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N 826708

15.32 2018  
29.03.2024  
Additional Registrar of  
Assurances-IV, Kolkata

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

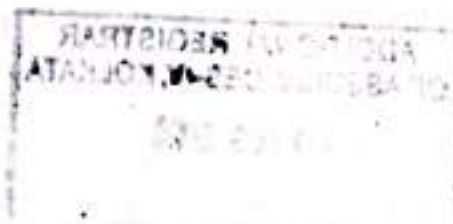
Additional Registrar of  
Assurances-IV, Kolkata

29 AUG 2024

## DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on 29th day of  
August month of Two Thousand and Twenty-Four  
(2024).

BY AND BETWEEN



**A.K. SARKAR**  
 Advocate  
 C.M. Court, KOL  
 ADD.....  
 Rm.....  
**19 FEB 2024**  
**S. CHATTERJEE**  
 Lawyer, Chatterjee & Co.  
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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IF THE ADDL. REGISTRAR  
 OF ASSURANCES IN KOLKATA

**ADDITIONAL REGISTRAR**  
**OF ASSURANCES IN KOLKATA**  
**29 AUG 2024**



**JAWED AMJAD** (having PAN No. BFHPM2730L) (having AADHAAR No. 2476 9995 2929), son of Amjad Ali, by Faith- Muslim, by nationality- Indian, by occupation- Business, residing at residing at 11 Harshi Street, Raja Ram Mohan Sarani, Amherst Street, District- Kolkata, West Bengal, Pin-700009 (Hereinafter referred to as the **OWNER** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include her heirs, successor-in-interest, nominees, executors, administrators and/or assigns) of the **FIRST PART**.

**AND**

**A.R. CONSTRUCTION**, is a proprietor firm with its registered address at Village- Bagnan Circus Ground, P.O. & P.S. Bagnan, District- Howrah, Pin- 711321, represented by its proprietor SMT SAMINA KHATUN (having PAN No. INGPK2360Q) (having AADHAR No.7973 9593 2936) daughter of Mr. Shahalam Mallick and wife of Sk Ajmarul Islam, by faith- Muslim, by nationality- Indian, by occupation- Business, residing at Village- Beraberia West, Circus Ground, Bagnan-I, District- Howrah, West Bengal- 711303

(Hereinafter referred to and identified as **DEVELOPER** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its successor-in-interest, nominees, executors, administrators and/or assigns) of the **SECOND PART**.

**AND**

**DHARITRI INFRAVENTURE PRIVATE LIMITED**. (having PAN No.- AAFCD3234P), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at DN- 51, Merlin Infinite Building, 8<sup>th</sup> Floor, Suite- 805, Salt Lake, Sector- V, Post Office &



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Police Station- Electronic Complex, District- North 24 Parganas, West Bengal, Pin-700 091, being represented by one of its Directors namely, SRI VICKY SINGH (having PAN No. CIEPS6214G) (AADHAR No. 6579 1324 6457) son of Late Ranjit Singh, by faith- Hindu, by nationality-Indian, by occupation- Service, for gain of work DN- 51, Merlin Infinite Building, 8<sup>th</sup> Floor, Suite- 805, Salt Lake, Sector- V, Post Office & Police Station- Electronic Complex, District- North 24 Parganas, West Bengal, Pin-700 091,

(Hereinafter referred to and identified as **CONFIRMING PARTY** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its successor-in-interest, nominees, executors, administrators and/or assigns) of the **THIRD PART**.

Owner, Developer and Confirming Party collectively Parties and individually Party.

