

2114/2023

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/32 (25/12)



72AB 685174

11 FEB 2023

Certified that this document is admitted to Registration. The Signature Sheet and the endorsement are attached to this document.

Additional Registrar
of Assurances

JOINT DEVELOPMENT AGREEMENT

THIS Joint Development Agreement is entered into on this 11th day of February, 2023

BETWEEN

1. AVOCADO CONSTRUCTIONS PVT LTD [AAOCA0561H]
2. BELLVIEW NIWAS PVT LTD [AAGCB4899R]
3. BISQUE CONSTRUCTIONS PVT LTD [AAGCB5590B]
4. GURUNAM REALTORS PVT LTD [AAGCG2147P]
5. SKYBEANS COMPLEX PVT LTD [AAWCS3566J]
6. SWARNYUG HIRISE PVT LTD [AAWCS6044D]
7. SASWAT RESIDENCY PVT LTD [AAWCS7149B]

Additional Registrar of Assurances
Kolkata

• 3 FEB 2023

S.L. No. 300
Customer
Vill
Rs. 10
Vendor
Place - Chhatrapati S. B. S. R. Office
Dist. - South 24 Parganas.
Mahabub Hasan Paik

BEBABRATA CHANDA
Advocate
High Court Calcutta
Regd. No. - F/413/238/2007

1

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
2 FEB 2023
BEBABRATA CHANDA

The above Parties are companies within the meaning of the Companies Act, 2013 having their registered offices at Diamond Harbour Road, P.O - Joka, P.S. Bishnupur, South 24 Parganas - 700104 represented by their authorized signatory **Mr. Jitendra Kumar Singh, (AADHAR 435348070521) (PAN : ENOPS1448K)** Mobile No.6290585106 son of Late Ramchabila Singh, residing at 2, Dakshinpara, 3rd Lane, Rishra, under P. S. Rishra, Post Office - Morepukur, Dist-Hooghly-712 250 having and hereafter collectively called the "**OWNERS**", [which expression, shall, unless excluded by the subject or context, include their respective successors, successors-in-interest, Legal Representatives and/or assigns], of the **ONE PART**

A N D

M/S DTC PROJECTS PRIVATE LIMITED, [PAN : AAECs1016K], a company within the meaning of the Companies Act, 2013 and having its registered office at 1, Netaji Subhash Road, Kolkata - 700 001, P.S. Hare Street, P.O. GPO, represented by one of its Authorised Signatory **Mr. Ravi Khaitan, (AADHAR 775846462965) (PAN ALLPK0522D)** (Mobile No. 9830339883) son of Late Nirmal Kumar Khaitan, residing at 152/2, Block - B, Bangur Avenue, under P.O. Bangur Avenue, P.S. Lake Town, Kolkata - 700055 hereafter called the "**Developer**" (which shall include its Successors, successors-in-interest, Legal Representatives and/or assigns) of the **OTHER PART**

WHEREAS:

- A.** The Companies named hereunder and hereafter referred to as the "**Adjacent Land Owner Companies**", and all having the registered offices at registered offices at Diamond Harbour Road, Kolkata-700 104, P.S. Bishnupur, P.O. Joka, amongst themselves own the plots

of land more fully described in the **Schedule-A** hereunder written, shaded "**RED**" in the annexed Plan and hereafter referred to as the "**Existing Land**", The names of the Adjacent Land Owner companies are:

Sl.	Name of Company
1.	Abstar Infracon Private Limited
2.	Accro Developers Private Limited
3.	Allworth Complex Private Limited
4.	Avocado Construction Private Limited
5.	Bellview Niwas Private Limited
6.	Bhumi Complex Private Limited
7.	Bisque Constructions Private Limited
8.	Bluesky Niketan Private Limited
9.	Brajbihari Complex Private Limited
10.	Browline Estates Private Limited
11.	Bufflehead Towers Private Limited
12.	Burlywood Construction Private Limited
13.	Circular Niwas Private Limited
14.	Clementine Construction Private Limited
15.	Coactive Construction Private Limited
16.	Cyديو Developers Private Limited
17.	Dasvani Residency Private Limited
18.	Dies Devcon Private Limited
19.	Drishti Niwas Private Limited
20.	Drove Projects Private Limited
21.	Dwarkapati Residency Private Limited
22.	Ekonkar Enclave Private Limited
23.	Elderberry Construction Private Limited
24.	Fence Promoters Private Limited
25.	Firebrick Complex Private Limited

26.	Fitina Realtors Private Limited
27.	Flyhigh Complex Private Limited
28.	Gameplan Tower Private Limited
29.	Glasseye Developers Private Limited
30.	Greenlong Developers Private Limited
31.	Greenwall Infracon Private Limited
32.	Gurunam Realtors Private Limited
33.	Handshake Conclave Private Limited
34.	Holemart Properties Private Limited
35.	Honeybee Devcon Private Limited
36.	Indonep Developers Private Limited
37.	Jazz Realtors Private Limited
38.	Jupiter Reality Private Limited
39.	Jyotshnadip Realty Private Limited
40.	Kalyankari Niwas Private Limited
41.	Kesuri Realty Private Limited
42.	Lazerjet Complex Private Limited
43.	Lemongrass Realtors Private Limited
44.	Lightcoral Complex Private Limited
45.	Livehigh Towers Private Limited
46.	Lossen Realty Private Limited
47.	Mahalon Construction Private Limited
48.	Mishan Infraproperties Private Limited
49.	Mistyrose Construction Private Limited
50.	Montec Nirman Private Limited
51.	Motihari Real Estates Private Limited
52.	Navybeans Conclave Private Limited
53.	Navyog Developers Private Limited
54.	Nectarine Complex Private Limited
55.	Nettles Devcon Private Limited
56.	Nightangels Complex Private Limited
57.	Octal Complex Private Limited

58.	Onetouch Realcon Private Limited
59.	Overween Estates Private Limited
60.	Panchlok Realtors Private Limited
61.	Passim Nirman Private Limited
62.	Polpit Real Estate Private Limited
63.	Prevail Infracon Private Limited
64.	Quatre Realcon Private Limited
65.	Rajlok Infraproject Private Limited
66.	Ravashree Realtors Private Limited
67.	Revoke Nirman Private Limited
68.	Rudresh Realtors Private Limited
69.	Salmon Residency Private Limited
70.	Sandman Realcon Private Limited
71.	Saswat Residency Private Limited
72.	Sarikos Enclave Private Limited
73.	Seventh Sky Complex Private Limited
74.	Shivpam Realtors Private Limited
75.	Shivpariwar Enclave Private Limited
76.	Shrawan Hirise Private Limited
77.	Skybeans Complex Private Limited
78.	Streedom Real Estate Private Limited
79.	Subhpah Projects Private Limited
80.	Subinay Infrastructure Private Limited
81.	Sudama Complex Private Limited
82.	Sulochna Towers Private Limited
83.	Sunlike Developers Private Limited
84.	Superwell Real Estates Private Limited
85.	Swarnyug Hirise Private Limited
86.	Thistle Complex Private Limited
87.	Treeline Construction Private Limited
88.	Trinabh Infrastructure Private Limited
89.	Tripack Construction Private Limited

90.	Triwave Developers Private Limited
91.	Uniworth Complex Private Limited
92.	Utzsho Housing Development Private Limited
93.	Vighnraja Complex Private Limited
94.	Vinicab Infraprojects Private Limited
95.	Wellpan Infracon Private Limited
96.	Wellpan Properties Private Limited
97.	Windstrom Realtors Private Limited
98.	Winterland Properties Private Limited
99.	Yellowline Infrastructure Private Limited
100.	Youngest Realcon Private Limited
101.	Aakav Devcon Private Limited
102.	Amazing Residency Private Limited
103.	Amrit Realcon Private Limited
104.	Anandmayee Housing Private Limited
105.	Anju Promoters Private Limited
106.	Balkrishan Infracon Private Limited
107.	Balmukund Marketing Private Limited
108.	Bemishal Promoters Private Limited
109.	Bhavsagar Niwas Private Limited
110.	Bhootnath Housing Private Limited
111.	Butterfly Advisory Services Private Limited
112.	Circular Realcon Private Limited
113.	Clock Tradelink Private Limited
114.	Daava Realcon Private Limited
115.	Daylight Distributors Private Limited
116.	Desire Sales Private Limited
117.	Dios Realtors Private Limited
118.	Elk Devcon Private Limited
119.	Everlink Residency Private Limited
120.	Everlink Vincom Private Limited
121.	Everrise Realtors Private Limited

