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I certify that the document is genuine.
registration. The signature sheets and
the endorsement sheets attached with
document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-pargana

21.12.23

THIS DEVELOPMENT AGREEMENT made this 20th day of
December, TWO THOUSAND AND TWENTY THREE BETWEEN

No..... 10243 Date 13/12/23
 Name..... MAYANK KAKRANIA
 Address..... ADVOCATE
 Value..... HIGH COURT, CALCUTTA
 Vendor.....
 SARABIJODIN GAZI
 Barulur Civil & Criminal Court

(RAVINDRA CHETTA)



16581

Khaitan Construction LLP

(Signature)
 Partner / Authorised Signatory

For Bangabhumi Constructions Pvt. Ltd.

(Signature)
 Director

For PIONEER NIWAS PVT. LTD.

(Signature)
 Director / Authorised Signatory

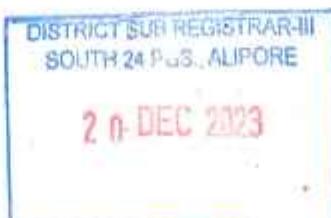
For BOLERO COMMERCIAL PVT. LTD.

(Signature)
 Director / Authorised Signatory



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Haridas Sardar
 Sp. Late B. Sardar
 Village & P.O. Sarbadin
 P.S. Jaynagar
 Srinagar 24 Pargann
 Dist - 743281



1) **KHAITAN CONSTRUCTION LLP, (INCOME TAX PAN AAOFK7355G)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Partner **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, 2) **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by occupation business, 3) **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by occupation business, 4) **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)**, son of Sri Raj Kumar Khaitan, by occupation business, 5) **SMT. ANITA KHAITAN, (INCOME TAX PAN AFQPK8489Q)**, wife of Sri Raj Kumar Khaitan, by occupation housewife, 6) **SMT. RADHA KHAITAN, (INCOME TAX PAN AFZPK7779Q)**, wife of Sri Rajendra Khaitan, by occupation housewife, 7) **SMT. PRITI KHAITAN, (INCOME TAX PAN AEUPK7283B)**, wife of Sri Ravindra Khaitan, by occupation housewife, 8) **SMT. SANDHYA KHAITAN, (INCOME TAX PAN AJUPSK9094D)**, wife of Sri Jitendra Khaitan, by occupation housewife, all by caste Hindu and all at present residing at 'Silver Spring' No. 5, J. B. S. Halden Avenue, Police Station Tiljala now Pragati Maidan, Post Office Dhapa, Kolkata – 700 105, 9) **COMPASS TRADELINK PVT. LTD., (INCOME TAX PAN AADCC8383N)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN**, son of Sri Raj Kumar Khaitan, (INCOME TAX PAN DQKPK3956G), by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 10) **MICROGRAPH VINIMAY PVT. LTD., (INCOME TAX PAN AAGCM3163P)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, 11) **NIGHTANGLE TRADERS PVT. LTD., (INCOME TAX PAN AACDN1632P)**, a private limited company having its registered office at Express Tower, 4th Floor, 42A, Shakespeare Sarani, Police Station and Post Office Shakespeare Sarani,



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Amit Baruah

For BANGABHUMI REAL ESTATE PVT. LTD.

Amit Baruah

Director / Authorised Signatory



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Amit Baruah

For Nightangle Traders Pvt. Ltd.

Amit Baruah

Authorised Signatory / Director

For MICROGRAPH VINIMAY PVT. LTD.

Amit Baruah

Director / Authorised Signatory



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Anshul & Kista

For Compass Tradelink Pvt. Ltd.

Anshul & Kista

Authorised Signatory / Director

For GREENTOWN RETAILS PVT. LTD.

Anshul & Kista

Director / Authorised Signatory



Kolkata – 700 017, represented by its Director, **SRI AYUSH KHAITAN, (INCOME TAX PAN BWNPK9966M)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **12) PIONEER NIWAS PVT. LTD., (INCOME TAX PAN AADCP9836F)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (Pan No. AFQPK8488R)**, son of late Ratan Lal Khaitan by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, **13) BANGABHUMI CONSTRUCTIONS PVT. LTD., (INCOME TAX PAN AACCB3587G)**, a private limited company having its registered office at 'Rawdon Enclave', No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **14) BANGABHUMI REAL ESTATE PVT. LTD., (INCOME TAX PAN AADCB6698R)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ROHIT KHAITAN, (INCOME TAX PAN BGLPK9094A)**, son of Sri Rajendra Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, **15) GREENTOWN RETAILS PVT. LTD., (INCOME TAX PAN AADCG9185A)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI ANSHUL KHAITAN, (INCOME TAX PAN DQKPK3956G)** son of Sri Raj Kumar Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017. **16) BOLERO COMMERCIAL PVT. LTD., (INCOME TAX PAN AAECBO562H)**, a private limited company having its registered office at Rawdon Enclave, No. 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Director, **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at



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Radha Khaitan



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Anila Khaitan



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Briti Khaitan



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Sandhya Mehta



Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, hereinafter collectively referred to as the 'OWNERS', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective successors, successors in office, successors in interest, the Karta and the other co-parceners and members for the time being of the HUF and assigns) of the **ONE PART AND KHAITAN CONSTRUCTION LLP, (INCOME TAX PAN AAOFK7355G)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at 10A, Rawdon Street, Rawdon Enclave, 1st Floor, Police Station and Post Office Shakespeare Sarani, Kolkata – 700 017, represented by its Partner **SRI RAVINDRA KHAITAN (INCOME TAX PAN AFQPK8488R)**, son of Late Ratan Lal Khaitan, by caste Hindu, by occupation business and at present working for gain at Rawdon Enclave, 10A, Rawdon Street, 1st Floor, Kolkata – 700 017, hereinafter referred to as the 'DEVELOPER', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include its partners for the time being and their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS:

A. The Owners herein are jointly and collectively the absolute lawful owners, absolutely and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession **ALL THAT** the piece or parcel of bastu land without any structures, admeasuring an area of 20 sataks/decimals more or less, be the same a little more or less in Mouza – Dhamaitala, J. L. No. 75, under R. S. Dag Nos. 447 (10.0 Decimals), 449 (8.0 Decimals) and 465 (2.0 Decimals) corresponding to L.R. Dag Nos. 456, 457 and 455, under L.R. Khatian Nos. 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363 and 1367, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 230, School Road, Ward No. 26, District 24 Parganas (South), Kolkata – 700 151 (hereinafter referred to as the "**SAID PREMISES**"), as more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written, absolutely and forever, free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, leases, vestings, Wakfs, debutters, acquisition, requisition and alignment whatsoever or howsoever. The devolution of title of the Owners to the said Premises is described in the **SECOND SCHEDULE** hereunder written.



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B. The Owners assure and warrant in favour of the Developer that all the original title deeds relating to the said Premises are in the custody of the Owners and that the Owners have not created any charge or mortgage by depositing the title deeds or any of them or otherwise and that the said Premises is free from all encumbrances, mortgages, charges, liens, lispendens, attachments, trusts, leases, tenancies, bargadars, debutters, acquisition, requisition, alignment and liabilities whatsoever or howsoever.

C. The parties hereto have agreed upon certain terms and conditions with regard to development of the said Premises by the Developer for mutual benefit and for the consideration and on the terms and conditions hereinafter contained.

D. At or before the execution hereof, the respective parties hereto have resolved, by passing necessary resolutions, for development of the said Premises and to enter into this Agreement.