**Recital:**

AND WHEREAS A.R. CONSTRUCTION /Second Party, herein deals in infrastructure development, promoting and housing construction business and it has acquired a junk of land to develop into a Housing complex by laying out plan and scheme and offered to sell the same at an affordable price to the intending buyer/purchaser.;

AND WHEREAS the Developer/Second Party herein after acquiring several adjacent plots of land to the schedule mentioned property of different Owner, has framed a scheme and demarcate the same into different plots of land with 30 ft. wide approach road connecting each plot of land to the main road and proposes to develop the land by laying out sewerage system and other amenities and facilities therein;



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**NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS: -**

**2.1. SUBJECT MATTER OF AGREEMENT:**

**2.1.1. SAID PROPERTY:** That for the said purpose as described hereinafter, **ALL THAT** piece and parcel of a land classified as "Danga" and proposed as "Bastu" admeasuring, **10.19 Decimal** comprised in **R.S./L.R Dag No. 2675/2690**, appertaining to and recorded in **L.R. Khatian No. 3526 & 3597** lying and situated in **Mouza- Hudrait, J.L. No.54**, within the jurisdiction of **Police Station- Rajarhat**, under Rajarhat Bishnupur 1 No. Gram Panchayet, District- North 24 Parganas, West Bengal, Pin-700135, more fully described in the Schedule below, **(Said Property)**, the Said Property is delineated, hereon **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Landowner in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

**3. RECITAL**

**WHEREAS**

A. By virtue of a registered Deed of Sale dated 16/9/2022, duly registered in the office of ARA-IV, and duly recorded in Book No. I, Volume No. 1904-2022, pages from 925334 to 925359, being no. 15014 for the year 2022, the First Party/Vendor herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 1 decimals more or less from Sri Jeeban Krishna Mondal Alies Jiban Krishna Mondal and Shankar Prasad Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 453, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal and hereinafter called and referred to as the **"Said First Part Land"**.



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B. By virtue of a registered Deed of Sale dated 4/8/2022, duly registered in the office of ADSR, Rajarhat and duly recorded in Book No. I, Volume No. 1523-2022, pages from 550299 to 550343, being no. 13697 for the year 2022, the First Party/Vendor herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.4168 decimals more or less from Sri. Shyamal Kumar Naskar, Sri.Shankar Naskar, Smt.Sabita Mondal, Sri.Sankar Rudra, Smt. Kanika Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 453, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal and hereinafter called and referred to as the **"Said Second Part Land"**.

C. By virtue of a registered Deed of Sale dated 22/8/2022, duly registered in the office of ADSR, Rajarhat and duly recorded in Book No. I, Volume No. 1523-2022, pages from 610802 to 610827, being no. 15507 for the year 2022, the First Party/Vendor herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.53 decimals more or less from Amala Mondal, Ashoke Kumar Mandol alies Ashoke Kumar Mondal, Krishna Mondal and Gobinda Chandra Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 504, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal and hereinafter called and referred to as the **"Said Third Part Land"**.

D. By virtue of a registered Deed of Sale dated 22/8/2022, duly registered in the office of ADSR, Rajarhat and duly recorded in Book No. I, Volume No. 1523-2022, pages from 610828 to 610849, being no. 15508 for the year 2022, the First Party/Vendor herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.9322 decimals more or less from Sri Nilmany Mondal entirely comprised



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in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 514, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24 Parganas, West Bengal and hereinafter called and referred to as the **"Said Forth Part Land"**.

E. By virtue of a registered Deed of Sale dated 25/5/2022, duly registered in the office of ARA-IV, Kolkata and duly recorded in Book No. I, Volume No. 1904-2022, pages from 804912 to 804943, being no. 8661 for the year 2022, the First Party/Vendor herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 3 decimals more or less from Sri. Joydeb Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 3216, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24 Parganas, West Bengal and referred to as the **"Said Fifth Part Land"**.

F. By virtue of a registered Deed of Sale dated 13/09/2022, duly registered in the office of ADSR, Rajarhat and duly recorded in Book No. I, Volume No. 1523-2022, pages from 682999 to 683020, being no. 18041 for the year 2022, the First Party/Vendor herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.4661 decimals more or less from Sri Kashinath Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 194/1, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24 Parganas, West Bengal and hereinafter called and referred to as the **"Said Sixth Part Land"**.