122.	Evertime Residency Private Limited
123.	Fairland Suppliers Private Limited
124.	Gajrup Complex Private Limited
125.	Goodside Realtors Private Limited
126.	Hardsoft Realtors Private Limited
127.	Hence Promoters Private Limited
128.	Hilmil Infracon Private Limited
129.	Indraloke Tradelink Private Limited
130.	Integrity Consultancy Services Private Limited
131.	Jackpot Advisory Services Private Limited
132.	Jota Builders Private Limited
133.	Katrina Realtors Private Limited
134.	Kush Residency Private Limited
135.	Likewise Construction Private Limited
136.	Linkplan Properties Private Limited
137.	Linkview Housing Private Limited
138.	Linton Towers Private Limited
139.	Lords Dealers Private Limited
140.	Lucky Hirise Private Limited
141.	Mangalmayee Realtors Private Limited
142.	Meantime Buildcon Private Limited
143.	Monopoly Tradelink Private Limited
144.	Moonlight Dealtrade Private Limited
145.	Motilal Hirise Private Limited
146.	Mountview Advisory Services Private Limited
147.	Namchi Devcon Private Limited
148.	Octagon Tradelink Private Limited
149.	Orchid Infracon Private Limited
150.	Orchid Realcon Private Limited
151.	Oversure Nirman Private Limited
152.	Panchwati Infracon Private Limited
153.	Pankaj Management Services Private Limited

154.	Panther Management Services Private Limited
155.	Parrot Complex Private Limited
156.	Pattern Nirman Private Limited
157.	Prayas Residency Private Limited
158.	Premkunj Residency Private Limited
159.	Quality Residency Private Limited
160.	Queen Dealers Private Limited
161.	Queencity Complex Private Limited
162.	Sagam Devcon Private Limited
163.	Sarvlok Hirise Private Limited
164.	Seabird Niwas Private Limited
165.	Shivpariwar Developers Private Limited
166.	Siddhibhumi Niwas Private Limited
167.	Smile Dealcom Private Limited
168.	Snowberry Buildtech Private Limited
169.	Sunfast Vinimay Private Limited
170.	Sunlight Dealtrade Private Limited
171.	Topmost Complex Private Limited
172.	Vedvani Residency Private Limited
173.	Viewline Hirise Private Limited
174.	Welkin Dealers Private Limited
175.	Winsher Realtors Private Limited
176.	Zaljog Complex Private Limited
177.	Dtc Intertrade Pvt Ltd
178.	Dtc Minerals Pvt Ltd

B. The Developer, hereafter referred to as the "**Connecting Land Owner**", own the plots of land more fully described in the **Schedule-B** hereunder written, shaded '**YELLOW**' in the annexed Plan and hereafter referred to as the "**Connecting Land**". The Connecting Land connects the Land to the main road.

C. By an Agreement dated 7th January, 2015, hereafter referred to as the "**First Development Agreement**", registered with the ARA-I, Kolkata in Book No. I, CD Volume No.10, Pages from 882 to 920, Being No. 03631 for the year 2015, and another Agreement dated 10/10/2018 hereafter referred to as the "**Second Development Agreement**" registered with the ARA-1, Kolkata in Book No. 1, CD Volume No. 1901-2018, Pages from 330635 to 330808, Being no. 8008 of 2018, the Adjacent Land Owner Companies had appointed the Developer to develop the Existing Land, inter alia, on the following terms :

- i. The Developer would develop the Existing Land, hereafter referred to as the "**Original Project**", and bear all the costs and expenses for its execution.
- ii. The Developer would sell all the areas that can be transferred as exclusively usable, heritable and transferable immovable properties, hereafter referred to as the "**Saleable Areas**", within the Original Project and collect all the proceeds from selling these, hereafter referred to as the "**Sale Proceeds**".
- iii. No construction will be made over the Connecting Land, except for gates and rooms for the persons who will be guarding the gate, it is to be used only for ingress to and egress from the Original Project and perpetual transferable and heritable easement rights for ingress to and egress from over the Connecting Land, hereafter referred to as the "**Connecting Area Easement Right**", will be granted to the all the purchasers of the Saleable Areas.
- iv. In the event any of the Adjacent Land Owner Companies purchased any lands contiguous and/or adjacent to the Existing

Land or, if the Developer entered into any development arrangement in respect of any lands contiguous and/or adjacent to the Existing Land, hereafter referred to as the "**Additional Land**", the Connecting Land Owners and the Adjacent Land Owner Companies would allow the right of ingress to and egress from over the Existing Land for the developmental works in the Additional Land and also grant perpetual transferable and heritable easement rights for ingress to and egress from over the Connecting Land and the Existing Land, hereafter referred to as the "**Easement Rights for the Added Areas**".

- v. The developmental works over the Additional Land would be deemed to be a part of the Original Project, and all such developmental works will be deemed to be part and parcel of a single project, hereafter called the "**Said Project**".

D. By a Power of Attorney dated 7th January, 2015, registered with the A.R.A.-III, in Book No. IV, CD Volume No 6, Pages 3668 to 3700, Being No. 02442 for the year 2015, and another Power of Attorney dated 31st October, 2018, registered with the A.R.A.-III, in Book No. IV, CD Volume No 1903-2018, Pages 196579 to 196620, Being No. 06876 for the year 2018, hereafter called the "**Adjacent Land Owners POA**", the Adjacent Land Owner Companies had granted the Developer the necessary powers required for executing the Original Project.

E. The Owners are the absolute owners of land measuring about 47 Decimals in Mouza Daulatpur under P.S. Bishnupur, District South 24-Parganas, more fully described in **Schedule-C** hereunder written, shaded '**SKY**' in the annexed **Plan** and hereafter referred to as the "**New Land**".

F. The Owners were in the knowledge of the First and Second Development Agreement and the Original Project, especially that in the event they appointed the Developer to develop the New Land which is more fully described in the Schedule-D here under, the same would be added to the Original Project and become a part and parcel of the Said Project. In contemplation of awarding the developmental rights of the New Land to the Developer and to aid the constructional works of the Said Project:

- a) By a Memorandum of Agreement dated 14th / 18th July, 2017, registered with the A.D.S.R. Bishnupur in Book No.I, Volume No. 1613-2017, Pages from 72811 to 72848, being No. 161303787 for the year 2017, hereafter referred to as the **"BSNL Arrangement"**, the Owners having serial Nos. 94, 95 and 96, inter alia, had jointly handed over to the Bharat Sanchar Nigam Limited, hereafter referred to as **"BSNL"**, free of cost the plot of land measuring about 11 (eleven) Decimals more fully described in **Schedule-D** and shaded '**ORANGE**' in the annexed Plan and hereafter referred to as the **"BSNL Land"**, owned by them for obtaining the 'no objection certificate' to construct buildings up to the height Of 80 (eighty) Metres, inter alia, within the First Land and the Second Land, where the Developer at its cost would construct a tower and a room with attached toilet. BSNL had to be also given the right of way from the public main road to the BSNL Land, again without any cost, inter alia, for ingress and egress thereto and for laying of various cables, lines and wires to the BSNL Land.
- b) By a gift dated 30th July, 2018, registered with the A.R.A.-I, in Book No. I, Volume No. 190I-2018, Pages 257513 to 257561, being No. 190106187 for the year 2018 the Owners having serial Nos. 97, 98 and 99 had jointly gifted to M/s West Bengal State Electricity Distribution Company Limited, hereafter referred to as

"**WBSEDCL**", out of the Second Land the plot of land measuring about 15.76 Decimals more fully described in **Schedule-E** and shaded '**PINK**' in the annexed Plan and hereafter referred to as the "**WBSEDCL Land**", to ensure supply of electric power, inter alia, to the Existing Land and the New Land.

- G.** The Adjacent Land Owner Companies having consented to include the New Land more fully Described in the **Schedule-C** here under as an Additional Land within the Original Project and to extend all facilities to it as mentioned in the First and Second Development Agreement, the Owners are now appointing the Developer to develop the New Land, save the BSNL Land and the WBSEDCL Land, more fully described in **Schedule-F** and hereafter referred to as the "**Developable Land**", and with the further stipulation that although the 7.5 Meter wide passage, shaded '**GREY**' in the annexed Plan more fully described in **Schedule-G** and hereafter referred to as the "**Exclusive Passage**", may be included in the Said Project for the purpose of availing F.A.R. for the Said Project but, to ensure that the covenants in the BSNL Arrangement are adhered to at all times, no construction will be made thereon, the same will not be included within the 'Common Areas' of the Said Project though however all occupants of the Said Project will have the right of ingress and egress with men, servants and agents with vehicles over the same along with BSNL.
- H.** The detailed terms and conditions agreed between the Parties are recorded below.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties hereto as follows:-

ARTICLE I-DEFINITIONS

1. In this Agreement, unless otherwise specifically mentioned:-
 - 1.1 **"Owners"** shall mean the owners of the Developable Land and include their respective successors-in-interest and/or assigns.
 - 1.2 **"Developer"** shall mean DTC Projects Private Limited and include its successors-in-interest.
 - 1.3 **"Adjacent Land Owner Companies"** shall mean the owners of the Existing Land and include their respective successors-in-interest and/ or assigns.
 - 1.4 **"Existing Land"** shall mean the plot of land described in **Schedule-A** hereunder written and shaded '**RED**' in the annexed plan.
 - 1.5 **"New Land"** shall mean the plot of land described in **Schedule-C** hereunder written and shaded '**SKY**' in the annexed plan.
 - 1.6 **"Connecting Land"** shall mean the plot of land described in **Schedule-B** hereunder written and shaded '**YELLOW**' in the annexed plan.
 - 1.7 **"Developable Land"** shall mean the plot of land described in the **Schedule-F** hereunder written and shaded '**Sky**' in the annexed plan.