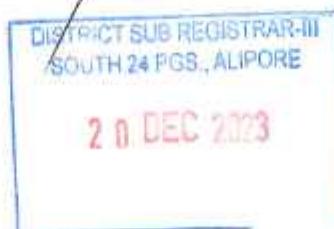
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. In this Agreement unless there be something contrary or repugnant to the subject or context:
 - i) **SAID PREMISES** shall mean **ALL THAT** the piece or parcel of bastu land without any structures, admeasuring an area of 20 sataks/decimals more or less, be the same a little more or less, in Mouza Dhamaitala, J. L. No. 75, under R. S. Dag Nos. 447 (10.0 Decimals), 449 (8.0 Decimals) and 465 (2.0 Decimals) corresponding to L.R. Dag Nos. 456, 457 and 455, under L.R. Khatian Nos. 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363 and 1367, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 230, School Road, Ward No. 26, District 24 Parganas (South), Kolkata – 700 151 (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written).
 - ii) **ARCHITECT** shall mean any person or persons, firm or firms, who may from time to time be appointed by the Developer for designing and planning of the New Building or Buildings at the said Premises.
 - iii) **NEW BUILDING/S AND/OR BUILDINGS** shall mean and include the new building or buildings, commercial and/or residential and/or mixed-use



building/s, as may be decided by the Developer to be constructed erected and completed by the Developer at the said Premises.

- iv) **PLAN** shall mean the plans drawings and specifications of the New Building/s as may be caused to be prepared by the Developer from the Architect and sanctioned by the Rajpur Sonarpur Municipality and/or other concerned authorities and to be approved in writing by the Owners in the manner hereinafter stated before submitting to the authorities concerned and shall include modifications and/or additions and/or alterations thereto as may be necessary and/or required from time to time.
- v) **COMMON AREAS AND FACILITIES** shall mean the areas installations and facilities in the New Building/s and the premises and expressed or intended by the Developer for common use and enjoyment by the occupants of the New Building/s.
- vi) **COMMON EXPENSES** shall mean and include all expenses to be incurred for the management maintenance upkeep and administration of the New Building/s and the said premises and in particular the Common Areas and Installations and other common purposes and rendition of services in common to the purchasers/holders of flats/units/apartments therein.
- vii) **COMMON PURPOSES** shall mean and include the purposes of managing maintaining upkeep and administering the New Building/s and the said Premises and in particular the common areas and installations, rendition of services in common to the purchasers/holders of units in the New Building/s, collection and disbursement of the common expenses and dealing with all matters of common interest of the purchasers/holders of flats/apartments in the New Building/s.
- viii) **EXTRAS AND DEPOSITS** shall mean and include all necessary charges and expenses on account of or as extras on account of all necessary charges and expenses incurred for installation and upkeep of all transformers and generators in the said premises for providing electrical facilities, Sinking Fund, generator charges together with the charges and expenses allied/related thereto, charges towards electrical infrastructure (such as costs and expenses for transformers, sub-station, HT panel, cabling and allied equipment installed for supply of electricity, etc.) charges/ fees towards/ in lieu of having sanctioned any deviations from the sanctioned plan(s) in the construction as



stipulated in the relevant statute governing the same, expenses on account of formation of Owners' Association, legal and documentation charges, stamp duty, registration fees and other incidental and allied costs, expenses of all deeds, documents, agreements, collected from the Intending Transferees, etc., development or other fees/ charges and also those received as advances and deposits against municipal rates and taxes, maintenance charges, etc., each as determined by the Developer at its sole and absolute discretion which shall be received in entirety by the Developer.

ix) **GROSS SALE PROCEEDS** shall mean the amounts received by the Developer from the Intending Transferee(s) in lieu of Transfer/alienation of any Unit and Car Parking Spaces and/or any part or portion of the Project together with the amounts, if any, received from the Intending Transferee(s) including Preferential Location Charges (PLC), but the term shall not mean or include:

- a. Marketing and advertising costs and brokerages, as may be agreed between the parties at a later stage;
- b. the Deposits;
- c. the Extra Charges;
- d. Statutory realization including but not limited to Goods and Service Tax (GST), Works Contract Sale Tax, payment of any taxes, fees, duties, costs, expenses or any other charges by whatever name called;
- e. Stamp duty and registration fee, if collected from the prospective purchasers/transferees;
- f. Cost of extra work carried out exclusively at the instance of the prospective purchasers/transferees, which shall be received in entirety by the Developer;
- g. Furniture, fixtures, or fittings, or any electrical gadgets supplied at the cost and exclusively at the instance of the prospective purchasers/transferees beyond the specified specification, which shall be received in entirety by the Developer;
- h. Amounts received from the purchasers/transferees on account of or as extras on account of all necessary charges and expenses incurred for installation and upkeep of all transformers and generators in the said



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premises for providing electrical facilities, Sinking Fund generator charges together with the charges and expenses allied/related thereto, charges towards electrical infrastructure (such as costs and expenses for transformers, sub-station, HT panel, cabling and allied equipment installed for supply of electricity, etc.) charges/ fees towards/ in lieu of having sanctioned any deviations from the sanctioned plan(s) in the construction as stipulated in the relevant statute governing the same, expenses on account of formation of Owners' Association, legal and documentation charges, stamp duty, registration fees and other incidental and allied costs, expenses of all deeds, documents, agreements collected from the Intending Transferees, including any amount received by the Developer in lieu of Rule – 25, from the intending transferee/ prospective purchaser, etc., development or other fees/charges and also those received as advances and deposits against municipal rates and taxes, maintenance charges, etc. which shall be received in entirety by the Developer;

- i. Amounts received by the Developer from the prospective purchasers/transferees for and on account of installation of window grills in the respective flats/units of the prospective purchasers/transferees.
- j. the amounts received by way of loan(s) from any bank(s), financial institution(s), etc. identified by the Developer to finance the construction and implementation of the Project;
- k. any amount refunded/paid and/or agreed to be refunded/paid to any Intending Transferee(s) on any account whatsoever or howsoever after adjustments if any on such amount, notwithstanding and without prejudice to the obligation of the Owners to also refund/ pay any amount to an Intending Transferee(s) if the same has been disbursed to the Owners.

and accordingly, any such amounts received and collected by the Developer at (a) to (k) shall not be shared with Owners.

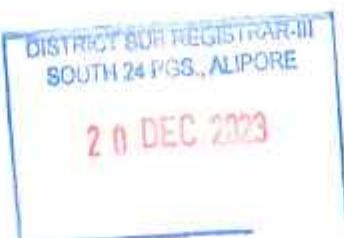
- x) **NET SALE PROCEEDS** shall mean Gross Sales Proceeds minus / less Sales & Marketing Expenses.
- xi) **SALES AND MARKETING EXPENSES** shall mean the cost of sales and marketing of the Project of the Gross Sale Proceeds together with applicable GST, which may be agreed between the parties at a later stage.



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- xii) **OWNERS' SHARE/RATIO** shall mean 25% (twenty five percent) of the Net Sale Proceeds of the saleable area in the New Building/s to be constructed at the said Premises to comprise in various flats, units, apartments, shops, offices, showrooms and constructed spaces and any other saleable rights and constructed spaces. The Owners shall be entitled to 25% (twenty five percent) of the Net Sale Proceeds of the sanctioned car parking spaces, open, covered, or MLCP, which shall belong absolutely and entirely to the Owners. The Net Sale Proceeds shall, however, also not include the extras and deposits, which the Developer shall be solely and absolutely entitled to. The Owners' share/ratio of the Net sale proceeds shall be paid to the Owners by the Developer after deducting there from the pro rata marketing costs to be borne by the Owners and the Developer in their respective ratios.
- xiii) **DEVELOPER'S SHARE/RATIO** shall mean 75% (seventy five percent) of the Net Sale Proceeds of the saleable area in the New Building/s to be constructed at the said Premises to comprise in various flats, units, apartments, shops, offices, showrooms and constructed spaces and any other saleable rights and constructed spaces. The Developer shall be entitled to the balance 75% (seventy five percent) of the Net Sale Proceeds of the sanctioned car parking spaces, open, covered, or MLCP, which shall belong absolutely and entirely to the Developer. The Net Sale Proceeds shall, however, also not include the extras and deposits, which the Developer shall be solely and absolutely entitled to. The Developer's share/ratio of the Net Sale Proceeds shall be paid to the Developer after deducting there from the pro rata marketing costs to be borne by the Owners and the Developer in their respective ratios.
- xiv) **ESCROW ACCOUNTS** shall mean three or more separate accounts for the Project in the Project name to be operated by the Developers only and opened with any scheduled banks for development of the said Premises. Most probably three separate accounts to be opened for the Project shall be (i) "Sale Proceeds Account", (ii) "Escrow Account" and (iii) "Disbursement Account". All Gross Sales Proceeds to be paid, deposited, reimbursed etc. by any Intending Transferee(s) of the Saleable Areas, shall be first deposited into the "Sale Proceeds Account". On the instructions of the Developer, the said bank will transfer 70% (Seventy Percent) out of the amount credited in the Sale Proceeds Account to the credit of the Escrow Account for the purpose of



