materials time of delivery of possession in each of the respective Buildings and even in such event the Developer shall be in obligation to subsequently finish and complete all such unfinished common portions and common facilities intended and require to be made by the Developer and as specified in third schedule hereunder written.

iii) In the event the Landowner/s is/are entitled to any liquidated damages in terms of the said Clause-5 (five) stated hereinabove the said liquidated damages shall be paid by the Developer at the time of delivery of Owners' Allocations.

iv) The Landowner/s shall not be held responsible for any omission and/or commission of any act by the Developer or any of their misrepresentation and/or dispute with the intending purchaser of the Developer's Allocation and/or any part thereof.

v) It is well agreed and understood between the parties hereto that in the event of failure on the part of the Developer to complete the entire project within the stipulated time as agreed upon by virtue of these presents subject to relaxations and provisions made in Clause - 5 above (the time is the essence of the contract), the Landowner/s shall be entitled to terminate this Agreement and re-possess the said premises.

32. That during subsistence of this Agreement unfortunately if the Owner/Partner herein expire then all of his/her/it's legal successors and or beneficiaries/at office either by way of intestate succession or by testimony thereof and or by way of other applicable legal procedure for the time being in force should be substituted in place of such demised owner and shall be obliged and bound to carry out this Agreement under the same terms, conditions, covenants and obligations.

33. However, if any disputes or differences arises between the parties implementing this agreement or facing true interpretation to the terms herein, the

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same shall be referred to an Advocate or Arbitrator chosen by the parties hereto or such separate one or two Advocates or Arbitrators selected by each of the party with the right to appoint umpire, whose decision and award as envisaged in Indian Arbitration And Conciliation 1996 as Amendment Act 2015 and also all its modifications for the time being in force shall be final and binding on both the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The "Said Land" / "Demised Land" Owned by the First Parties Herein)

ALL THAT SAID LAND consist of 5 (five) plots which are contiguous and adjacent total containing or admeasuring a net land area about 10 Cottahs 04 Chitacks, 05 Sq.ft., be the same a little more or less out of which 2 Cottahs comprised in part of R.S./L.R Dag No. 591 under present L.R Khatian No. 3121, 3 Cottahs 05 Chhitacks comprised in part of R.S./L.R Dag No. 595 under present L.R Khatian No. 2859, 02 Cottahs 15 Chhitacks 22 Sq.ft. comprised in part of R.S./L.R Dag No. 601 under present L.R Khatian Nos. 3267 & 2923 and 01 Cottah 15 Chhitacks 28 Sq.ft. comprised in part of R.S./L.R Dag No. 620 under present L.R Khatian Nos. 3205 & 3113, all arising out of R.S. Khatian Nos.: 228 & 201, togetherwith rights of ingress and egress through common passages abutting the "Said Land" and all the rights, properties, benefits, easements and appurtenances in connection thereto, lying and situates at Mouza: Sulanguri, J.L. No. 22, R.S. No. 196, Touji No.178, Police Station: Rajarhat at present New Town, under Jyangra-Hatiara Gram Panchayet-II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas. The Said Land butted and bounded by:

ON THE NORTH : By part of R.S./L.R. Dag Nos. 601, 620 10' wide kuncha common passage;

ON THE SOUTH : By 10' wide kuncha common passage;

ON THE EAST : By land in R.S./L.R. Dag No. 594;

ON THE WEST : By land in R.S./L.R. Dag No. 619;

THE SECOND SCHEDULE (PART-I) ABOVE REFERRED TO:

(The Owners Allocations)

ALL THAT 30% (thirty percent) total built up area out of the total constructed areas calculated and as defined hereinabove in any portion at the suitable choice and discretion of the Developer in the said proposed building including of

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proportionate and undivided shares in all common areas and common amenities in the Said Premises described in the Fourth Schedule and constructed and finished as per specifications under the Third Schedule togetherwith undivided proportionate shares of the Said Land described in the First Schedule hereinabove; And or shall be determined 30% consideration money from the Sale proceeds of all the Flats/Car Parking Spaces and others Units.

