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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 410903

6-2/816393/25
03/04/25

certified that the document is a true and correct copy of the original document registered. This signature shall be the evidence of the registration of the document. The signature shall be the evidence of the registration of the document.

[Signature]

District Sub-Registrar-IIT
Alipore, Sec- 24-Sub-Reg-

03 APR 2025

JOINT VENTURE AGREEMENT

THIS JOINT VENTURE AGREEMENT is executed this 3rd day of April, Two Thousand Twenty Five.

BETWEEN

contd . . p/2

11 SEP 2024

- 14138

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

SUBIT MAJUMDAR
Advocate
High Court, Calcutta
Kolkata-700001



Sourav Chakraborty.
S/o - Surasis Chakraborty
High Court, Calcutta
Kolkata - 700001.

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

- 3 APR 2025

(1) **SMT. LISI DAS MAJUMDAR, (PAN : AHGPD0547G)**, wife of Sri Ajay Krishna Das Majumder, by nationality – Indian, by faith - Hindu, having residence at Gadiapara Road, Post Office : Kodalia, Police Station : Sonarpur, District : South 24-Parganas, PIN : 700146, State of West Bengal and (2) **SMT. MUN MUN DAS MAJUMDER, (PAN : AMQPM4893F)**, daughter of Sri Ajay Krishna Majumder, by nationality - Indian, by faith - Hindu, having residence at 4 SIGHT IMPRESSION, FL-5B, South Middle Fartabad, Post Office : Garia, Police Station : Narendrapur, District : South 24-Parganas, PIN : 700084, State of West Bengal, hereinafter jointly called and referred to as the **LAND OWNERS** (which expression unless repugnant to the context shall mean and include their respective successors-in-office, executors, representatives and assigns) of the **PARTY OF THE FIRST PART**.

A N D

MESSERS ‘ HIVE INFRACON LLP ’, having its office at 29/1,Block-C, Bangur Avenue, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata PIN : 700055, District : North 24 parganas, represented by its partner **SRI SONU ROHRA, (PAN : AIRPR2484C)**, son of Harish Kumar Rohra, residing at 73, Block-C, Bangur Avenue, Post Office–Bangur Avenue, Police Station–Lake Town, Kolkata-700055, hereinafter referred to as the **DEVELOPER** (which expression unless repugnant to the context shall mean and include its successors-in-office, executors, representatives and assigns of the partners) of the **SECOND/OTHER PART**.

W H E R E A S :

1. That The initially one Smt. Lisi Das Majumder and Sri Ajay Krishna Das Majumder were the joint owners by virtue of a Deed of Partition made and executed on 12.11.2024 between the said Lisi Das Majumder & Ajay Krishana Das Majumder and others, referred therein as the Party of that partition deed, duly registered before the office of the District Sub-Registrar – IV, South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 1604 – 2024, Pages from 340214 to 340251, Being No. 160411692 for the year 2024. The Party of the First Part by virtue of the said Deed of partition is hereby seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** landed property measuring

about 12 Cottah 05 Chittack 38 square feet be the same or a little more or less, lying and situate in Mouza – Sabuddipur, J.L. No. 32, R.S. No. 70, Touzi no. 268, R.S. & L.R. Dag Nos. 26 and 27, R.S. Khatian Nos. 572, 63, L.R. Khatian Nos. 4683, 5142 and 4686, Police Station – Sonarpur, within the jurisdiction of the Baruipur Municipality, ward no. 12, presently having Municipal Holding no. 27/A and 27/B, Kulpi Road, Kolkata -700144, District – South 24-Parganas (more fully and particularly described in the schedule hereunder written and hereinafter referred to as the **SAID LAND**).

2. That subsequently the said SRI AJAY KRISHNA DAS MAJUMDER referred therein as Donor executed a Deed of Gift on 17.02.2025 in favour of his daughter **SMT. MUN MUN DAS MAJUMDER** the Party of that partition deed, duly registered before the office of the District Sub-Registrar – IV, South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 1604-2025, Pages from 42273 to 42305, Being No. 160401484 for the year 2025. The Donor therein gifted his undivided $\frac{1}{2}$ share of **ALL THAT** landed property measuring about 06 (six) Cottah 02 (two) Chittack 41.5 square feet out of 12 Cottah 05 Chittack 38 square feet be the same or a little more or less, lying and situate in Mouza – Sabuddipur, J.L. No. 32, R.S. No. 70, Touzi no. 268, R.S. & L.R. Dag Nos. 26 and 27, R.S. Khatian Nos. 572, 63, L.R. Khatian Nos. 5142 and 4686, Police Station – Sonarpur, within the jurisdiction of the Baruipur Municipality, ward no. 12, having presently recorded as Municipal Holding no. 27/A, Kulpi Road, Kolkata -700144, District – South 24-Parganas (more fully and particularly described in the schedule hereunder written and hereinafter referred to as the **SAID LAND**).

3. That upon execution of the said deed of gift the said **SMT. LISI DAS MAJUMDAR** and her daughter **SMT. MUN MUN DAS MAJUMDER** became the joint owners of **ALL THAT** landed property measuring about **12 Cottah 05 Chittack 38** square feet be the same or a little more or less, lying and situate in Mouza – Sabuddipur, J.L. No. 32, R.S. No. 70, Touzi no. 268, out of which a Bastu land measuring about 09 Cottah 0 Chittack 19 square feet, comprising of R.S. & L.R. Dag No. 26, R.S. Khatian No. 572 and another Bagan land measuring about 03 Cottah 05 Chittacks 19 square feet, comprising of R.S. & L.R. Dag No. 27, R.S. Khatian No. 63, both the dags comprising in L.R. Khatian Nos. 4683, 5142 and

4686, Police Station–Sonarpur, within the jurisdiction of the Baruipur Municipality, ward no. 12, Municipal Holding no. 27/A and 27/B, Kulpi Road, as street name, Kolkata -700144, District – South 24-Parganas, State of West Bengal.

