

17638/2022

(1)

15927/22

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



N 555400

2/3627629/22

12-26
24/12/22
Additional Registrar of Assurances-II
Kolkata

Certified that the documents admitted to
Registration are the original and the
enclosures are the past
Additional Registrar
of Assurances II Kolkata

27 DEC 2022

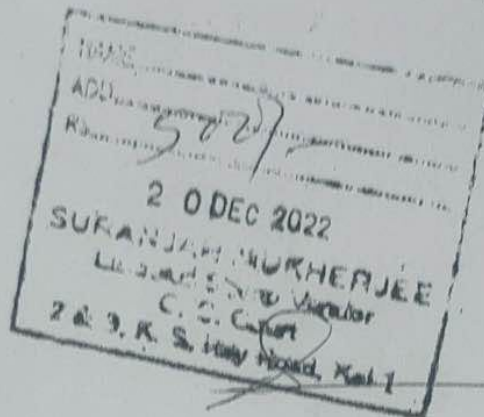
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 24th DAY OF DECEMBER
TWO THOUSAND AND TWENTY TWO.

BETWEEN

158230

Dipak Kumar Chakrabarti
Advocate
High Court, Calcutta



20 DEC 2022





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



192022230227546551

GRN Details

GRN:	192022230227546551	Payment Mode:	Online Payment
GRN Date:	23/12/2022 20:36:43	Bank/Gateway:	Central Bank of India
BRN :	CBI241222954729	BRN Date:	23/12/2022 20:37:23
GRIPS Payment ID:	231220222022754654	Payment Init. Date:	23/12/2022 20:36:43
Payment Status:	Successful	Payment Ref. No:	2003627629/2/2022
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	B K SINGH
Address:	H C CALCUTTA
Mobile:	6291661412
Depositor Status:	Advocate
Query No:	2003627629
Applicant's Name:	Mr B K Singh
Identification No:	2003627629/2/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	23/12/2022
Period To (dd/mm/yyyy):	23/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003627629/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	9521
2	2003627629/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	15021

Total 24542

IN WORDS: TWENTY FOUR THOUSAND FIVE HUNDRED FORTY TWO ONLY.

SRI SAGAR CHANDA (PAN No. AMFPC 3503K, AADHAAR No. 2220 2602 7412), son of Late Mohan Chandra, by nationality Indian, by faith Hindu, by occupation Business, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700136, West Bengal, **SRI BIKASH CHANDRA (PAN No. AMAPC7941A, AADHAAR No. 3390 9488 5802)**, son of Late Mohan Chandra, by nationality Indian, by faith Hindu, by occupation Business, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700136, West Bengal and **MS ANKITA CHANDRA (PAN No. BTIPC2536D, AADHAAR No. 8971 5918 9720)**, daughter of Bikash Chandra, by nationality Indian, by faith Hindu, by occupation Student, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700 136, West Bengal, hereinafter referred to and called to as the **OWNERS** (which term and expressions shall mean and includes unless otherwise excluded or repugnant to the subject or context be deemed to mean and include their heirs, representatives, successors, administrators, executors and assigns) of the **ONE PART**.

AND

DADHIMATI DEVELOPMENT PRIVATE LIMITED (PAN No. AAJCD4213A), a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its office at Natural Nest Apartment(Near Charnock Hospital), Post Office Airport and Police Station Baguiati Kolkata 700157, West Bengal, duly represented by one of its Directors namely, **MR. SUMIT KUMAR MISHRA (PAN No. BXJPM1591H and AADHAAR No. 3031 1981 2475)**, son of Mr. Rajendra Kumar Mishra, of Poddar Vihar, Flat No.29, 4th Floor, Block No.A01, VIP Road, Kolkata 700052 Police Station Baguiati, Post Office Airport, by a Board Resolution of the Company dated 20.12.2022, hereinafter referred and called to as the **DEVELOPER** (which term and expressions shall mean and include unless otherwise excluded or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interests, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the Sagar Chandra, Bikash Chandra and Ankita Chandra, the Owners herein are the joint owners and absolutely seized and possessed of and otherwise well and sufficiently entitled to the Premises **ALL THAT** piece and parcel of land measuring about an area a little more or less 20 Sataks equivalent to 12 Cottahs 1 Chittacks and 27 Sq. ft. comprised at and under Mouza Gopalpur, J.L. 2, Touzi no. 10, R.S. no. 140, Khatian no. 179, R.S./L.R. Dag no. 2309, 2325, 2327 an 2328, R.S./L.R. Khatian no. 25163, Police Station formerly Rajarhat now Airport, District North 24 Pargana and Ward no. 4 of the Bidhannagar Municipal Corporation (formerly within Rajarhat Gopalpur Municipality), Holding no. RGM 3/105, Block - F hereinafter for the sake of brevity be called and referred to as the said property or premises and being more fully and particularly mentioned, described, explained, enumerated, provided and given at and under the **FIRST SCHEDULE** hereunder written and/or given and enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the Owners herein being desirous of completing a multi-storied building comprising of several self contained residential Flat/s/or Apartment/s/ Shop/s/Commercial Space/s/Office/s with the experience, expertise and assistance of the **DEVELOPER** herein being the part and parcel of **SG GROUP** of Companies on the property, after demolishing the existing structures standing there on and transferring such Flat/s/or

Apartment/s/Shop/s/Commercial-office/s to the person/s desirous of owing the same on the ownership basis.