(Developer's Allocation)
(Part – II)

ALL THAT Constructed Areas save and except the portions allocable to the owner and also the common areas, the entire remaining area in the new buildings equivalent to 70% (Seventy percent) super built-up areas of the proposed buildings consists of the residential flats, commercial spaces and garage/car parking space so to be constructed on and upon the Owner's Land written in the First Schedule hereinabove along with undivided and proportionate share of the common facilities which shall absolutely belongs to the Developer and/or its nominee/s or assignees under the terms and conditions of this Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO:

SPECIFICATION

1. DOOR & WINDOW:

All doorframes (size 4"x 2 ½") would be made of Sal/Hard wood, doors shutter would be flush doors made of commercial ply (Brahmaputtra ply or similar brand), all doors thickness 32 mm fitted with cylindrical locks. Main door would be fitted with Godrej night latch lock. All windows would be made of natural colour alluminium sliding (two tracks) transparent plain white glass without any grill. All doors would be painted with white enamel paint (Berger Co., ICI or similar brand).

2. FLOORING:

All Bed Rooms, Dinning-cum-Living, and would be finished with Ivory Vitrified tiles (24" X 24") flooring and 4" skirting. Bath-room, Kitchen & Balcony would be finished with Ivory Ceramic tiles (12" X 12") flooring. The walls of the Toilets/Bathrooms would finish with white glazed tiles in 60" height. Roof would be finished with roof tiles.

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3. SANITARY & PLUMBING:

Standard Toilet would be provided with C.P. Shower, one EWC white commode (Parryware or other similar brand) with P.V.C. cistern (Reliance Co.). All taps & C.P. fittings of Essco or similar brand (base model). There would be concealed line and geyser line in bathrooms. There would be one basin in common toilet (18"x12") Parryware or other similar brand) in each flat.

4. KITCHEN:

Black Granite counter top, Stainless steel sink (17" x 20"), glazed wall tiles up to 2 ft. above black granite counter.

5. ELECTRICAL WORKS:

a. Concealed wiring in all flats (Copper electrical wire, Rajdhani or J.J.)

b. Each flat will be provided with the following electrical points:

(All switches modular type, Mylinc of legrand or other similar brand)

- | | | |
|------|-----------------|---|
| i) | Bed room (each) | 2 Light points
1 Fan point
1 Plug point (5 Amp.) |
| ii) | Dining/Drawing | 2 Light points
1 Fan points
1 Plug points (15 Amp.)
1 TV Power point
1 Cable Point without Wire
1 phone Point without Wire |
| iii) | Kitchen | 1 Light point
1 Exhaust Fan Point
1 Plug point (15 Amp.) |
| iv) | Toilet | 1 Light point
1 Exhaust Fan Point
1 Plug point (15 Amp.) for Geyser |
| v) | Verandah | 1 Light point |
| vi) | Entrance | 1 Door Bell point |

6. **WATER** : Overhead water tank is to be constructed
for supply of water (24 hours).

7. **PAINTING** : Plaster of Paris inside walls.

8. **OUTSIDE PAINTING** : Snowcem 2 coats painting.

9. **RAILING OF STAIR CASE** : Railing of iron.

10. **STAIR CASE PAINTING** : Plaster of Paris.

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11. LIFT : One Automatic Door Lift in each Block.

THE FOURTH SCHEDULE REFERRED TO :

1. Staircase of all the floors of the said multi-storied building.
2. Common landings with lift, Common passage including main entrance leading to the ground floor.
3. Water tank, overhead tank and water supply line from Deep Tube-well with 440 volts Motor and Water pump.
4. Common toilet on the ground floor.
5. Common Caretaker's room.
6. Meter space.
7. External electrical installations switch boards and all electrical wiring and other electrical fittings installed in the said building.
8. Drainages, sewerage, septic tank and all pipes and other installations for the same.
9. Boundary walls and Main gate.
10. Such other common parts areas equipments installations fittings fixtures and common and common passages as shall be provided by the Developer at its sole discretion and as shall be available in future in or about the said land and the said building and or in amalgamated land and buildings as are necessary for passage and/or use of the unit in common by the co-owners with the Developer and/or its respective nominees appertaining to proportionate cost in terms of sq.ft. It is expressively mentioned hereby that the Developer shall be exclusively entitle to provide the common passages at its sole choice and desecration leading from Main Road through another adjacent properties to the said property hereunder the First Schedule and reaching to others property surrounding and adjacent herewith and amalgamated with each others in future by the developer for the free ingress and egress of the prospective buyers/residents of proposed buildings in this premises and or in the said amalgamated premises.

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11. Other areas and installations and/or equipments if so provided by the Developer in the Building and/or the Premises, at extra cost, for common use and enjoyment such as CC TV, EPABX, Intercom, Cable TV connection, Internet Connection, Telephone lines, Gas lines etc. and other common amenities and facilities for common uses.