4. The owners, i.e. parties of the First Part herein approaches the Party of the Second Part and after several rounds of discussion the parties herein with the intent to develop the said premises by making projects comprising of multi storied buildings with all modern facilities enter into this agreement with the developer for the terms and conditions mentioned hereunder.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the followings :

ARTICLE : I

1.1. **OWNERS : SMT. LISI DAS MAJUMDAR and SMT. MUN MUN DAS MAJUMDER**

1.2. **DEVELOPER : “ MESSRS HIVE INFRACON LLP ”**

1.3. **PREMISES : ALL THAT** landed property measuring about **12** Cottah **05** Chittack **38** square feet be the same or a little more or less, lying and situate in Mouza – Sabuddipur, J.L. No. 32, R.S. No. 70, Touzi no. 268, out of which a Bastu land measuring about 09 Cottah 0 Chittack 19 square feet, comprising of R.S. & L.R. Dag No. 26, R.S. Khatian No. 572 and another Bagan land measuring about 03 Cottah 05 Chittacks 19 square feet, comprising of R.S. & L.R. Dag No. 27, R.S. Khatian No. 63, both the dags nos. 26 and 27 comprising in L.R. Khatian Nos. 4683, 5142 and 4686, Police Station–Sonarpur, within the jurisdiction of the Baruipur Municipality, ward no. 12, Municipal Holding no. 27/A and 27/B, Kulpi Road, as street name, Kolkata -700144, District – South 24-Parganas, State of West Bengal, together with all easements and other rights appertaining thereto and thereupon, (more fully and particularly described in the first schedule hereunder written).

- 1.4. **PROJECT** : The work of development of the said premises to be undertaken by the developer at its own cost.
- 1.5. **LAND TO BE DEVELOPED** : **ALL THAT** landed property measuring about **12** Cottah **05** Chittack **38** square feet be the same or a little more or less, lying and situate in Mouza – Sabuddipur, J.L. No. 32, R.S. No. 70, Touzi no. 268, out of which a Bastu land measuring about 09 Cottah 0 Chittack 19 square feet, comprising of R.S. & L.R. Dag No. 26, R.S. Khatian No. 572 and another Bagan land measuring about 03 Cottah 05 Chittacks 19 square feet, comprising of R.S. & L.R. Dag No. 27, R.S. Khatian No. 63, both the dags nos. 26 and 27 comprising in L.R. Khatian Nos. 4683, 5142 and 4686, Police Station–Sonarpur, within the jurisdiction of the Baruipur Municipality, ward no. 12, Municipal Holding no. 27/A and 27/B, Kulpi Road, as street name, Kolkata -700144, District – South 24-Parganas, State of West Bengal.
- 1.6. **DEVELOPMENT AGREEMENT** : The instant agreement made between the owners and the developer.
- 1.7. **DELIVERY OF POSSESSION** : The owners will deliver to the developer the peaceful vacant physical possession of the said premises free from all encumbrances for development purpose whatsoever simultaneously upon execution of the agreement.
- 1.8. **PLAN** : Building plans will be obtained from the competent authority for construction of buildings at the said premises at the cost of the developer in the name of the owners/developer with such additions, alterations and modifications as would be deemed necessary by the developer.
- 1.9. **BUILDINGS** : **ALL** that Residential/Commercial buildings to be constructed in the said premises in accordance to the plan.
- 1.10. **ARCHITECT** : The registered person and/or firm to be appointed by the developer for planning, designing and supervising the said building.
- 1.11. **ADVOCATE** : The person to be appointed by the developer who only look after all legal matters in connection with the project under this agreement.

1.12. **OWNERS' ALLOCATION** : Save and except the developer's allocation the area the owners will be entitled to **50%** of Construction Area in the said projects (more fully and particularly described in the second schedule hereunder written).

1.13. **DEVELOPER'S ALLOCATION** : Save and except the owners' allocation the developer will be entitled to get **50%** of Construction Area in the said premises in the building (more fully and particularly described in the third schedule hereunder written).

1.14. **REFUNDABLE ADVANCE** : The developer will keep with the owners a sum of **Rs. 20,00,000-00** (Rupees Twenty lacs) only which the owners will refund to the developer before taking delivery of possession of the owners' proportionate allocation. The said sum of **Rs. 20,00,000-00** (Rupees Twenty lacs) only will be paid by the developer in the following manner :

- | | | |
|-----|---|-------------------------|
| i. | Before execution of this agreement – | Rs. 2,00,000-00 |
| ii. | After execution & registration of Joint venture agreement | Rs. 18,00,000-00 |

The Owners will refund the said amount to the developer before taking delivery of possession of the owners' allocation. In default the developer will keep the areas in the owner's proportionate allocation in its possession in lieu of the said payment.

1.15. **SALEABLE PORTION** : All the portions of the buildings which can be used as individual units, appertaining to both the owners' allocation and the developer's allocation.

1.16. **COMMON SERVICE AREAS** : All the common service facilities to be enjoyed by both the owners and the developer in the building (more fully and particularly described in the fourth schedule hereunder written).

1.17. **TRANSFERORS** : In context of this agreement the owners herein in respect of the undivided proportionate share of land pertaining to the developer's allocation.