covering cost of construction and the land cost and/or the project costs. The balance 30% of the amounts remaining in the Sale Proceeds Account, will be transferred to the Disbursement Account. Therefrom, out of the Balance 30% amounts, the Owners shall be entitled to receive from the Developer, proportionate to the stage of completion of the Project, the Owners' share/ratio out of 25% (twenty-five percent) of the Net Sale Proceeds after making applicable deductions including Sales and Marketing Expenses as per their respective ratio. Provided the Developer shall withdraw the amounts from the Escrow Account to cover the cost of the Project, in proportion to the percentage of completion of the Project. The Developer shall ensure that there are explicit standing instructions to the said bank about transfer of the funds therein to the Escrow Account and the Disbursement Account, as aforesaid.

- xv) **UNITS** shall mean all the saleable spaces/constructed areas in the New Building/s be their flats, apartments, shops, offices, showrooms etc. capable of being independently and exclusively held used occupied and enjoyed **and** shall include the open terraces, if any attached to any unit/s.
- xvi) **PARKING SPACES** shall mean the spaces in the ground floor/s and the basement/s, if any, of the New Building/s as also at the open space at the ground level and MLCPs in the said Premises capable of being parked motor cars and other vehicles therein or thereat.
- xvii) **SPECIFICATIONS** shall mean the general specifications and/or materials to be used for construction erection and completion of the New Building/s which will be at the sole discretion of the Developer.
- xviii) Words importing **singular** shall include **plural** and vice versa.
- xix) Words importing **masculine** gender shall include **Feminine** and **Neuter** genders **And** likewise words importing feminine gender shall include masculine and neuter genders **And** similarly words importing Neuter gender shall include masculine and feminine genders.
- xx) **INTERPRETATIONS:** In this Agreement (save to the extent that the context otherwise so requires);
 - a) Any reference to any act of Parliament or legislature whether general or specific shall include any modification, extension or re-enactment of it for



the time being in force and all rules, instruments, orders, plans, regulations, bye laws permissions or directions any time issued under it.

- b) Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, modified, supplemented or novated in writing.
- c) A reference to a statutory provision shall include a reference to any modification or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- d) Any reference to this agreement or any of the provisions thereof shall include all amendments and modification made to this Agreement in writing from time to time.
- e) The **Schedules** to this Agreement shall have the effect and be construed as an integral part of this agreement.

2. The Owners do and each of them doth hereby permits and grants exclusive right to the Developer to develop the said Premises by constructing New Building/s thereat in accordance with the plan as may be sanctioned by the Rajpur Sonarpur Municipality for mutual benefit and for the consideration and on the terms and conditions herein contained.

2.1 The rights granted to the Developer to develop the said Premises shall not be revoked or terminated by the Owners so long the Developer is not in express default of its obligations hereunder and any termination shall be done after reasonable notice to the Developer to rectify the default, if any.

3. Immediately hereafter, the Developer shall cause to be prepared the plan for construction of Building/s at the said Premises and furnish a copy thereof to the Owners for their record and information and further the Developer shall apply to the Rajpur Sonarpur Municipality for sanction of the same in the names of the Owners.

3.1 In preparation and sanction of the plan, the Developer shall endeavor to utilize maximum possible FAR available in respect of the said Premises. On sanction of the Plan by the Rajpur Sonarpur Municipality, the Developer shall furnish a copy thereof to the Owners.

3.2 All permissions and clearances required for the purposes of sanctioning of plan



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and construction of the Building/s, including those required under the labour/industrial laws, shall be applied for and obtained by the Developer for and on behalf of the Owners at the Developer's costs and expenses, it being clarified that the merits, outcome etc., shall be that of the Owners. The Owners shall render all assistance and co-operation to the Developer in obtaining the same and sign, execute and deliver all papers documents instruments writings plans applications etc. as may be required therefor and also grant a Power of Attorney for such purpose, if required by the Developer. The Developer shall furnish to the Owners copies of all permissions, clearances and No Objection, as may from time to time be obtained.

3.3 The Developer shall also take necessary steps for registration of the Project under the relevant provisions of the Real Estate (Regulation and Development) Act, 2016.

4. Immediately upon execution and registration of this Agreement, the Owners shall put the Developer in peaceful vacant possession of the said Premises to carry out the work of construction and development at the said Premises.

5. All fees of the Architects for the entire project including for preparation of plan and drawings (including working drawings) and all fees costs and charges required to be paid to the Rajpur Sonarpur Municipality for sanction of plan for the New Building/s shall be borne and paid by the Developer.

5.1 For the purposes connected with preparation, submission and sanctioning of the plan, the Owners shall render all co-operation and assistance to the Developer in getting the premises surveyed and soil thereof tested and shall sign execute and deliver and submit all papers plans applications and documents and produce the title deeds and other papers and documents relating to the said Premises as may from time to time be required of by the Developer and/or the Architects.

6. The Developer shall at its own costs and expenses construct the New Building/s at the said Premises in accordance with the plan as may be sanctioned by the Rajpur Sonarpur Municipality and the Owners shall not be responsible.

6.1 The Developer shall construct the New Building/s in good substantial and workman like manner and by use of new and good quality of materials. The general specifications and/or materials to be used for construction erection and completion of the New Building/s shall be at the sole discretion of the Developer. The construction of the Building/s shall be made complete in all respect including electrical connection and fittings, water pump electrical, sewerage and drainage.



6.2 The Developer shall be entitled to as well as obliged to apply for and obtain connections for water, electricity, drainage, sewerage and other inputs utilities and facilities from State and Central Government authorities and statutory or other body or bodies required for construction use and enjoyment of the New Building/s at its own costs and expenses either in the name of the Developer and/or the Owners and for that or otherwise to close down and have disconnected the existing connections etc.

6.3 The Developer shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the New Building/s and obtaining inputs, utilities and facilities therein and the Owners agree to execute such papers and documents and do such other acts deeds and things as may be reasonably required by the Developer there for.

6.4 The Owners agree and covenant with the Developer not to cause any interference or hindrance in the construction of the proposed New Building/s at the said Premises by the Developer and not to do any act deed matter or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from making or proceeding with the construction, selling, or otherwise transferring of the New Building/s. The Owners shall however be entitled either themselves or through their authorized representative from time to time to inspect and verify the progress of the development and/or construction work.

6.5 For the purpose of construction of the New Building/s, the Developer shall be entitled to at its own costs to appoint engage and employ such contractors, sub-contractors, engineers, labourers, mistries, caretakers, guards and other staffs and employees and at such remuneration and on such terms and conditions as may be deemed necessary by the Developer. The remuneration salaries, wages and other charges required to be paid to the Contractors, Engineers, Architects and Mistries etc. to be employed and/or engaged shall be borne by the Developer. Staff and employees engaged by the Developer, if any, shall be the employees of the Developer and the Owners shall not in any way be liable or responsible for their salaries, wages, remuneration etc.

6.6 The Developer shall be solely responsible to look after, supervise manage and administer the progress and day to day work of construction of the proposed New Building/s and shall not violate any Municipal or other statutory rules and laws and abide by and observe the rules and procedures relating to making construction of the New Building/s.



6.7 The Developer, while making construction of the New Building/s, shall ensure that there is no deviation from the Building Sanction Plan save modifications which are sanctionable or can be regularized subsequently and with the prior consent of the Architects and the Owners and the Developer shall keep the Owners indemnified against all actions suits proceedings costs charges expenses demands and consequences in respect thereof.