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

ARTICLE - I

1) **THE SAID PREMISES** shall mean **ALL THAT** piece and parcel of land measuring about an area a little more or less 18 Sataks and 30 Satakansa equivalent to 11 Cottahs and 2 Chittacks comprised at and under Mouza Gopalpur, J.L. 2, Touzi no. 10, R.S. no. 140, Khatian no. 179, R.S./L.R. Dag no. 2309, 2325, 2327 and 2328, R.S./L.R. Khatian no. 25163, Police Station formerly Rajarhat now Airport, District North 24 Pargana and Ward no. 4 of the Bidhannagar Municipal Corporation (formerly within Rajarhat Gopalpur Municipality) and Holding no. RGM 3/105, Block - F.

2) **OWNERS:** Shall mean the said **SRI SAGAR CHANDRA (PAN No. AMFPC 3503K, AADHAAR No. 2220 2602 7412)**, son of Late Mohan Chandra, by nationality Indian, by faith Hindu, by occupation Business, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700136, West Bengal, **SRI BIKASH CHANDRA (PAN No. AMAPC7941A, AADHAAR No. 3390 9488 5802)**, son of Late Mohan Chandra, by nationality Indian, by faith Hindu, by occupation Business, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700136, West Bengal and **MS ANKITA CHANDRA (PAN No. BTIPC2536D, AADHAAR No. 8971 5918 9720)**, daughter of Bikash Chandra, by nationality Indian, by faith Hindu, by occupation Student, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700136, West Bengal, including their heirs, representatives, successors, administrators, executors and assigns.

3) **DEVELOPER/S:** Shall mean **DADHIMATI DEVELOPMENT PRIVATE LIMITED (PAN No. AAJCD 4213A)**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its office at Natural Nest Apartment(Near Charnock Hospital), Post Office Airport and Police Station Baguiati Kolkata 700157, West Bengal, duly represented by one of its Directors namely, **MR. SUMIT KUMAR MISHRA (PAN No. BXJPM1591H and AADHAAR No. 3031 1981 2475)**, son of Mr. Rajendra Kumar Mishra, Poddar Vihar, Flat No.29, 4th Floor, Block No.A01, VIP Road, Kolkata 700052 Police Station Baguiati, Post Office Airport by a Board Resolution of the Company dated 20.12.2022, including its successors, successors-in-interests, executors, administrators and assigns.

4) **BUILDING/S:** Shall mean the multi storied building/s to be completed at the said premises hereunder written and/or given of land in accordance with the plan sanctioned by the Appropriate Authorities.

5) **COMMON PURPOSE/S:** Shall mean and include the purpose/s of managing, maintaining, protecting and up keeping the housing complex and in particular the common areas, installations and facilities rendering common services in common to the Flat/s, Unit/s, Apartment/s/Shop/s/ Commercial Office/s holders, collection and disbursement of the common expenses and dealing with the matters of common interest of the Flat/s, Unit/s, Apartment/s/Shop/s/ Commercial Space/s/Office/s owners and occupiers.

6) **FLAT/S/UNIT/S/APARTMENT/S/OFFICE SPACE/S AND COMMERCIAL SPACE/S:** Shall mean the constructed area/s and/or space/s in the building/s capable of being occupied and enjoyed independently.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAGAR CHANDA
MOHAN CHANDRA CHANDA

15/08/1978

Permanent Account Number
AMFPC3503K

Sagar Chanda
Signature



Sagar Chanda

7) **ARCHITECT/S:** Shall mean and include such competent person or persons or the Firm or the Company who the **DEVELOPER** may appoint from time to time as the Architect/s of the building.

8) **COMMON AREAS & FACILITY/FACILITIES:** Shall mean and include the entrances, passages, driveways, stair ways, landings and common installations comprised at the said building/s provided by the **DEVELOPER** and expressed and intended by the **OWNERS** for the common use and enjoyment of the Flat holders.

9) **OWNERS' ALLOCATION/S:** Shall mean 41.5% of the total constructed area (Three Flats of their choice at any Floor/s and the rest as per choice of Developer including the constructed Flat/s, Unit/s, Apartment/s/Shop/s/ Car Parking Commercial Office/s thereof and further together with the proportionate share/s of the land comprised at and under the premises including the right to use the common facilities and amenities divided amongst the Owners in the manner specifically mentioned by an supplementary development agreement after getting the sanctioned building plan more fully and particularly described and enumerated under the **SECOND SCHEDULE** hereunder written and/or given.