- 1.18. **TRANSFeree** : The purchaser who will purchase unit/space in the building from the areas pertaining to developer' allocation.
- 1.19. **TRANSFER** : Transfer of proportionate undivided share/interest of land in the premises by the owner attributable to the developer's allocation
- 1.20. **CONSIDERATION** : Owners' allocation at the cost of the developer will be treated as consideration against which the owners will transfer the undivided proportionate share of land in the premises attributable to the developer's allocation
- 1.21. **TIME** : The developer will complete this project and deliver peaceful vacant physical possession of the owners' allocation to the owners within **30 (Thirty) months** from the date of obtaining sanctioned building plan from the competent authority along with delivery of the said premises free from all encumbrance. In the event of delay of the phases of the project for some unforeseen reason/force majeure reasons, the parties hereto amicably extend 6 months' grace period of time.
- 1.23. **POWER OF ATTORNEY** : The owners will execute a registered development power of attorney appointing the developer or its nominee as their constituent attorney to do the acts stipulated hereunder.
- 1.24. **COMMON EXPENSES** : The expenses and cost of maintaining the common parts of the building which will be borne or paid proportionately by the owners and the developer and/or their respective nominee after obtaining Completion Certificate or handover of Possession whichever is earlier (more fully and particularly described in the fifth schedule hereunder written).
- 1.25. **UNDIVIDED SHARE** : The undivided proportionate share or interest in the land of the premises attributable to the unit /car parking space/shops/show room pertaining to the developer's allocation.
- 1.26. **UNIT** : Any independent unit /car parking space in the new building, which

is capable of being exclusively owned, used and/or enjoyed by any unit owner and which is not the common portion.

1.27. **UNIT OWNER** : Any person who acquires, holds and/or owns and/or agrees to acquire hold and/or own any unit in the building and shall include the owners and the developer for the units held by them from time to time.

1.28. **MANNER OF WORK and SPECIFICATIONS** : The materials and accessories which are to be used for construction of the building (more fully and particularly described in the annexure annexed hereto)

ARTICLE - II

2. **OWNERS** represent as follows :-

2.1. The owners have seized and possessed of their respective plots in the said premises.

2.2. There is no agreement holder in respect of the said premises.

2.3. There is no tenant in the said premises.

2.4. There is no suits, litigations or legal proceedings remain in respect of the premises or part thereof.

2.5. None other than the owners have any right, title and interest of any nature whatsoever in the said premises or any part thereof.

2.6. The right, title and interest of the owners in the premises are free from all encumbrances and the owners have good and marketable title thereto.

2.7. The premises or any part thereof is at present not affected by any requisitions or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owners.

2.8. Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other public demand.

2.9. The owners have not in any manner dealt with the said premises whereby

the right, title and interest of the owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.

2.10. The owners are fully and sufficiently entitled to enter into this agreement, as on the date of execution of this agreement.

2.11. The owners will cause amendment/rectification, if required, of the deeds of sale as referred to hereunder at its own cost.

2.12. The owners will allow the developer to cause the project of development phase wise.

2.13. The developer shall be entitled to construct and complete the building in accordance with the sanction of the building plan without any interference or hindrance from the side of the owners.

ARTICLE III : OWNERS' RIGHT :

3.1. The owners will get the owners' allocation **50%** of the Construction Area described in the second schedule hereunder written without any hindrance from the developer subject to refund as aforesaid and shall have equal right in common areas as mentioned in Schedule Fourth.

ARTICLE IV – OWNERS' OBLIGATION :

4.1. The owners shall rectify all defects, if any, in the title of the property, if any, at their own costs and expenses.

4.2. The owners will simultaneously deliver the peaceful vacant physical possession of the said premises to the developer prior and/or on execution of this agreement in the said premises in accordance to the terms and conditions stipulated in these presents.

4.3. During the continuance of this agreement the owners will not let out, grant, lease, mortgage and/or create any charge in respect of the premises or any portion thereof without the consent in writing of the developer.

4.4. The owners will execute all deeds of conveyance for conveying the undivided proportionate share of land relating to the developer's allocation in the building in accordance to the terms and conditions stipulated in these presents.

- 4.5. The owners will pay all the taxes to all competent authorities in respect of the said premises and further land if any, till they deliver the said premises and/or further land to the developer.
- 4.6. The owners with the support of Developer will cause mutation of the said premises and the land to be procured subsequently in the records of all competent authorities at their own cost.
- 4.7. The owners will make conversion of the said premises to homestead land at their own cost.
- 4.8. The owners will execute the **POWER OF ATTORNEY** to the developer as follows :
- i. To develop the said premises by constructing building thereon.
 - ii. To represent to the concerned Baruiipur Municipality and/or any competent authority.
 - iii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Baruiipur Municipality and/or any competent authority.
 - iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
 - v. To obtain clearances from all government departments and authorities including Fire Brigade, BLRO, SDLRO, Police and the Authorities of Urban Land Ceiling and Department, pollution Board and all other competent authorities as may be necessary and applicable.
 - vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience of Habitation.
 - vii. To appear before any officer of the Baruiipur Municipality or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.

- viii. To represent before any court of law.
- ix. To appear and to act in all courts, civil, criminal and tribunal whenever required.
- x. To sign and verify complaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.
- xi. To engage and appoint any advocate or counsel wherever required.
- xii. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xiii. To settle any dispute arising in respect of the said property.
- xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any prospective buyer and/or purchaser or purchasers at such price in respect of the Developer's allocation, which in their absolute discretion, think proper and/or to cancel and/or repudiate the same.
- xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the sale of the said building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
- xvi. Upon such receipt as aforesaid in respect to the developer's allocation, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee.
- xvii. To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such

covenants and conditions as may be required for fully and effectually conveying the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof.

xviii. To present any such conveyance or conveyances in respect of the sale of the building along with undivided proportionate share of land attributable there to in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which our said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

ARTICLE V – OWNERS’ OBLIGATION :

5.1. The owners, with the execution of this agreement, will hand over all original documents, title deeds etc. relating to the said premises to the developer against proper receipt. Those documents will remain with developer till the completion of the building. Thereafter those documents will remain with the Association of the said building owners as per the provisions of RERA Act, 2016.

5.2 The owners will be solely responsible for delivering the peaceful, vacant physical possession of the premises to the developer free from all encumbrances whatsoever.

5.4. The owners will extend all reasonable cooperation to the developer for effecting construction of the said building.

5.6. In case of any encumbrances relating to the title or ownership be found on the premises, then in such event the owners shall be liable to meet up and remove the same at their own costs and expenses. In case the owners couldn't do that, then the developer shall have the liberty to do so and will recover the said costs from the owners.

