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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AV 123079

M: 25 12/168453/25
Additional Registrar of
Assurances-IV, Kolkata

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noted

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certified that the Document is admitted of
registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part this Document.

Additional Registrar of
Assurances-IV, Kolkata

18 JUN 2025

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 12th day of April, Two Thousand
Twenty Five

430205

AWANI KUMAR ROY

10. Kiron Shanti Ray Road,
1st Floor, Kolkata-700 001

10.
1st

STAGE
ADD
FILE

20 MAR 2025

SURANJAN MUKHERJEE

LAWYER SINGAPORE

C. P. [Signature]

2 @ 3. H. [Signature] [Signature] [Signature]

20 MAR 2025

20 MAR 2025



ADDITIONAL REGISTRAR
OF ASSURANCES HY. KOLKATA

18 JUN 2025

BETWEEN

(1) **NATURAL AWAS PRIVATE LIMITED** (PAN : AADCN7193F and CIN U45400WB2011PTC166750), an existing company within the meaning of the Companies Act, 2013 having its office at 9A Lord Sinha Road, P.S. Shakespeare Sarani, Kolkata-700071, (2) **SUDHAPATI PROJECTS PRIVATE LIMITED** (PAN : AAUCS1104Q and CIN U45400WB2013PTC198322), an existing company within the meaning of the Companies Act, 2013 having its office at 9A Lord Sinha Road, P.S. Shakespeare Sarani, Kolkata-700071, (3) **AARTI HIGHRISE PRIVATE LIMITED** (PAN : AAICA9681Q) (CIN NO. U45200WB2010PTC154405), an existing company within the meaning of the Companies Act, 2013 having its office at 9A Lord Sinha Road, P.S. Shakespeare Sarani, Kolkata-700071 **AND** (4) **DARUJA ENCLAVE PRIVATE LIMITED** (PAN : AAECD9162B & CIN U45400WB2013PTC198319) an existing company within the meaning the Companies Act, 2013 and having its office at 9A, Lord Sinha Road, Kolkata - 700 071 and duly represented by its Authorized Signatory **ANANTA SENAPATI (PAN : BUYP3911F)**, son of Late Mayadhar Senapati, working for gain at 9A, Lord Sinha Road, Kolkata-700071 herein collectively called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective successor and successors-in-interest, administrators and assigns), of the **FIRST PART**

AND

ACQUET TRADING PRIVATE LTD. (PAN : AAECA4630K) (CIN - U51909WB1994PTC065062), an existing company within the meaning of the Companies Act, 2013, having its office at 9A, Lord Sinha Road, Kolkata-700071, represented by its' Director **SRI MANISH KUMAR SHARMA (PAN : ARKPS6486P)**, son of Sri Mahesh Kumar Sharma, working for gain at 9A, Lord Sinha Road, Kolkata-700071, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless repugnant to the subject or context be deemed to mean and include its successor, successors-in-interest, nominee and assigns) of the **SECOND PART.**

WHEREAS:

- A. By a Deed of Conveyance dated 6th January, 2023, made by and between K.L. Gupta & Company therein referred to as the 'Vendor' of the First Part and Manoj Kumar Gupta & Others therein referred to as the 'Co-Vendors' of the Second Part and Natural Awas Pvt. Ltd.



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and Others the Owners herein therein collectively referred to as the 'Purchasers' of the Third Part and registered in the Office of the Additional Registrar of Assurance - II Kolkata, in Book No. I, CD Volume No. 1902-2023, Pages 22951 to 22993, Being No. 190200371 for the year 2023, the Vendor and Co-Vendors therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 1 Bigha 8 Cottah 9 Chittack 5.87 Sq. Ft. together with incomplete multistoried building structure lying and situated at Mouza -Teghoria, Touzi No. 10, J.L. No. 09, Re. Sa. No. 116, L.R. Khatian No. 179/1, 863, 170/1, comprising in Dag No. 166, 162, 163 and 165 under P.S. Rajarhat, District North 24 Parganas.

- B. By a Deed of Conveyance dated 28th February, 2024, made by and between Malay Mandal therein referred to as the 'Vendor' of the One Part and Natural Awas Pvt. Ltd. and Others the Owners herein therein collectively referred to as the 'Purchasers' of the Other Part and registered in the Office of the Additional Registrar of Assurance - I, in Book No. I, Volume No. 1901-2024, Pages 72418 to 72445, Being No. 190101833 for the year 2024, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 2 Cottah 2 Chittack lying and situated at Mouza -Teghoria, Touzi No. 191 present Touzi No. 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 676 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.
- C. By a Deed of Conveyance dated 28th February, 2024, made by and between Anima Patra and Others therein collectively referred to as the 'Vendors' of the One Part and Natural Awas Pvt. Ltd. and Others the Owners herein therein collectively referred to as the 'Purchasers' of the Other Part and registered in the Office of the Additional Registrar of Assurance - I, in Book No. I, Volume No. 1901-2024, Pages 72475 to 72507, Being No. 190101834 for the year 2024, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 3 Cottah 8 Chittack lying and situated at Mouza -Teghoria, Touzi No.- 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 471/2 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.



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- D. By a Deed of Conveyance dated 28th February, 2024, made by and between Anima Patra therein referred to as the 'Vendor' of the One Part and Natural Awas Pvt. Ltd. and Others the Owners herein therein collectively referred to as the 'Purchasers' of the Other Part and registered in the Office of the Additional Registrar of Assurance - I, in Book No. I, Volume No. 1901-2024, Pages 72446 to 72474, Being No. 190101836 for the year 2024, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 2 Cottah 15 Chittack 18 Sq. Ft. lying and situated at Mouza -Teghoria, Touzi No.- 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 10/1 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.
- E. By virtue of the aforesaid four Deed of Conveyances the Owners herein became the absolute Owners or otherwise sufficiently entitled to All That the piece and parcel of land measuring 1 Bigha 17 Cottahs 2 Chittacks 23.87 Sq.ft. in L.R. Dag No. 162, 163, 164, 165, 166 lying and situated at Mouza -Teghoria, Touzi No.- 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 10/1 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.
- F. The Owners are fully seized and are in physically possessed and sufficiently entitled to as Sole and absolute owners of All That the Piece or parcel of land measuring about 1 Bigha 17 Kattahs 2 Chittack 23.87 Sq. Ft. more fully described in the FIRST SCHEDULE hereunder written (herein after referred the said Premises).
- G. The Owners duly mutated its name with the concerned office of the Block Land and Land Reforms Office as well as with Bidhannagar Municipal Corporation in respect of the land mentioned in the First Schedule.
- H. The Owners are in physical possession and seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of Land containing total area measuring about 1 Bigha 17 Kattahs 2 Chittack 23.87 Sq. Ft. be the same a little more or less thereon free from all encumbrances charges liens and lispendences along with all other easement rights, title, interest, possession and appurtenance thereon comprised within Mouza - Tegharia, Touzi



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10/10/2008



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160620252011267742

GRIPS Payment Detail

GRIPS Payment ID:	160620252011267742	Payment Init. Date:	16/06/2025 16:54:19
Total Amount:	86099	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8540893223535	BRN Date:	16/06/2025 16:54:41
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr MANISH KUMAR SHARMA
Mobile:	9830188888

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260112677438	Directorate of Registration & Stamp Revenue	86099
Total			86099

IN WORDS: EIGHTY SIX THOUSAND NINETY NINE ONLY.

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

PAID





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



192025260112677438

GRN Details

GRN:	192025260112677438	Payment Mode:	SBI Epay
GRN Date:	16/06/2025 16:54:19	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8540893223535	BRN Date:	16/06/2025 16:54:41
Gateway Ref ID:	251679904178	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	160620252011267742	Payment Init. Date:	16/06/2025 16:54:19
Payment Status:	Successful	Payment Ref. No:	2001684553/1/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr MANISH KUMAR SHARMA
Address:	9A, LORD SINHA ROAD KOLKATA 700071 DIST:- KOLKATA, PS:- SHAKESPEARE SARANI
Mobile:	9830188888
Email:	mksharma_06@yahoo.co.in
Period From (dd/mm/yyyy):	16/06/2025
Period To (dd/mm/yyyy):	16/06/2025
Payment Ref ID:	2001684553/1/2025
Dept Ref ID/DRN:	2001684553/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001684553/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	75071
2	2001684553/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	11028
Total				86099

IN WORDS: EIGHTY SIX THOUSAND NINETY NINE ONLY.

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No.- 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 10/1 comprising in R.S. and L.R. Dag No. 164 under P.S.- Rajarhat, District - 24 Parganas (North) which is morefully and particularly described in the First Schedule hereunder written (hereinafter collectively referred to as the "said premises"). The Owners Devolution of Title is described in the Fifth Schedule herein written.