6.8 To enable the Developer to develop the said Premises, the Owners shall sign execute and deliver and produce all papers documents instruments writings plans affidavits etc. as may be reasonably required by the Developer for carrying out the development work from time to time there for.

6.9 The Owners shall always upon demand by the Developer from time to time produce all original title deeds to establish and support the Owners' title to the said Premises, including to enable the Developer and the buyers of units to take loans from Banks, Financial Institutions, etc. and also provide true copies thereof as may be required by the Developer.

6.10 The Developer shall construct the said proposed New Building/s strictly as per the Municipal Laws and/or the rules, regulations and bye-laws framed there under and the same in accordance with the sanctioned plan (save modifications which are sanctionable or can be regularized subsequently and with the prior consent of the Architects and the Owners) and shall solely be responsible for the structural stability of the proposed New Building/s as also the soundness of the construction work. In this respect, the Developer shall keep the Owners absolutely indemnified and harmless against all actions, claims and demands whatsoever (including third party claims) as may be made due to construction of the said Building/s and/or the said development work being in deviation from the sanctioned plan (save modifications which are sanctionable or can be regularized subsequently and with the prior consent of the Architects and the Owners) and/or in violation of the Municipal Laws and/or the rules, regulations and bye-laws there under.

7. ALLOCATION:

- (i) The Owners shall be entitled to **ALL THAT** 25% (twenty five percent) of the Net Sale Proceeds of the saleable area in the New Building/s to be constructed at the said Premises to comprise in various flats, units, apartments, shops, offices, showrooms and constructed spaces and any other saleable rights and constructed spaces. The Owners shall be entitled to 25% (twenty five percent) of the Net Sale Proceeds of the sanctioned car parking spaces, open,



covered, or MLCP, which shall belong absolutely and entirely to the Owners. The Net Sale Proceeds shall, however, also not include the extras and deposits, which the Developer shall be solely and absolutely entitled to. The Owners' share/ratio of the Net Sale Proceeds shall be paid to the Owners by the Developer after deducting there from the Sales and Marketing Expenses to be borne by the Owners and the Developer in their respective ratios.

(ii) The Developer shall be entitled to **ALL THAT 75%** (seventy five percent) of the Net Sale Proceeds of the saleable area in the New Building/s to be constructed at the said Premises to comprise in various flats, units, apartments, shops, offices, showrooms and constructed spaces and any other saleable rights and constructed spaces. The Developer shall be entitled to the balance 75% (seventy five percent) of the Net Sale Proceeds of the sanctioned car parking spaces, open, covered, or MLCP, which shall belong absolutely and entirely to the Developer. The Net Sale Proceeds shall, however, also not include the extras and deposits, which the Developer shall be solely and absolutely entitled to. The Developer's share/ratio of the sale proceeds shall be paid to the Developer after deducting there from the Sales and Marketing Expenses to be borne by the Owners and the Developer in their respective ratios. (The respective shares/ratios of the Owners and the Developer are in short called "**the said Ratio**").

7.1 All commercial and other benefits accruing/derivable from the New Building/s and the premises, such as hoardings, signages, bill boards, etc. and not specifically mentioned or dealt with herein shall be shared by and between the Owners and the Developer in the said Ratio.

8. The Developer, after sanction of the plan and at its own risks and costs and without in any manner indulging the Owners into any financial burden, be at liberty to negotiate with the prospective buyers of the flats, units and other constructed spaces in the New Building/s and enter into agreements for transfer of units, car parking spaces and other constructed and other areas benefits and rights together with the properties appurtenant thereto being the proportionate undivided share in the land comprised in the premises and also in the Common Areas and Installations, at or for such consideration and on such terms and conditions as the Developer may deem fit and proper and realise the sale proceeds and other amounts receivable there for and the Owners shall not raise any dispute or objection with regard thereto.



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8.1 The Owners confirm that the Owners may be called upon to join in as party to the Agreements that may be entered into by the Developer for sale or otherwise transfer of units, car parking spaces and other constructed and other areas benefits properties and rights **AND THAT** if so required by the Developer, the Owners shall join in as vendors/confirming party, to all such agreements and other documents of transfer agreeing and confirming to the effect that the Owners shall execute the Conveyance of the proportionate share in the land comprised in the said Premises, without claiming any additional consideration money there for.

9. The responsibility of making out good and marketable title to the said Premises free from all encumbrances and liabilities shall always be that of the Owners.

9.1 Notwithstanding the aforesaid, it is however expressly agreed that if any encumbrance or any liability be found in respect of the said Premises or any part thereof at any time hereafter, then and in such event, the Owners shall be liable, at their own costs, to have the same cleared and in case the Owners fail to do so even after receiving notice to that effect from the Developer, the Developer shall be at liberty to have the same cleared at the costs and expenses of the Owners.

10. The Owners do and each of them doth hereby agrees and covenants with the Developer as follows:

- i)** not to cause any interference or hindrance or obstruction in the construction of the proposed Building/s at the premises by the Developer and/or its agents.
- ii)** to assist the Developer in obtaining all permissions clearances and certificates if required for the sales to be effected as envisaged herein.
- iii)** to render all assistance and co-operation to the Developer in construction of the proposed Building/s, if so required and found necessary.
- iv)** not to do any act deed or thing whereby the Developer may be prevented from selling, transferring, dealing with, or disposing of units, car parking spaces and other constructed and other areas in the proposed Building/s, or any part thereof.
- v)** not to let out, grant, lease, transfer, mortgage, charge, or otherwise encumber, nor agree to do so, nor part with possession of the said Premises or any part thereof as from the date hereof.



11. All municipal and all other rates and taxes and other dues and outgoings in respect of the said Premises accruing and becoming due till the date of execution and registration of these presents, or till the date of handing over vacant and peaceful physical possession of the said Premises to the Developer, whichever is later, shall be for and to the account of the Owners; those accruing from the date thereafter, each party shall be liable to pay all such municipal and all other rates, taxes and other dues and outgoings in the said Ratio.

12. Unless prevented by circumstances amounting to force majeure as hereinafter appearing, the Developer shall construct erect and complete the New Building/s within a period of 4 (four) years from the date of sanction of the Building Plan and commencement of work whichever is later, (hereinafter referred to as "**the Completion Date**"). The New Building/s shall be deemed to be complete if so certified by the Architect. However, in case of and in the event the Developer is unable to complete the said New Building/s within the said period of 4 (four) years from the date of sanction of the Building Plan or commencement of work whichever is later, then and in that event, the Developer shall compensate the prospective purchasers/transferees as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

12.1 The Developer, at its sole discretion, shall be entitled to either use and utilize, or demolish all previous construction work done by the Owners, viz. marketing office, model flat, or piling, or any other construction activities, in the manner the Developer deems fit and proper, for which the Owners shall not ask for any payment/compensation whatsoever from the Developer.

13. Provisions for the maintenance, management and administration of the New Building/s and the Common Areas and Installations and rendition of the services in common to the Unit Holders of the New Building/s and acts deeds and things related to the common purposes shall be finalized by the Developer. The Unit Holders shall comply with the same.

13.1 The Developer shall be entitled to collect from the prospective purchasers/transferees, at such rate or rates on saleable areas, all charges and deposits, including for corpus and maintenance deposit, formation of the maintenance company, common expenses, municipal taxes, supply of electricity, purchase and installation of generator and transformer and allied equipments, electric and water supply connections, legal fees, additional work and amenities that may be provided, charges, out pocket expenses and fees payable for changes/regularization/completion under the building



rules. The same shall not form part of the total sale proceeds and the Developer shall be solely and absolutely entitled to receive and appropriate the same.