5.7. That the owners shall, if required from time to time, grant such further

power or authorities to the developer and/or its nominees concerning the project, for the developers doing the various works envisaged hereunder, including the entering into an agreement for sale and/or construction of the building and/or portion thereof (excluding the owners' area) and to receive all amount in pursuance there.

5.8. The owners will, simultaneously upon execution of the agreement, handover and deliver the peaceful vacant physical possession in entirety to the developer.

5.9. The owners will have the exclusive liability to meet up all the legal liabilities in respect of these premises by their own cost and initiative.

5.10. That both the parties will have the exclusive liability to pay the G.S.T. in respect of their respective allocation even if after getting Completion Certificate (C.C.) and/or Occupancy Certificate in respect of the buildings by their own initiative.

5.11. That the owners will be liable and have sole responsibility to make this landed property as marketable, bankable and sanctionable position and will provide the same to the developer herein in which the developer will also co-operate with the owners herein.

5.12. The owners will have the exclusive liability to meet up all the Income Tax liabilities in respect of these premises by their own cost and initiative.

5.13. The owners will bear all the previous/pending taxes and impositions on the premises and/or part thereof till the execution of this agreement.

5.14. The developer will deliver possession of the owners' allocation in entirety to the owners subject to the owners' refunding the entire amount paid and/or to be paid by the developer. In default the developer will keep the proportionate areas in the owners' allocation in its possession till it receives Rs. 20,00,000-00 (Rupees Twenty lacs only).

ARTICLE – VI : DEVELOPER'S RIGHT

- 6.1. The owners hereby grant exclusive right to the developer to build and complete the buildings.
- 6.2. The owners hereby grant exclusive right to the developer to commercially exploit the developer's allocation without any obstruction and/or claim from the owners. The developer will have full right and absolute authority to enter into any agreement with any purchaser in respect of the developer's allocation at any price of its discretion and receive advance/consideration in full thereof.
- 6.3. The developer shall be entitled to occupy and use the said premises SUBJECT TO the terms of this agreement, during the continuation of the project. The developer shall be entitled to use the said premises for setting up a temporary site office and/or quarters for its guard and other staff and shall further be entitled to put up boards and signs advertisement in the project and post its watch and ward staff. The developer will be entitled to all and/or any work relating to the project in the said premises and exploit all and/or any facilities appertaining in the said premises.
- 6.4. Upon being inducted into the premises, the developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water in the premises, at its costs and expenses. The developer shall have the right to obtain temporary connection of utilities for the project and the owners shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required. The owners however will have no liability to pay the said electricity bill as aforesaid and the developer will pay the entire the said electricity bill during the period of project.
- 6.5. The developer will be entitled to receive, collect and realise all money out of the developer's allocation without creating any financial and/or legal liability of the owners.
- 6.6. The developer shall cause any such major changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time after having consent from the owners.
- 6.7. The developer will be authorized in the name of the firm so far as it

necessary to apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

6.8 The developer will be entitled to deliver unit pertaining to the developer's allocation to the intending purchaser.

6.9. The developer will be entitled to transfer the undivided proportionate share of land in the premises attributable to the developer's allocation by virtue of the Power of Attorney to be given by the owners to the developer to the intending purchaser.

6.10. The developer will be entitled to make publicity and advertisement in all possible manners for the benefit of the marketing of the commercial portion of the developer's allocation in the buildings.

6.11. The developer will be entitled to get the peaceful vacant peaceful possession of the said premises free from all encumbrances whatsoever from the owners without any obstruction from any quarter.

6.12. The owners shall give such co-operation to the developer and sign all papers, confirmation and/or authorities as may be reasonably required by the developer from time to time, for the project, at the cost and expenses of the developer.

6.13. The developer will deliver the owners' allocation after getting refund of the sum paid at the time of execution of this agreement to the owners by the developer.

6.14. The developer will deliver possession of the owners' allocation in entirety subject to the owners' refunding the entire amount paid and/or to be paid by the developer. In default the developer will keep the areas in the owner' allocation till the owners refund that sum.

ARTICLE – VII : DEVELOPER'S OBLIGATION :

7.1. The developer will obtain building plan from Baruipur Municipality at its own cost subject to the completion of mutation and conversion in respect of the said premises to be caused by the owners.

- 7.2. The developer will complete this project and deliver peaceful vacant physical possession of the owners' allocation to the owners within **30 (Thirty) months** from the date of obtaining sanctioned building plan from the competent authority along with delivery of the said premises free from all encumbrance. In the event of delay of the phases of the project for some unforeseen reason, the parties hereto amicably extend time for a minimum period of six months.
- 7.3. All costs, charges and expenses for construction of the building and/or the development of the said premises shall exclusively be borne and paid by the developer.
- 7.4. The developer will complete the owners' allocation with the specification annexed hereto.
- 7.5. The developer shall construct the building with standard materials as specified in this agreement, available in the market.
- 7.6. The developer will bear all cost arising out of the construction of the building.
- 7.7. The developer will bear all the taxes and impositions on the premises and/or part thereof from the date of execution of this agreement till it delivers the owners' allocation to the owners.
- 7.8. The developer will provide the owners a duly attested photo copy of the sanction plan to be obtained from the Baruipur Municipality, within 15 days from the date of obtainment of Sanction Plan from competent authority.
- 7.9. The developer will start work of the project within one month only after obtaining sanction of building plan from the competent authority.
- 7.10. The developer shall abide by all safety norms during construction of the proposed building and follow all statutory and legal norms and keep the owners indemnified.
- 7.11. The developer will obtain necessary 'no objection' certificate and procure

'completion certificate' from the municipality.

7.12. The developer will be entitled to take loan from any financial institution and/or any nationalized bank for completion of the said project without infringing the owners' right and interest of the property in any manner whatsoever and the owners will not be liable in any manner for the outstanding loans of the developer.