10) **DEVELOPER'S ALLOCATION:** Shall mean the remaining 58.50% constructed area after allocating the Owners' share **TOGETHER WITH** the undivided proportionate share/s and/or interest/s under the land with common facilities and amenities including the right to use thereof in the said plot of land upon the construction of the said building **TOGETHER WITH** the proportionate right on the roof of the new additional floor on the said building to be constructed at the said premises subject to the permission sanction by the said Municipal authority more fully and particularly mentioned, described, explained, enumerated and provided at and under the **THIRD SCHEDULE** hereunder written and/or given.

11) **TRANSFER:** With its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as transfer of space in the multi-storied building to the purchaser thereof.

12) **TRANSFeree:** Means the person/s, firm/s, company/companies, association of persons to whom space/s in the building has been transferred.

ARTICLE - II **(OWNERS' REPRESENTATION AND DECLARATION)**

The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said premises free from all encumbrances, charges, liens, lispendenses, trust, attachments, hindrances, claims, debts, dues and/or acquisition/requisition whatsoever.

- 1) There is no bar legal or otherwise for the Owners under any law for the time being in force in connection with the execution of these presents and the terms, conditions, enumerations, provisions and others hereof.
- 2) The said plot of land is not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

ARTICLE – III

(DEVELOPER'S RIGHTS AND LIABILITIES)

- 1) The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the Developer to complete the said building comprising of the various sized Flat/s, Unit/s, Apartment/s/Shop/s/Commercial Office/s at the premises and/or on the building/s constructed and/or to be constructed at the premises both for the Owners Allocation and for the Developer's Allocation and in order to sell the Flat/s, Unit/s, Apartment/s/Shop/s/Commercial Office/s at the premises and/or on the building/s constructed and/or to be constructed at the premises to the prospective buyers for their residential purpose by entering into Agreement for completion of the existing super structure in respect of the Developer's Allocation in accordance with the Building Plan/s sanctioned by the Rajarhat Gopalpur Municipality/Bidhannagar Municipal Corporation or modification, revision, amendment and/or alteration thereof.
- 2) The Developer shall be entitled to prepare, modify or alter the Building Plan/s with the approval of the Owners' and to submit the same to the appropriate authorities in the name of the Owners for the time being and the Developer shall pay and bear all the costs **AND EXPENSES OF THE** deeds including the Architect's Fees, charges and expenses required to be paid or deposited for the sanction of the Plan including the water and drainage from the Rajarhat Gopalpur Municipality/Bidhannagar Municipal Corporation or any appropriate authorities **PROVIDED HOWEVER THAT** the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposit paid by the Developer if legally recoverable.
- 3) Nothing in these presents shall be construed as a demise or an assignment or transfer by the Owners of the said premises or any part thereof to the Developer's or creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the developer to complete a new building upon the said premises with his own money and to deal with and sell dispose or transfer the new Flat/s, Unit/s, Apartment/s/Shop/s/Commercial Office/s at the premises and/or on the building/s constructed and/or to be constructed at the premises comprised under the Developer's Allocation under these presents in the manner and subjects to the terms and conditions hereinafter stated.
- 4) During the course of construction of the said proposed building at the said premises any labour or worker meet with any accident or so in that event the law for the time being in force with regard to the compensation and so shall be applicable thereto and for that reason if any financial and legal liabilities arises the developer will solve the same at their own cost and liabilities and owners are not liable for the said.
- 5) The Developer shall use its own fund/s or investment arranged at its own, whatsoever the case may be for erection of the building thereon.
- 6) The Developer shall be able to Mortgage or create lien upon the Developer's allocation at and under the said premises after completion of 2nd Floor roof casting.

ARTICLE – IV
(APPARENT CONSIDERATION)

- 1) In consideration of the Owners' having agreed to permit the Developer to complete the proposed building/s at the said premises and the right, authority and the privileges to sell the Flat/s, Unit/s, Car Parking, Apartment/s/Shop/s/Commercial Office/s of the Developer's Allocation, the Developer agrees hereunder mentioned as follows: -
 - (a) To obtain all the necessary permissions required for the completion of the super structure building/s at the said premises at its/his/their own costs and expenses.
 - (b) To pay all the costs, charges and expenses for the supervision of the development and construction of the Owners' allocation on the building/s of the premises.
 - (c) To bear all the costs, charges and expenses for construction of the building including the finishing thereof and the internal decoration of the Flat/s, Unit/s, Apartment/s/Shop/s/Commercial Office/s of the Owners' allocation in the said premises.
 - (d) The Owners will get 41.5% constructed area and the said area will be provided as Three Units/Flats of their choice at any Floor/s as desired by the Owners herein as per the sanctioned plan thereof and the remaining portion of the allocation of the Owners herein as per the choice and discretion of the Developer herein along with the open/covered Car Parking Space/s as per the choice and discretion of the Developer herein from the constructed areas and common passages in the new building/s to be constructed at the premises upon the completion of the construction and balance area will be mentioned by Supplementary Development Agreement..
 - (e) To pay a total sum of Rs.30,00,000/-(Rupees Thirty Lac) only as and by way of refundable and/or adjustable, as the case may be, as Security Deposit, out of which the sum of Rs.30,00,000/-(Rupees Thirty Lac) only will pay by the developer to the owner by tow installment i.e. already paid Rs. 15,00,000/- (Rupees Fifteen Lac) only and balance Rs. 15,00,000/- (Rupees Fifteen Lac) will pay by the developer to the owner at the time of execution of Development Agreement.
 - (f) The Developer herein shall have no right, title, interest whatsoever in the Owners allocation and the undivided proportionate share pertaining thereof in the premises and in common areas facilities and amenities which shall solely and exclusively belong to the Owners herein as per their allocation as recited above.
 - (g) The Developer herein shall have no right or claim for payment or reimbursement of the costs, expenses or charges incurred towards completion of Owners' allocation and of the undivided proportionate share in common facilities and amenities.