- I. The Owners are desirous of raising construction for a multistoried building on the said premises and as such invited offer from the intending development for promotion of such Project thereon.
- J. The Developer being aware of the intention of the Owners as aforesaid approached and/or offered the Owners to make a new construction and complete the multistoried building/buildings as per building plan to be sanctioned by the Bidhannagar Municipal Corporation with such modification as the Owners may deem fit and proper on the said premises and the Owners have agreed to such offer of the Developer on the stipulated terms and conditions as will appear hereinafter.
- K. The Owners represented that it had good and marketable title of the said premises free from all encumbrances, charges and lispendences attached to such promotions of the building and providing Owners' allocation and Security money to the Owners of the premises and the Developer's Allocation to the Developer, have entered into an Agreement on the terms and conditions appended hereunder.
- L. The parties are desirous of recording the same, in writing.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

1. **ARTICLE - I : DEFINITIONS.**

In these presents unless there is anything contrary and/or repugnant thereto the following expression shall have the following meaning :

- 1.1. **OWNERS** shall mean (1) **NATURAL AWAS PRIVATE LIMITED**, (2) **SUDHAPATI PROJECTS PRIVATE LIMITED**, (3) **AARTI HIGHRISE PRIVATE LIMITED** AND (4) **DARUJA ENCLAVE PRIVATE LIMITED** and its respective successor and successor-in-interest and assignee.



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- 1.2. **DEVELOPER** shall mean **ACQUET TRADING PRIVATE LTD.**, an existing company within the meaning of the Companies Act, 2013 having its office at 9A, Lord Sinha Road, Kolkata-700071 and its successor or successor-in-interest and assignee.
- 1.3. **PREMISES** shall mean All That the piece and parcel of land measuring 1 Bigha 17 Cottahs 2 Chittacks 23.87 Sq.ft. in L.R. Dag No. 162, 163, 164, 165, 166 lying and situated at Mouza -Teghoria, Touzi No.- 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 10/1 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas (more fully and particularly mentioned and described in the First Schedule hereunder written).
- 1.4. **NEW BUILDING/BUILDINGS** shall mean and include the proposed building or buildings to be constructed erected and completed by the Developer in accordance with the map or plan to be sanctioned by Bidhan Nagar Municipal Corporation on the said premises or any modification or revision thereof.
- 1.5. **COMMON FACILITIES AND AMENITIES** shall mean and include all areas and utilities in the said Project which has not been specifically allotted or disposed off and shall be common for all the Unit holders and all its expenses including those in maintenance, operation, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing and administration shall be borne proportionately by the Unit holders.
- 1.6. **OWNERS' ALLOCATION** shall mean 25% of the total saleable area and parking in the new building to be constructed over the First Schedule property allocable to the Owners in terms of this agreement comprising of **TOGETHER WITH** the undivided proportionate share in the land comprised in the said premises and attributable thereto **AND TOGETHER WITH** the undivided proportionate share in all common parts portions areas and facilities Car Parking Space more fully describe in the Second Schedule hereunder written, excluding the Developer's Allocation.
- 1.7. **DEVELOPER'S ALLOCATION** shall mean the balance 75% of the total saleable area and parking in the new building to be constructed over the First Schedule property allocable to the Developer in terms of this agreement comprising **TOGETHER WITH** the undivided



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proportionate share in the land comprised in the said premises and attributable thereto **AND TOGETHER WITH** the undivided proportionate share in all common parts portions areas and facilities including Car Parking Space room more fully describe in the Third Schedule hereunder Written.

- 1.8. **ARCHITECT** shall mean the person or persons who may be appointed by the Developer with information to the Owners for designing and planning of the said Project.
- 1.9. **BUILDING PLAN** would mean such plan or plans for the construction of the said Project duly sanctioned by Bidhannagar Municipal Corporation together with any modifications and/or alterations which may be necessary and/or required.
- 1.10. **PROJECT** shall mean the Project undertaken by the Developer on the said premises to be constructed erected and completed in the buildings to have various Units/facilities necessary for use of Education related Institutes/School.
- 1.11. **SPECIFICATION** shall mean the specifications required for the purpose of construction of the said constructed area as may be decided by the Architect including those described in the **FOURTH SCHEDULE** hereunder written.
- 1.12. **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried building to the intending purchasers/Lessee/ Tenants.
- 1.13. **TRANSFeree** shall mean a person firm, limited company, association of persons to whom any space in the said Project has been transferred.
- 1.14. **"REAL ESTATE LAWS"** shall mean if required only then the Developer obtain registration according to the Real Estate (Regulation and Development) Act, 2016 as applicable to West Bengal and include the amendments and substitutes thereof and also all rules, regulations and byelaws in respect thereof at the cost of the Developer.



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1.15. **"FORCE MAJEURE"** shall mean the events and reasons specified below, resulting in delay in compliance of the obligations of the parties hereunder or arising out herefrom, i.e. to say :

- (i) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, pandemic, epidemics and other natural disasters;
- (ii) Explosions or accidents, air crashes;
- (iii) General strikes and/or lock-outs, civil disturbances, curfew etc.;
- (iv) Civil commotion, insurgency, war or enemy action or terrorist action;
- (v) Change in Law, Rules and Regulations, by the Government;
- (vi) Any Pandemic, Covid-19 like situation lockout, restriction on movement of men and material;
- (vii) Any order or restrain order from the statutory authority or any Court of Law.

Provided That no reason shall be force majeure if the same is directly or indirectly attributable to any negligence or willful act or omission of the concerned party.

1.16. **"DEVELOPMENT AGREEMENT"** shall mean this Agreement.

1.17. **"BROKERAGE MARKETING AND ADVERTISEMENT EXPENSES"** shall mean 4% of the Sale Proceeds and/or the Sales consideration, which shall be deducted by the Developer from the Sales Proceeds against Owners' Allocation area.

1.18. **"SALE PROCEEDS"** shall mean the amount received by the Developer from an Intending Transferee in lieu of Transfer/ alienation of any part or portion of the Project together with the amounts, if any, received from the Intending Transferee towards the permission granted to park vehicles, but the term shall not mean or include –

- (i) The Deposits;
- (ii) The Extra charges;
- (iii) The taxes and Duties including G.S.T.;
- (iv) Other charges including for extra work.

1.19. **"REFUNDABLE SECURITY DEPOSIT"** shall mean the amount to be deposited by the Developer with the Owners for the purposes as hereinafter stated.



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1.20. **COMMENCEMENT AND TENURE:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution of this Agreement and shall remain valid and in force till all obligations of the parties towards each and other stand fulfilled and performed provided the parties are not in breach or fault of any terms herein.

1.21. Words importing singular shall include plural and vice versa.

1.22. Words importing masculine gender shall include Feminine and Neuter genders like wise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting Neuter gender shall include masculine and feminine genders.

2. **ARTICLE-II (COMMENCEMENT)**

2.1. This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the date of execution hereof.

2.2. Unless terminated in the manner as hereinafter appearing this agreement shall remain in full force and effect until such time the said project is duly constructed and completed.

3. **ARTICLE-III : OWNERS' RIGHT AND REPRESENTATION**

3.1. At or before entering into this Agreement the Owners have assured and represented the Developer as follows:-

i) That the Owners are the absolute Owners having a clear marketable title of the entirety of the said Premises more fully described in the First Schedule hereunder written.

ii) That the said premises more fully described in the First Schedule is free from all encumbrances, attachments, trusts whatsoever.

iii) That the Owners are in uninterrupted and peaceful possession of the said premises without any interruption or disturbance and/or claim from any person and/or persons in any part or portion thereof.

iv) That all municipal rates taxes and other outgoings payable in respect of the said premises upto the date of execution of this agreement have been paid and/or shall be paid by the Owners and the Owners have agreed to keep the Developer its successor



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and/or respective successors-in-interest saved harmless and fully indemnified from all costs charges claims actions suits and proceedings.

- v) The Owners shall keep the Developer indemnified with regard to the right, title and interest as well as absolute Ownership of the said premises.
 - vi) The Owners will handover the physical possession of the said premises to the Developer on the day of execution of this Agreement and thereafter the Developer will be fully responsible for its possession and safety.
- 3.2. Relying on the aforesaid representations and believing the same to be true and acting on the good faith thereof the Developer has accepted the title of the Owners but in the event if title is found defective the Owners shall at their cost rectify the same.

4. **ARTICLE -IV : DEVELOPER'S RIGHTS**

- 4.1. In pursuance of the mutual obligations and also subject to the various terms and conditions herein contained and on the part of the Developer to be performed and observed the Owners have agreed to grant the exclusive right of development for exploitation in respect of the said premises unto and in favour of the Developer to undertake development of the said premises whereby the Developer shall be entitled to undertake the said project and construct erect and complete the several blocks of the multistoried buildings having (G + upper floors) comprising of several self contained units apartments and car parking spaces to be held and/or enjoyed independently of each other.