G. By virtue of a registered Deed of Sale dated 16/9/2022, duly registered in the office of ARA-IV, Kolkata and duly recorded in Book No. I, Volume





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No. 1904-2022, pages from 925309 to 925333, being no. 15015 for the year 2022, the First Party/Vendor herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.5356 decimals more or less from Smt. Gouri Roy and Smt. Sandha Roy, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 855/1, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal and hereinafter called and referred to as the "**Said Seventh Part Land**".

H. By virtue of a registered Deed of Sale dated 30/9/2022, duly registered in the office of ARA-IV, Kolkata and duly recorded in Book No. I, Volume No. 1904-2022, pages from 1076340 to 1076368, being no. 16512 for the year 2022, the First Party/Vendor herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 3 decimals more or less from Sri Sankar Mondal, entirely comprised in R.S./L.R. Dag No. 2675/2690 under L.R. Khatian No. 3004, 1119, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat, in the district of North 24Parganas, West Bengal and hereinafter called and referred to as the "**Said Eighth Part Land**".

I. By virtue of a registered Deed of Sale dated 01/10/2022, duly registered in the office of ARA-IV, Kolkata and duly recorded in Book No. I, Volume No. 1904-2022, pages from 1007211 to 1007239, being no. 16585 for the year 2022, the First Party/Vendor herein has purchased and acquired **ALL THAT** the pieces and parcels of undivided "Danga" land admeasuring 0.3192 decimals more or less from Sri. Sukumar Naskar, Smt. Kalpana Naskar, Smt. Chekan Naskar, Sri Avijit Naskar and Sri. Indrajit Naskar, entirely comprised in R.S. /L.R. Dag No. 2675/2690 under L.R. Khatian No. 855/1, within Mouza: Hudarite, J.L. 54, within the ambit of Police Station: Rajarhat, within the jurisdiction of Chandpur Gram Panchayat,



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in the district of North 24 Parganas, West Bengal and hereinafter called and referred to as the "**Said Ninth Part Land**".

M. In manner as aforesaid said **JAWED AMJAD** became the owner of total **10.19 decimal** more or less land more fully described in **FIRST SCHEDULE to NINTH SCHEDULE** hereto and hereinafter called and referred to as the "**Said Land**".

AND WHEREAS the First Party/Vendor herein have been enjoying all right, title and interest in respect thereof free from all encumbrances, lispence, lien, acquisition and requisition, charges whatsoever by making payment of rent and taxes to the concern authority as an absolute owner thereof;

AND WHEREAS while seized and possessed and otherwise well and sufficiently entitled to the aforesaid property as right full owner the First Party herein decided to construct a multistoried building at the said premises with the help and assistance of a reputed promoter/developer and therefore approached the Developer herein offering them to grant right to develop the aforesaid property and the developer herein getting such proposal agreed to develop the property at their own cost and resources on the terms and conditions hereinafter appearing;

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed, covenanted and declared by and between the Parties hereto as under:-

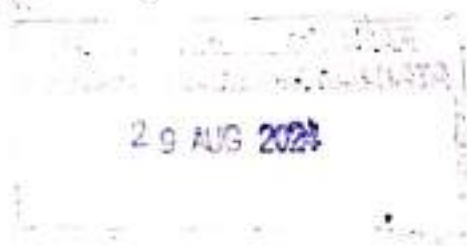
#### **ARTICLE-I:**

##### **INTERPRETATION AND DEFINITIONS**

- 1.1. The foregoing Recitals and Exhibits attached hereto are hereby incorporated in and made a part of this Agreement.
- 1.2. Unless the language specifies or the context implies that a term of this Agreement is a condition, all of the terms of this Agreement shall



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be deemed and construed to be covenants to be performed by the designated Party.

1.3. The word and/or expression Promoter herein shall mean the Developer and vice versa and in both cases such shall mean the party of the Second Part herein.

1.4. The Owner and Promoter/Developer/Confirming Party, herein are hereinafter individually referred to as Party and collectively as **Parties**.