ARTICLE – V
(OWNERS' OBLIGATIONS)

a) The Owners herein shall put the Developer in quite, vacate, peaceful khas possession of the super structure comprised under the premises for starting construction of the work as soon as the execution of this agreement.

b) The Owners herein will be entitled to its allocation as recited above and the Developer will allot the number of Flats, Unit/s, Apartment/s/ Shop/s/Commercial Space/s/Office/s to the Owners herein in the manner as agreed hereinabove and if needed may be further mutually placed in writing hereafter by and between the Parties herein.

c) The Owners herein shall comply with and adhere to all the legal and equitable formalities whatever necessary and expedient in order to achieve the intents and purposes of these presents.

ARTICLE –VI
(DEVELOPER'S OBLIGATIONS)

In consideration of above the Developer shall be entitled to the Developer's allocation of the saleable space in the building to be constructed at the said premises **TOGETHER WITH** the proportionate undivided share or part thereof in the land comprised under the premises **TOGETHER WITH** the proportionate undivided share in the common facilities and amenities including the right to use thereof, and after providing the Owners' allocation the Developer shall be entitled to enter into agreement for sale and transfer in the name of the Owners' with any transferees and/or prospective buyers for their residential purposes and to receive appropriate sale proceeds in respect thereof which shall absolutely belong to the Developer and it is hereby expressly agreed between both the parties that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owners' and this agreement itself shall be treated as a consent on the part of the Owners **PROVIDED HOWEVER THAT** the Developer shall handover the possession to the prospective buyers after the Developer has handed over the Owners' allocation to the Owners' and comply with all other obligation on the part of the Developer under this agreement.

ARTICLE-VII
(CONSTRUCTION)

The Developer shall be solely and absolutely responsible for the completion of the said building/s within 30 months from the date of execution of this agreement.

ARTICLE – VIII
(SPACE ALLOCATION)

1. After completion of the building the Owners shall be entitled to obtain physical possession of the said Owners allocation and undivided proportionate right title interest in the land and common facilities and amenities in the common portion of the said building.
2. The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation in the building without any claim whatsoever of the Developer

and developer also co-operate in selling the owners allocation as a Confirming Party in the Sale Deed if need.

3. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to transfer or deal with or dispose of the same without any claim whatsoever by the Owners and the Owners shall not in anyway disturb the quiet and peaceful possession of the Developers allocation.

ARTICLE-IX **(BUILDING/S)**

1. The Developer herein shall complete the Building/s as per the sanctioned and approved revised, modified and/or altered plan with good, standard and quality materials as may be specified by the Architect of the Developer. Such completion including the finishing works of the building shall be completed by the Developer herein within a period of 30 (Thirty) months from the date of execution of this agreement sanction and modification of plan and the same may be extended by the mutual consent of the Parties herein.
2. Subject as aforesaid the decision of the Architect with the concurrence of the Owners' in writing regarding the Quality of the materials shall be final and binding between the parties hereto.
3. The Developer herein shall be authorized in the name of the Owners in so far as a necessary to apply and obtain quota, entitlements and other allotments of or for cements, steel, bricks and other building materials and to similarly apply for and to obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the building and other input facilities required for the construction of the building.
4. The Developer shall, at his own cost and expenses and without creating any financial or other liability on the Owners herein, complete the building as per the sanctioned plan and any amendment thereto or modification thereof made or caused to be made by the Developer herein with the consent of the Owners herein in writing.
5. The Developers shall provide at his own cost electricity wiring, pipeline and water sewerage connection in the portion/s of the Owners allocation.

ARTICLE - X **(COMMON FACILITIES)**

1. As soon as the Building/s is/are completed and the electricity wiring sewerage land and water pipe lines are ready and made fit for habitation the Developer herein shall give written notices to the Owners requiring the Owners to take possession of the Owners' allocation in the Building/s and there being no dispute regarding the completion of the Building/s in terms of the agreement and in accordance with the specification thereof and certificate of the Architect herein produced to the effect thereafter within 15 days of the date of service of such notices and all times thereafter the Owners shall be responsible for payment of all Municipal and property taxes and dues, duties and other public outgoings of an imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owners allocation, the said rates to be apportioned pro rata with reference to the saleable space in the building if they are levied on the building as a whole.
2. As and from the date of effecting delivery of possession of the Flat/s, Unit/s, Apartment/s/Shop/s/Commercial Office/s of the allocated portion of the Owners and the