- 1.8 **"Land"** shall mean the aggregate of the Existing Land, New Land and Connecting Land.
- 1.9 **"Sanctioning Authority"** shall mean the authority having the power of sanctioning plans for construction in the territorial area where the Developable Land is situated.
- 1.10 **"Complex"** shall mean the housing complex to be constructed on the entirety of the Land.
- 1.11 **"Blocks"** shall mean the buildings to be constructed within the Project.
- 1.12 **"Units"** shall mean the self-contained portions of the Blocks that can be separately and exclusively used and enjoyed.
- 1.13 **"Parking Spaces"** shall mean the spaces meant for parking of cars of two wheelers within the Project, whether covered, open or mechanised.
- 1.14 **"Plan"** shall mean the plan or plans, elevations, designs, drawings and specifications, including all modifications and/or variations thereof which may be made from time to time and as shall be sanctioned by the Sanctioning Authority availing the maximum Floor Area Ratio (FAR) permissible under the applicable Acts and/or Rules of the Sanctioning Authority.

- 1.15 **"Architect"** shall mean any person or Firm or Company whom the developer may appoint from time to time as the Architect for the Complex.
- 1.16 **"Project"** shall mean and include all costs, charges and/or expenses in connection with the development of the Developable Land and include without limitation:
- 1.16.1 Conversion of the Developable Land, or such of its portions as be required, to "Bastu";
 - 1.16.2 Appointment of the Architect;
 - 1.16.3 Having the Plan prepared by the Architect;
 - 1.16.4 Having the Plan sanctioned by the Sanctioning Authority upon paying the requisite fees;
 - 1.16.5 Engaging requisite contractors;
 - 1.16.6 Constructing the Complex, completing the same in all respects in accordance with the Plan and to make all the Blocks as also all the other portions of the Complex tenantable;
 - 1.16.7 Obtaining Completion/Occupancy Certificate upon payment of all requisite fees.
- 1.17 **"Project Saleable Areas"** shall mean and include all the areas within the Project that can be transferred as exclusively usable, heritable and transferable immovable properties, and include without limitation the Units and the Parking Spaces.

- 1.18 **"Transferees"** shall mean the persons to whom any Project Saleable Area will be transferred and include the Owners or the Developer for the unsold Project Saleable Areas.
- 1.19 **"Sale Proceeds"** shall mean and include all amounts to be received from the Transferees as consideration for transferring the Project Saleable Areas, other than fees and charges, but shall not include any deposits by whatsoever name called, and after deducting therefrom all charges and/or fees to be paid to the brokers.
- 1.20 **"Complex Transferees"** shall mean all the transferees of Saleable Areas within the Complex.
- 1.21 **"Management Company"** shall mean a body of the Complex Transferees to be formed by the Developer which will ultimately manage the affairs of the Complex.

ARTICLE II - APPOINTMENT

2. The Owners do hereby appoint the Developer to develop the Developable Land.

ARTICLE III - COMMENCEMENT

3. This Agreement shall be deemed to have commenced on and from and with effect from the date of its execution.

ARTICLE IV- REPRESENTATIONS OF THE OWNERS

4. The Owners represent and covenant that:

- 4.1 They jointly and severally, are the absolute owners of the Developable Land and completely seized and possessed thereof and otherwise well and sufficiently entitled thereto.
- 4.2 The Developable Land is free from all encumbrances of every nature whatsoever save Suit No. 109 of 2015 before the 6th Civil Judge, Junior Division, Alipore.
- 4.3 They shall sign all such forms and papers as shall be required by the Developer for the purpose of executing the Project.
- 4.4 All municipal and/or panchayet rates, taxes, khazanas (land revenue), cess or any other outgoings in respect of the Developable Land has been paid by them till the date hereof. In case the Developer has already paid or is hereafter required to pay any part or portion of such municipal and other taxes as aforesaid then the same shall be reimbursed by the Owners to the Developer.

ARTICLE V -THE RIGHTS & OBLIGATIONS OF THE DEVELOPER

- 5.1 The Owners hereby jointly and severally grant to the Developer the exclusive right to execute the Project at its sole costs, expenses and risks. In the event any sum becomes refundable, originally spent by the Developer on account of Plan sanction fee including without limitation the fees for revision of Plan or any other, the Developer shall solely be entitled to such refund.
- 5.2 The developmental rights hereby granted shall not be construed as a demise or assignment creating any charge or conveyance of the Developable Land or any part or portion thereof by the Owners to the

Developer or as creating any right, title and/or interest in respect thereof to the Developer other than an exclusive license to the Developer to commercially exploit, make construction thereat and sell the Second Project Saleable Areas in terms hereof.

- 5.3 The Developer shall not make any construction over any part or portion of the Exclusive Passage nor include it within the Common Areas of the said Project save that right of way to use the same with men, servants and agents with vehicles may be granted to be used by all the occupants of the Said Project along with BSNL. The Developer shall however utilise the area of the Exclusive Passage to obtain FAR.
- 5.4 The Owners and their authorized representatives shall at all times have the right to inspect the progress of the Project during its execution and offer suggestions for any modification or alterations, which the Developer shall be bound to carry out after taking necessary/ statutory approval from the Sanctioning Authority and after consulting the Architect.
- 5.5 The Owners hereby authorize the Developer to sell the Project Saleable Areas to the Transferees whether during continuance of the execution of the Project or after its total completion, as may be considered prudent by the Developer, but at the market rate prevailing as on the date of entering into agreements for sale with the Transferees as also to collect the entire Sale Proceeds from them.
- 5.6 The Developer shall be responsible and hereby guarantees that it shall rectify at its own cost, all constructional defects, if any, in any part or portion of the Project including without limitation those leading to leakages, blockage, flooding, stagnation, relating to storm/rain water and which are intimated to the Developer by the

Transferees within such time and in such manner as per the agreed terms under the agreements for sale of the Transferees.

- 5.7 The Developer shall be entitled to create charge /mortgage /lien over such parts or portions of the Developable Land over which such is possible in favour of any banks or financial institutions or private financiers, equity funds, insurance companies and/or any other financier for the purpose of raising funds for execution of the Project by way of deposit of title deeds or otherwise and for which the Owners shall be deemed to have hereby conferred their necessary consent.

ARTICLE VI -DEPOSIT AND ENTITLEMENTS

- 6.1 To guarantee the fulfillment of its obligations hereunder, the Developer shall deposit at or before execution hereof an interest free Security Deposit of Rs.1,00,000/- (Rupees One Lac) only to each of the Owners than is, an aggregate amount of Rs. 7.0 lakhs (Rupees Seven Lakhs) only.
- 6.2 In consideration of granting the developmental rights to the Developer, each of the Owners will be entitled to 0.06% of the total Sale Proceeds, or as be mutually decided between the Owners and the Developer, which the Developer will pay to each of the Owners after completion of the Project. While making this payment to the Owners, the Developer shall deduct the amounts of the Security Deposit deposited by it to the respective Owners, if it has not been refunded to the Developer by any of them prior to the Developer making such payment.
- 6.3 The Developer and owners shall open a joint bank account with a mutually agreed bank where all the Sale Proceeds shall be deposited in the said joint bank account and withdraw the money accordingly their share ratio under this Agreement, after duly audited by a

Chartered Accountant as provision of West Bengal Housing Industry Regulation Act, 2017.

6.4 Although no construction of Project Saleable Areas can be made over the BSNL Land and the WBSEDCL Land, yet the Owners will also be entitled to the same share of the Sale Proceeds as the other Owners inasmuch as because of their handing over and gifting, the buildings, inter alia, in the Second Project can be up to 80 (eighty) meters in height and can have electric power supply.

6.5 The balance of the Sale Proceeds remaining with the Developer after paying to the Owners shall be retained by the Developer for executing the Project as its consideration. Besides the amount mentioned above, if any of the Owners asks for additional amounts the Developer shall pay the same and later adjust the same from the final payment to be made to such Owners.