COMMON EXPENSES:

1. All expenses for the maintenance, operating replacing repairing renovating and repainting of the common portions and areas in the building including the outer walls and boundary walls of the building.

2. All the expenses for running and operating all machinery equipments and installations comprised in the common portion including the cost of repairing, replacing and renovating the same.

3. Costs and charges of establishment for maintenance of the said building.

4. Costs and insurance premium for insuring the building and/or the common portion.

5. All charges and deposits for supply of common utilities to all the co-owners in common.

6. Municipal tax, water tax and other rates in respect of the premises and building (save and except those separately assessed in respect of any unit of the purchaser).

7. Cost of formation and operation of the service organization including the office expenses incurred for maintaining the office thereof.

8. Electricity charges for the electrical energy consumed for the operation of the equipment and installation of the common service and lighting the common portions including system lose for providing electricity to each unit.

9. All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portion and for all common affairs.

10. All other expenses as shall be required in future for running of proper and smooth administration of the Building or Buildings and the upkeepment of the same.

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

SIGNED, SEALED AND DELIVERED
By the LANDOWNERS/FIRST PARTY
at Kolkata In the presence of:-

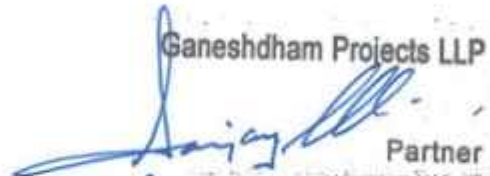
1. Sumit Singh
S/o. Late Sandip Singh
P.O. - Shyambazar
P.S. - Shyamnagar
Pin - 700004

2. Arpan Chatteraborty
S/o. Tapam Chatteraborty
H. B. Road, P.O. & P.S. - Nimta,
KOL - 700049.

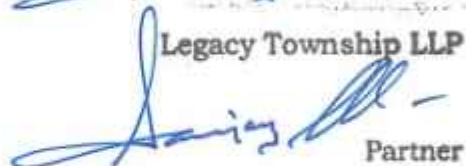
Cardinal Projects LLP


Partner

Ganeshdham Projects LLP


Partner

Legacy Township LLP


Partner

M/S. TRILOK VINIMAY PVT. LTD.


Director



LANDOWNERS

SIGNED, SEALED AND DELIVERED
By the DEVELOPER/SECOND PARTY
at Kolkata In the presence of:-

1. Sumit Singh

2. Arpan Chatteraborty

ASTDURGA CONSTRUCTION PVT. LTD.


Director

DEVELOPER

Drafted by: as per
declaration in document
by the parties.

K. C. Karmaker
Advocate

High Court, Calcutta
WP/8671/83.

Continue.....



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

30 JAN 2023

Received from the Developer/Builder a sum of Rs. 20,00,000/- (Rupees Twenty Lakh) only out of the total refundable Security Deposit amount of Rs. 30,00,000/- (Rupees Thirty Lakh) only as per Memo written hereunder.

MEMO OF REFUNDABLE SECURITY DEPOSITE:

a)	By Cheque No. 008204, dated 27.01.2023 drawn on HDFC Bank Ltd, favouring the Land Owner in Sl. No. 1.	Rs. 4,00,000/-
b)	By Cheque No. 008205, dated 27.01.2023 drawn on HDFC Bank Ltd, favouring the Land Owner in Sl. No. 2.	Rs. 1,00,000/-
c)	By Cheque No. 008206, dated 27.01.2023 drawn on HDFC Bank Ltd, favouring the Land Owner in Sl. No. 3.	Rs. 5,00,000/-
d)	By Cheque No. 008207, dated 27.01.2023 drawn on HDFC Bank Ltd, favouring the Land Owner in Sl. No. 4.	Rs. 6,00,000/-
e)	By Cheque No. 008208, dated 27.01.2023 drawn on HDFC Bank Ltd, favouring the Land Owner in Sl. No. 5.	Rs. 4,00,000/-
	GRAND TOTAL	Rs. 20,00,000/-

(Rupees Twenty Lakh only)

SIGNED, SEALED AND DELIVERED
By the FIRST PARTY at Kolkata
In the presence of:-

1. *Sumit Singh*

2. *Anupam Chatterjee*

Cardinal Projects LLP

1.

[Signature]
Partner

Ganeshdham Projects LLP

2.

[Signature]
Partner

Legacy Township LLP

3.