14. The Owners shall grant to the Developer and/or its Partners and/or nominees Power of Attorney for the following purposes:

- i) All purposes connected with the obtaining of sanction of plan, including addition/alteration/revision/modification thereof;
- ii) For applying for and obtaining all necessary permissions and sanctions from different authorities in connection with the construction and completion of the New Building/s and also for pursuing and following up the matter with all authorities in that regard.
- iii) To apply for and obtain temporary and permanent connections of water, electricity, power, drainage, sewerage, gas, in the New Building/s and other common areas and facilities required for construction and use and enjoyment of the New Building/s.
- iv) For selling transferring and/or otherwise disposing of the flats/units and other constructed spaces in the New Building/s and for that to sign execute and register all agreements, sale deeds and other deeds and documents and all purposes connected therewith.
- v) To enjoin the Owners as party to the agreements and other documents connected to sale transfer and/or disposal of the flats/units and other constructed spaces in the New Building/s.
- vi) To commence prosecute enforce defend answer and/or oppose all legal proceedings in connection with the powers and authorities above stated and for effectuating and implementing these presents.

15. While exercising the powers and authorities under the Power of Attorney to be granted by the Owners in terms hereof, the Developer shall not do any act, deed, matter or thing which would in any way infringe or prejudicially affect the rights of the Owners and/or go against the spirit of this Agreement.

15.1 The said Power of Attorney shall form an integral part of this Agreement and shall not be revoked by the Owners.

16. It is understood that to facilitate the construction of New Building/s by the Developer and for obtaining necessary connections and utilities therein or there for,



various acts deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners agree to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owners also agree to sign and execute all such additional applications and other documents as the case may be.

17. The Agreement is subject to standard **Force Majeure** conditions as set out hereunder:

Act of God, act of public enemy, blockade, bomb blast, bomb threat, destruction of subject matter of this Agreement, earthquake, pandemic, epidemic, lockdown (partial or complete), suspension of work/business activity, outbreak, embargo, explosion, fire, flood, government action, inaction or change in law, government acquisition or requisition, hurricane, tornado, or other weather condition, inability to act due to government action or order of any court or tribunal etc. lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war.

18. After issuance of the sanctioned plan and also commencement of construction of the New Building/s, the Developer shall be entitled to obtain loans or project loans from recognized Banks/Financial Institutions for development of the said Premises to the extent of the value of the Developer's Share/Ratio, without any further reference to the Owners in that regard, for which, if necessary, the Owners shall extend their co-operation. However, all the liabilities of refund of the said loan shall be that of the Developer only and the Developer shall indemnify and keep saved harmless and indemnified the Owners with regard thereto. In this regard, the Owners agree with the Developer that the Developer shall be entitled to mortgage the said Premises and pledge the original title deed/s for obtaining the construction loan from the financial institution by the Developer.

19. Goods and Service Tax (GST), or any other taxes applicable on the Owners' and the Developer's shares shall be borne and paid by the Owners and the Developer respectively.

20. Each of the parties shall co-operate with the other to effectuate and implement this Agreement and shall execute and/or register such further documents and papers as may be required by the other party for giving full effect to the terms hereunder agreed.



21. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be or be construed as partnership between the Developer and the Owners or joint venture between them in any manner nor shall be deemed to constitute an association of persons.

22. In case of acquisition or requisition or vesting of the said Premises or any part thereof prior to the commencement of construction of the New Building/s, this Agreement (and all documents executed pursuant to this Agreement) will come to an end where after no party shall have any claim or demand against each other.

22.1 In the case of acquisition or requisition or vesting of the said Premises or any part thereof after the commencement of construction of the New Building/s and prior to completion of construction of the New Building/s, then the Developer shall be entitled to receive the compensation awarded in respect of the construction until then made at the said Premises and the Owners shall be entitled to the entire remaining compensation awarded in respect of the said Premises, (including for the land).

22.2 In case of acquisition or requisition or vesting of the said Premises or any part thereof after construction and completion of the New Building/s, then the Owners and the Developer shall be entitled to the entire compensation in the said Ratio.

23. It is hereby agreed and declared by and between the parties hereto that the Project envisaged under this Agreement shall be solely and wholly marketed and sold by **Pioneer Property Management Limited**, which shall, for all practical purposes, be the sole Marketing and Selling Agent of the Project.

23.1 The said sole Marketing and Selling Agent of the Project, Pioneer Property Management Limited, shall be entitled to a sum of the Gross sale proceeds of the Project which shall be decided by the parties at a later stage, as and by way of marketing and other costs, which shall be shared and borne and paid by the Owners and the Developer in their respective Shares/Ratios.

23.2 The Project shall always be known and referred to as "**Prudent Villa**". The name of the Project shall under no circumstances be changed ever. The Project shall be marketed as a project of the Prudent Group, in order to facilitate faster and better sale of the flats/units in the Project due to the goodwill and reputation of the brand name "Prudent" in the real estate market.



24. If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

25. Save as hereinabove provided, termination of this Agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.

26. This Agreement (together with Schedules) constitutes the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.

27. All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said Premises or determination of any liability either during subsistence of this Agreement or after expiry thereof shall be referred to the arbitration of three arbitrators, one each to be appointed by the parties hereto and the third to be appointed by such two arbitrators, (hereinafter referred to as "**the Arbitrators**") and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996, or any other statutory modification or enactment for the time being thereto in force. The Arbitrators will have summary powers and will be entitled to set up their own procedure and the Arbitrators shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English.

28. Courts at Kolkata alone shall have jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties hereto.

29. Any notice required to be given by any of the parties hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if delivered by hand or sent by prepaid registered post with acknowledge due to the above address of the party to whom it is addressed or such other address as may be notified in writing from time to time.



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THE FIRST SCHEDULE ABOVE REFERRED TO:

"SAID PREMISES"

ALL THAT the piece or parcel of bastu land, admeasuring an area of 20 sataks/decimals, be the same a little more or less in Mouza – Dhamaitala, J. L. No. 75, under R. S. Dag Nos. 447 (10.0 Decimals), 449 (8.0 Decimals) and 465 (2.0 Decimals) corresponding to L.R. Dag Nos. 456, 457 and 455, under L.R. Khatian Nos. 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363 and 1367, Police Station and Additional District Sub Registrar Sonarpur, under Rajpur Sonarpur Municipality, bearing Holding No. 230, School Road, Ward No. 26, District 24 Parganas (South), Kolkata – 700 151, and butted and bounded in the manner following that is to say:

ON THE NORTH: By R.S. Dag Nos. 445, 446 & 450;

ON THE EAST: By 20' (twenty feet) wide School Road;

ON THE WEST: By R.S. Dag No. 451; and

ON THE SOUTH: By R.S. Dag Nos. 465, 448 and 449(P)

TOGETHER WITH all easement rights of free egress and ingress together with the right to take men, materials and vehicles, sewerage, drain, electricity, water, gas telephone connection etc. independently in, upon, over and from the municipal road on the Eastern side of the of the said land

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:

"DEVOLUTION OF TITLE"

- I) By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 7th April, 1967, made and executed by and between Sri Pran Ballabh Saha, therein referred to as the vendor and Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhola Mondal and Sri Umesh Chandra Mondal, therein collectively referred to as the purchasers, and registered in the office of the Additional District Sub Registrar, Baruipur, in Book No. I, Volume No. 7, Pages 196 to 200, being Deed No. 457, for the year 1967, the said Sri Pran Ballabh Saha, at or for the consideration mentioned therein, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Sri Gopal Chandra Mondal



and three others, inter alia, **ALL THAT** the piece or parcel of land containing by measurement an area of 10 (ten) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 447, R. S. Khatian No. 7, Mouza Dhamaitolla, J.L. No. 75, Revenue Survey No. 236, Touzi Nos. 3, 4, 5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

- II) By and under a further Bengali Deed of Conveyance (Bikroy Kobala) dated 8th February, 2008, made and executed by and between the said Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhola Mondal alias Bhelo Mondal and Sri Umesh Chandra Mondal, therein collectively referred to as the vendors and Smt. Tanushree Basu, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book - I, CD Volume number 9, Page from 4442 to 4454, being Deed No. 03131, for the year 2009, (hereinafter referred to as the "**SAID FIRST DEED OF CONVEYANCE**"), the said Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhola Mondal alias Bhelo Mondal and Sri Umesh Chandra Mondal, at or for the consideration mentioned therein, jointly and collectively granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Smt. Tanushree Basu and the said Smt. Tanushree Basu became the sole and absolute lawful owner, inter alia, of **ALL THAT** the piece or parcel of land containing by measurement an area of 10.0 (ten) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 447, R. S. Khatian No. 7, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.