Developer respectively, the Owners and the Developer and for their nominee or nominees shall be responsible to pay and bear proportionate shares of the service charges for the common facilities in the building payable in respect of both Owners and Developers allocation and the said charges to include proportionate share for premium for insurance of the building, water, fire, scavenging charges and taxes lights sanitation and lift maintenance operation-repaired and renewal charges for Bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and for all common wiring, pipes, electrical and mechanical equipments, switch gears, transformers, generators, generator pumps, motor and other electrical and mechanical installations, application and equipments, stairways, corridors, halls and passages, lifts, shaft garden, parkways and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE -XI **(LEGAL PROCEEDING)**

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as constituted Attorney of the Owners to defend all the actions, suits and proceedings which may arise in respect of the Development of the said Plot of Land and all costs charges and expenses incurred for that purpose with the approval of the Owners' shall be done, borne and paid by the Developer specified as may be required to be done by the Developer and for which the Developer may need the authority of the Owners application and other documents may be required to be signed or made by the Owners relatives to which specific provisions may not have been mentioned herein. The Owners hereby undertakes to do all such acts, deeds matters and things that maybe reasonable required to be done in the matter and the Owners shall execute any such Power of Attorney and/or authorization as maybe required by the Developer herein for the purpose and the Owners also undertake to sign and execute all such additional writings and other documents as the case maybe provided that all such acts deeds and things do not in any way infringe on the rights of the Owners herein and/or for against the spirit of the agreement.
2. Any notice required to be given by the Developer herein shall without prejudice to any other mode of service available demanded to have been served on the Owners and delivered by hand and duly acknowledge shall likewise be deemed to have been served by the registered post to the registered office of the Developer herein.
3. As and from the date of completion of the building the Developer herein and/or its transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their space.
4. The Owners herein undertake and agree to execute and register all conveyances and transfer in favour of the person with whom the Developer shall enter into agreement or agreements as and when required by the Developers for the sale of the Developer's allocation only. The stamp duty of registration fee and all other expenses towards registration will be borne by the Developer or its nominees and assigns with the approval of the advocate.

ARTICLE -XII
(ARBITRATION)

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of the parties under the agreement. Both the Parties to the instant Agreement shall appoint their respective Arbitrator and both the Arbitrators shall jointly appoint One Umpire for the Arbitration within the meaning of Arbitration and Conciliation Act, 1996 or any statutory modifications there under enforced and the decision of the said Arbitrator will be binding on both the parties and both the parties have no objection to the same in any manner whatsoever.

ARTICLE -XIII
(FORCE MAJURE)

- 1) The Developer herein shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majure and shall be suspended by the Force Majure and shall be suspended from the obligation during the duration of the Force Majure.
- 2) Force Majure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and /or any other of further commotion, which does not belong to the reasonable control of the Developer.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring about an area a little more or less ²² 20 Satak comprised at and under Mouza Gopalpur, J.L. 2, Touzi no. 10 - R.S. no. 140, Khatian no. 179, Sabek and R.S Dag no. 2328 of 3330 and, Khatian no. 353, Sabek and R.S Dag no. 2327 of 3329, L.R. Dag no. 2309 under L.R. Khatian no. 25163, Police Station formerly Rajarhat now Airport, District- North 24 Pargana, Ward no. 4, within the ambit of formerly Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation and Holding no. RGM 3/105, Block - F and being butted and bounded as follows:

ON THE NORTH : By Hal R.S Plot No 2327;

ON THE SOUTH : By 33 feet Municipal Road;

ON THE EAST : By Hal R.S Plot No 3309;

ON THE WEST : By 6 Feet Common Passage;

THE SECOND SCHEDULE ABOVE REFERRED TO:
(OWNERS'S ALLOCATION)

ALL THAT piece and parcel of the 41.50% of the constructed area of the building together with common areas, facilities in the proposed building which is to say said Three Units/Flats of their choice (One Flat to each of the Owner) at any Floor/s as desired by the Owners herein as per the sanctioned plan thereof and the remaining portion of the allocation of the Owners herein as per the choice and discretion of the Developer herein along with the open/covered Car Parking Space/s as per the choice and discretion of the Developer herein from the constructed areas and common passages in the new building/s to be constructed at the premises upon the completion of the construction and balance owners allocation

mentioned by a separate Supplementary Development Agreement after getting the sanctioned building plan.

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

ALL THAT piece and parcel of the remaining area of the building and construction thereof after upon the allocation of the Owners herein inclusive of common areas, facilities, amenities, benefits and others in the proposed building.

THE SPECIFICATIONS OF SAME

FLOORING & SKIRTING:

All floors will have Tiles (ISI standard).

TOILETS:

All toilets will be provided with Tiles (ISI standard) 4 point of water.

LIFT: 6 person of ISI Standard

KITCHEN:

Floor:: Johnson Tiles (ISI standard of Rs. 50 per/square feet) black stone top platform from ceramic tiles.

BOUNDARY:

Boundary wall.