1.5. The use of the terms "including," "include," and "includes" followed by one or more examples is intended to be illustrative and shall not be deemed or construed to limit the scope of the classification or category to the examples listed.

1.6. Unless expressly stated otherwise in this Agreement, whenever a matter is submitted to a Party for approval pursuant to the terms of this Agreement, that Party has a duty to act reasonably and timely in rendering a decision on the matter.

1.7. DEFINITIONS.

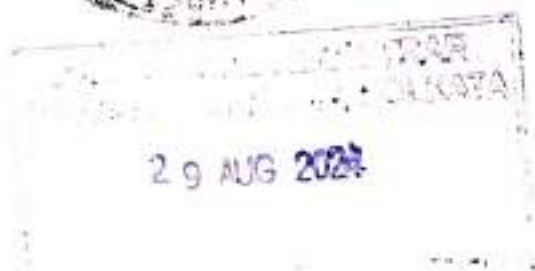
As used throughout this Agreement the following terms shall have the respective meanings set forth below:

OWNER- shall mean JAWED AMJAD and shall include their respective heirs, legal representatives, executors, administrators and assigns.

DEVELOPER- shall mean the said Concept Group, a company and shall include its director(s), successors-in-interest/office, Manager, legal representatives and/or assigns.

PROPERTY/LAND-shall mean **ALL THAT** piece and parcel of a land classified as "*Danga*" and proposed as "*Bastu*" admeasuring, **10.19**





**Decimal** comprised in **R.S/L.R Dag No. 2675/2690**, appertaining to and recorded in **L.R. Khatian No. 3526 & 3597** lying and situated in **Mouza- Hudrait, J.L. No.54**, within the jurisdiction of **Police Station- Rajarhat**, under Rajarhat Bishnupur 1 No. Gram Panchayet, District- North 24 Parganas, West Bengal, Pin- 700135 which is morefully and specifically mentioned and described in the First Schedule hereunder written.

**BUILDING**-shall mean and include the building of Ground + Maximum number of floor to be constructed and completed at the aforesaid property as per Sanctioned Building Plan to be issued by Kolkata Municipal Corporation.

**ARCHITECT(S)/ENGINEER(S)**- shall mean and include Architect/Engineer or any person or persons and/or Firm, who may be appointed by the Developer for the purpose of preparing, making and/or designing, planning and certifying of the said proposed building plan and/or to supervise the project till it's completion.

**PLAN**- shall mean the Plan(s), sanctioned Building Plan, elevations, designs, drawings and specifications of the proposed Building to be prepared by the Architect and to be sanctioned by the Kolkata Municipal Corporation and shall include any modification or alteration as may be necessary and/or required in respect thereof.

**COMMON FACILITIES, PARTS AND PORTIONS**-shall mean and include proportionate portion of land, corridors, staircases, lift, passages, paths, common latrine, pump room, water reservoir, overhead tank, water pump, main electric and main plumbing line, water line, sewage and drainage line, generator room, common usage of roof top and other common spaces around the proposed building and open spaces and other facilities and amenities which will be



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available therein in the proposed building project including common maintenance and management of the proposed building, to be constructed at the landed property and more fully mentioned in the SECOND SCHEDULE and shall include the various common parts and portions in the proposed building, which are for beneficial use and enjoyment of various Unit's Owner in common and required for establishment, enjoyment and provisions for maintenance and/or management of the proposed Building.

SPECIFICATIONS-shall mean the specifications required for the purpose of construction of the Building and morefully and particularly mentioned and described in the THIRD SCHEDULE hereunder written.

FLAT/APARTMENT/UNIT- shall mean self contained 2BHK complete flat/ apartment or as may be specified and permitted by the sanctioned plan consisting of bed rooms, drawing cum dining spaces, kitchen, bath room cum privy, toilet etc. together with all fittings and fixtures as per specification of work mentioned in THIRD SCHEDULE wherein provisions of air condition, electricity, water and other common facilities will be available, together with proportionate share in soil and land of the constructed area and/or spaces in the proposed Building, which is capable of being enjoyed independently by the Flat/Apartment/ Unit Owner.