III) By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 22nd August, 1967, made and executed by and between the said Sri Pran Ballabh Saha, therein referred to as the vendor and Sri Jitendra Nath Mondal, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Baruipur, in Book No. I, Volume No. 111, Pages 290 to 292, being Deed No. 8441, for the year 1967, the said Sri Pran Ballabh Saha, at or for the consideration mentioned therein, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Sri Jitendra Nath Mondal **ALL THAT** the piece or parcel of land containing by measurement an area of 16.0 (sixteen) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 449, R. S. Khatian No. 9, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 136, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

IV) By and under a Bengali Deed of Gift (Danpatra Dalil) dated 9th February, 1990, made and executed by and between Sri Jitendra Nath Mondal, therein referred to as the donor and Sri Gopal Mondal, Sri Balai Mondal and Sri Bhola Mondal, therein collectively referred to as the donees, and registered in the office of the Additional District Sub Registrar, Sonarpur, 24 Parganas (South), in Book No. I, Volume No. 14, Pages 293 to 296, being Deed No. 750, for the year 1990, (hereinafter referred to as the "**SAID DEED OF GIFT**"), the said Sri Jitendra Nath Mondal, the donor therein, in consideration of and out of his natural love and affection for the said Sri Gopal Mondal, Sri Balai Mondal and Sri Bhola Mondal, the donees therein, being the sons of the said Sri Jitendra Nath Mondal, granted, gifted, transferred, released, assigned and assured unto and in favour of the said Sri Gopal Mondal, Sri Balai Mondal and Sri Bhola Mondal, and the said Sri Gopal Mondal, Sri Balai Mondal and Sri Bhola Mondal became jointly, collectively equally the absolute lawful owners, inter alia, of **ALL THAT** the piece or parcel of land containing by measurement an area of 16.0 (sixteen) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 449, R.S. Khatian No. 9, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 136, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar,



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Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

V) By and under a further Bengali Deed of Conveyance (Bikroy Kobala) dated 8th February, 2008, made and executed by and between the said Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhola Mondal alias Bhelo Mondal and Sri Umesh Chandra Mondal, therein collectively referred to as the vendors and Smt. Tanushree Basu, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book - I, CD Volume number 9, Page from 4442 to 4454, being Deed No. 03131, for the year 2009, being the said First Deed of Conveyance, the said Sri Gopal Chandra Mondal, Sri Balai Chandra Mondal, Sri Bhola Mondal alias Bhelo Mondal and Sri Umesh Chandra Mondal, at or for the consideration mentioned therein, jointly and collectively granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Smt. Tanushree Basu and the said Smt. Tanushree Basu became the sole and absolute lawful owner, *inter alia*, of **ALL THAT** the piece or parcel of land containing by measurement an area of 15.0 (fifteen) decimals, be the same a little more or less, the nature of land being sali, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 449, R. S. Khatian No. 9, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

VI) By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 28th November, 1985, made and executed by and between Sri Bhupendra Nath Mondal, therein referred to as the vendor and Sri Kartick Chandra Mondal, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book No. I, Volume No. 73, Pages 279 to 285, being Deed No. 5820, for the year 1985, the said Sri Bhupendra Nath Mondal, at or for the consideration mentioned therein, granted,



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sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Sri Kartick Chandra Mondal and the said Sri Kartick Chandra Mondal became the sole and absolute lawful owner of **ALL THAT** the piece or parcel of land containing by measurement an area of 2.0 (two) decimals, be the same a little more or less, the nature of land being danga, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 465, R. S. Khatian No. 34, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, whatsoever.

VII) By and under a further Bengali Deed of Conveyance (Saf Bikroy Kobala) dated 11th September, 2008, made and executed by and between the said Sri Kartick Chandra Mondal, therein referred to as the vendor and Smt. Tanushree Basu, therein referred to as the purchaser, and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book - I, CD Volume number 26, Page from 2038 to 2048, being No. 09343, for the year 2008, (hereinafter referred to as the "**SAID SECOND DEED OF CONVEYANCE**"), the said Sri Kartick Chandra Mondal, at or for the consideration mentioned therein, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Smt. Tanushree Basu and the said Smt. Tanushree Basu became the sole and absolute lawful owner of **ALL THAT** the piece or parcel of land containing by measurement an area of 2.0 (two) decimals, be the same a little more or less, the nature of land being danga, comprised in and being the divided and demarcated part or portion of R. S. Dag No. 465, L. R. Dag No. 455, R. S. Khatian No. 34, L. R. Khatian No. 182, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, charges, liens, lis pendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.



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SOUTH 24 PGS. ALIPORE

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VIII) In the circumstances aforesaid, and by virtue of the above cited First and Second Deed of Conveyance, the said Smt. Tanushree Basu became the sole and absolute lawful owner of **ALL THAT** the piece or parcel of land containing by measurement an area of 20 (twenty) decimals, be the same a little more or less, the nature of land being Sali and Danga, comprised in and being the divided and demarcated part or portion of R.S. Dag Nos. 447 (10.0 decimals), 449 (8.0 decimals) and 465 (2.0 decimals) corresponding to L.R. Dag Nos. 456, 457 and 455, R. S. Khatian Nos. 9 and 34, L. R. Khatian No. 1365 and 1374, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

IX) By and under a Registered Deed of Conveyance dated 11th August, 2023, the Owners herein being the Purchasers therein vide Deed No. **12429** for the year 2023, registered in the office of the D.S.R. – III, South-24 Parganas, Alipore and recorded in Book No. I, Volume No. 1603-2023, Pages from 335909 to 335942, made between the Vendor therein Smt. Tanusree Basu, wife of Sri Debasis Basu and the Purchasers therein being the Owners herein being 1) Khaitan Construction LLP, 2) Sri Rohit Khaitan, 3) Sri Ayush Khaitan, 4) Sri Anshul Khaitan, 5) Smt. Anita Khaitan, 6) Smt. Radha Khaitan, 7) Smt. Priti Khaitan, 8) Smt. Sandhya Khaitan, 9) Compass Tradelink Private Limited, 10) Micrograph Vinimay Private Limited, 11) Nightangle Traders Private Limited, 12) Pioneer Niwas Private Limited, 13) Bangabhumi Constructions Private Limited, 14) Bangabhumi Real Estate Private Limited, 15) Greentown Retails Private Limited and 16) Bolero Commercial Private Limited, whereby the Vendor sold and conveyed to the Purchasers against the consideration mentioned therein all that piece or parcel of land containing by measurement an area of 20 (twenty) decimals, be the same a little more or less, the nature of land being Sali and Danga, comprised in and being the divided and demarcated part or portion of R.S. Dag Nos. 447 (10.0 decimals), 449 (8.0 decimals) and 465 (2.0 decimals)



corresponding to L.R. Dag Nos. 456, 457 and 455, R. S. Khatian Nos. 9 and 34, L. R. Khatian No. 1365 and 1374, Mouza Dhamaitolla, J. L. No. 75, Revenue Survey No. 236, Touzi No. 3-5, Pargana Magura, Police Station Sonarpur, Additional District Sub Registrar, Sonarpur, within Rajpur Sonarpur Municipality, District South 24 Parganas, (hereinafter collectively referred to as the "SAID LAND"), absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, leases, tenancies, licenses, liabilities, prohibitions, restrictions, acquisitions, requisitions and alignments, etc., whatsoever or howsoever, without any interference, disturbance and obstruction whatsoever, from any person whomsoever and corner and manner whatsoever.

X) The aforesaid Owners have got their names mutated with the B.L. & L.R.O. Sonarpur and have also mutated their names in the records of the Rajpur Sonarpur Municipality vide Mutation Certificate No. RJSP/23-24/MU/006283/142957 dated 13.12.2023 and the said land has been numbered as 230, School Road under Ward No. 26 of the Rajpur Sonarpur Municipality.