DOOR:

All doors frame will have a sal wooden frame and commercial flush door.

WINDOW:

Window with glass and Alluminium.

WINDOW FRAME:

Aluminium windows with glass fittings together.

PLUMBING:

Concealed P.V.C Pipe for water line for basin, shower and tap in attached toilets, one inlet and outlet connected for kitchen, sink (make of Hindware and Supreme).

ELECTRICITY:

Concealed wiring with adequate electrical points in each bed room two light point, one fan point and one plug point, in drawing cum dining space 2 light point, 1 fan point, 1 plug pint and one 15 Ampere plug point, in toilet and balcony, one point, 1 point in kitchen and one light and exhaust fan point (ISI standard) and MCB of Havells/Anchor make.

WATER:

Deep bore well with O.H Tank for 24 Hour water supply.

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

SIGNED AND DELIVERED in the presence of:

WITNESSES:

1. Sophyit Sanja
10, Old Post Office
Street, KOL-01

2. Biswajit Bhowmik
6, K.S. Roy Road
KOL-01

Bikash Chandra

Sagar Chandra

Ankita Chandra

OWNERS

Dadhimati Developers Private Limited

Sumit Mishra

Director

DEVELOPER

Drafted by me

Indraneel Dey
Advocate

High Court, Calcutta

1/906/2022

RECEIPT AND MEMORANDUM OF THE CONSIDERATION

RECEIVED from the within-named Developer the within-mentioned sum of Rs.15,00,000/- (Rupees Fifteen Lac) only towards the interest free Security Deposit being the first installment as above in the following manner::

MODE	DATE	BANK	AMOUNT (RS.)
RTGS	3.10.2022	Federal Bank	3,00,000/-
RTGS	03.10.2022	- DO -	1,00,000/-
RTGS	03.10.2022	- DO -	1,00,000/-
RTGS	20.09.2022	- DO -	3,00,000/-
RTGS	20.09.2022	- DO -	3,00,000/-
RTGS	20.09.2022	- DO -	4,00,000/-
			/
		<u>TOTAL</u>	15,00,000/-

WITNESSES:

1. Subhojit Santra

Bikash Chandra

Agar Chandra

Ankita Chandra

(OWNERS)

2. Subhojit Santra

Emailed by me

Subhojit Santra

11/10/2022

High Court, Cuttack

11/10/2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Divyash Chaudhary

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



Jagjit Chaudhary

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



Ankita Chaudhary

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



Divyash Chaudhary

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



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



192022230228993161

GRN Details

GRN:	192022230228993161	Payment Mode:	Online Payment
GRN Date:	26/12/2022 17:50:28	Bank/Gateway:	Central Bank of India
BRN :	CBI261222954990	BRN Date:	26/12/2022 17:51:11
GRIPS Payment ID:	261220222022899315	Payment Init. Date:	26/12/2022 17:50:28
Payment Status:	Successful	Payment Ref. No:	2003627629/8/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	B K SINGH
Address:	H C CALCUTTA
Mobile:	6291661412
Depositor Status:	Advocate
Query No:	2003627629
Applicant's Name:	Mr B K Singh
Address:	A.R.A. - II KOLKATA
Office Name:	A.R.A. - II KOLKATA
Identification No:	2003627629/8/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 8
Period From (dd/mm/yyyy):	26/12/2022
Period To (dd/mm/yyyy):	26/12/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003627629/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	15084
Total				15084

IN WORDS: FIFTEEN THOUSAND EIGHTY FOUR ONLY.

PAID



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAJCD4213A

नाम / Name

DADHIMATI DEVELOPERS PRIVATE LIMITED

निगमन/रजिस्ट्रेशन की तारीख

Date of Incorporation / Formation

08/07/2022



Signature Not
Verified

Digitally signed by
Income Tax Deptt.
Date: 2022.07.08 02:51:38
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कर्ता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग INCOME TAX DEPARTMENT स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAJCD4213A नाम / Name DADHIMATI DEVELOPERS PRIVATE LIMITED निगमन/रजिस्ट्रेशन की तारीख Date of Incorporation / Formation 08/07/2022	भारत सरकार GOVT. OF INDIA	इस कार्ड के खोने/पाने पर कृपया सूचित करें/तत्पश्चात् आयकर पैन सेवा केंद्र, पुनः प्राप्त करें। 5 वीं मंजिल, मांजरी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मोडल कॉलोनी, नज़्म बंगला चौक, पुणे - 411 016. If this card is lost/ someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, NSDL, 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016. Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tminfo@nsdl.co.in
---	--------------------------------------	---

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, see the notice.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BTIPC2536D



नाम / Name
ANKITA CHANDRA

पिता का नाम / Father's Name
BIKASH CHANDRA

जन्म की तारीख / Date of Birth
30/11/1999

Ankita Chandra
हस्ताक्षर / Signature



Ankita Chandra



ভারত সরকার

Government of India



অঙ্কিতা চন্দ্র

Ankita Chandra

পিতা : বিকাশ চন্দ্র

Father : Bikash Chandra

জন্মতারিখ / DOB : 30/11/1999

মহিলা / Female



8971 5918 9720

আধার - সাধারণ মানুষের অধিকার



ঠিকানা:

নারায়নপুর তেতুলতলা, রাজারহাট,
উত্তর ২৪ পরগনা, রাজারহাট
গোপালপুর, পশ্চিমবঙ্গ, 700136

Address:

NARAYANPUR TETULTALA,
Rajarhat, North 24 Parganas,
Rajarhat Gopalpur, West Bengal,
700136

8971 5918 9720

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ankita Chandra



ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1149/90070/13621

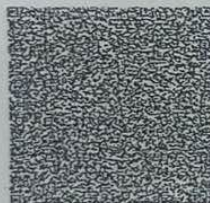
Download Date: 10/09/2019

To
বিকাশ চন্দ্র
DIKASH CHANDRA
S/O Mohan Chandra
NARAYANPUR, TENTULTALA
WARD NO 03
Rajarhat Gopalpur(M)
Rajarhat Gopalpur
North 24 Parganas West Bengal - 700136
9748881896

Generation Date: 23/11/2017

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2019-09-10 19:08:47
IT



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

XXXX XXXX 5802

VID : 9180 6568 5244 2557

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বিকাশ চন্দ্র
BIKASH CHANDRA
জন্মতারিখ/DOB: 06/12/1972
পুরুষ/ MALE



XXXX XXXX 5802

VID : 9180 6568 5244 2557

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

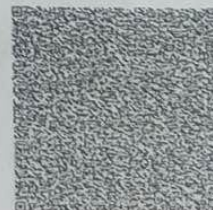
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O মোহন চন্দ্র, নারায়নপুর, তেঁতুলতা, ওয়ার্ড নং
03, রাজারহাট গোপালপুর (এম), উত্তর ২৪
পার্শ্বনা,
পশ্চিম বঙ্গ - 700136

Address:
S/O Mohan Chandra,
NARAYANPUR, TENTULTALA, WARD NO
03, Rajarhat Gopalpur(M), North 24
Parganas,
West Bengal - 700136



QR Code with Photograph

XXXX XXXX 5802

VID : 9180 6568 5244 2557

Bikash Chandra

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIKASH CHANDRA
MOHAN CHANDRA

06/12/1972

Permanent Account Number
AMAPC7941A

Signature



Bikash Chandra



ভারত সরকার

Government of India



সাগর চন্দ

Sagar Chanda

পিতা : মোহন চন্দ

Father : Mohan Chandra

জন্মতারিখ / DOB : 15/08/1978

পুরুষ / Male



2220 2602 7412

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

নারায়নপুর তেতুলতলা, রাজারহাট,
উত্তর ২৪ পরগনা, রাজারহাট
গোপালপুর, পশ্চিমবঙ্গ, 700136

Address:

NARAYANPUR TETULTALA,
Rajarhat, North 24 Parganas,
Rajarhat Gopalpur, West Bengal,
700136

2220 2602 7412

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Sagar Chanda

Major Information of the Deed

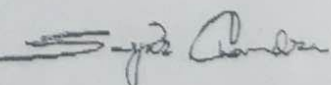
Deed No :	I-1902-15927/2022	Date of Registration	27/12/2022
Query No / Year	1902-2003627629/2022	Office where deed is registered	
Query Date	23/12/2022 7:29:11 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	B K Singh 10,old Post Office Street,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038704635, 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 : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 95,99,994/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 30,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

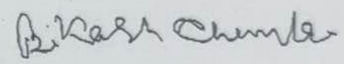
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tentultala (gopalpur), Mouza: Gopalpur, , Ward No: 004, Holding No:RGM3/105 JI No: 2, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2309 (RS :-)	LR-25163	Bastu	Bastu	20 Dec	15,00,000/-	95,99,994/-	Width of Approach Road: 33 Ft,
Grand Total :					20Dec	15,00,000 /-	95,99,994 /-	

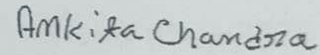
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAGAR CHANDA, (Alias: Mr SAGAR CHANDRA) Son of Late Mohan Chandra Executed by: Self, Date of Execution: 24/12/2022 , Admitted by: Self, Date of Admission: 24/12/2022 ,Place Office			
		27/12/2022	LTI 27/12/2022	27/12/2022

City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx3K, Aadhaar No: 22xxxxxxxx7412, Status :Individual, Executed by: Self, Date of Execution: 24/12/2022
 , Admitted by: Self, Date of Admission: 24/12/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr BIKASH CHANDRA Son of Late Mohan Chandra Executed by: Self, Date of Execution: 24/12/2022 , Admitted by: Self, Date of Admission: 24/12/2022 ,Place : Office			
	27/12/2022	LTI 27/12/2022	27/12/2022	

City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx1A, Aadhaar No: 33xxxxxxxx5802, Status :Individual, Executed by: Self, Date of Execution: 24/12/2022
 , Admitted by: Self, Date of Admission: 24/12/2022 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Ms ANKITA CHANDRA Daughter of Mr Bikash Chandra Executed by: Self, Date of Execution: 24/12/2022 , Admitted by: Self, Date of Admission: 24/12/2022 ,Place : Office			
	27/12/2022	LTI 27/12/2022	27/12/2022	