TRANSFEE-shall mean person, persons, association of persons or firms to whom any flat is to be sold, conveyed and transferred by the Developer/Second Party in such Deed of Transfer through the First Party (being the Vendors in such Deed of Transfer) from the Developer's allocation.

DEVELOPMENT- shall mean and include the construction of a multistoried building on the land at and upon **ALL THAT** piece





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and parcel of a land classified as "Danga" and proposed as "Bastu" admeasuring, **10.19 Decimal** comprised in **R.S/L.R Dag No. 2675/2690**, appertaining to and recorded in **L.R. Khatian No. 3526 & 3597** lying and situated in **Mouza- Hudrait, J.L. No.54**, within the jurisdiction of **Police Station- Rajarhat**, under **Rajarhat Bishnupur 1 No. Gram Panchayet, District- North 24 Parganas, West Bengal, Pin-700135**, to be raised and erected by the Second Party/Developer, entirely at their own efforts, costs and expenses (all from the sources and resources of the Developer).

**Advance Payment:** The Developer before the construction of the residential buildings and whatsoever shall pay an advance amount of **Rs.1500,000/- (Rupees Fifteen Lakh Only)** to the Confirming Party, as a down payment.

CARPET AREA/BUILT-UP AREA- shall mean the measurement inside Flat/ Apartment together with thickness of the walls and all the sides and joints of the flats together with proportionate undivided staircase area or space.

SUPER BUILT UP AREA- shall mean and include covered area, common area, common spaces, open spaces, lobbies reservoir, and water tank and other area for common enjoyment in the said project or proposed building or buildings which will be added as floor ratio basis proportionately (intended for the Developer's allocation).

APPROVALS - Licenses, approvals, permits, authorizations, registrations, and the like required by any governmental organization or unit having jurisdiction over Property/Land.

SUBORDINATION AGREEMENT- means any agreement required by the Developer, and to be entered into with any person, sub-contractor,



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architect, designer, engineers or plumber which may contain the rights to execute the construction work or any part thereof, not inconsistent with this agreement and commercially reasonable.

ARBITRATION- means a process of mediation administered by or any other similar arbitration/mediation service mutually acceptable to the Parties in terms of this Agreement and as per provisions of the Arbitration& Conciliation Act, 1996.

CLAIMS- collectively all claims, demands, actions (including enforcement proceedings initiated by any government agency), penalties, suits, administrative proceedings, and liabilities (including the cost of defence, settlement, appeal, and reasonable attorneys' fees and costs).

GOVERNMENTAL IMPOSITIONS - all taxes, assessments and governmental charges or levies.

EVENT OF DEFAULT- any of the events described in Article XII of this Agreement.

TERM - The beginning effective date of commencement and ending on fulfilment of rights and obligations of the parties in terms of this Agreement.

BUILDING NAME -

## **ARTICLE-II**

### **SATISFACTION, INDEMNITY & DECLARATION ABOUT THE TITLE**

- 2.1. The First Party/owner hereby declare and assert that they have acquired good, clear marketable title by virtue of the aforesaid Conveyance Deed and they have got absolute right, title and interest in the aforesaid property along with easement right, being free from any form of claim, demand, encumbrances, Debutor, requisition,





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acquisition or right or interest of any other person or persons claiming under or in trust of the owner.

2.2. The First Party/Owner for the considerations herein contained and subject to the terms, conditions and stipulations contained hereinafter, doth by these presents, appoint, nominate, constitute and empower the Second Part/Developer to erect, construct and complete a multistoried building at the aforesaid Premises, as may be permitted, approved and sanctioned by the appropriate Authorities, in accordance with law.