7.13. The developer shall bear, pay and discharge all costs, charges and expenses relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies and the owners shall have no liability whatsoever in this context.

7.14. The Developer will be solely liable for quality of Construction and the Owners will not be liable for any such act of Developer.

ARTICLE VIII : COMMON INDEMNIFICATION :

8.1. The Developer will indemnify the Owners against all claims, actions, suits and proceedings arising out of any acts of the developer in connection with the construction of the building.

8.2. The Developer will indemnify and keep the owners indemnified in respect of all costs, expenses, liberties, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.

8.3. The owners will keep the developers saved harmless and indemnified in respect of any loss, damages, costs, claims, charges and proceedings that may arise in pursuance hereof including.

8.4. The owners will keep the developers indemnify if any disputes arise and/or found in respect of the title of the property during the period of the construction in any way whatsoever.

8.4. The developer will indemnify the owners against all claims or demand that may be made due to anything done by the developer during the construction of the said building.

8.5. The developer will indemnify the owners against all claim and demands of the suppliers, contractors, workmen and agents of the developer on the account whatsoever include any accident of other loss.

ARTICLE IX : RERA :

9.1. It is the obligation of the developer to proceed with all formalities related to registration in RERA and bear all cost thereof

9.2. The Developer shall abide by all the rules and regulation as stipulated in RERA. If any rule as laid down in RERA is violated, then the Developer shall be solely liable.

ARTICLE X : COMMON UNDERSTANDINGS :

10.1. In case it is required to pay any outstanding dues and/or any other outgoings and liabilities to any competent authority in respect of the premises till the date the owners hand over the vacant and peaceful possession of the premises to the developer, the developer shall pay such dues and bear the costs and expenses thereof. On behalf of the owners which the owners will refund to the developer before taking possession of the owners' allocation.

10.2. The owners shall be solely and exclusively entitled to the owners' allocation and the developer shall be solely and exclusively entitled to the developer's allocation.

10.3. The owners' allocation shall be constructed by the developer for and on behalf of the owners. The rest of the building shall be constructed by the developer for and on behalf of itself.

10.4. The owners and the developer shall be entitled absolutely to their respective allocation and shall be at liberty to deal therewith in any manner they deem, fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the ownership unit schemes. They will also be at liberty to enter into agreement for sale of their respective allocations SAVE THAT insofar as the same relates to common portions (as described in the fourth schedule hereto, common expenses and other matter of common interest, the owner and the developer shall

adopt the same covenants and restrictions. The form of such agreement to be utilized by the parties shall be such as be drawn by the advocates in consultation with the parties hereto, but the same shall be in accordance with the practices prevailing in respect of ownership unit buildings in Kolkata and its surroundings.

10.5. The owners shall be entitled to all monies that be received from the unit owners/intending purchasers of the owners' allocation whether the same by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the developer shall be entitled to all such monies receivable in respect of the developer's allocation PROVIDED HOWEVER that the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the developer from all the units owners till formation of the society or any other association of the unit owners.

10.6 The developer will provide electricity connection for the entirety of the building including the owners' allocation and the owners shall reimburse the developer proportionately, the total of deposits and expenses as be required to obtain electricity from the CESC or WBSEB.

10.7 Upon completion of the building and/or floors therein, from time to time, the developer shall maintain and manage the same in accordance with such rules as may be framed by the advocates and as in conformity with other buildings containing ownership units. The developer and the owners and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management.

10.8 If so required by the developer, the owners shall join and/or cause such persons as may be necessary to join as a confirming parties in any documents conveyance and/or any other documents of transfer that the developer may enter into with any person who desire to acquire units comprised in the developer's allocation and similarly, the developer shall join in respect of the owners' allocation.

10.9. In the case of area allocation between the first part and second part, if any indivisible area is practically non marketable in nature, then the same said area can be purchased by either of the parties at the then prevailing market price, as per mutual consent of both the parties.

10.10. The owners and the developer mutually agree that the developer will have the exclusive right to extend this project to the adjacent plot after amalgamating the adjacent plot, if any, without making the right of the owners prejudiced in any manner whatsoever.

10.11. The developer shall pay the rates and taxes and electricity bills from the date of taking possession of premises from the owners till it delivers to the owners the owners' allocation.

10.12. That the owner(s) shall be liable and responsible for litigation and penalties, if any arose owing to defects or fault on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer will be entitled to get cost of litigation from the Landowners, which will be incurred by the developer during such litigation and also a mutually settled amount will be treated as penalty till such problem/defects will be solved. Be it mentioned that if any type of litigation is found or arose owing to the act of the owners or if any order of the competent Court Authority concern or any other competent authority concern appears owing to the fault of the owner then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer.

The Developer shall handover the complete habitable peaceful vacant possession of the Owner's Allocation within 30 (thirty) months from the date of execution and registration of this Agreement or from the date of obtaining of sanction plan, which is later and the time is the essence of this Contract and such time shall be enhanced and/or extended for another six months for any force-majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer and if the Developer fail or neglect to handover the possession of Owners' Allocation within the said stipulated 30 (thirty) months and extended 6 months grace period from the date of execution and registration of this agreement or from the date of obtaining the Sanctioned Building Plan whichever is later, then in that case the Owner shall have every right to take legal steps with due process of law and the owners shall also be entitled to litigation cost and penalty as per mutually settled amount between the parties herein from the developer.

Be it pertinent to mention here that the Developer will obtain Completion Certificate

(C.C.) at its/his/her/their own cost expenses and Xerox copy of the same will be given to all the owner(s)/occupier(s) of the units of the newly constructed building.

ARTICLE XI : COMMON RESTRICTIONS :

11.1. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any activity detrimental to the peaceful living of the other occupiers of the building.

11.2. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

11.3. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

11.4. Both parties will jointly form an ad-hoc common body/committee to look after the maintenance of the building. But with the owners take possession of the owners' allocation and the developer sell major parts of the developer's allocation, the developer will have no liability to the said committee and/or any association to be formed.