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

SIGNED SEALED AND DELIVERED by and on behalf of the **OWNERS** at Kolkata in the presence of:

1. *Hari das Sardar*
Office at 10 A, Rawdon Street
Kolkata - 700017

Khaitan Construction LLP

AK
Partner / Authorised Signatory

For Bangabhumi Constructions Pvt. Ltd.

AK
Director

2. *Shantanu Bagchi*
10A Rawdon Street,
Kolkata - 700017

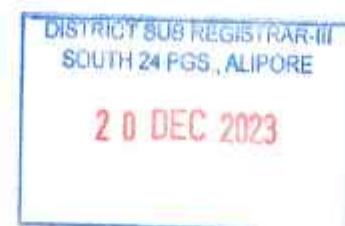
For PIONEER NIWAS PVT. LTD.

AK
Director / Authorised Signatory

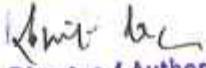
For BOLERO COMMERCIAL PVT. LTD.

AK
Director / Authorised Signatory

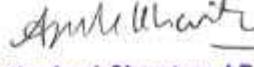
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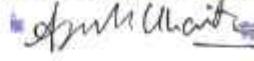
For BANGABHUMI REAL ESTATE PVT. LTD.


Anil Khaitan
Director / Authorised Signatory

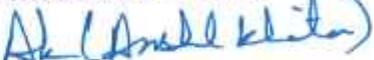
For Nightangle Traders Pvt. Ltd.


Anil Khaitan
Authorised Signatory / Director

For MICROGRAPH VINIMAY PVT. LTD.

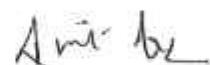

Anil Khaitan
Director / Authorised Signatory

For GREENTOWN RETAILS PVT. LTD.


Anil Khaitan
Director / Authorised Signatory

For Compass Tradelink Pvt. Ltd.

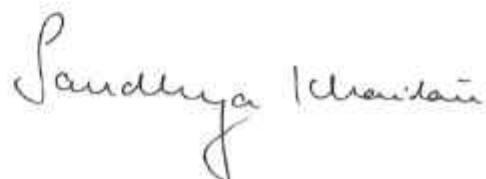

Anil Khaitan
Authorised Signatory / Director



Radha Khaitan

Anil Khaitan

Priti Khaitan


Sandhya Chauhan



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

20 DEC 2023

SIGNED SEALED AND DELIVERED on behalf of the DEVELOPER, by its Designated Partner, Sri Ravindra Khaitan, at Kolkata in the presence of:

1. *Haridas Sardar,*

2. *Shantanu Bajaria
10A Rawdon Street
Kolkata - 700017*

Khaitan Construction LLP

RK
Partner / Authorised Signatory

Drafted by me.

Mayank Kakrania
Mayank Kakrania
Advocate, High Court, Calcutta,
10, Old Post Office Street,
Right Wing, 1st Floor, Room No. 34A,
Kolkata – 700 001.
Enrolment No. WB/1287A/99

Contd. . .



SPECIMEN FORM FOR TEN FINGERPRINTS



Amitendra Kumar (10071100)

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



Amit Kumar (10071100)

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



Amit Kumar (10071100)

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



DISTRICT SUB REGISTRAR-HI
SOUTH 24 PGS., ALIPORE

20 DEC 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



SPECIMEN FORM FOR TEN FINGERPRINTS

	Binita Khaitan				
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

	Sandhya Iyer				
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

	Manoj Sondar				
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

21 DEC 2023



ভাৰত সরকার
Unique Identification Authority of India
ভৰত স্বতন্ত্ৰ আধাৰ

জনিকালুকি আই নং / Enrollment No. : 1190/30101/00312

To
Haridas Sardar
হৰিদাস সৰদাৰ
S/O. Bhumer Sardar
স/ৱ. ভুমেৰ সৰদাৰ
sarberia
সাৰৰীয়া
Sarberia, South 24 Parganas
West Bengal - 743385

07/05/2014



KL313978863FT
91397886



আদাহাৰ আধাৰ সংখ্যা / Your Aadhaar No. :

8116 7641 8656

আধাৰ - সাধাৰণ মানুষৰ অধিকাৰ



ভাৰত স্বতন্ত্ৰ আধাৰ
Government of India

হৰিদাস সৰদাৰ
Haridas Sardar
পিতা : ভুমেৰ সৰদাৰ
Father : Bhumer Sardar

জন্মতাৰ / DOB: 28/10/1990
কুম / Male

8116 7641 8656



আধাৰ - সাধাৰণ মানুষৰ অধিকাৰ

Major Information of the Deed

Deed No :	I-1603-19918/2023	Date of Registration	21/12/2023
Query No / Year	1603-2003092215/2023	Office where deed is registered	
Query Date	16/12/2023 11:58:10 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Haridas Sardar 10A, Rawdon Street, 1st Floor, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 9830032337, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 65,70,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, Ward No: 26, Holding No:230 JI No: 75, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-457 (RS -)	LR-1349	Bastu	Bastu	8 Dec	1/-	23,78,000/- Property is on Road
L2	LR-456 (RS -)	LR-1363	Bastu	Bastu	10 Dec	1/-	36,00,000/- Property is on Road
L3	LR-455 (RS -)	LR-1367	Bastu	Bastu	2 Dec	1/-	5,94,000/- Property is on Road
TOTAL :				20 Dec	3/-	65,70,000/-	
Grand Total :				20 Dec	3/-	65,70,000/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Khaitan Construction LLP 10A, Rawdon Street, 1st Floor, City: Kolkata, P.O: Shakespeare Sarani, P.S:-Shakespeare Sarani, District: Kolkata, West Bengal, India, PIN - 700017 , PAN No.: Axxxxxxxx5G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	Mr Rohit Khaitan Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Now P.S. Pragati Maidan, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BGxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence
3	Mr Ayush Khaitan Son of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BWxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence
4	Mr Anshul Khaitan Son of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, City:- Not Specified, P.O:- Dhapa, P.S.-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DQxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence
5	Mrs Anita Khaitan Daughter of Mr Rajkumar Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, City:- Not Specified, P.O:- Dhapa, P.S.-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AFxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence
6	Mrs Radha Khaitan Daughter of Mr Rajendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, City - Not Specified, P.O:- Dhapa, P.S.-Tiljala, District: South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AFxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence
7	Mrs Priti Khaitan Daughter of Mr Ravindra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S.-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AExxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence
8	Mrs Sandhya Khaitan Daughter of Mr Jitendra Khaitan 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Block/Sector: 4, City:- Not Specified, P.O:- Dhapa, P.S.-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence
9	Compass Tradelink Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

10	Micrograph Vinimay Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
11	Nightangle Traders Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
12	Pioneer Niwas Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Sghakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
13	Bangabhumi Constructions Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
14	Bangabhumi Real Estate Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
15	Greentown Retails Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
16	Bolero Commercial Private Limited 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Khaitan Construction LLP 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ravindra Khaitan (Presentant) Son of Late Ratanlal Khaitan 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx8R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Khaitan Construction LLP (as Partner), Pioneer Niwas Private Limited (as Director), Bangabhumi Constructions Private Limited (as Director), Bolero Commercial Private Limited (as Director), Khaitan Construction LLP (as Partner)
2	Mr Rohit Khaitan Son of Mr. Rajendra Khaitan 10A, Rawdon Street, 1st Floor, City:- Koikata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BGxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bangabhumi Real Estate Private Limited (as Director)