[Signature]
Partner

M/S. TRILOK VINIMAY PVT. LTD.

4.

[Signature]
Director

5.

[Signature]

**SIGNATURE OF THE LAND OWNERS
(FIRST PART)**

Continue.....



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
30 JAN 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/Presentants	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
					
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
					
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little
	LEFT HAND				
	Little	Ring	Middle	Fore	Thumb
	RIGHT HAND				
	Thumb	Fore	Middle	Ring	Little



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

30 JAN 2023



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



192022230267859231

GRN Details

GRN:	192022230267859231	Payment Mode:	Online Payment
GRN Date:	25/01/2023 17:53:54	Bank/Gateway:	HDFC Bank
BRN :	2026455449	BRN Date:	25/01/2023 17:56:17
GRIPS Payment ID:	250120232026785922	Payment Init. Date:	25/01/2023 17:53:54
Payment Status:	Successful	Payment Ref. No:	2000112183/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Astdurga Construction Pvt Ltd
Address:	AD-169, SALT LAKE SECTOR-1 KOLKATA, West Bengal, 700064
Mobile:	8900002200
Depositor Status:	Others
Query No:	2000112183
Applicant's Name:	Mr Sanjay Gupta
Identification No:	2000112183/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	25/01/2023
Period To (dd/mm/yyyy):	25/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000112183/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	9501
2	2000112183/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	20007
Total				29508

IN WORDS: TWENTY NINE THOUSAND FIVE HUNDRED EIGHT ONLY.



Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000112183/2023

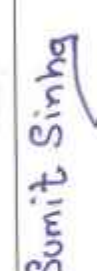
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Representative of Developer [ASTDUR GA CONSTRUCTION PRIVATE LIMITED] [CARDINAL PROJECTS LLP] [GANESH DHAM PROJECTS LLP] [LEGACY TOWNSHIP LLP] [TRILOK VINIMAY PRIVATE LIMITED]		 572	 20/01/2023



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANJAY GUPTA Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064	Land Lord			 30/01/2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUMIT SINHA Son of Late Niranjana Sandip Sinha 171/B, APC Road, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004	Mr SANJAY GUPTA, Mr SANJAY GUPTA		576 	 30/01/2023

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



Major Information of the Deed

Deed No :	I-1904-01975/2023	Date of Registration	07/02/2023
Query No / Year	1904-2000112183/2023	Office where deed is registered	
Query Date	14/01/2023 10:41:01 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjay Gupta AD-169, Salt Lake City, Sector-I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9932023029, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]	
Set Forth value		Market Value	
		Rs. 67,34,270/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,001/- (Article:48(g))		Rs. 20,091/- (Article:E, B, M(a), M(b), I)	
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700162

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-591 (RS :-)	LR-3121	Bastu	Shali	2 Katha		14,85,000/-	Width of Approach Road: 10 Ft.,
L2	LR-595 (RS :-)	LR-2859	Bastu	Shali	3 Katha 5 Chatak		24,59,532/-	Width of Approach Road: 10 Ft.,
L3	LR-601 (RS :-)	LR-3267	Bastu	Shali	1 Katha 7 Chatak 33 Sq Ft		6,60,825/-	Width of Approach Road: 10 Ft.,
L4	LR-601 (RS :-)	LR-2923	Bastu	Shali	1 Katha 7 Chatak 34 Sq Ft		6,61,444/-	Width of Approach Road: 10 Ft.,
L5	LR-620 (RS :-)	LR-3205	Bastu	Shali	15 Chatak 36 Sq Ft		7,33,219/-	Width of Approach Road: 10 Ft.,
L6	LR-620 (RS :-)	LR-3113	Bastu	Shali	15 Chatak 37 Sq Ft		7,34,250/-	Width of Approach Road: 10 Ft.,
		TOTAL :			16.924Dec	0 /-	67,34,270 /-	
	Grand Total :				16.924Dec	0 /-	67,34,270 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CARDINAL PROJECTS LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	GANESHDHAM PROJECTS LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx4k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	LEGACY TOWNSHIP LLP Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx6d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	TRILOK VINIMAY PRIVATE LIMITED Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: aaxxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	Mr SANJAY GUPTA Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx7q, Aadhaar No: 70xxxxxxxx7284, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASTDURGA CONSTRUCTION PRIVATE LIMITED Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANJAY GUPTA (Presentant) Son of Mr Gopal Prasad Gupta Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7Q, Aadhaar No: 70xxxxxxxx7284 Status : Representative, Representative of : ASTDURGA CONSTRUCTION PRIVATE LIMITED (as Director), CARDINAL PROJECTS LLP (as Partner), GANESHDHAM PROJECTS LLP (as Partner), LEGACY TOWNSHIP LLP (as Partner), TRILOK VINIMAY PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMIT SINHA Son of Late Niranjan Sandip Sinha 171/B, APC Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004			
Identifier Of Mr SANJAY GUPTA, Mr SANJAY GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.66 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-1.09312 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.4895 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec

4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.489958 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.325875 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.325875 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.325875 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.325875 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.325875 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	CARDINAL PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec
2	GANESHDHAM PROJECTS LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec
3	LEGACY TOWNSHIP LLP	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec
4	TRILOK VINIMAY PRIVATE LIMITED	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec
5	Mr SANJAY GUPTA	ASTDURGA CONSTRUCTION PRIVATE LIMITED-0.326333 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700162

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 591, LR Khatian No:- 3121	Owner:মেসার্স কার্ডিনাল প্রজেক্টস প্রাঃ লিঃ, Gurdian:জ্যোতি গুপ্তা (ডাইরেক্টর), Address:নিজ , Classification:শালি, Area:0.03200000 Acre,	CARDINAL PROJECTS LLP
L2	LR Plot No:- 595, LR Khatian No:- 2859	Owner:ত্রিলোক বিনিময় প্রাইভেট লিমিটেড, Gurdian:পঙ্কে ডিরেক্টর, Address:১৬৯ সেক্টর ১ সল্টলেক কোল ৬৪, Classification:শালি, Area:0.07000000 Acre,	TRILOK VINIMAY PRIVATE LIMITED
L3	LR Plot No:- 601, LR Khatian No:- 3267	Owner:গনেশধাম প্রজেক্ট প্রাইভেট লিমিটেড, Gurdian:পঙ্কে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	GANESHDHAM PROJECTS LLP

L4	LR Plot No:- 601, LR Khatian No:- 2923	Owner:মেসার্স লিগ্যাসি টাউনশিপ প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	LEGACY TOWNSHIP LLP
L5	LR Plot No:- 620, LR Khatian No:- 3205	Owner:গনেশধাম প্রোজেক্ট প্রাইভেট লিমিটেড, Gurdian:পক্ষে ডিরেক্টর, Address:নিজ , Classification:শালি,	GANESHDHAM PROJECTS LLP
L6	LR Plot No:- 620, LR Khatian No:- 3113	Owner:সঞ্জয় ঙ্গা, Gurdian:গোপাল ব্রহ্মদ ঙ্গা, Address:সন্টলেক সেক্টর ১ , Classification:শালি, Area:0.03000000 Acre,	Mr SANJAY GUPTA

On 27-01-2023

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 67,34,270/-


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

On 30-01-2023

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

Presented for registration at 08:15 hrs on 30-01-2023, at the Private residence by Mr SANJAY GUPTA ,

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

Execution is admitted on 30/01/2023 by Mr SANJAY GUPTA, Son of Mr Gopal Prasad Gupta, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Indetified by Mr SUMIT SINHA, , Son of Late Niranjana Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service

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

Execution is admitted on 30-01-2023 by Mr SANJAY GUPTA, Director, ASTDURGA CONSTRUCTION PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Director, TRILOK VINIMAY PRIVATE LIMITED, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, CARDINAL PROJECTS LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, GANESHDHAM PROJECTS LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; Partner, LEGACY TOWNSHIP LLP, Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SUMIT SINHA, , Son of Late Niranjana Sandip Sinha, 171/B, APC Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Private Service


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

On 31-01-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,091.00/- (B = Rs 20,000.00/- ,E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 20,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2023 5:56PM with Govt. Ref. No: 192022230267859231 on 25-01-2023, Amount Rs: 20,007/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2026455449 on 25-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by by online = Rs 9,501/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/01/2023 5:56PM with Govt. Ref. No: 192022230267859231 on 25-01-2023, Amount Rs: 9,501/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2026455449 on 25-01-2023, Head of Account 0030-02-103-003-02



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

On 07-02-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,091.00/- (B = Rs 20,000.00/- ,E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 500.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3321, Amount: Rs.500.00/-, Date of Purchase: 13/01/2023, Vendor name: M Dutta



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 127101 to 127161
being No 190401975 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.02.11 11:27:25 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/02/11 11:27:25 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)