ARTICLE VII-PROCEDURE

7.1 The Developable Land shall always be deemed to be in the possession of their respective Owners till the completion of the Project. However, the Owners shall simultaneously with the signing of this Agreement, execute and register a Power of Attorney in favour of the Developer in the form to be drafted by the Advocates of the Developer empowering it, inter alia, to:

7.1.1 Institute, defend or conduct any proceedings in any court or courts, judicial and/or quasi-judicial, and/or other statutory authorities and/or bodies relating to the Developable Land in any matter whatsoever and for such purposes, appoint advocates, pleaders and/or solicitors;

- 7.1.2 Apply to the appropriate authority and to take necessary steps to have the nature of the Developable Land, either in whole or part, converted to homestead (Bastu) and other nature of use as per the scheme of the Second Project;
- 7.1.3 Appoint an architect for the Project to prepare Plan, have the same revised or modified, if so required, and sanctioned by the Sanctioning Authority;
- 7.1.4 Appoint such contractors, managers, labourers and workmen for executing the Second Project;
- 7.1.5 Pay all rates, taxes and other charges payable to the concerned municipality or gram panchayat or any other statutory authorities on behalf of the Owners;
- 7.1.6 Apply for and obtain all requisite permissions, sanctions and/or licenses for the Project and/or for obtaining the provisions of utilities therein;
- 7.1.7 Appoint contractors for the Project and purchase materials for its execution;
- 7.1.8 Obtain loans for the Project including by mortgaging such parts or portions of the Developable Land by way of deposit of title deeds or otherwise and sign and execute all deeds, papers and /or documents for obtaining the same and have the same registered;
- 7.1.9 Executing the Project and do all necessary acts, deeds matters and things therefor;

- 7.1.10 Have the Blocks within the Project completed in all respects in accordance with the Plan to be sanctioned;
 - 7.1.11 Sign, issue, deliver, serve, receive and accept all notices, letters and correspondence as may be required from time to time;
 - 7.1.12 Sign all applications, forms and undertakings, correspondences and writings, affidavits, declarations and indemnities, if necessary;
 - 7.1.13 Apply for and obtain temporary and permanent connections for water, electricity, drainage, sewerage and/or gas to the Blocks and other inputs and facilities required for the construction or enjoyment of the Blocks;
 - 7.1.14 Enter into the Agreements for Sale, execute the Conveyances of the Project Saleable Areas with the Transferees and admit such execution before the concerned registrar and to receive the advance money/earnest money and/or the full consideration money and all other charges and deposits from the sales thereof.
- 7.2 The Owners shall not revoke the above mentioned Power of Attorney subject however to the Developer carrying out its various obligations hereunder in its true intent and spirit.
- 7.3 The Owners shall sign all such other and further documents, letters undertakings, agreements, affidavits, declaration by whatever name called in furtherance of this Agreement as may be required by the Developer or its Advocates.
- 7.4 The Original Title Deeds and all other documents relating to the Third Land shall be handed over by the Owners to the Developer simultaneously with the execution hereof and the same shall be kept

in trust by the Developer till the complete performance and conclusion of this Agreement. After completion of the Project Saleable Areas, the Developer shall handover these to the Association / Management Company of the Transferees to be formed save those relating to the Exclusive Passage.

- 7.5 All deposits such as Sinking Fund Deposit, Maintenance Deposit, Corpus Deposit, if any collected by the Developer shall be transferred by it to the Association/ Management Company of the Transferees upon its formation after deductions/ adjustments of all expenses as may be incurred by the Developer. Till such handing over, the Developer shall keep and maintain proper accounts of all these amounts and be responsible and liable therefor.

ARTICLE VIII- CONSTRUCTION AND DEVELOPMENT

- 8.1 The Developer shall at its own costs, construct, erect, and complete the Project in accordance with the Plan and the Specifications as mentioned in **Schedule-H** hereto and with good and standard materials as may be specified by the Architects from time to time.
- 8.2 The quality of the materials to be used by the Developer for the Project shall be certified by the Architect from time to time and until any material is so certified, the Developer shall not use the same.
- 8.3 The Project shall be so executed that each Block is provided with lifts, pumps, tube-well, overhead reservoirs, electrification, permanent electric connections obtained from the concerned

Electricity Board/ Authority and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential and/or multi-storied buildings having self-contained apartments and constructed for sale of the constructed areas therein on ownership basis.

8.4 The name of the Project shall be as decided by the Developer and may be one and the same for the Said Project.

8.5 The Developer may appoint and/or avail the services of Third Parties for the purpose of carrying out its duties and obligations as provided for in this Agreement. The Owners shall not have any objections in relation to such appointments by the Developer nor be liable to any of such Third Parties in any manner whatsoever or for any of their acts, all of which shall be sole responsibility of the Developer.

8.6 All costs, charges and expenses, including Architect's fees, and/or any damages, losses caused owing to negligence, carelessness and/or any other reason during the construction of the Blocks shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE IX - ADDITIONAL F.A.R

9.1 If at any time in future, the Developable Land becomes entitled to any increased and /or additional FAR, the Developer shall compulsorily avail of and utilise the same by constructing, at its sole costs and expenses, additional floors on the Blocks and/or by constructing one or more other Blocks elsewhere on the Developable Land, as be permitted, and the Owners shall be

deemed to have granted their consent to such additional construction hereunder.

- 9.2 In event of any such additional F.A.R being availed, the Sale Proceeds from selling saleable areas of these additional areas shall be shared between the Owners and the Developer in the same manner as hereinbefore mentioned.

ARTICLE X - COMMON ROAD

The Connecting Land and the area marked in shaded **'BLACK'** in the annexed **Plan**, which is in continuation of the Connecting Land, shall at all times hereafter be used as a common road, hereafter referred to as the "**Common Road**", for the entirety of the Said Project and the Developer hereby covenant with the Owners that it shall ensure that the Owners and/or the purchasers of the Units within the Developable Land at all times have the unfettered user right in perpetuity to use the same for ingress and egress.

ARTICLE XI - FURTHER LAND

- 11.1 If the Owners, Adjacent Land Owner Companies and/or the Developer or any of them, purchase any further lands adjacent to the Land and/or the Connecting Land, then such lands will be deemed to be included in the Said Project for all purposes, the Said Project deemed to be extended to such areas as well and all such added lands shall have user right of the Common Road. Further, if any areas beyond the Lands are to be given 'right of way' to the main land, such lands being land locked, then users of such lands shall also have right of way over the Common Road.

- 11.2 In the event the Developer enters into any development arrangement with the owner(s) of any land(s) adjacent to the Land and/or the Connecting Land and/or the Exclusive Passage, then and in such an event, such further lands to be developed shall have the right of way over the Common Road as well. At the discretion of the Owners and the Adjacent Land Owner Companies, such new land may be included in the Said Project to be a part of the Complex on such terms and condition as may be agreed.

ARTICLE XII - MANAGEMENT COMPANY

12. Though initially the Developer shall manage the affairs of the Complex, but for ultimately managing the affairs of the Complex on a regular basis, it shall form the Management Company under such Act as it may deem fit and proper. The Developer shall make the initial rules and regulation and also the various provisions for the Management Company and the same shall be binding upon all the Transferees till such time the Developer hands over the management charge upon the Management Company.

ARTICLE XIII - OBLIGATIONS OF THE OWNERS

13. The Owners hereby covenant with the Developer not to:
- 13.1 Enter into any other arrangement or agreement for development of the Developable Land.
 - 13.2 Cause any interference or hindrance to the Developer in execution of the Second Project.
 - 13.3 Do any act, deed, matter and/or thing whereby the marketing agents or professional brokers appointed for the sale of the

Second Project Saleable Areas are or may be prevented from selling, and/or disposing of any of these.

- 13.4 Let out, mortgage, and/or charge the Land and/or the Developable Land or any portion thereof.
- 13.5 Sell any of their respective interests in the Developable Land without this Agreement being a covenant running with such sale.

ARTICLE XIV - DEVELOPER'S OBLIGATIONS

- 14. The Developer shall:
 - 14.1 Not violate or contravene the provisions of any Acts and/or Rules applicable in executing the Second Project.
 - 14.2 Sell, and make best efforts to sell all the Project Saleable Areas within 5 (five) years from the grant of the Completion Certificate and/or Occupancy Certificate in respect of any part of the Project or, if such Certificate is granted after completion of the entire Project, all the Project Saleable Areas within the above period. Such time of 5 (five) years may be extended by a grace period of 12 (twelve) months.
 - 14.3 Shall be treated to have become the de-facto owner of all the Project Saleable Areas in the event any remain unsold even upon expiry of the above period and, in such an event, the Parties shall mutually estimate an amount as the Sale Proceeds of the unsold Project Saleable Areas and thereafter the Developer shall remit to all the Owners their respective shares of the Sale Proceeds, including the share of the estimated Sale Proceeds, as if the Second Project is completed.

ARTICLE XV - PHASE WISE CONSTRUCTION

If it thinks fit, the Developer may execute the Project in phases.

ARTICLE XVI - OWNERS INDEMNITY

All the Owners hereby jointly and severally undertake to keep the Developer saved, harmless and indemnified against all actions, suits, costs, proceedings and/or claims arising due to any fault of any of the Owners with regards to the title of the Developable Land or for any defect therein.

ARTICLE XVII - DEVELOPER'S INDEMNITY

The Developer hereby undertakes to keep each of the Owners saved, harmless and indemnified against all actions, suits, costs, proceedings and/or claims that may arise out of any act of commission or omission by the Developer in execution of the Second Project, in the matter of its construction and/or for any defect therein.