11.5. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

11.6. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

11.7. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation.

ARTICLE - XII : COMMON UNDERSTANDING :

12.1. The developer will have exclusive right to name the project at its discretion.

- 12.2. Both the confirming party being the owners and the developer will jointly do the branding of the project.
- 12.3. The owners and/or their nominees will have to pay proportionate share of all expenses for installation of transformer, deposits, maintenance charges and/or any other incidental expenses in lieu of their respective units in the same rate as applicable to the other unit holders under developer's allocation in the said building.
- 12.4. The nominees of the owners and the developer will have to comply with all the terms and conditions of this agreement applicable to them. The nominees of both the parties will be bound to put their signature in all the documents to be prepared by the developer for smooth running of the projects
- 12.5. The owners and the developer will bear expense of the actual cost of installing transformer in proportionate of their allocation
- 12.6. Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any activity detrimental to the peaceful living of the other occupiers of the building.
- 12.7. Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.
- 12.8. Both parties shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.
- 12.9. All the unit holders will form an association for maintenance purpose of the project on the said land as per WBRERA and WB Housing Rules within one year of possession letter handover to the unit holders. Until then the developer will handle maintenance and all the unit holders including owners will have to pay maintenance to the developer in respect of their unsold allotted units.
- 12.10. Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

12.11. Both parties will allow the said association or the common person to enter into their respective allocation for maintenance of the building upon giving notice in writing.

12.12. Both parties will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation, after completion certificate is obtained or habitual condition whichever is earlier.

12.13. Neither the land Owners nor the Developer or the Transferees shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the said Building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.

12.14. Neither the land Owners nor the Transferees shall leave or keep any goods or other items for display or otherwise in the lobbies, staircase, corridors or at other places of common use and enjoyment in the said Building and no hindrance shall be caused in any manner in the free movement and use of the lobbies, staircase, corridors and other places for common use and enjoyment in the said Building.

12.15. Cleanliness; Neither the land Owners nor the Transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the said Building or in the compound, corridors or any other portion or portions of the said Building.

12.16. For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lightening and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, the Owners and the Transferees shall permit the Developer/Association, with or without workmen, at all reasonable time, to enter into and upon the Owner's Allocation and the Transferees units and every part thereof.

12.17. The owners and developer do hereby agreed that after getting sanctioned building plan of this proposed building they will amicably allot their respective allocation in respect of several floors of the proposed building by executing a supplementary agreement for determining their respective allocation which also be treated as the part of this agreement.

ARTICLE XIII : MISCELLANEOUS :

13.1. The owners and the developer have entered into this agreement purely as a contract and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

13.2. Save and except this agreement no agreement and/or oral representation between the parties hereto exists or will have any validity.

13.3. The owners allocation and the developer's allocation in the building will be demarcated after obtaining the building plan from the competent authority.

13.4. That both the owners and developers, shall have the same liability to pay G.S.T. upon sale of their respective allocated unit to the competent authority as their own initiative as that will be their liability and responsibility.

13.5. The developer, if, before obtaining completion certificate of the building, sell their allocation, then the developer will have to deposit GST against the said sale to the competent authority.

ARTICLE XIV : FINANCIAL LIABILITY OF THE DEVELOPER

14.1. The developer will take all the liabilities of the earlier payment, if any, it received

ARTICLE XV : FORCE MAJURE :

15.1. Force Majeure shall mean and include an event preventing Second part from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage, pandemic, epidemic or other natural physical disaster, heavy rain, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, political issues, local issues, lock-downs, un-avoidable circumstances, delay due to slow or non-working at respective government departments, labour unrest or other industrial action, terrorist action, civil commotion, non-availability of construction

material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions) for reasons beyond the control of second Part or any relevant Government or Court orders. If second Part is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, second Part shall inform the first Part specifying the nature on extent of the circumstances giving rise to the event(s) of force majeure and shall subject to such formation, have no liability in respect of the performance of such of is obligations as are prevented by the event (s) of force majeure, during the continuance thereof, and for such time after the cess on, or is necessary for that Part, using all, under this Agreement if prevented in performing the same by reason of force majeure. Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

15.2. **PAYMENT OF MUNICIPAL TAX** : The owners and the developer will bear municipal taxes in proportion to their allocation. However the owners will be liable to pay tax only after receipt of the owners' allocation

15.3. **PAYMENT OF MAINTANANCE** : The owners and the developer will bear maintenance as will be for the time being determined by the developer till the common body and/or association of the building is formed in proportion to their allocation.

ARTICLE XV : JURISDICTION :

16.1. The Hon'ble High Court, Calcutta and its subordinate court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

ARTICLE XVI : ARBITRATION :

17.1. All disputes and differences between the parties hereto in any way relating to and/or arising out of this agreement shall first be referred to Arbitrators within the ambit of the Arbitration and Conciliation Act 1996.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Premises)

ALL THAT landed property measuring about **12 Cottah 05 Chittack 38** square feet be the same or a little more or less, lying and situate in Mouza – Sabuddipur, J.L. No. 32, R.S. No. 70, Touzi no. 268, out of which a Bastu land measuring about 09 Cottah 0 Chittack 19 square feet, comprising of R.S. & L.R. Dag No. 26, R.S. Khatian No. 572 and another Bagan land measuring about 03 Cottah 05 Chittacks 19 square feet, comprising of R.S. & L.R. Dag No. 27, R.S. Khatian No. 63, both the dags nos. 26 and 27 comprising in L.R. Khatian Nos. 4683, 5142 and 4686, Police Station–Sonarpur, within the jurisdiction of the Baruipur Municipality, ward no. 12, Municipal Holding no. 27/A and 27/B, Kulpi Road, as street name, Kolkata - 700144, District – South 24-Parganas, State of West Bengal, together with all easements and other rights appertaining thereto and thereupon, butted and bounded in the following manner :

On the North	:	by Property under Lot - B
On the South	:	by Landed property under R.S. Dag No. 25
On the East	:	by Landed property under R.S. Dag No. 24
On the West	:	by 34 feet wide Kulpi Road

THE SECOND SCHEDULE AS REFERRED TO ABOVE
(OWNER'S ALLOCATION)

Save and except the developer's allocation as described in the third schedule hereunder the owners will be entitled to **ALL THAT the 50%** of the Construction Area in the building **TOGETHER WITH** undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto as per plan. The common areas in the building and/or the said premises will be used in common with the developer.