City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BTxxxxxx6D, Aadhaar No: 89xxxxxxxx9720, Status :Individual, Executed by: Self, Date of Execution: 24/12/2022
 , Admitted by: Self, Date of Admission: 24/12/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DADHIMATI DEVELOPMENTS PRIVATE LIMITED City:- Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

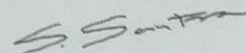
Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SUMIT KUMAR MISHRA (Presentant) Son of Mr Rajendra Kumar Mishra Date of Execution - 24/12/2022, , Admitted by: Self, Date of Admission: 24/12/2022, Place of Admission of Execution: Office	 Dec 27 2022 5:15PM	 LTI 27/12/2022	 27/12/2022

City:- Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx1H, Aadhaar No: 30xxxxxxxx2475 Status : Representative, Representative of : DADHIMATI DEVELOPMENTS PRIVATE LIMITED (as Directors)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhojit Santra Son of Mr Ranjit Santra Ghosh Para Road Sukchar, City:- Not Specified, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115			
	27/12/2022	27/12/2022	27/12/2022

Identifier Of Mr SAGAR CHANDA, Mr BIKASH CHANDRA, Ms ANKITA CHANDRA, Mr SUMIT KUMAR MISHRA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAGAR CHANDA	DADHIMATI DEVELOPMENTS PRIVATE LIMITED-6.66667 Dec
2	Mr BIKASH CHANDRA	DADHIMATI DEVELOPMENTS PRIVATE LIMITED-6.66667 Dec
3	Ms ANKITA CHANDRA	DADHIMATI DEVELOPMENTS PRIVATE LIMITED-6.66667 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tentultala (gopalpur), Mouza: Gopalpur, , Ward No: 004, Holding No:RGM3/105 JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2309, LR Khatian No:- 25163	Owner:বিকশ চন্দ্র, Gurdian:মোহন , Address:বিজ Classification:ডাঙ্গা, Area:0.01000000 Acre,	Mr SAGAR CHANDA

Endorsement For Deed Number : I - 190215927 / 2022

On 24-12-2022

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

Presented for registration at 15:49 hrs on 24-12-2022, at the Office of the A.R.A. - II KOLKATA by Mr SUMIT KUMAR MISHRA ..

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 95,99,994/-

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

Execution is admitted on 24/12/2022 by 1. Mr SAGAR CHANDA, Alias Mr SAGAR CHANDRA, Son of Late Mohan Chandra, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr BIKASH CHANDRA, Son of Late Mohan Chandra, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 3 Ms ANKITA CHANDRA, Daughter of Mr Bikash Chandra, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Student

Indetified by Mr Subhojit Santra, , Son of Mr Ranjit Santra, Ghosh Para Road Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-12-2022 by Mr SUMIT KUMAR MISHRA, Directors, DADHIMATI DEVELOPMENTS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr Subhojit Santra, , Son of Mr Ranjit Santra, Ghosh Para Road Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,105.00/- (B = Rs 30,000.00/- , E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 15,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2022 8:37PM with Govt. Ref. No: 192022230227546551 on 23-12-2022, Amount Rs: 15,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI241222954729 on 23-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by by online = Rs 9,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2022 8:37PM with Govt. Ref. No: 192022230227546551 on 23-12-2022, Amount Rs: 9,521/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI241222954729 on 23-12-2022, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 27-12-2022

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 : 4 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,105.00/- (B = Rs 30,000.00/- , 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 0.00/-, by online Rs 15,084/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2022 5:51PM with Govt. Ref. No: 192022230228993161 on 26-12-2022, Amount Rs: 15,084/-, Bank
Central Bank of India (CBIN0280107), Ref. No. CBI261222954990 on 26-12-2022, Head of Account 0030-03-104-00
16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 0/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 158230, Amount: Rs.500.00/-, Date of Purchase: 20/12/2022, Vendor name: S
MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/12/2022 5:51PM with Govt. Ref. No: 192022230228993161 on 26-12-2022, Amount Rs: 0/-, Bank:
Central Bank of India (CBIN0280107), Ref. No. CBI261222954990 on 26-12-2022, Head of Account


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 895 to 919
being No 190215927 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.02 13:35:05 -08:00
Reason: Digital Signing of Deed.

2023

(Satyajit Biswas) 2023/01/02 01:35:05 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

ଓଡ଼ିଆ ଶବ୍ଦରେ ଲେଖାଯାଇଥିବା
DATED THIS THE 24 DAY OF, DEC 2022
ଓଡ଼ିଆ ଶବ୍ଦରେ ଲେଖାଯାଇଥିବା

BETWEEN

SRI SAGAR CHANDRA & ORS.

.....OWNERS

AND

DADHIMATI DEVELOPMENT PRIVATE
LIMITED.

.. DEVELOPER

DEVELOPMENT AGREEMENT