ARTICLE XVIII - CRITICAL DECISIONS AND OPERATIONS

18.1 All important decisions related to the Project shall be taken solely by the Developer which will include but not be limited to the following:

- 18.1.1 Appointments of Architects.
- 18.1.2 Designing of the Third Project.
- 18.1.3 Appointments of Landscaping Consultants for the Project.
- 18.1.4 Appointment of Marketing Consultants.
- 18.1.5 Appointment of Media Planner.
- 18.1.6 Specifications of the Second Project, if any not be specifically mentioned in **Schedule-I**.

18.1.7 Sales and Pricing Policy.

18.1.8 Marketing Strategy.

- 18.2 The regular day to day management of the Project shall be done by the Developer. A system of reporting and co-ordination between the Owners and the Developer shall be framed and decided mutually by the Parties and further reporting shall be done adhering to such framework as decided.

ARTICLE XIX- MISCELLANEOUS

19.1 All presentations, technical know-how, reports, plans and any other documentation and material prepared by the Developer and received by the Owners under this Agreement and all information concepts, ideas and other results of whatsoever nature including any intellectual property right with respect thereto, which in any way relate to the execution of the Project or the works to be performed by the Developer for the Owners under this Agreement, shall be the exclusively property of the Developer.

19.2 On and from the date of handing over possession of their respective Project Saleable Areas, the Transferees thereof shall be liable to pay and bear charges on account of property tax and/or any other taxes payable in respect thereof.

ARTICLE XX - FORCE MAJEURE

20.1 None of the Parties shall be liable for any obligation hereunder to the extent the performance whereof is prevented by the existence of any Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

20.2 Force Majeure shall mean:

- 20.2.1 War (whether declared or undeclared), invasion, armed conflict or act of foreign enemy in each case involving or directly affecting the Developable Land.
- 20.2.2 Riot, insurrection or other civil commotion, in each case in around the Developable Land and affecting Development.
- 20.2.3 Any effect due to natural calamities, including but not limited to lighting, fire, earthquake, tidal wave, flood, storm, Pandemic, cyclone, tempest, typhoon or tornado, in or around the Developable Land and affecting Development.
- 20.2.4 Labour Unrest or their non-availability.
- 20.2.5 Abnormal increase in prices or non-availability of building materials or shortage in supply thereof.
- 20.2.6 Non-performance by contractors.
- 20.2.7 Acts of God.
- 20.2.8 Recession in economy or in the industry.
- 20.2.9 Prohibitory orders from any Court of Law or Judicial or Quasi - Judicial Authorities, Statutory Bodies or Departments, Municipalities, Governments.
- 20.2.10 Delay in obtaining any sanction, permission, approval, consent and/or certificates relating to the Project from the Government, Central or State and/or any statutory authorities.

ARTICLE XXI-CONFIDENTIALITY

21. No party shall, without the prior written consent of the other, at any time divulge or disclose or suffer or permit any of its servants or agents to divulge or disclose to any person any information which is by its nature or is marked as proprietary material or "confidential" concerning the other (including any information concerning the contents of this Agreement) except to its officers, directors, employers, agents, representatives and/or professional advisors or as may be required by any law, rule regulation and/or any judicial process, provided however, that a party, with the written consent of the other Party, may issue press releases containing non-sensitive information in relation to the progress of the Second Project. This provision shall not apply to information:
- 21.1 Already in the public domain, otherwise than by breach of this Agreement.
- 21.2 Already in the possession of the receiving Party on a lawful basis before it was received from the other Party in connection with this Agreement and which was not obtained under any obligation of confidentiality.
- 21.3 Obtained from a third party who is free to divulge the same and which was not obtained under any obligation of confidentiality.
- 21.4 Which are required to be disclosed by judicial, administrative or stock exchange process in any enquiry, investigation, action suit, proceeding or claim or otherwise by or under any Applicable Law or by any government authority.

ARTICLE XXII- NOTICES

22. Notices, demand or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by speed post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this Agreement or to such other address or telefax number as any party may from time to time duly notify to the other. Any such notice, demand or communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place of receipt (or if given by registered post with acknowledgment due) two days after posting and proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such telefax was duly dispatched to a current telefax number of the addressee.

ARTICLE XXIII-DISPUTE RESOLUTION

- 23.1 If any dispute or difference or claims of any kind arises between the Parties in connection with construction, interpretation or application of any of the terms and/or conditions or any matter or thing in any way connected with or in connection with or arising out of this Agreement, whether before or after the termination of this Agreement, the Parties shall meet together promptly, at request of any Party, in an effort to resolve such dispute, difference or claim by discussion between them.
- 23.2 All disputes arising out of or in connection with this development agreement shall be referred to the sole arbitrator to be appointed with the consent of the parties. If there is no consent on a common name of a person to be appointed as sole arbitrator, the dispute shall be referred to arbitration in terms of the provision of

the Arbitration and Conciliation Act, 1996 and rules and regulation made there under. Both the parties shall be entitled to nominate one arbitrator each and the nominated arbitrator shall appoint the umpire to form the arbitral tribunal.

23.3 The place of arbitration shall be Kolkata, the arbitration hearings, If required, can be held elsewhere from time to time by mutual agreement of the Parties.

23.4 The request for arbitration, the answer to the request, the terms of reference, all written submissions, orders and rulings shall be in English and, if oral hearings take place, English shall be the language to be used in the hearings.

23.5 The fees and expenses of the arbitrators and all other expenses for holding the arbitration shall be initially borne and paid by the respective Parties subject to determination by the arbitrators.

23.6 Pending the submission of and /or decision on dispute, difference of claim or until the Arbitral award is published the Parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

ARTICLE XXIV -WAIVER

24. No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity or otherwise and each and every other remedy shall be cumulative and shall be in addition to

every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the Parties hereto shall not constitute a waiver by such Party of the right to pursue any other available remedy.

ARTICLE XXV - SEVERABILITY

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

ARTICLE XXVI- MODIFICATIONS

26. This Agreement together with its Schedules constitutes the entire agreement between the Parties and no modifications, amendments or waiver of any of the provisions hereof shall be effective unless made in writing, specifically referring to this Agreement and duly signed by all the Parties hereto.

ARTICLE XXVII- JURISDICTION

27. This Agreement is being executed in Kolkata and the Courts of Kolkata shall have exclusive jurisdiction to try and entertain all suits proceedings arising out of this Agreement.

Schedule – A

[The Existing Land]

ALL THAT the piece or parcel of Sali Land TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto containing an area of containing an area of 1896 Decimals (18 Acres and 96 Decimals), be the same a little

more or less, comprised in several R.S. Dag Nos. and R.S. Khatian Nos. mentioned below in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, and 25 Decimals be the same a little more or less comprised in Dag No. 709 in **Mouza Hanspukuria**, P.S - Haridevpur, P.O - Joka total of 1920.30 Decimals (19 Acres and 21 Decimals) under Kulerdari Gram Panchayat, District South 24 Parganas comprised in:-

SL N O.	CO'S NAME	Area	Dag Nos.	Khatian
1	Butterfly Advisory Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3075
2	Daylight Distributors Pvt Ltd	12.12	12,13,18,18,19,21,24,25,26,55,56	3078
3	Fairland Suppliers Pvt Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3080
4	Indraloke Tradelinks Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3068
5	Integrity Consultancy Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3069
6	Jackpot Advisory Services Pvt Ltd	12.12	12,13,18,18,19,21,24,25,26,55,56	3073
7	Sunfast Vinimay Pvt Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3071
8	Everlink Vincom Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3077
9	Monopoly Tradelinks Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3072
10	Mountview Advisory Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3079
11	Octagon Tradelinks Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3074
12	Pankaj Management Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3076
13	Panther Management Services Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3066
14	Welkin Dealers Pvt. Ltd.	12.12	12,13,18,18,19,21,24,25,26,55,56	3027
15	Linton Towers Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3060
16	Oversure Nirman Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	4111
17	Pattern Nirman Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3052

18	Premkunj Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3091
19	Winsher Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3041
20	Zaljog Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3061
21	Aakav Devcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3028
22	Amazing Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3029
23	Amrit Realcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3065
24	Anandmayee Housing Pvt Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3051
25	Anju Promoters Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3025
26	Balkrishan Infracon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3035
27	Bemishal Promoters Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3094
28	Bhavsagar Niwas Pvt Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3036
29	Bhootnath Housing Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3034
30	Circular Realcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3039
31	Clock Tradelink Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3070
32	Daava Realcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3023
33	Desire Sales Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3081
34	Dios Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3038
35	ELK Devcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3033
36	Everlink Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3042
37	Everrise Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3044
38	Evertime Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3020
39	Gajrup Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3043
40	Goodside Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3037
41	Hardsoft Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3031
42	Hence Promoters Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3030

43	Hilmil Infracon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3032
44	Jota Builders Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3048
45	Katrina Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3064
46	Kush Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3019
47	Likewise Construction Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3021
48	Linkplan Properties Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3092
49	Linkview Housing Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3026
50	Lord Dealers Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3082
51	Lucky Hirise Pvt Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56,92 ,93,94	3050
52	Mangalmayee Realtors Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56,92 ,94	3087
53	Meantime Buildcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3024
54	Moonlight Dealtrade Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3093
55	Motilal Hirise Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56,59	3089
56	Namchi Devcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3056
57	Orchid Infracon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3083
58	Orchid Realcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3084
59	Panchwati Infracon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3047
60	Parrot Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3045
61	Prayas Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3046
62	Quality Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3049
63	Queen Dealers Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3090
64	Queencity Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3053
65	Sagam Devcon Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3054
66	Sarvlok Hirise Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3055
67	Seabird Niwas Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3063