3	Mr Ayush Khaitan Son of Mr Rajendra Khaitan 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BWxxxxxx6M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Micrograph Vinimay Private Limited (as Director), Nightangle Traders Private Limited (as Director)
4	Mr Anshul Khaitan Son of Mr Rajkumar Khaitan 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: DQxxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Compass Tradelink Private Limited (as Director), Greentown Retails Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Haridas Sardar Son of Late B Sardar Village - Sarberia, City - Not Specified, P.O: Sarberia, P.S:-Joynagar, District:- South 24-Parganas, West Bengal, India, PIN: - 743385			
Identifier Of Mr Rohit Khaitan, Mr Ayush Khaitan, Mr Anshul Khaitan, Mrs Anita Khaitan, Mrs Radha Khaitan, Mrs Priti Khaitan, Mrs Sandhya Khaitan, Mr Ravindra Khaitan, Mr Rohit Khaitan, Mr Ayush Khaitan, Mr Anshul Khaitan			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Khaitan Construction LLP	Khaitan Construction LLP-0.5 Dec
2	Mr Rohit Khaitan	Khaitan Construction LLP-0.5 Dec
3	Mr Ayush Khaitan	Khaitan Construction LLP-0.5 Dec
4	Mr Anshul Khaitan	Khaitan Construction LLP-0.5 Dec
5	Mrs Anita Khaitan	Khaitan Construction LLP-0.5 Dec
6	Mrs Radha Khaitan	Khaitan Construction LLP-0.5 Dec
7	Mrs Priti Khaitan	Khaitan Construction LLP-0.5 Dec
8	Mrs Sandhya Khaitan	Khaitan Construction LLP-0.5 Dec
9	Compass Tradelink Private Limited	Khaitan Construction LLP-0.5 Dec
10	Micrograph Vinimay Private Limited	Khaitan Construction LLP-0.5 Dec
11	Nightangle Traders Private Limited	Khaitan Construction LLP-0.5 Dec
12	Pioneer Niwas Private Limited	Khaitan Construction LLP-0.5 Dec
13	Bangabhumi Constructions Private Limited	Khaitan Construction LLP-0.5 Dec
14	Bangabhumi Real Estate Private Limited	Khaitan Construction LLP-0.5 Dec
15	Greentown Retails Private Limited	Khaitan Construction LLP-0.5 Dec
16	Bolero Commercial Private Limited	Khaitan Construction LLP-0.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Khaitan Construction LLP	Khaitan Construction LLP-0.625 Dec
2	Mr Rohit Khaitan	Khaitan Construction LLP-0.625 Dec
3	Mr Ayush Khaitan	Khaitan Construction LLP-0.625 Dec
4	Mr Anshul Khaitan	Khaitan Construction LLP-0.625 Dec
5	Mrs Anita Khaitan	Khaitan Construction LLP-0.625 Dec
6	Mrs Radha Khaitan	Khaitan Construction LLP-0.625 Dec
7	Mrs Priti Khaitan	Khaitan Construction LLP-0.625 Dec
8	Mrs Sandhya Khaitan	Khaitan Construction LLP-0.625 Dec
9	Compass Tradelink Private Limited	Khaitan Construction LLP-0.625 Dec
10	Micrograph Vinimay Private Limited	Khaitan Construction LLP-0.625 Dec
11	Nightangle Traders Private Limited	Khaitan Construction LLP-0.625 Dec
12	Pioneer Niwas Private Limited	Khaitan Construction LLP-0.625 Dec
13	Bangabhumi Constructions Private Limited	Khaitan Construction LLP-0.625 Dec
14	Bangabhumi Real Estate Private Limited	Khaitan Construction LLP-0.625 Dec
15	Greentown Retails Private Limited	Khaitan Construction LLP-0.625 Dec
16	Bolero Commercial Private Limited	Khaitan Construction LLP-0.625 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Khaitan Construction LLP	Khaitan Construction LLP-0.125 Dec
2	Mr Rohit Khaitan	Khaitan Construction LLP-0.125 Dec
3	Mr Ayush Khaitan	Khaitan Construction LLP-0.125 Dec
4	Mr Anshul Khaitan	Khaitan Construction LLP-0.125 Dec
5	Mrs Anita Khaitan	Khaitan Construction LLP-0.125 Dec
6	Mrs Radha Khaitan	Khaitan Construction LLP-0.125 Dec
7	Mrs Priti Khaitan	Khaitan Construction LLP-0.125 Dec
8	Mrs Sandhya Khaitan	Khaitan Construction LLP-0.125 Dec
9	Compass Tradelink Private Limited	Khaitan Construction LLP-0.125 Dec
10	Micrograph Vinimay Private Limited	Khaitan Construction LLP-0.125 Dec
11	Nightangle Traders Private Limited	Khaitan Construction LLP-0.125 Dec
12	Pioneer Niwas Private Limited	Khaitan Construction LLP-0.125 Dec
13	Bangabhumi Constructions Private Limited	Khaitan Construction LLP-0.125 Dec
14	Bangabhumi Real Estate Private Limited	Khaitan Construction LLP-0.125 Dec

15	Greentown Retails Private Limited	Khaitan Construction LLP-0.125 Dec
16	Bolero Commercial Private Limited	Khaitan Construction LLP-0.125 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SCHOOL ROAD (CHOWHATI), Mouza: Dhamaitala, , Ward No: 26, Holding No:230 JI No: 75, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 457, LR Khatian No:- 1349	Owner:মুস্তাফা বিলাস পালক প্রোটেক্ট লিমিটেড, Guardian:জামিন লাইসেন্স, Address:মুস্তাফা পালক, Classification:গার্হ	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 456, LR Khatian No:- 1363	Owner:মুস্তাফা বিলাস, Guardian:জামিন লাইসেন্স, Address:মুস্তাফা, Classification:গার্হ	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 455, LR Khatian No:- 1367	Owner:মুস্তাফা বিলাস, Guardian:জামিন লাইসেন্স, Address:মুস্তাফা, Classification:গার্হ	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160319918 / 2023

On 20-12-2023

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

Presented for registration at 15:12 hrs on 20-12-2023, at the Private residence by Mr Ravindra Khaitan ,

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 65,70,000/-

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

Execution is admitted on 20/12/2023 by 1. Mr Rohit Khaitan, Son of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Now P.S. Pragati Maidan, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 2. Mr Ayush Khaitan, Son of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 3. Mr Anshul Khaitan, Son of Mr Rajkumar Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 4. Mrs Anita Khaitan, Daughter of Mr Rajkumar Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 5. Mrs Radha Khaitan, Daughter of Mr Rajendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 6. Mrs Priti Khaitan, Daughter of Mr Ravindra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 7. Mrs Sandhya Khaitan, Daughter of Mr Jitendra Khaitan, 5, JBS Halden Avenue, Silver Spring, Now, P.S. Pra, Sector: 4, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife

Indetified by Mr Haridas Sardar, , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

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

Execution is admitted on 20-12-2023 by Mr Ravindra Khaitan, Director, Pioneer Niwas Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Sghakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Bangabhumi Constructions Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Bolero Commercial Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Partner, Khaitan Construction LLP (LLP), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Partner, Khaitan Construction LLP (LLP), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Haridas Sardar, , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 20-12-2023 by Mr Rohit Khaitan, Director, Bangabhumi Real Estate Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Haridas Sardar, , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 20-12-2023 by Mr Ayush Khaitan, Director, Micrograph Vinimay Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Nightangle Traders Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Haridas Sardar, , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24 -Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service

Execution is admitted on 20-12-2023 by Mr Anshul Khaitan, Director, Compass Tradelink Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017; Director, Greentown Retails Private Limited (Private Limited Company), 10A, Rawdon Street, 1st Floor, City:- Kolkata, P.O:- Shakespeare Sarani, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Identified by Mr Haridas Sardar, , Son of Late B Sardar, Village - Sarberia, P.O: Sarberia, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743385, by caste Hindu, by profession Service



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 21-12-2023

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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2023 11:10AM with Govt. Ref. No: 192023240321046668 on 20-12-2023, Amount Rs. 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5860876964019 on 20-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10242, Amount: Rs.100.00/-, Date of Purchase: 14/12/2023, Vendor name: Sahabuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2023 11:10AM with Govt. Ref. No: 192023240321046668 on 20-12-2023, Amount Rs. 10,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5860876964019 on 20-12-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 550339 to 550384

being No 160319918 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.12.22 17:34:22 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/12/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.