5. **ARTICLE -V : PLAN/PERMISSIONS**

- 5.1. For the purpose of undertaking development of the said premises the Developer with consent of the Owners will cause a map or plan to be prepared which can be modified or revised and will submit the same to the Bidhan Nagar Municipal Corporation for sanction and make construction of new building and/or buildings at its own cost on the said premises as per the sanction building plan with such modification in accordance with law and the Developer shall engage and/or appoint Architect, Engineers and other agents for the said purpose and shall make payment of their fees and/or charges.



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- 5.2. The Developer will take all steps to obtain all permissions approvals and/or sanctions as may be necessary and/or required and the Owners hereby agree and undertake to sign all papers and/or documents as may be necessary and/or required. However, parties at present decided to jointly sale the all Developer area and share the net revenue according to their entitlement.

6. **ARTICLE VI : BUILDING**

- 6.1. The Developer shall at its own costs construct erect and complete the Project on the said premises in accordance with the sanctioned plan as per the specifications described in the Fourth Schedule hereunder written with the first class building materials and the common facilities and amenities hereinbefore mentioned with first class materials as may be certified by the Architect of the said Project and the same shall be completed within the said Completion date.
- 6.2. Subject as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto and the said project will be constructed erected and completed in accordance with the specifications details whereof are mentioned in the Fourth schedule hereunder written.
- 6.3. It is made clear that the Owners/Developer and/or all unit buyers thereof shall share in common the proportionate charges for payments, deposits made to CESC Ltd. for H.T./L.T.Line charges, all cable installations, charges, transformer, meters, sub-meters and cables and their installation charges and accessories and payment in respect thereof shall be made to the Developer. In case if there is delay in installation of the Transformer or providing Electric connection by the Authority concerned the Developer will not be default for such period, if the Developer has applied and completed all the formalities as required by CESC Ltd. but shall be responsible for obtaining such electric connections.
- 6.4. The said Power of Attorney shall remain in full force and effect till the completion of the Project and the registration of entire area including constructed area is completed. It being further agreed that the Developer by virtue of such Power of Attorney shall not incur nor expose the Owners or any one of them to any liability and in any event has agreed to keep the Owners and each one of them saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings arising therefrom.



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- 6.5. While carrying out the work of construction the Developer shall take all necessary precautions and in the event of any accident and/or mishap taking place or in the event of any deviation and/or unauthorized construction being made then and in that event the Developer alone shall be fully responsible and has agreed to keep the Owners and each one of them saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings arising therefrom.
- 6.6. The Developer shall at its own costs and expenses and without creating any financial and other liability on the Owners construct and complete the Project and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer as per specification described in the Fourth Schedule hereunder.
- 6.7. All costs charges and expenses including Architect's Structural Engineers' fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.
- 6.8. The Owners undertakes not to cause any obstruction or interference in the Developer continuing with the construction erection and completion of the said Project as well as ensure that no one else claiming any right title interest through or on behalf of the Owners will obstruct or create any problem or difficulty in such construction.

7. **ARTICLE -VII: SPACE ALLOCATION**

- 7.1. After the Building plan sanction by the Bidhan Nagar Municipal Corporation if the Owners request the Developer shall as per its desire allot in favour of the each of Owners' Allocation of the proposed building on the said premises together with the undivided proportionate share in common parts, portions, areas and facilities, more fully described in the Second Schedule hereunder written, excluding the Developer's Allocation.
- 7.2. Developer shall complete the construction work of the new Building within 60 months from the date of commencement of work with a further grace period of six months, if required and Developer shall deliver the Owner's Allocation area as described in the Second Schedule hereunder written.



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- 6.3. That the developer at its sole discretion shall be entitled to transfer or otherwise deal with the Developer's allocated area as mentioned in the Third Schedule hereinunder written in the new building.
- 6.4. That the Developer shall be entitled to register or transfer or assign its allocated portion to any third party and the Developer is entitled to enter into agreement for sale in respect of its allocation and further shall be entitled to receive all advances and full consideration from the said Developer's allocated area. The owners will be a Confirming Party to such Agreement for Sale of the Developer's area. Be it mentioned herein that the Owners shall have no liability and obligation as regard agreement for sale to be executed by and between the Developer and intending purchasers and all such agreement which shall be entered into by the Developer in respect of the Developer's Allocation shall entirely be on account of the Developer and in no event the Owners shall be liable to make payment of any amount which may be claimed from any of the intending purchasers of the Developer's Allocation.
- 7.5 The Owners will execute and registered General Power of Attorney in favour of the Developer or its nominee or nominees to enable the Developer to do all acts as providing herein for the purpose of development, construction and sale and receive the earnest money and full consideration amount of the Developer's allocation of the said premises.
- 7.6 The Owners and Developer decided to sale jointly all the areas through the Developer. The Developer after deducting the cost, for brokerage and publicity G.S.T. deposit and other charges made by Purchaser for electric, sinking fund maintenance etc., pay the nest sale consideration on to the Owners' share to the Owners.
- 7.7. That the Owners undertake as per demand of Developer the Owners shall execute the Deed of Conveyance or Conveyances or any other deed of like nature of transfer in favour of the developer or its nominee or nominee at the cost of the Developer or its nominee or nominees and the owners agree to join as Vendors in the said Deed of Conveyance to be executed in respect of the transfer of the undivided proportionate share of the land attributable to the Developer's allocation in favour of the transferee and the Developer shall join as confirming party in the said Deed of Conveyance. The Developer shall be entitled to sale his allocation by virtue of the



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Power of Attorney to be conferred and executed by the owners in favour of the Developer. It being expressly agreed and declared that the Owners being Confirming Parties to the Agreements for Sale which may be entered into by the Developer with intending purchasers in respect of the Developer's Allocation are not assuming any liability and/or responsibility.

8. **ARTICLE -VIII OBLIGATION OF THE DEVELOPER AND INDEMNITY:**

8.1. The Developer shall :

- i) take such steps as are necessary to divert all pipes, wires, cables or other conducting media in, under or above the project or any adjoining or neighboring premises which need to be diverted as a result of the development.
- ii) install all electricity, gas, water, telecommunications, services and surface and soil water drainage to the premises and shall ensure that the same connect directly to the mains.
- iii) Serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.
- iv) give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said premises.
- v) remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in constructions which may not be in accordance with the plan (Unless done at the instructions of the Owners).
- vi) incur all costs charges and expenses for the purpose of constructing erecting and completing the said new buildings in accordance with the said plan.
- vii) not allow any person to encroach nor permit any encroachment or any frivolous claim by any person and/or persons local problem, police or statutory Authority into or upon the said premises or any part or portion thereof.

8.2. **INDEMNITY**

- i) That the Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer or due to any



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deviation of the sanction plan or physical possession in or any way relation to the construction of the said new building and except any title dispute if arises with the Said Land.

- ii) That the Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs and proceedings and claims including for possession local disturbance, Police any Authority that may arise out of the Developer actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein. For any matter raised under this clause, only developer will be responsible to solve the matter legally.

9. **ARTICLE-IX : REFUNDABLE SECURITY DEPOSIT**

- 9.1. The Developer deposited with the Owners a refundable Security deposit sum of Rs. 11,00,000/- (Rupees Eleven Lacs) only at or before the execution hereof which the Owners hereby admit and acknowledge for the same and the same will be refunded to the Developer without interest by the Owners within 30 days from the date of receipt of the Completion Certificate.

10. **ARTICLE-X: COMMENCEMENT OF CONSTRUCTION AND REIMBURSEMENT**

- 10.1. For the purpose of determination of the date of commencement of construction, deemed date of commence will be the date of the first sanction of building plan by the Bidhannagar Municipal Corporation which shall be final conclusive and binding on the parties.

11. **ARTICLE-XI – OWNERS' OBLIGATION**

The Owners have agreed:

11.1 To co-operate with the Developer in all respect for development of the said premises in term of this agreement.

11.2 To execute all deeds documents and instruments as may be necessary and/or required from time to time.

11.3 For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the



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Developer undertake construction of the project and/or Buildings in accordance with the said plan.

11.4 To execute General Power of Attorneys in favour of the Developer or its nominee and/or nominees and also execute and registered General Power of Attorney to enable Developer to register Deed of Conveyance Agreement for Sale etc. and undertake not to cancel the same or this Development Agreement unless mutually agreed.

11.5 To execute the Deed of Conveyance/Lease in favour of the intending purchaser acquiring units apartments constructed spaces and car parking spaces forming part of the DEVELOPER'S ALLOCATION.

12. **ARTICLE-XII: COMPLETION**

- 12.1. Unless prevented by circumstances beyond the control of the Developer and/or circumstances amounting, to force majeure as hereinafter appearing the said project shall be constructed erected and completed within period of Five years from the date of commencement of the work of construction in accordance with the said plan with a grace period of 6 months (hereinafter referred to as the COMPLETION DATE) subject to no injunction order passed in connection with title dispute over the said Land and time involved in any sort of vacating of any restrain order will be added in completion of construction. For the purpose of completion the certificate of the Architect shall be final conclusive and binding on the parties and similarly the common facilities and/or utilities will also be completed.