68	Shivpariwar Developers Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3057
69	Siddhibhumi Niwas Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3058
70	Smile Dealcom Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3085
71	Snowberry Buildtech Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3059
72	Sunlight Dealtrade Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3086
73	Topmost Complex Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3062
74	Vedvani Residency Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3040
75	Viewline Hirise Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3088
76	Bamukund Marketing Pvt. Ltd.	12.29	12,13,18,18,19,21,24,25,26,55,56	3067
77	Accro Developers Pvt. Ltd.	9.64	87,96,98,99	4393
78	Allworth Complex Pvt. Ltd.	13.30	11,87,96,98,99	4468
79	Avocado Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89,93,97	4412
80	Ayush Finvest Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4471
81	Bellview Niwas Pvt. Ltd.	9.64	87,93,96,97,98,99	4364
82	Bhumi Complex Pvt. Ltd.	9.64	87,96,98,99	4464
83	Bisque Constructions Pvt. Ltd.	9.78	12,13,18,19,53,87,96,98,99	4361
84	Bluesky Niketan Pvt. Ltd.	12.64	53,87,96,98,99	4466
85	Brajbihari Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4416
86	Browline Estates Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4469
87	Bufflehead Towers Pvt. Ltd.	9.91	12,13,18,19,56,88,89	4413
88	Burlywood Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4408
89	Circular Niwas Pvt. Ltd.	9.64	87,96,98,99	4397
90	Clementine Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4472
91	Coactive Construction Pvt. Ltd.	9.64	87,96,98,99	4367
92	Cydingo Developers Pvt. Ltd.	9.95	55,57,58	4387

93	Dasvani Residency Pvt. Ltd.	9.95	55,57,58	4383
94	Dies Devcon Pvt. Ltd.	9.64	87,96,98,99	4335
95	Drishti Niwas Pvt. Ltd.	9.64	87,96,98,99	4401
96	Drove Projects Pvt. Ltd.	9.78	12,13,18,18,56,88,89	4417
97	Dwarkapati Residency Pvt. Ltd.	9.78	12,13,18,18,56,88,89	4420
98	Ekonkar Enclave Pvt. Ltd.	9.53	16,17	4517
99	Elderberry Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4406
100	Fence Promoters Pvt. Ltd.	9.95	55,57,58	4382
101	Firebrick Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4407
102	Fitina Realtors Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4421
103	Flyhigh Complex Pvt. Ltd.	9.95	55,57,58	4372
104	Gameplan Tower Pvt. Ltd.	9.64	87,96,98,99	4402
105	Glasseye Developers Pvt. Ltd.	9.88	51,52,54,67	4340
106	Greenlong Developers Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4405
107	Greenwall Infracon Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4358
108	Gurunam Realtors Pvt. Ltd.	9.64	16,17,93,97	4527
109	Handshake Conclave Pvt. Ltd.	9.95	55,57,58	4381
110	Holemart Properties Pvt. Ltd.	9.53	16,17	4515
111	Honeybee Devcon Pvt. Ltd.	9.95	55,57,58	4384
112	Indonep Developers Pvt. Ltd.	9.53	16,17	4518
113	Jazz Realtors Pvt. Ltd.	9.64	87,96,98,99	4366
114	Jupiter Realty Pvt. Ltd.	9.64	87,96,98,99	4394
115	Jyotshnadip Realty Pvt. Ltd.	9.88	51,52,54,67	4336
116	Kalyankari Niwas Pvt. Ltd.	9.95	55,57,58	4378
117	Kesuri Realty Pvt. Ltd.	9.53	16,17	4516

118	Lazerjet Complex Pvt. Ltd.	9.95	55,57,58	4377
119	Lemongrass Realtors Pvt. Ltd.	9.64	87,96,98,99	4400
120	Lightcoral Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4409
121	Livehigh Towers Pvt. Ltd.	13.30	11,87,96,98,99	4404
122	Lossen Realty Pvt. Ltd.	9.53	16,17	4519
123	Mahalon Construction Pvt. Ltd.	9.88	51,52,54,67	4346
124	Mishan Infraproperties Pvt. Ltd.	9.53	16,17	4520
125	Mistyrose Construction Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4410
126	Montec Nirman Pvt. Ltd.	9.95	55,57,58	4386
127	Motihari Real Estates Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4362
128	Navybeans Conclave Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4344
129	Navyog Developers Pvt. Ltd.	9.95	55,57,58	4373
130	Nectarine Complex Pvt. Ltd.	9.91	12,13,18,19,56,88,89	4414
131	Nettles Devcon Pvt. Ltd.	12.64	53,87,96,98,99	4467
132	Nightangels Complex Pvt. Ltd.	9.64	87,96,98,99	4341
133	Octal Complex Pvt. Ltd.	9.95	55,57,58	4370
134	Onetouch Realcon pvt. Ltd.	9.53	16,17	4521
135	Overween Estates Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4360
136	Panchlok Realtors Pvt. Ltd.	9.88	51,52,54,67	4337
137	Passim Nirman Pvt. Ltd.	9.53	16,17	4522
138	Polpit Real Estate Pvt. Ltd.	9.95	55,57,58	4385
139	Prevail Infracon Pvt. Ltd.	9.53	16,17	4523
140	Quatre Realcon Pvt. Ltd.	9.53	16,17	4512
141	Revoke Nirman Pvt. Ltd.	9.95	55,57,58	4380
142	Rudresh Realtors Pvt. Ltd.	9.95	55,57,58	4376

143	Sandman Realcon Pvt. Ltd.	9.64	87,96,98,99	4398
144	Serikos Enclave Pvt. Ltd.	9.95	55,57,58	4388
145	Seventh Sky Complex Pvt. Ltd.	9.64	87,96,98,99	4342
146	Shivpam Realtors Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4357
147	Shivpariwar Enclave Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4363
148	Shrawan Hirise Pvt. Ltd.	9.95	55,57,58	4379
149	Skybeans Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89,93,97	4343
150	Streedom Real Estate pvt. Ltd.	9.95	55,57,58	4375
151	Subhpah Projects Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4356
152	Subinay Infrastructure Pvt. Ltd.	9.88	51,52,54,67	4338
153	Sudama Complex Pvt. Ltd.	9.95	55,57,58	4371
154	Sulochna Towers Pvt. Ltd.	9.64	87,96,98,99	4403
155	Sunlike Developers Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4355
156	Superwell Real Estates Pvt. Ltd.	9.88	51,52,54,67	4347
157	Swarnyug Hirise Pvt. Ltd.	9.78	12,13,18,19,56,88,89,93,97	4419
158	Thistle Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4411
159	Treeline Construction Pvt. Ltd.	9.95	55,57,58	4374
160	Trinabh Infrastructure Pvt. Ltd.	9.84	51,52,54,67	4345
161	Tripack Construction Pvt. Ltd.	9.95	55,57,58	4389
162	Triwave Developers Pvt. Ltd.	9.88	51,52,54,67	4339
163	Uniworth Complex Pvt. Ltd.	13.30	11,87,96,98,99	4465
164	Utzsho Housing Development Pvt. Ltd.	9.64	87,96,98,99	4365
165	Vighnraja Complex Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4415
166	Vinicab Infracore Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4359
167	Wellpan Infracore Pvt. Ltd.	9.53	16,17	4348

168	Wellpan Properties Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4514
169	Windstrom Realtors Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4418
170	Winterland Properties Pvt. Ltd.	9.53	16,17	4513
171	Yellowline Infrastructure Pvt. Ltd.	9.64	87,96,98,99	4399
172	Youngest Realcon Pvt. Ltd.	9.64	87,96,98,99	4392
173	Saswat Residency Pvt Ltd	-	87,96,98,99	5163
174	Abster Infracon Pvt. Ltd.	9.78	12,13,18,19,56,88,89	4470
176	DTC Intertrade Pvt Ltd.	9.50	709	8955
177	DTC Minerals Pvt Ltd.	9.50	709	8971
178	Salmon Residency Pvt Ltd	6.00	709	8956
	Total	1920.30		

TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the map or plan annexed hereto and shaded **RED** thereon.

Schedule - B
[The Connecting Land]

ALL THAT the piece or parcel of Sali Land containing an area of 20 Decimals, be the same a little more or less, comprised in R.S. Dag No. 506 (part), corresponding to L.R. Dag No. 709 and R.S. Khatian Nos. 581, 582, 583 (Part), L.R. Khatian No. 1682 (previously L.R. Khatian No. 721) J.L. No. 23, R.S. No. 36, Touzi Nos. 3, 4 and 5, in **Mouza Hanspukuria**, P.S. Thakurpukur, P.O. Joka, District South 24 Parganas TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the Plan annexed hereto and shaded **YELLOW** thereon.