The exact area will however will be determined only after obtaining the building plan. After obtaining the building plan the parties hereto will enter into a supplementary agreement whereby they will determine the exact location of the owners' allocation.

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THE THIRD SCHEDULE AS REFERRED TO ABOVE
(DEVELOPER'S ALLOCATION)

SAVE and except the owners' allocation as described in the second schedule hereinabove the developer will be entitled to rest **50%** of the Construction Area in the building TOGETHER WITH undivided proportionate share and interest in the land underneath the said units and all rights on the common areas and facilities attached thereto. The common areas in the building and/or the said premises will be used in common with the owners.

The exact area will however will be determined only after obtaining the building plan. After obtaining the building plan the parties hereto will enter into a supplementary agreement whereby they will determine the exact location of the developer's allocation.

THE FOURTH SCHEDULE AS REFERRED TO ABOVE
(Common Areas)

R. C. C. Columns, Under ground water reservoir, Overhead water tank,
 Boundary wall, Space for meter and pump, Passage, courtyard,
 Open areas with all easement rights, Septic tank, Electric installations,
 Stair and stair case, stair top room, Lift, lift well, and
 All other common facilities to be used commonly by the unit owners of the building.

THE FIFTH SCHEDULE AS REFERRED TO ABOVE
(common expenses to be effected from the date of transfer)

Expenses for maintaining, repairing, redecorating the building and/or part thereof and pending taxes and duties

Expenses for lighting of the common areas and/or part thereof.

Expenses for cleaning the common areas.

Salaries of durwan, caretaker and/or other persons whose appointment may be considered necessary for maintenance and protection of the building or part thereof and those will be decided by the association upon its formation.

IN WITNESSES WHEREOF the parties hereto have put their respective hands and seal on these presents on the day month and year first above written.

WITNESSES:

1.

Ajay Kumar Bhatia
~~Kolkata~~
 4, 500m middle bazar
 Kolkata - 700084

1. Lisi Das Majumdar

2. Mun Mun Das Majumdar
 (OWNERS)

2. Sourav Chakraborty.
 High Court, Calcutta
 Kolkata - 700001.

MESSRS HIVE INFRACON LLP

Sonu Raha

Partner
 (DEVELOPER)

Drafted by me and prepared in my office

Subit Majumdar
 (SUBIT MAJUMDAR)
 Advocate

High Court, Calcutta

Kolkata - 700 001

Enrolment No. WB/242/2004

MEMO OF RECEIPT

RECEIVED from the within named developer the within mentioned sum of **Rs. 2,00,000-00** (Rupees Two Lacs) only by several cheques issued on **HDFC** Bank, *Salt Lake* branch.

WITNESSES:

1.

Ajay Kumar Sharma
Sharma

2. *Sourav Chakraborty*

1. *Lisi Das Mazumder*

2.

Mun Mun Das Mazumder

(OWNERS)

ANNEXURE

Technical specification

Scope of works & Amenities inside the Individual Unit

FOUNDATION :

The foundation of the building shall be reinforced cement concrete.

STRUCTURE :

The main structure of the building shall be of reinforced cement concrete frame structure comprising of R.C.C. Columns beams slabs etc.

ELEVATION :

Attractive designed front elevation with exclusive finish.

WALLS :

The external walls of the building be 200/125 mm thick brick and partition wall inside the units shall be of 75 mm and 125 mm thick,. Both to be bounded with cement mortar.

PLASTERING :

All internal surface shall be plastered with cement sand finished with plaster of paris. All external walls shall be plastered with cement and sand and painted with cement paints of reputed make.

FLOORING AND SKIRTING :

All and other flooring and skirting inside the unit including the balcony shall be made with vitrified tiles made of Kajaria/Nitco/similar brands. The toilets shall have 6' glazed white ceramic tiles with anti skid tiles flooring. The kitchen will have marble flooring with situ gray.

DOORS :

All doors frame will be made of wood. The main door and Internal doors shall be commercial water proof flush type affixed on proper timber frame painted with primer paint. Toilets will have plastic door. The main door shall be provided with one magic eye.

WINDOWS :

All window shall be aluminium/steel frame with integrated grill and will be fitted with glass.

TOILET FITTINGS :

All toilets will have marble flooring. All toilets be provided with concealed plumbing for water. Each bath room shall have European W.C. or Indian type pan which the purchaser will choose, one cistern and one basin. Each toilet will have concealed stop cock, bib cocks and shower. The commode and the basin will have white colour. The external wall of the toilet will be covered with 6 feet tiles from the ground floor. The bathroom fittings will be made of Jaguar/Cera/similar brands.

KITCHEN FITTINGS/FIXTURES :

The kitchen will have marble flooring. The kitchen shall have R.C.C. cooking platform with black stone. 3' x 3' ceramic tiles on cooking slab.

ROOF : Proper roof treatment with water proofing.

STAIRS : All landings and steps of the stair-case will be of Kota tiles.

ELECTRICALS : Meter-Individual meter to be fitted by individual costing. All electrical lines, to be concealed having quality copper wires of proper gauge with earthing arrangements all switch boards to be of PVC with in front cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points. The electrical fittings will be made of Anchor/Havells/ similar brands.

ELECTRICAL POINTS :

Bed Rooms : Two light points, one fan point, one multi-plug point (5 Amps) computer points in all bed rooms, Only. One Washing point.

Toilets: One light point, one exhaust fan point, 15 Amps, one Geezer point .