13. **ARTICLE XIII: MISCELLENEOUS.**

- 13.1. The Owners and the Developer shall be entitled to enter into agreements for sale, transfer and/or long term lease in respect of their respective allocation but it shall be the obligation on the part of the Owners and Developer respectively to remain responsible whereby intending purchasers of their respective allocation of the parties hereto shall be liable to contribute and deposit with the Developer various amounts on account of proportionate share or contribution towards transformer and electric connections, H.T. and L.T. lines, deposits for electric meter, costs for stand by generator, cost for equipment and development, to be calculated by the Developer on per sq.ft. basis, maintenance deposits and



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documentation charges, sinking fund and Municipal rates and taxes etc. In the event of the Owners and/or the Developer deciding to retain any area or some units, apartments, constructed spaces and car parking spaces remain unsold then and in that event the Owners and Developer shall be liable to pay and contribute the proportionate amounts as stated hereinabove at the same rate as to be charged from intending purchasers.

- 13.2. The Developer shall be responsible and remain in possession for overall day today management of the said project.
- 13.3. All the intending purchaser of both the owner's and Developer's allocation area will be liable to pay the G.S.T. and/or any other taxes as may be imposed or payable by the statutory authority and deposit the same to the Developer.
- 13.4. Any intending flat purchasers can create a charge or mortgage in respect of area/Unit intending to purchase to any Bank or financial Institution or private financiers to obtain loan and in such cases the Owners will give full cooperation and allow inspection of the originals and sign such papers as may be required by the Bank or Financial Institution or Private Financiers. However it is made clear that Owners will under no circumstances will be liable to pay such loans or any portion thereof.
- 13.5. The Developer shall be entitled to create a charge or mortgage in respect of the entire premises and can obtain loan and/or construction loan from any Bank or Financial Institution or Private Financiers and in such cases the Owners will give full cooperation and allow inspection of the originals and sign such papers as may be required by the Bank or Financial Institution or Private Financiers. The owners hereby authorized the Developer to sign all the papers, documents on their behalf to obtain loan/construction loan to create a mortgage in this regard.
- 13.6. **COMMON PURPOSES AND MAINTENANCE IN-CHARGE:** The Developer will be solely responsible for Goods and Service Tax in respect of their investment as well as the Developer's Allocation area and owners are responsible to pay GST for their part of investment. If applicable the Owner's will be solely responsible for Goods and Service Tax in respect of Owner's allocation. The Developer undertakes to pay regularly the G.S.T. and comply with all the rules



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and regulations thereof and keep the Owners fully indemnify subject to payment of GST of Owner's allocation by Owners if applicable.

14. **ARTICLE -XIV: TITLE DEEDS.**

- 14.1. The original documents of title in respect of the said Property (hereinafter referred to as the "**Original Title Documents**") will be handed over to the Developer immediately upon signing of this Agreement and will remain in exclusive possession and custody of the Developer. However, the Developer will handover the original title Deeds to the Owners as and when require and the Developer will return the same to the Owners and/or Flat Owners' Association immediately upon completion of production/inspection.

15. **BINDING EFFECT**

- 15.1. This Development Agreement and its provisions will be binding upon and insure to the benefit of the parties hereto and their respective successors, assigns, affiliates, heirs and personal representatives.

16. **ENTIRE AGREEMENT**

This Development Agreement together with the schedules contains the entire agreement of the parties hereto with respect to the subject matter hereof. No other agreements or understandings shall survive on the execution and delivery of this Development Agreement by the parties. This Development Agreement shall not be amended, modified and supplemented except in writing signed by the parties hereto.

17. **SEVERABILITY**

If any provision of this Agreement is invalid, unenforceable or prohibited by Applicable Law, this Agreement shall be considered divisible as to such provision and such provision shall be inoperative and shall not be part of the consideration moving from any Party hereto to the others, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein, provided, however, that the Parties hereto shall negotiate in good faith to modify this Agreement so as to give effect to the original intent of the Parties as closely as possible in a mutually acceptable manner in order that the Transaction contemplated hereby be consummated as originally contemplated to the fullest extent possible. Any such invalid, illegal, void, unenforceable or against policy provision shall be replaced by a mutually acceptable provision, which being valid, legal, enforceable and within policy



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comes closest to the intention of the Parties underlying the invalid, illegal, void, unenforceable or against policy provision.

18. **SPECIFIC PERFORMANCE OF OBLIGATIONS**

The Parties agree that in the event of any breach of the provisions of this Agreement, the Parties shall suffer irreparable harm and injury and damages would not be an adequate remedy and each of the Parties (at its sole discretion) shall be entitled to an injunction, restraining order, right for recovery, suit for specific performance or such other equitable relief as a court or arbitral forum of competent jurisdiction may deem necessary or appropriate to restrain the other Party from committing any violation or enforce the performance of the covenants, representations and obligations contained in this Agreement. These injunctive remedies are cumulative and are in addition to any other rights and remedies the Parties may have under this Agreement or at law or in equity, including without limitation a right for damages.

19. **FURTHER ASSURANCES**

Each of the parties will take such action and co-operate with each other in executing and delivering any document or instrument reasonably necessary or convenient from time to time to give effect to the provisions of this Development Agreement, including, without limitation, any and all actions necessary or appropriate to effectuate the transfer of the Said Premises and constructions to be made thereon.

20. **JURISDICTION**

The Courts having territorial jurisdiction over the Said Premises and/or the Hon'ble High Court at Calcutta alone shall have the jurisdiction to entertain, try and determine all actions and suits (including the arbitration proceedings) arising out of this Development Agreement.

21. **MODE OF SERVICE:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or sent by prepaid recorded delivery, or registered post with acknowledgement due or through courier service to the address and for the attention of the authorized person specified below:-



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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu Land measuring about 1 Bigha 17 Cottahs 2 Chittaks 23.87 square feet together with structure constructed and situated therein at Mouza-Teghoria, comprised in R.S./L.R. Dag No. 166, 165, 164, 163, 162 in R.S. Khatian No. 179/1, 116, 863, 98 and L.R. Khatian Nos. 1940, 1941, 1942, 1943, 676, 10/1 abd 471/2, in J.L. No. 9, Touzi No. 10, Nishikanan, (Teghoria) within the limits of Rajarhat Police Station at present Baguihati, Kolkata-700157, A.D.S.R. Office Bidhannagar of Rajarhat Gopalpur Municipality at [present Bidhan Nagar Municipal Corporation, District 24-Pargans (North).

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNERS' ALLOCATION

ALL THAT the 25% share of the saleable area and parking together with open space 25% of common area and facilities and Car Parking Space in the proposed building to be constructed in the said premises together with undivided 25% of share of the land more fully described in the First Schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT the balance 75% share of the saleable area and parking together with the open space and entire roof, Car Parking Space and common area and facilities in the proposed building to be constructed in the said premises together with undivided 75% share in the land morefully described in the Third Schedule hereinabove written together with location advantage and market value.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF CONSTRUCTION)

Structure	: RCC Structure
Doors Frames	: Sal Door Frames phynol bounded
Doors	: 30 mm thick ISI Mark Flush Doors
Main Door	: 35 mm with One side teak Veneer
Windows	: Aluminum Sliding Windows
CP Fittings	: Essco or Equivalent.
Sanitary War	: Standard Sanitary Fittings of Hindware or equivalent make.
Plumbing	: All material used of ISI mark



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Electric Fittings	:	Copper wires, MCB & DB of Havell's or equivalent make.
Switches	:	Modular Switches.
Kitchen	:	Black granite Counter & Steel Sink with 2ft. high Glaze Tiles over the Kitchen platform.
Toilet	:	Glazed tiles with border upto 7 ft. height/non skid Flooring after proper water proofing treatment.
Elevator	:	Passenger standard Elevator.
Flooring	:	Vitrified Tiles.
Walls	:	Brick built walls with both side plaster. All inside walls finished with POP.
Roof	:	Crazy Mosaic after proper water treatment.
Stair	:	Kota Stone with Marble Designed Railing with Wooden Top.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(DEVOLUTION OF TITLE)

A. One GANGARAM MONDAL was an occupier of the under mentioned Schedule properties by way of Prajasatya under Jamindari Protha. After independence that land was distributed by the R.S. Parcha to Gangaram Mondal, the owner of the said land of under mentioned schedule properties as a Rayota Dakhalikar.

B. Said Sri Gangaram Mondal died on 1st December 1981 leaving behind his wife SMT. SANKARI MONDAL and three sons namely SRI DINESH CHANDRA MONDAL, SRI MURARI MOHAN MONDAL, SRI SISIR MONDAL and three daughters namely KUMARI SUMATI MONDAL, SMT. BASANTI NANDI (MONDAL), wife of Shri Swapan Nandi and SMT. JOYANTI MONDAL, wife of Sri Mohan Mondal as his only legal heirs, under the present Hindu Law of succession by which he was governed at the time of his death and each legal heirs having undivided 1/7th share.