Schedule - C
[The New Land]

ALL THAT the piece or parcel of Sali Land TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto containing an area of containing an area of 47 Decimals, be the same a little more or less, in L.R Dag No. 97 in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, currently recorded in L.R. Khatian Nos. 4412, 4364, 4361, 4527, 4343, 4419, 5163 J.L. No. 79, P.S. Bishnupur, under Kulerdari Gram Panchayat, District South 24 Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the map or plan annexed hereto and shaded **SKY** thereon and butted and bounded by the following:-

- IN THE NORTH SIDE: Dag no. 93**
- IN THE SOUTH SIDE: Dag no. 98**
- IN THE WEST SIDE: Dag no. 96**
- IN THE EAST SIDE: Portion of Canal**

Schedule - D
[The BSNL Land]

ALL THAT the piece or parcel of Land measuring about 11 Decimals, be the same a little more or less, in L.R Dag No. 11 in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, currently recorded in L.R. Khatian Nos. 4404, 4465 & 4468, J.L. No. 79, P.S. Bishnupur, under Kulerdari Gram Panchayat, District South 24 Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the map or plan annexed hereto and shaded **PINK** thereon

Schedule - E
[The WBSEDCL Land]

ALL THAT the piece or parcel of Land measuring about 15.75 Decimals, be the same a little more or less, in L.R Dag No. 16 & 17 in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, currently recorded in L.R. Khatian Nos. 4516, 4520 & 4527, J.L. No. 79, P.S. Bishnupur, under Kulerdari Gram Panchayat, District South 24 Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the map or plan annexed hereto and shaded **ORANGE** thereon

Schedule - F
[The Developable Land]

ALL THAT the piece or parcel of Sali Land TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto containing an area of ^{R.S/L.R} 47 Decimals, be the same a little more or less, in L.R Dag No. 97 in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, currently recorded in L.R. Khatian Nos. 4412, 4364, 4361, 4527, 4343, 4419, 5163 J.L. No. 79, P.S. Bishnupur, under Kulerdari Gram Panchayat, District South 24 Parganas.

Rev.

Schedule - G
[The Exclusive Passage]

ALL THAT the piece or parcel of Land measuring about 141.908 Decimals, be the same a little more or less, in L.R Dag No. 11, 12, 13, 18, 19, 89, 96, 97, 98 & 99 in **Mouza Daulatpur**, P.S. Bishnupur, P.O. Joka, currently recorded in L.R. Khatian Nos. 4367, 4365, 4366, 4364, 4342, 4341, 4335, 4467, 4464, 4465, 4466, 4468, 4402, 4403, 4401, 4394, 4397, 4398, 4393, 4399,

4400, 4392, 4404, 4344, 4343, 4469, 4405, 4470, 4421, 4417, 4418, 4356, 4360, 4358, 4357, 4348, 4355, 4359, 4363, 4362, 4361, 4419, 4420, 4471, 4416, 4415, 4407, 4408, 4409, 4410, 4411, 4406, 4472, 4412, 4413, 4414, 4368, 4527, 5163 in J.L. No. 79, P.S. Bishnupur, under Kulerdari Gram Panchayat, District South 24 Parganas, and an area of 25 Decimals, be the same a little more or less in R.S Dag No. 506 (Part) corresponding to L. R. Dag No. 709, recorded in L. R. Khatian No. 8955, 8956 & 8971 in **Mouza Hanspukuria**, J. L. No. 120 (previously 20 and before that 23), P.S - Haridevpur (previously Thakurpukur), District - South 24 Parganas, TOGETHER WITH all the rights, liberties, easements, privileges, advantages and appurtenances thereto as shown in the map or plan annexed hereto and shaded **BLACK** thereon

Schedule - H

[Specifications]

Foundation	Earthquake resistant Reinforced Concrete Cement Structure
External Finish	Waterproof Acrylic based Paint
Interior Finish	POP
Flooring	<ol style="list-style-type: none"> 1. Interiors - Vitrified Tiles 2. Staircase Half Landing - Marble and decorative stones 3. Service Staircase - Marble & Decorative Stones 4. Beautiful Entrance Lobbies of each Block - Marble and Decorative Stones 5. Floor Lobby - Marble and Decorative Stones 6. Well Decorated Lift Fascia - Marble / Granite
Kitchen	<ol style="list-style-type: none"> 1. Flooring - Ceramic Anti Skid tiles 2. Granite counter with stainless steel sink 3. Dado of Ceramic Tiles upto 2 feet above the counter / platform 4. Electrical point for refrigerator, water purifier, microwave & exhaust fan
Toilet	<ol style="list-style-type: none"> 1. Anti skid ceramic floor tiles

	<ol style="list-style-type: none"> 2. Toilet Walls – Designer Glazed tiles on the walls upto door height 3. Sanitary ware of reputed brand 4. Chrome plated fittings of reputed brands 5. Electrical Point for Geyser & Exhaust Fan 6. Plumbing provision for Hot / Cold Water Line
Doors & Windows	<ol style="list-style-type: none"> 1. Main Door – Flush Door with teak finish on external side 2. Internal Doors – Painted / Polished Flush Doors 3. Windows – Anodised aluminium sliding windows 4. Grill optional at extra cost
Electricals	<ol style="list-style-type: none"> 1. Provision for Split AC Points 2. Provision for cable TV, telephone + Broadband wiring 3. Plug Points in all bedrooms, Living / Dining, Kitchen & Toilets 4. Concealed copper wiring with central MCB of reputed brands 5. Door bell point at the main entrance door 6. Modular switches of reputed brands
Lift	Of reputed make

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

SIGNED and DELIVERED by Mr. Jitendra Kumar Singh being the Authorised signatory for all the Owners in the presence of :

Bahadur Nivas Private Limited Gurunam Resilors Private Lim
Seswat Residency Private Limited Swarnyug Nirise Private Lim
Avocado Construction Private Limited
Bisque Constructions Private Limited Skybeans Complex Private Lim

Authorised Signatory
Jitendra K. Singh

Authorised Signatory

SIGNED and DELIVERED by Mr. Ravi Khaitan being the Authorised signatory for all the Owners in the presence of :

DTC PROJECTS PVT LTD
Ravi Khaitan
Authorised Signatory

Witness :

1. Jyotsna Jaiswal
1, NS. Road, Kolkata-70001

2. Anup Thapa Chetri
7, Hare Street, Kolkata-70001

Drafted by me:
Soham Bora
Alipore Judge's Court
F/2388/2031/2019.

MEMO OF DEPOSIT

RECEIVED from the Developer an aggregate sum of Rs. 7,00,000/- (Seven Lakh) only being part of Deposit in terms of clause 6.1 of this agreement as per the following details:

Name of Owners	Received Amount
Avocado Constructions Pvt Ltd	Rs. 1,00,000/-
Bellview Niwas Pvt Ltd	Rs. 1,00,000/-
Bisque Constructions Pvt Ltd	Rs. 1,00,000/-
Gurunam Realtors Pvt Ltd	Rs. 1,00,000/-
Skybeans Complex Pvt Ltd	Rs. 1,00,000/-
Swarnyug Hirise Pvt Ltd	Rs. 1,00,000/-
Saswat Residency Pvt Ltd	Rs. 1,00,000/-
	Rs. 7,00,000/-

(Rupees SEVEN LAKH) only,

Witnesses:

Skybeans Complex Private Limited
Saswat Residency Private Limited
Swarnyug Hirise Private Limited
Bellview Niwas Private Limited

Avocado Construction Private Limited
Gurunam Realtors Private Limited
Bisque Constructions Private Limited

Tilendra Kr Singh

Signature of OWNERS

Authorised Signatory

1. Sonu Singh Jaiswal
1, NS Road, Kol-700001

2. Anup Thapa Chettri
7, Hare Street, Kol-700001

SPECIMEN FORM FOR TEN FINGER PRINTS



Jitender Kr. Singh

	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Finger					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



Raj Khatri

	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Finger					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Finger					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Finger					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

11 FEB 2023



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



192022230286117158

GRN Details

GRN:	192022230286117158	Payment Mode:	SBI Epay
GRN Date:	08/02/2023 10:41:08	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2648859370337	BRN Date:	08/02/2023 10:41:46
Gateway Ref ID:	202303916567782	Method:	State Bank of India New PG DC
GRIPS Payment ID:	080220232028611714	Payment Init. Date:	08/02/2023 10:41:08
Payment Status:	Successful	Payment Ref. No:	2000326251/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RAVI KHAITAN
Address:	1, N.S. ROAD, KOLKATA
Mobile:	9830339883
Period From (dd/mm/yyyy):	08/02/2023
Period To (dd/mm/yyyy):	08/02/2023
Payment Ref ID:	2000326251/3/2023
Dept Ref ID/DRN:	2000326251/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000326251/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	20011
2	2000326251/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	7021
Total				27032

IN WORDS: TWENTY SEVEN THOUSAND THIRTY TWO ONLY.