2.3. The Developer is hereby given exclusive right and power to sign any Agreement, Deed, Deed of Conveyance for selling flats/apartment, of course, other than owner allocation, to the intending purchaser/purchasers before any Registration Authority/ Authorities or any appropriate Authority/Authorities on behalf of the owner in connection with and also transferring the right, title and interest of the proportionate share in the land and proposed building.

### **ARTICLE-III**

#### **SATISFACTION, INDEMNITY & DECLARATION ABOUT THE DEVELOPER**

The Second Party/Developer being engaged in promotion and development of various premises and being desirous of promoting the aforesaid premises, represented to the First Party/Owner that :-

3.1. The Second Party has earned considerable reputation and goodwill in promotion and development of premises and they have adequate resources for undertaking the development of the aforesaid premises in terms of this agreement.

3.2. The Second Party/Developer have not committed any offence under any prevailing law and no dispute or litigation is pending against



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them for non-fulfillment and/or breach of any terms and obligations with any party or Govt. authority or otherwise;

- 3.3. There is no impediment or restraint in the matter of proceeding with development of the said premises or any part thereof.

**ARTICLE-IV:**  
**COMMENCEMENT**

- 4.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the day of execution of this Agreement (hereinafter referred to as the "**Commencement Date**")
- 4.2 Unless determined by both the parties by mutual consent, this Agreement shall remain in full force and effect until such time the proposed Building is completed and the allocations of the respective parties herein completely allotted and the Developer completely transferred their allocation to their nominees or customers and the same shall be deemed to be terminated on fulfillment of rights and obligations of the parties and in terms of this Agreement.

**ARTICLE V**  
**OWNER'S RIGHTS & OBLIGATIONS GENERALLY**

- 5.1 The First Party/Owner have agreed to grant the right of development in respect of the entirety of the said premises by causing to be constructed, erected and completed thereon building together with all common parts portions areas and facilities in accordance with the plan to be sanctioned by concerned Municipal authority and all costs, charges and expenses on account of construction erection and completion of the building shall be paid, borne and discharged. The Developer shall borne the maintenance charges of the proposed building for 1 year from the date of possession of the entire building by the Second Party/Developer.





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- 5.2. The First party/Owner simultaneously with the execution of this Development Agreement agreed to execute and register a power of attorney in favor of the Second Party/Developer empowering them to execute the construction work and to enter into agreement for sale for their portion of allotment.
- 5.3. The First Party shall render to the Developer all necessary assistance and co-operation to apply for and/or obtain all sanctions, permissions, clearances, approval and/or authority, as mentioned above and to do other acts, deeds, things and matters as may be necessary as their lawful Attorney or Agent to function for or and on their behalf of and/or in the status/nature of the First Party/Owner for collecting or receiving back from the authorities concerned and refunds of any other payments or deposits made by the Second Party/Developer at the cost to be born entirely by the Second Party/Developer.
- 5.4. The First Party/Owner shall provide the Second Party/Developer and/or their authorized Nominee with all appropriate powers as are or may be required in connection with construction, erection and completion of the buildings as well as for representing them before all concerned Authorities including execution of all relevant papers, documents, instruments, deeds, writings in accordance with law.
- 5.5. The Owner shall, till the execution of Deed(s) of Conveyance of the undivided share of developer's allocation, remain the sole and absolute Owner of the Premises and the Developer shall not derive any right, title and/or interest therein by virtue of this Agreement and/or otherwise SAVE AND EXCEPT the right to commercially exploit the Premises in terms of this Agreement.
- 5.6. On receipt of the notice from the Second Party/Developer intimating completion of their allocated portions of the Building the First



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Party/Owner shall within 30 days take possession thereof and irrespective of possession being obtained or not, effective from the 31<sup>st</sup> day of the Notice being served, the First Party/Owner shall be responsible and liable for payment of all proportionate share of levies, impositions, taxes, outgoing, expenses and charges referred to hereafter or that may be levied or imposed upon in future with respect to their allocated portion.