C. The SMT. SANKARI MONDAL, SRI DINESH CHANDRA MONDAL, SRI MURARI MOHAN MONDAL, SRI SISIR MONDAL, KUMARI SUMATI MONDAL, SMT. BASANTI NANDI (MONDAL) and SMT. JAYANTI MONDAL arrived at an amicable settlement of their family members inter alia that Sisir Mondal will have no share or interest in the Schedule property and thereafter, Sri Dinesh Chandra Mondal, Sri Murari Mohan Mondal, Smt. Shankari Bala and Sri Sisir Mondal recorded their name before the Block Land and Land Reforms Officer, Rajarhat Naranyanpur Moniknola Office,



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comprised L.R. Khatian No. 179/1, 415/1, 347/1, R.S. Dag No. 165, 166, J.L. No. 9 (Nine) under Mouza Teghoria, and nature of land Sali under P.S. Rajarhat, within the municipal limits of Rajarhat Gopalpur Municipality, District North 24-Parganas.

D. One SMT. SANKARI MONDAL wife of Late Gangaram Mondal, SMT. BASANTI NANDI, wife of Shri Swapan Nandi, SMT. JOYANTI MONDAL, wife of Sri Mohan Mondal and KUMARI SUMATI MONDAL, daughter of Late Gangaram Mondal, Murari Mohan Mondal, son of Late Gangaram Mondal and Sisir Mondal, son of Late Gangaram Mondal jointly have appointed SRI DINESH CHANDRA MONDAL son of Late Gangaram Mondal, as their true and lawful Attorney for them by virtue of registered General Power of Attorney registered with the office at A.D.S.R.O, Cossipore, Dum Dum, District of North 24-Parganas, West Bengal recorded in book No. IV, Volume No. 4 at pages 248 to 251, being No. 245, for the year 1983.

E. By a Deed of Conveyance dated 19th August, 2004 and made by and between (1) Sri Dinesh Chandra Mondal (2) Sri Murari Mohan Mondal, both sons of Late Gangaram Mondal, (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal, (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal, (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Jayanti Mondal, wife of Sri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of the First Part and Sri Sisir Mondal, son of Late Gangaram Mondal, therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta & Company therein referred to as the Purchaser of the Third Part and registered at the office of the Additional Registrar of Assurances - II Kolkata in Book No. I, Volume No. 1, Pages 1 to 29, Being No. 06127 for the year 2004 the Vendors therein for the consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring about 4 Cottahs 0 Chittacks 4.87 Sq.ft. be the same a little more or less out of total land measuring of an area of 12 Cottahs 12 Chittacks 25 Sq.ft. under Revisional Settlement Plot/Dag No. 166, (New L.R. Khatian No. 863) under Mouza Teghoria, J.L. No. 9, Touzi No. 10, R.S. No. 116, Old L.R. Khatian No. 179/1, under Ward No. 7 (old) (11 (New), Mutation No.) T.G 417 (Old) RGM/M/O4/2004-05 (new), within the municipal limits of Rajarhat Gopalpur Municipality, under Police Station previously Rajarhat now Baguiati, District 24-Parganas (North), Kolkata - 700 059 morefully and particularly described in the Schedule thereunder written as well as in the Part I of the First Schedule hereunder written.



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F. By a Deed of Conveyance dated 30th September, 2004 and made between (1) Dinesh Chandra Mondal, (2) Shri Murari Mohan Mondal, both sons of Late Gangaram Mondal, (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal, (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal, (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Jayanti Mondal, wife of Shri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of the First Part and Sri Sisir Mondal, son of Late Gangaram Mondal therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta & Company therein referred to as the Purchaser of the Third Part and registered at the office of the Additional Registrar of Assurances II Kolkata in Book No.I, Volume No.1 Pages 1 to 40 Being No.1091 for the year 2005, the Vendors therein for the consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein All That piece and parcel of land measuring about 5 Cottahs 5 Chittacks 18 Sq.ft. be the same a little more or less out of total land measuring an area of 8 Cottahs 12 Chittacks 20.13 Sq.ft. more or less under Revisional Settlement Plot/Dag No.165 and 166, under Mouza – Teghoria, J.L. No.9, Touzi No.10, R.S. No.116, Old L.R. Khatian No.179/1, 415/1, 347/1, New L. R. Khatian No. 863, under Ward No.7(old) 11 (new), premises No. (Old) T.G. 417 within the municipal limits of Rajarhat Gopalpur Municipality, under Police Station previously Rajarhat now Baguiati, District 24-Parganas (North), Kolkata – 700 059 morefully and particularly described in the Schedule thereunder written as well as Part II of the First Schedule hereunder written.

G. By a Deed of Indenture dated 20.01.2005 made by and between (1) Sri Dinesh Chandra Mondal (2) Sri Murari Mohan Mondal both sons of Late Gangaram Mondal (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Joyanti Mondal, wife of Shri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of First Part and Sri Sisir Mondal, son of Late Gangaram Mondal therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta and Company therein referred to as the Purchaser/ Vendor of the Third Part and registered at the office of Additional Registrar of Assurance II, Kolkata in Book No.I, Volume No.1, Pages 1 to 29, Being No.1113 for the year 2005, the Vendors therein for the consideration and on the terms and conditions mentioned therein duly sold, transferred and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring about 3 Cottahs 8 Chittacks and 25 Sq.ft. be the same a little more or less out of total land measuring an area of 12 Cottahs 12 Chittacks 25 Sq.ft. more or



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less situated under Revisional Settlement Plot/Dag No.166, under Mouza - Teghoria, J.L. No.9, Touzi No.10, R.S. No.116, old L.R. Khatian No.179/1, New L. R. Khatian No. 863, under Ward No.7(old) 11 (new), Old premises No. T.G. 417 within the Municipal Limits of Rajarhat Gopalpur Municipality under Police Station previously Rajarhat now Baguiati in the District of North 24-Parganas, Kolkata - 700 059 morefully and particularly described in the Schedule thereunder written as well as Part III of the First Schedule hereunder written. Since Sisir Kumar Mondal sold his share in respect of the other joint property of the family therefore he is not claiming any right over the First Schedule as will be evident from the declaration dated 10.08.2004 original whereof provided by the Vendor to the Purchasers.

H. One Swarnmayee Dassi (nee Ghosh) (since deceased) wife of Rajeshwar Ghosh (since deceased) during her life time was a Rayati Dakhalikar of inter alia ALL THAT the pieces and parcels of Sali Land containing an area of 25 Sataks comprised in C.S. Dag No. 174 and R.S. Dag No. 163 and ALL THAT the piece and parcels of Danga Lands measuring 30 Sataks comprised in C.S. Dag No. 172 and R.S. Dag No. 162 both in Mouza-Teghoria, J. L. No. 9 under Police Station Rajarhat in the District of 24-Parganas North.

I. By a Deed of Gift dated 1stDecember, 1967 duly registered at the office of Sub-Registrar Cossipore Dum Dum in Book No. 1, Volume No. 148, Pages 45 to 50 Being No. 10196 for the year 1967 the said Smt. Swarnmayee Dassi (nee Ghosh) for the natural love and affection towards her sons gifted transferred conveyed inter alia ALL THAT 25 Satak of land comprised in C.S. Dag No. 164, R.S. Dag No. 163, Mouza Teghoria, J.L. No. 9, District 24-Parganas (North) and C.S. Dag No. 172, R.S. Dag No. 162 having an area of 30 Satak in J.L. No. 9, Mouza Teghoria, District North 24-Parganasland unto and in favour of her four sons namely (1) Jamani Kanto Ghosh (since deceased) (2) Bibhuti Bhusan Ghosh (3) Devi Prosad Ghosh and (4) Abani Bhusan Ghosh absolutely and forever free from all encumbrances charges etc.

J. In pursuance of the said Deed of Gift the said (1) Jamani Kanto Ghosh (since deceased) (2) Bibhuti Bhusan Ghosh (3) Devi Prosad Ghosh (4) Abani Bhusan Ghosh became joint Owners of the said entire Land each one of them having equal undivided 1/4th share or interest therein.

K. The said Jamani Kanto Ghosh also died intestate leaving him surviving his seven sons namely (1) SUNIL KUMAR GHOSH, (2) NALINI KANTA GHOSH, (3) MUKUL KUMAR GHOSH, (4) SHYAMAL KUMAR



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GHOSH, (5) BIJON KUMAR GHOSH, (6) RANJIT KUMAR GHOSH and (7) APURBA KUMAR GHOSH as his only heirs and/or legal representatives under the provisions of Hindu Succession Act 1956 and as such they became joint owners of the undivided $1/4^{\text{th}}$ share or interest of the said Jamani Kanta Ghosh and each one of them being entitled to undivided $1/28^{\text{th}}$ share or interest into or upon the said entire land.