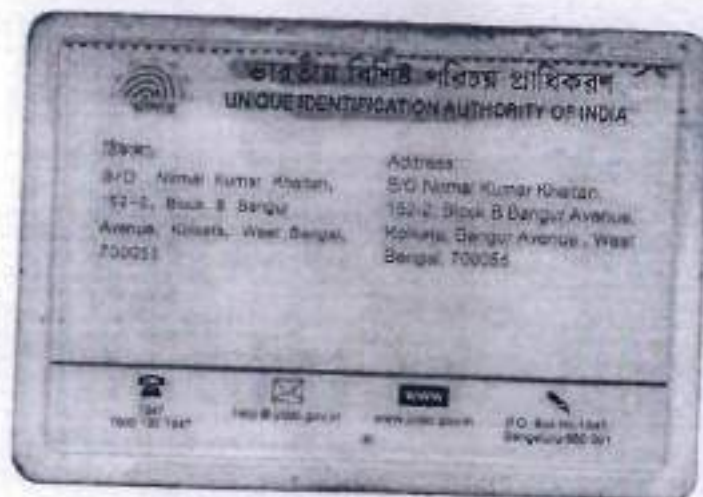
PAID



Ravi Khaitan



Ravi Khaitan



Ravi Khaitan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत आयकर कार्ड
Personal Income Tax Card

ENOPS1448K

फोटो / Photo

नाम / Name
श्री. राजेश कुमार शर्मा
श्री. नाम / Father's Name
श्री. राजेश कुमार शर्मा

जन्म तिथि / Date of Birth
01/01/1980

संस्थान / Location
पुणे / Pune

Tufanbe K. Singh



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1193/69022/03157

To: Jyoti Kumar Singh
c/o. Sri Ramachandra Singh
2 No. Dharma Path 3rd Lane
Ward - 1
Haji -
West Bengal - 712250
Mobile: 9874597142

Date: 07/13/2001

Ref. No.: D0038634-0140200-0418333-Ampyrikur



UB 07338309 3 IN

आपका आधार क्रमांक / Your Aadhaar No. :

4353 4807 0521

आचार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Hemendra Kumar Singh
Year of Birth: 1950
Male



4353 4807 0521



आधार — आम आदमी का अधिकार

Tutor under the light.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

HLG3675768

পরিচয় পত্র



Elector's Name Lakshmi Kanta Halder

নির্বাচকের নাম মণীকান্ত হালদার

Father's Name Madhu Halder

পিতার নাম মধু হালদার

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2008 21

১.১.২০০৮ এ বয়স ২১

Address:

62H Malini Gupta Road 432 Thakurpukur South 24
Parganas 700008

বিতরণ:

০০১১ সীমান্ত ওড় গার ১১২ বোহালা পূর্ব ২৪ পার্শ্ব ৭০০০০৮

(Handwritten Signature)

Fielding Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন কর্মকর্তা

Assembly Constituency: 112-Bahula East

বিধানসভা নির্বাচন কেন্দ্র: ১১২-বোহালা পূর্ব

Electoral Roll No 24 Parganas

০০১১ সীমান্ত ওড় গার

Postal 700008

ফোন: ২০,০০২,০০০

৭০০০০৮

Lakshmi Kanta Halder

Major Information of the Deed

Deed No :	I-1902-01806/2023	Date of Registration	11/02/2023
Query No / Year	1902-2000326251/2023	Office where deed is registered	
Query Date	07/02/2023 12:03:32 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOHAM BASU 1, NETAJI SUBASH ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8981218451, 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 : 7,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,09,68,285/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 7,105/- (Article:E, E, B)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KULERDARI, Mouza: Daulatpur, JI No: 79, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-4412	Bastu	Shali	6.7101 Dec		15,66,911/-	Width of Approach Road: 20 Ft.,
L2	RS-97	RS-4364	Bastu	Shali	6.7101 Dec		15,66,911/-	
L3	RS-97	RS-4361	Bastu	Shali	6.7101 Dec		15,66,911/-	Width of Approach Road: 20 Ft.,
L4	RS-97	RS-4527	Bastu	Shali	6.71 Dec		15,66,888/-	Width of Approach Road: 20 Ft.,
L5	RS-97	RS-4343	Bastu	Shali	6.71 Dec		15,66,888/-	Width of Approach Road: 20 Ft.,
L6	RS-97	RS-4419	Bastu	Shali	6.71 Dec		15,66,888/-	Width of Approach Road: 20 Ft.,
L7	RS-97	RS-5163	Bastu	Shali	6.71 Dec		15,66,888/-	Width of Approach Road: 20 Ft.,
		TOTAL :			46.9703Dec	0 /-	109,68,285 /-	
	Grand Total :				46.9703Dec	0 /-	109,68,285 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AVOCADO CONSTRUCTION PRIVATE LIMITED City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx1h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	BELLVIEW NIWAS PRIVATE LIMITED City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx9r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	BISQUE CONSTRUCTIONS PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: aaxxxxxx0b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	GURUNAM REALTORS PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	SKYBEANS COMPLEX PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
6	SWARNYUG HIRISE PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
7	SASWAT RESIDENCY PRIVATE LIMITED City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx9B,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	DTC PROJECTS PRIVATE LIMITED City:- Not Specified, P.O:- KOLKATA GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JITENDRA KUMAR SINGH (Presentant) Son of Mr RAMCHABBILA SINGH Date of Execution - 11/02/2023, , Admitted by: Self, Date of Admission: 11/02/2023, Place of Admission of Execution: Office			
		Feb 11 2023 3:35PM	LTI 15/02/2023	11/02/2023

City:- Not Specified, P.O:- MOREPUKUR, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8K, Aadhaar No: 43xxxxxxxx0521 Status : Representative, Representative of : AVOCADO CONSTRUCTION PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), BELLVIEW NIWAS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), BISQUE CONSTRUCTIONS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), GURUNAM REALTORS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), SKYBEANS COMPLEX PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), SWARNYUG HIRISE PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE), SASWAT RESIDENCY PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)

2

Name	Photo	Finger Print	Signature
Mr RAVI KHAITAN Son of Mr NIRMAL KUMAR KHAITAN Date of Execution - 11/02/2023, , Admitted by: Self, Date of Admission: 11/02/2023, Place of Admission of Execution: Office	 Feb 11 2023 3:36PM	 LTI 11/02/2023	 11/02/2023
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: Service, Citizen of: India, , PAN No.:: ALxxxxxx2D, Aadhaar No: 77xxxxxxxx2965 Status : Representative, Representative of : DTC PROJECTS PRIVATE LIMITED (as AUTHORISED REPRESENTATIVE)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr LAKHIKANTA HALDAR Son of Mr MADHU HALDAR 53/1, MATILAL GUPTA ROAD, City:- Not Specified, P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	 11/02/2023	 11/02/2023	 11/02/2023
Identifier Of Mr JITENDRA KUMAR SINGH, Mr RAVI KHAITAN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	AVOCADO CONSTRUCTION PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.7101 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	BELLVIEW NIWAS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.7101 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	BISQUE CONSTRUCTIONS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.7101 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	GURUNAM REALTORS PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.71 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SKYBEANS COMPLEX PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.71 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SWARNYUG HIRISE PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.71 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SASWAT RESIDENCY PRIVATE LIMITED	DTC PROJECTS PRIVATE LIMITED-6.71 Dec

On 11-02-2023

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

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

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

Presented for registration at 14:37 hrs on 11-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr JITENDRA KUMAR SINGH ,.

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 1,09,68,285/-

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

Execution is admitted on 11-02-2023 by Mr RAVI KHAITAN, AUTHORISED REPRESENTATIVE, DTC PROJECTS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- KOLKATA GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr LAKHIKANTA HALDAR, , Son of Mr MADHU HALDAR, 53/1, MATILAL GUPTA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 11-02-2023 by Mr JITENDRA KUMAR SINGH, AUTHORISED REPRESENTATIVE, BELLVIEW NIWAS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, AVOCADO CONSTRUCTION PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, GURUNAM REALTORS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, SKYBEANS COMPLEX PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, SWARNYUG HIRISE PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, SASWAT RESIDENCY PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; AUTHORISED REPRESENTATIVE, BISQUE CONSTRUCTIONS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- JOKA, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr LAKHIKANTA HALDAR, , Son of Mr MADHU HALDAR, 53/1, MATILAL GUPTA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,105.00/- (B = Rs 7,000.00/- ,E = Rs 21.00/- ,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 7,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2023 10:41AM with Govt. Ref. No: 192022230286117158 on 08-02-2023, Amount Rs: 7,021/-, Bank: SBI EPay (SBIPay), Ref. No. 2648859370337 on 08-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 20,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 300, Amount: Rs.10.00/-, Date of Purchase: 03/02/2023, Vendor name: M H PAIK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2023 10:41AM with Govt. Ref. No: 192022230286117158 on 08-02-2023, Amount Rs: 20,011/-,
Bank: SBI EPay (SBlePay), Ref. No. 2648859370337 on 08-02-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 65032 to 65091
being No 190201806 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.02.14 13:42:10 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/02/14 01:42:10 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)