- 5.7. Any defect, deficiency, fault, imperfection or inadequacy in quality of material and workmanship if detected, the Owner/First Party shall intimate the Second Party/Developer in writing within 12 months from the date of receipt of the possession of the flat otherwise no claim or demand for rectification or correction or upgradation shall be entertained by the Second Party/Developer.
- 5.8. In case any defect, deficiency, fault, imperfection or inadequacy in quality of material and workmanship is detected and informed within such period the Developer/Second Party shall rectify and cure the same within one month from the date of receipt of such letter at their own cost and expenses, however, the Developer/Second Party shall remain responsible to maintain the apartment for a period of one year or until the Owner's association is formed whichever is earlier, provided the maintenance charges as stipulated herein is paid by the respective apartment owner of the flats.
- 5.9. On and from the date of completion and delivery of possession of their flats/apartment the First Party/Owner and/or their nominee(s) and/or allottees, as the case may be, shall be responsible and liable for payment of maintenance charges including payment of all rate and taxes, levies, impositions and outgoing whatsoever payable in respect of the their allocated portion and every part thereof. In addition thereto, the First Party/Owner and/or its nominee(s) and/or allottees, as the case may be, shall also be, responsible and liable to





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pay and bear all common costs and expenses including but not excluding proportionate part or share of security salaries to the security company directly, water reservoir, deep tubewell, main gate and drainage.

**ARTICLE-VI:**

**DEVELOPER'S RIGHTS & OBLIGATIONS COMMERCIALY**

- 6.1. The Developer shall have authority to deal with the property in terms of this agreement or to negotiate with any person or persons or enter into any contract or agreement or take any advance against their allocated portion (Developer's Allocation) or to acquire right under these presents.
- 6.2. The cost for obtaining sanction plan, permission or permits in whatever name shall be paid and borne by the developer and the developer shall keep the owner duly indemnified against all or any claim, demand, certificate, or liability, penalty, cost, expenses, prejudice or damages in this regard, if any, incurred or suffered by the Owner.
- 6.3. All permission, clearances, applications, plans and other papers and documents as may be required for the purpose of obtaining necessary sanction/permission and permits from the appropriate authorities shall be prepared, submitted and obtained by the Developer by their own appointed Architect(s) or Engineer(s) in the name and on behalf of the Owner and the Developer shall pay and bear all fees, costs, charges and expenses and make deposits wherever necessary and the Developer shall be exclusively entitled to get refund, if any, of such deposits and the owner shall have no claim by virtue of powers conferred by Power of Attorney.
- 6.4. The Developer/Second Part shall have the right to appoint or engage contractor or sub-contractor, labour contractor or to appoint



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surveyor, architect, structural engineers, electrical engineer, plumber, mechanic, fitter, valuer and soil investigations or chemist or any other agent or agents or professionals relating to the building construction and foundation and shall have the right to exercise all such powers as may be conferred by virtue of General Power of Attorney to be executed by the Owner/First Party in favour of the Developer.

6.5. The Developer shall construct, erect and complete the proposed Building in terms of this Agreement entirely at their own costs and expenses within the period stipulated herein in accordance with the sanctioned Plan and/or modified and/or altered Plan as per the Specifications described in the THIRD SCHEDULE hereunder written with first class materials and workmanship.

6.6. The Promoter shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Said Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Promoter shall alone be responsible and liable to Government, the PGP and other authorities concerned and to the occupants/Transferees and to the third parties and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Promoter and/or any contractor, entity, body, agency and/or person appointed or designated by the Promoter and/or any employees/agents/representatives thereof.

6.7. The building will be constructed erected and completed with such standard materials and/or specifications and the quality and workmanship shall be such as are normally provided for in THREE





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STAR residential complex/building and morefully described in the THIRD SCHEDULE mentioned hereunder.