L. In the events as are recited hereinbefore the following persons became entitled to the following shares into or upon the said lands comprised in the following R.S. Dag No. and Khatian No. as follows :-

Khatian No.	Dag No.	Area of land	Owner
29 Kri	163	1 Decimal	Apurba Kumar Ghosh
31 Kri	163	6 Decimal	Abani Bhusan Ghosh
349 Kri	163	1 Decimal	Mukul Kumar Ghosh
363 Kri	163	1 Decimal	Ranjit Kumar Ghosh
195 Kri	163	6 Decimal	Devi Prosad Ghosh
210 Kri	163	1 Decimal	Nalini Kanto Ghosh
292 Kri	163	1 Decimal	Bijon Kumar Ghosh
299 Kri	163	6 Decimal	Bibhuti Bhusan Ghosh
425 Kri	163	1 Decimal	Shyamal Kumar Ghosh
494 Kri	163	1 Decimal	Sunil Kumar Ghosh

AND

Khatian No.	Dag No.	Area of land	Owner
29 Kri	162	1 Decimal	Apurba Kumar Ghosh
31 Kri	162	8 Decimal	Abani Bhusan Ghosh
349 Kri	162	1 Decimal	Mukul Kumar Ghosh
363 Kri	162	1 Decimal	Ranjit Kumar Ghosh
195 Kri	162	8 Decimal	Devi Prosad Ghosh
210 Kri	162	1 Decimal	Nalini Kanto Ghosh
292 Kri	162	1 Decimal	Bijon Kumar Ghosh
299 Kri	162	7 Decimal	Bibhuti Bhusan Ghosh
425 Kri	162	1 Decimal	Shyamal Kumar Ghosh
494 Kri	162	1 Decimal	Sunil Kumar Ghosh



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M. By a Deed of conveyance dated 20.09.2007 made by and between (1) Bibhuti Bhusan Ghosh (2) Devi Prasad Ghosh (3) Abani Bhusan Ghosh all sons of Late Rajeshwar Ghosh (4) Sunil Kumar Ghosh (5) Nalini Kanta Ghosh (6) Mukul Kumar Ghosh (7) Shyamal Kumar Ghosh (8) Bijon Kumar Ghosh (9) Ranjit Kumar Ghosh (10) Apurba Kumar Ghosh, all sons of Late Jamani Kanto Ghosh, therein collectively referred to as the Vendors of the One Part and M/s. K. L. Gupta & Company therein referred to as the Purchaser of the Other Part and registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No.I, Being No.09505 for the year 2007, the Vendors therein for the consideration and on the terms and conditions duly sold, transferred and conveyed to the purchaser therein All That the piece and parcel of land situated in Mouza - Teghoria, Touzi No.191, J.L. No.9, P.S. previously Rajarhat now Baguiati, District North 24-Parganas, L.R. Khatian No. Kri 299, 195, 31, 29, 349, 210, 363, 494, 425 and 292 now L.R. Khatian No. 863 under Ward No.7 now Ward No. 11 premises No. AS/100/B2-D and within the limits of Rajarhat Gopalpur Municipality and situated inter alia in the following Dag Nos. (i) Land measuring about 25 Sataks (equivalent to 15 Cottahs 2 Chittacks 0 Sq.ft.) comprised in C.S. Dag No.174 and R.S. Dag No.163 (ii) Land measuring about 9 Chittacks 3 Sq.ft. comprised in C.S. Dag No.172 and R.S. Dag No.162 morefully and particularly described in the Schedule thereunder written as well as Part IV of the First Schedule hereunder written.

N. By virtue of the aforesaid purchaser therein being the said M/s. K. L. Gupta & Co. became the Owner of All That the piece and parcel of land measuring about 1 Bigha 8 Cottahs 9 Chittacks 5.87 Sq.Ft more or less situated at Mouza - Tegharia, P.S. - previously Rajarhat, now - Baguiati, District - North 24 Parganas, Kolkata - 700 059 within the limit of Rajarhat Gopalpur Municipality in Ward No. 7 (old) 11 (New) being premises No. AS/100/08 and RGM/M/04/2004-05 free from all encumbrances charges liens mortgage litigate etc.

O. The M/s. K. L. Gupta & Co. after having acquired the said Property caused a map or plan to be sanctioned by the concerned authorities whereby the M/s. K. L. Gupta & Co. became entitled to construct various multi-storied buildings comprising of various self contained flats, apartments units capable of being held enjoyed independently with each other.

P. The M/s. K. L. Gupta & Co. commenced the work of construction as per sanctioned plan being sanction B plan Sl. No. 355/08/09 dated 25.02.2009 sanctioned by Rajarhat Gopalpur Municipality. The



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Purchasersherein will have all the benefits attached to the said sanction plan and/or renewed plan. However, the Purchasers will liable to pay the Municipal taxes and Khajna in respect of the said premises after the year 2012.

Q. Because of various reasons and/or unavoidable circumstances the M/s. K. L. Gupta & Co. could not proceed with the work of construction and as such by a Development Agreement dated 25th June 2012 entered into by and between the M/s. K. L. Gupta & Co. and Natural Awas Pvt Ltd, being one of the Owner herein, i.e. the Purchaser No.1 agreed to undertake development of the said property on the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said "Development Agreement").

R. KanyaLal Gupta being the sole proprietor of the said M/s. K. L. Gupta & Co. died intestate on 14th July, 2021 leaving behind his wife and two sons and one daughter all being the Vendors herein above named, as his only legal heirs and heiresses and successors and legal representatives and none else. Subsequently after the death of said KanyaLal Gupta, the sole proprietor of the M/s K. L. GUPTA & CO, his wife Mrs. Savitri Devi Gupta became the Sole Proprietress Of M/s K. L. GUPTA & CO, a proprietorship concern with the consent of all the legal heirs.

S. By a Deed of Conveyance dated 6th January, 2023, made by and between K.L. Gupta & Company therein referred to as the 'Vendor' of the First Part and Manoj Kumar Gupta & Others therein referred to as the 'Co-Vendor' of the Second Part and Natural Awas Pvt. Ltd. and Others therein collectively referred to as the 'Purchasers' of the Third Part and registered in the Office of the Additional Registrar of Assurance - II Kolkata, in Book No. I, CD Volume No. 1902-2023, Pages 22951 to 22993, Being No. 190200371 for the year 2023, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 1Bigha 8 Cottah 9 Chittack 5.87 Sq. Ft. lying and situated at Mouza -Teghoria, Touzi No. 10, J.L. No. 09, Re. Sa. No. 116, L.R. Khatian No. 179/1, 863, 170/1, comprising in Dag No. 166, 162, 163 and 165 under P.S. Rajarhat, District North 24 Parganas.

T. One Atul Chandra Mondal since deceased in or about the year 1963 and his first wife predeceased him long ago purchased 0.17 decimal of Danga land being half share in Mouza - Teghoria, Police Station - Rajarhat in the District of 24 Parganas North, hereinafter referred to as the said land



2

67/19-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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by a Deed of Conveyance registered in Book No. I, Volume No. 8, Pages 14-15, being no. 584 of 1932 of the Sub-Registry Office Dum Dum and whereas the same land was recorded in revisional Settlement in the name of Atul Chandra Mondal in 8 annas share under Khatian No. 98, Dag No. 164, Touzi No. 191, J.L. No. 9, District - North 24 Parganas.

U. The said Atul Chandra Mondal died intestate leaving behind his five sons namely Dhirendra Nath Mondal, Kishna Chandra Mondal, Kartick Chandra Mondal, Sachindra Nath Mondal and Montu Chandra Mondal and two daughters namely Panchubala Mondal and Diplai Bala Mondal and only wife Suboda Mondal became the Owner of the aforesaid land by virtue of inheritance.

V. While residing and possessing the said land all the legal heirs of Atul Chandra have recorded their names in the current provisional settlement in the said Dag No. 164 under their separate Khatian Nos. Kri-197, Kri-285, Kri-111, Kri-96, Kri-409, Kri-322, Kri-180 and Kri-508 with proportionate lands mentioned and against such each of them.

W. By a Deed of Conveyance dated 11/05/1988 made by and between Dhirendra Nath Mondal and 7 Others therein collectively referred to as the Vendor of the First Part and Soumendra Nath Seal therein referred to as the Purchaser of the Second Part and registered at the Office of the Additional District Sub-Registrar - Bidhannagar (Salt Lake City) recorded in Book No. I, Volume No. 75, Pages 269 to X being No. 3690 of 1988 in respect of All That piece and parcel of land measuring about 2 Cottahs 15 Chittacks and 18 Sq.ft. contained and comprised in R.S. Dag No. 164, under R.S. Khatian No. 98, Kri Khatian No. 197, 265, 111, 96, 409, 322, 180, 808, at Mouza - Teghoria, P.S. Rajarhat, in the District - North 24 Parganas.