Living/Dining Room : Two light points, two fan points one plug point (15 amps), one T.V. point and one Refrigerator point.

Kitchen : Aqua guard point and exhaust point with a 15amp. Point

Stairs : One light point in each landing.

Roofs' : To light points

Ground floor : Adequate light points.

Stairs : All landings and steps of the stair-case will be of cota tile/marble.

Ground floor : Total opening land to be laid with crazy or checker tiles.

WATER SUPPLY ;

One underground water reservoir for storing water to be supplied by the Baruipur Municipality is to be provided with adequate horse power capacity of pump of reputed make.

LIFT : 4 passenger lift of OTIS/KONE and of similar brands will be installed.

The developer will make all the units, both of owners' allocation and the developer's allocation in typical nature.



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name..... LISI DAS MAJUMDAR

Signature..... Lisi Das Majumdar



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name..... MUN MUN DAS MAJUMDAR

Signature..... Mun Mun Das Majumdar



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name..... SONU ROHKA

Signature..... Sonu Rohka

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name.....

Signature.....

Major Information of the Deed

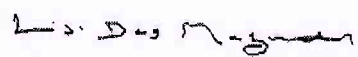
Deed No :	I-1603-06169/2025	Date of Registration	03/04/2025
Query No / Year	1603-2000816393/2025	Office where deed is registered	
Query Date	22/03/2025 1:15:35 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subit Majumdar Alipore Judge Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8389040143, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,65,77,201/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,121/- (Article:48(g))		Rs. 2,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

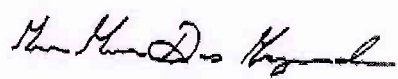
Land Details :

District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: Kulpi Road, Road Zone : (Ward no-8 -- Ward no-8) , Mouza: Subuddhipur, , Ward No: 012, Holding No:27 JI No: 32, Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-26	RS-4683	Bastu	Bastu	9 Katha 19 Sq Ft		1,21,01,003/-	Width of Approach Road: 34 Ft.,
L2	RS-27	RS-5142	Bastu	Bagan	3 Katha 5 Chatak 19 Sq Ft		44,76,198/-	Width of Approach Road: 34 Ft.,
		TOTAL :			20.4027Dec	0 /-	165,77,201 /-	
		Grand Total :			20.4027Dec	0 /-	165,77,201 /-	

Land Lord Details :

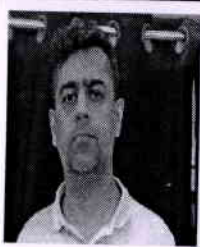
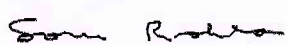
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs LISI DASMAJUMDAR Wife of Mr Ajay Krishna Das Majumder Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office	Photo 	Finger Print  Captured	Signature 
		03/04/2025	LTI 03/04/2025	03/04/2025

Gadiapara Road, City:- Kolkata, P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AHxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office				
2	Name Mrs MUN MUN DAS MAZUMDER Daughter of Mr Ajay Krishna Majumder Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office	Photo  03/04/2025	Finger Print  LTI 03/04/2025	Signature  03/04/2025
4 SIGHT IMPRESSION, FL-5B, South Middle Fartabad,, City:- Kolkata, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AMxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/04/2025 , Admitted by: Self, Date of Admission: 03/04/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HIVE INFRACON LLP 29/1,Block-C, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Date of Incorporation:XX-XX-2XX4 , PAN No.:: Alxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SONU ROHRA (Presentant) Son of Mr Harish Kumar Rohra Date of Execution - 03/04/2025 , , Admitted by: Self, Date of Admission: 03/04/2025, Place of Admission of Execution: Office	Photo  Apr 3 2025 11:17AM	Finger Print  LTI 03/04/2025	Signature  03/04/2025
73, Block-C, Bangur Avenue,, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: aixxxxxx4c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : HIVE INFRACON LLP (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV CHAKRABORTY Son of Mr Suvasis Chakraborty High Court Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	03/04/2025	03/04/2025	03/04/2025
Identifier Of Mrs LISI DASMAJUMDAR, Mrs MUN MUN DAS MAZUMDER, Mr SONU ROHRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs LISI DASMAJUMDAR	HIVE INFRACON LLP-7.44677 Dec
2	Mrs MUN MUN DAS MAZUMDER	HIVE INFRACON LLP-7.44677 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs LISI DASMAJUMDAR	HIVE INFRACON LLP-2.75458 Dec
2	Mrs MUN MUN DAS MAZUMDER	HIVE INFRACON LLP-2.75458 Dec

Endorsement For Deed Number : I - 160306169 / 2025

On 03-04-2025

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 10:43 hrs on 03-04-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SONU ROHRA ,.

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 1,65,77,201/-

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

Execution is admitted on 03/04/2025 by 1. Mrs LISI DASMAJUMDAR, Wife of Mr Ajay Krishna Das Majumder, Gadiapara Road, P.O: Kodalia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 2. Mrs MUN MUN DAS MAZUMDER, Daughter of Mr Ajay Krishna Majumder, 4 SIGHT IMPRESSION, FL-5B, South Middle Fartabad,, P.O: Garia, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr SOURAV CHAKRABORTY, , , Son of Mr Suvasis Chakraborty, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-04-2025 by Mr SONU ROHRA, Partner, HIVE INFRACON LLP (LLP), 29/1,Block-C, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Mr SOURAV CHAKRABORTY, , , Son of Mr Suvasis Chakraborty, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053.00/- (B = Rs 2,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2025 8:01PM with Govt. Ref. No: 192024250464244968 on 27-03-2025, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1913921607019 on 27-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14138, Amount: Rs.100.00/-, Date of Purchase: 11/09/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/03/2025 8:01PM with Govt. Ref. No: 192024250464244968 on 27-03-2025, Amount Rs: 40,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1913921607019 on 27-03-2025, 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 1603-2025, Page from 157763 to 157801
being No 160306169 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.04.04 15:55:29 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/04/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.