X. By a Deed of Conveyance dated 2/08/1996 made by and between Soumendra Nath Seal represented by his Constituted Attorney Sri Indranath Seal therein referred to as the Vendor of the First Part and Anima Patra therein referred to as the Purchaser of the Second Part and registered at the Office of the Additional District Sub-Registrar - Barasat, recorded in Book No. I, Volume No. 98, Pages 29 to X, being Deed No. 5421 of 1996 in respect of All That piece and parcel of "Danga Land" about and area of 2 Cottahs 15 Chittacks 18 Sq.ft. being plan Plot No. C comprised in R.S. Dag No. 164, R.S. Khatian No. 98, within the limits of Rajarhat, Police Station, Additional District Sub Registry Office Bidhannagar and according



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to the settlement record of rights finally published the Plot is comprised at Parganas – Kalikata, Mouza – Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 10, in the the District – North 24 Parganas, Kri – Khatian No. 197, 265, 111, 96, 409, 322, 180, 508. In this Deed Page No. 3, the reference of the previous Deed wrongly mentioned in Deed No. 3692 of 1998, it is actually Deed No. 3690 of 1988.

Y. By a Deed of Conveyance dated 28th February, 2024, made by and between Anima Patra therein referred to as the 'Vendor' of the One Part and Natural Awas Pvt. Ltd. and Others therein collectively referred to as the 'Purchasers' of the Other Part and registered in the Office of the Additional Registrar of Assurance - I, in Book No. I, Volume No. 1901-2024, Pages 72446 to 72474, Being No. 190101836 for the year 2024, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 2 Cottah 15 Chittack 18 Sq. Ft. lying and situated at Mouza –Teghoria, Touzi No.- 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 10/1 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.

Z. By a Deed of Conveyance dated 11.05.1988 made by and between Dharendra Nath Mondal and 7 Others therein collectively referred to as the First Part and Gautam Bhar, therein referred to as the Second Part registered at the Office of the Additional District Sub-Registrar Bidhannagar (Salt Lake) recorded in Book No. I, Volume No. 75, Pages from X to 269 being No. 3692 of 1988 in respect of All That Plot A measuring 3 Cottahs 8 Chittacks more or less made out of the total Danga land of 0.17 Decimal in Mouza – Teghoria R. S. Dag No. 164, R.S. Khatian No. 98, Touzi No. 191, present Touzi No. 10, J.L. No. 9, Police Station – Rajarhat, Sub-Registrar, Cossipore Dum Dum at present Sub-Registrar Bidharnnagar Salt Lake District 24 Parganas at present District 24 Parganas (North) recorded in current provisional Settlement Dag No. 164 Khatian No. Kri 197 area 02 Decimal, Kri 285 area 02 Decimal, Kri 111 area 02 Decimal, Kri 96 area 03 Decimal, Kri 409 area 02 Decimal, Kri 522 area 02 Decimal, Kri 180 area 02 Decimal, Kri 508 area 02 Decimal i.e. 0.17 Decimal of land under Teghoria Gram Panchayat proportionately.

AA. By a Deed of Conveyance dated 2.8.1996 made by and between Goutam Dhar therein referred to as the First Part and Swapan Kumar Patra therein referred to as the Second Part registered at the Office of the Additional District Sub-Registrar, North 24 Parganas Barasat recorded in Book No. I, Volume No. 98, Pages from 11 to X Being No. 5420 for the Year



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1996 being No. 5420 in respect of All That piece and parcel of Danga Land measuring an area of 3 Cottahs 8 Chittacks and being Plan Plot No. A comprised in R.S. Dag No. 164 and R.S. Khatian No. 98 within the limit of Rajarhat Police Station, Additional District Sub-Registry Office Bidhannagar and according to the Settlement record of rights finally published the Plot is comprised at Parganas-Kalikata, Mouza - Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 10 in the district of 24 Parganas (North), Kri Khatian No. 197, 265, 111, 96, 409, 322, 180, 508 morefully and particularly described in the Schedule hereunder written.

BB. Thereafter Swapan Kumar Patra died intestate on 02.04.2020 leaving behind his wife namely Anima Patra, and two daughters namely Irshita Patra and Arpita Patra as his only legal heirs under the provisions of the Hindu Succession Act.

CC. Anima Patra, Irshita Patra, Arpita Patra became the absolute Owners of All That piece and parcel of Danga Land measuring an area of 3 Cottahs 8 Chittacks more or less and being plan Plot No. A comprised in R.S. Dag No. 164 and R.S. Khatian No. 98 within the limits of Rajarhat - Police Station, Additional District Sub-Registry Office Bidhannagar and according to the Settlement record of rights finally published the plot is comprised at Pargana Kalikata, Mouza - Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 10 in the District of 24 Parganas (North), Kri Khatian No. 197, 265, 111, 96, 409, 322, 180, 508.

DD. By a Deed of Conveyance dated 28th February, 2024, made by and between Anima Patra and Others therein referred to as the 'Vendors' of the One Part and Natural Awas Pvt. Ltd. and Others therein collectively referred to as the 'Purchasers' of the Other Part and registered in the Office of the Additional Registrar of Assurance - I, in Book No. I, Volume No. 1901-2024, Pages 72475 to 72507, Being No. 190101834 for the year 2024, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 3 Cottah 8 Chittack lying and situated at Mouza -Teghoria, Touzi No.- 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 471/2 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.

EE. By a Deed of Conveyance dated 11/05/1988 made by and between Dharendra Nath Mondal and 7 Others therein collectively referred to as the Vendors of the First Part and Sabita Das therein referred to as the Purchaser of the Second Part registered at the Office of the Additional



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ADDITIONAL REGISTRAR
18 JUN 2025

District Sub-Registration – Bidhannagar (Salt Lake City) recorded in Book No. I, Volume No. 75, Pages 251 to 260 being No. 3691 of 1988 in respect of All That 2 Cottahs 2 Chittacks out of said 0.17 decimals of land in Scheme Plot No. B, comprised in R.S. Dag No. 164, under R.S. Khatian No. 98, Touzi No. 191, J.L. No. 9, in Mouza – Teghoria, P.S. Rajarhat, District – North 24 Parganas.

FF. By a Deed of Conveyance dated 23/06/1993 made by and between Sabita Das therein referred to as the Vendor of the First Part and Malay Mandal therein referred to as the Purchaser of the Second Part registered at the Office of the Additional District Sub-Registration – Bidhannagar (Salt Lake City) recorded in Book No. I, Volume No. 105, Pages 387 to 396, being No. 4872 of 1993 in respect of All That Scheme Plot No. B measuring 2 Cottahs 2 Chittacks of land with tile shed structure in Mouza – Teghoria, R.S. Dag No. 164, R.S. Khatian No. 98, Touzi No. 191, present Touzi No. 10, J.L. No. 9, Police Station – Rajarhat present P.S. Baguiati, A.D.S.R. Office Bidhannagar Salt Lake City in the District – North 24 Parganas part of present Kri – Khatian No. 197, 265, 111, 96, 409, 322, 180, 508.

GG. By a Power of Attorney dated 14th September, 2002 made by and between Malay Mandal, therein referred to as the Principal and Bhaskar Mandal, therein referred to as the Attorney and registered in the Office of the Additional Registrar of Assurance III, Kolkata, in Book No. IV, Being No. 3334 for the year, 2002.

HH. By a Deed of Conveyance dated 28th February, 2024, made by and between Malay Mandal therein referred to as the 'Vendor' of the One Part and Natural Awas Pvt. Ltd. and Others therein collectively referred to as the 'Purchasers' of the Other Part and registered in the Office of the Additional Registrar of Assurance - I, in Book No. I, Volume No. 1901-2024, Pages 72418 to 72445, Being No. 190101833 for the year 2024, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 2 Cottah 2 Chittack lying and situated at Mouza –Teghoria, Touzi No. 191 present Touzi No. 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 676 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.

II. By virtue of the aforesaid four Deed of Conveyances the Owners became the Owner of All That the piece and parcel of land measuring about 1 Bigha 17 Cottahs 2 Chittacks 23.87 Sq.ft. more fully described in the First Schedule hereunder written.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 JUN 2025

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

SIGNED AND DELIVERED by the **OWNERS** at Kolkata in the presence of:

Partha Nandy
10, K.S. Roy Road
Kolkata-700001

Ashok Das.
D.K.S. Roy Road.
Kolkata-700001

For NATURAL AWAS (P) LTD.

✓ A. Sengupta
Authorised Signatory

For AARTI HIGHRISE (P) LTD.

✓ A. Sengupta
Authorised Signatory

For SUDHAPATI PROJECTS (P) LTD.

✓ A. Sengupta
Authorised Signatory

For SARAJA ENCLAVE (P) LTD.

✓ A. Sengupta
Authorised Signatory

SIGNED AND DELIVERED by the **DEVELOPER** at Kolkata in the presence of:

Partha Nandy

Ashok Das.

For ACQUET TRADING (P) LTD.

Director

Drafted by :-

Aravind Kumar Roy
Advocate

WB/1927/1978

High Court
Calcutta



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

18 JUN 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



A. Seneapati

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



A. Seneapati

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

PHOTO

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

PHOTO

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



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ADDITIONAL REGISTRAR
OF ASSURANCES - S-IV, KOLKATA
18 JUN 2025

Major Information of the Deed

Deed No :	I-1904-09007/2025	Date of Registration	18/06/2025
Query No / Year	1904-2001684553/2025	Office where deed is registered	
Query Date	16/06/2025 1:09:43 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 10, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003298463, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 11,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 11,00,000/-]		
Set Forth value	Market Value		
	Rs. 8,21,57,105/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,171/- (Article:48(g))	Rs. 11,112/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

- District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Nishi Kanan (Teghoria), Mouza: Teghoria, JI No: 9, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-166 (RS :-)	LR-863	Bastu	Bastu	7 Katha 8 Chatak 29.87 Sq Ft		1,58,37,118/-	Property is on Road
L2	LR-165 (RS :-)	LR-863	Bastu	Bastu	5 Katha 5 Chatak 18 Sq Ft		1,12,08,748/-	Property is on Road
L3	LR-163 (RS :-)	LR-863	Bastu	Bastu	15 Katha 2 Chatak		3,17,62,493/-	Property is on Road
L4	LR-162 (RS :-)	LR-863	Bastu	Bastu	9 Chatak 3 Sq Ft		11,90,000/-	Property is on Road
L5	LR-164 (RS :-)	LR-676	Bastu	Bastu	8 Katha 9 Chatak 18 Sq Ft		1,80,33,746/-	Property is on Road
		TOTAL :			61.311Dec	0 /-	780,32,105 /-	
		Grand Total :			61.311Dec	0 /-	780,32,105 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	5500 Sq Ft.	0/-	41,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5500 sq ft	0 /-	41,25,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NATURAL AWAS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	SUDHAPATI PROJECTS PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	AARTI HIGHRISE PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	DARUJA ENCLAVE PRIVATE LIMITED 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx2B,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	ACQUET TRADING P LTD 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 Date of Incorporation:XX-XX-1XX4 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANANTA SENAPATI Son of Late MAYADHAR SENAPATI Date of Execution - 12/04/2025, , Admitted by: Self, Date of Admission: 18/06/2025, Place of Admission of Execution: Office	 Jun 18 2025 3:58PM	 Captured LTI 18/06/2025	 18/06/2025
	9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: BUxxxxxx1F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NATURAL AWAS PRIVATE LIMITED (as AUTHORISED SIGNATORY), SUDHAPATI PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY), AARTI-HIGHRISE PRIVATE LIMITED (as AUTHORISED SIGNATORY), DARUJA ENCLAVE PRIVATE LIMITED (as AUTHORISED SIGNATORY)			
2	Name	Photo	Finger Print	Signature
	Mr MANISH KUMAR SHARMA (Presentant) Son of Mr MAHESH KUMAR SHARMA Date of Execution - 12/04/2025, , Admitted by: Self, Date of Admission: 18/06/2025, Place of Admission of Execution: Office	 Jun 18 2025 3:58PM	 Captured LTI 18/06/2025	 18/06/2025
	9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ARxxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ACQUET TRADING P LTD (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA NANDY Son of Late ARUN KUMAR NANDY 210, BAKSARA VILLAGE ROAD, City:- Howrah, P.O:- BAKSARA, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110	 18/06/2025	 Captured 18/06/2025	 18/06/2025
Identifier Of Mr ANANTA SENAPATI, Mr MANISH KUMAR SHARMA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	NATURAL AWAS PRIVATE LIMITED	ACQUET TRADING P LTD-3.11086 Dec
2	SUDHAPATI PROJECTS PRIVATE LIMITED	ACQUET TRADING P LTD-3.11086 Dec

3	AARTI HIGHRISE PRIVATE LIMITED	ACQUET TRADING P LTD-3.11086 Dec
4	DARUJA ENCLAVE PRIVATE LIMITED	ACQUET TRADING P LTD-3.11086 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NATURAL AWAS PRIVATE LIMITED	ACQUET TRADING P LTD-2.20172 Dec
2	SUDHAPATI PROJECTS PRIVATE LIMITED	ACQUET TRADING P LTD-2.20172 Dec
3	AARTI HIGHRISE PRIVATE LIMITED	ACQUET TRADING P LTD-2.20172 Dec
4	DARUJA ENCLAVE PRIVATE LIMITED	ACQUET TRADING P LTD-2.20172 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	NATURAL AWAS PRIVATE LIMITED	ACQUET TRADING P LTD-6.23906 Dec
2	SUDHAPATI PROJECTS PRIVATE LIMITED	ACQUET TRADING P LTD-6.23906 Dec
3	AARTI HIGHRISE PRIVATE LIMITED	ACQUET TRADING P LTD-6.23906 Dec
4	DARUJA ENCLAVE PRIVATE LIMITED	ACQUET TRADING P LTD-6.23906 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	NATURAL AWAS PRIVATE LIMITED	ACQUET TRADING P LTD-0.23375 Dec
2	SUDHAPATI PROJECTS PRIVATE LIMITED	ACQUET TRADING P LTD-0.23375 Dec
3	AARTI HIGHRISE PRIVATE LIMITED	ACQUET TRADING P LTD-0.23375 Dec
4	DARUJA ENCLAVE PRIVATE LIMITED	ACQUET TRADING P LTD-0.23375 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	NATURAL AWAS PRIVATE LIMITED	ACQUET TRADING P LTD-3.54234 Dec
2	SUDHAPATI PROJECTS PRIVATE LIMITED	ACQUET TRADING P LTD-3.54234 Dec
3	AARTI HIGHRISE PRIVATE LIMITED	ACQUET TRADING P LTD-3.54234 Dec
4	DARUJA ENCLAVE PRIVATE LIMITED	ACQUET TRADING P LTD-3.54234 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	NATURAL AWAS PRIVATE LIMITED	ACQUET TRADING P LTD-1375.00000000 Sq Ft
2	SUDHAPATI PROJECTS PRIVATE LIMITED	ACQUET TRADING P LTD-1375.00000000 Sq Ft

3	AARTI HIGHRISE PRIVATE LIMITED	ACQUET TRADING P LTD-1375.00000000 Sq Ft
4	DARUJA ENCLAVE PRIVATE LIMITED	ACQUET TRADING P LTD-1375.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Nishi Kanan (Teghoria), Mouza: Tegharia, JI No: 9, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 166, LR Khatian No:- 863		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 165, LR Khatian No:- 863		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 163, LR Khatian No:- 863		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 162, LR Khatian No:- 863		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 164, LR Khatian No:- 676		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190409007 / 2025

On 18-06-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:25 hrs on 18-06-2025, at the Office of the A.R.A. - IV KOLKATA by Mr MANISH KUMAR SHARMA ,.

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 8,21,57,105/-

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

Execution is admitted on 18-06-2025 by Mr MANISH KUMAR SHARMA, DIRECTOR, ACQUET TRADING P LTD (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr PARTHA NANDY, , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Execution is admitted on 18-06-2025 by Mr ANANTA SENAPATI, AUTHORISED SIGNATORY, NATURAL AWAS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, SUDHAPATI PROJECTS PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, AARTI HIGHRISE PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071; AUTHORISED SIGNATORY, DARUJA ENCLAVE PRIVATE LIMITED (Private Limited Company), 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr PARTHA NANDY, , Son of Late ARUN KUMAR NANDY, 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,112.00/- (B = Rs 11,000.00/- ,E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 11,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2025 4:54PM with Govt. Ref. No: 192025260112677438 on 16-06-2025, Amount Rs: 11,028/-, Bank: SBI EPay (SBIPay), Ref. No. 8540893223535 on 16-06-2025, Head of Account 0030-03-104-001-16

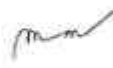
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 430209, Amount: Rs.100.00/-, Date of Purchase: 20/03/2025, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/06/2025 4:54PM with Govt. Ref. No: 192025260112677438 on 16-06-2025, Amount Rs: 75,071/-, Bank: SBI EPay (SBIEPay), Ref. No. 8540893223535 on 16-06-2025, Head of Account 0030-02-103-003-02


Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2025, Page from 404016 to 404062
being No 190409007 for the year 2025.**



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Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.06.23 17:37:07 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 23/06/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**

@@@@@@@@@@@@@@@@@@@@
DATED THIS 12th DAY OF April , 2025
@@@@@@@@@@@@@@@@@@@@

BETWEEN

**NATURAL AWAS PRIVATE LIMITED & ORS.
... OWNERS**

AND

**ACQUET TRADING PRIVATE LTD.
... DEVELOPER**

DEVELOPMENT AGREEMENT

**MR. AWANI KUMAR ROY,
ADVOCATE,
10, K. S. Roy Road,
Kolkata-700 001.**