- 6.8. The Developer shall apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the New Building and other Inputs and facilities required for the construction of the new building.
- 6.9. The Confirming party with the help of the Developer shall provide the required electricity connection line upto the main electricity point of the building.
- 6.10. During the course of construction starting from demolition of the existing structure and erection of the Buildings till it's completion in all respect, if any loss or injury or damage caused of any nature including injury and/or damage to any person or persons or property or any loss of life, the Second Party/Developer shall be responsible for the same and the consequences arising there from in all respect. All actions, proceedings and consequences arising there from shall be attended to, defended, prosecuted and complied with by the Second Party/Developer at their own costs and expenses and shall keep the First Party/Owner indemnified from all or any loss, damages, costs, and consequences suffered or incurred there from, provided however, the First Party/Owner shall, as and when required, extend their full co-operation and assistance to the Second Party/Developer.
- 6.11. All labourers, workmen, supervisors and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the buildings shall be regarded as the Second Party's/Developer's employees or workmen and the First Party/Owner shall have no concern with them and not be responsible or liable for meeting any obligations in any manner whatsoever.



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**ARTICLE- VII****TAX LIABILITIES**

- 7.1. All taxes, levies, impositions and outgoing relating to and arising out of the said Premises shall be paid and borne by the Second Party/Developer and they shall remain responsible for the same including that may be subsequently determined for the said period and keep the First Party/Owner duly indemnified against all or any claim, demand, certificate, or liability, penalty, cost, expenses, prejudice or damages, if any incurred or suffered by the First Part/Owner.
- 7.2. All tax liabilities in relation to the development, namely GST, sales tax, value added tax, works contract tax and other dues shall be paid by the Promoter. Any tax on income arising out of transfer of the Owner' Allocation shall be borne by the Owner. Service Tax, if any, shall be borne by the Transferees of the Apartments. In the event the Owner become liable to pay Service Tax for the Promoter constructing the Owner' Allocation and/or become liable in this regard for any other reason whatsoever, the Owner and the Promoter shall share such liability in the ratio of 42:58 percentages respectively.
- 7.3. From the date of receipt of possession letter and irrespective of possession being obtained or not, effective from the 31<sup>st</sup> day of the Notice being served, the First Party/Owner shall be responsible and liable for payment of all proportionate share of levies, impositions, taxes, outgoing, expenses and charges referred to hereafter or that may be levied or imposed upon in future with respect to their allocated portion.

**ARTICLE- VIII****COMPLETION OF PROJECT AND DELIVERY OF POSSESSION**





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8.1. The Second Party/Developer shall complete the entire construction work in habitable condition and shall hand over the allocated portion of the First Party within 18 months and the said period shall start from the date of execution of this agreement..

8.2. It is further provided that if for any reason the second party cannot start/complete construction due to any act of the First party/Owner and/or any unavoidable delay due to natural calamity, acts of God or otherwise, then in that case the period during which the construction could not take place shall be added to the period of 3 (three) months.

In any event the Second part shall also be allowed a grace period of 3 (three) months at the end of 18 (Eighteen) months. Be it mentioned here that the timeline stipulated herein for completion of the building shall be essence of contract and the parties herein shall be bound and adhered to abide by the stipulations.

#### **ARTICLE- IX** **SPACE ALLOCATION**

9.1. In consideration of the Owner having agreed to grant the exclusive right of development unto and in favour of the Developer, the Owner shall be entitled to ALL THAT 42% share towards Owner' allocation in the proposed Constructed and/or Developed Building, TOGETHER with undivided proportionate share in the land appurtenant thereto AND TOGETHER WITH proportionate share in the common parts and portion and exclusive roof right.

9.2. In consideration of the various obligations assumed by the Developer and in further consideration of the Developer having agreed to incur all costs, charges and expenses for construction, erection and completion of the proposed Building, the Developer shall be entitled to 58% share over and above the Owner' allocation, comprised in the various Units and Spaces TOGETHER with undivided proportionate



*[Handwritten signature]*

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share in the land common facilities appurtenant thereto AND TOGETHER WITH proportionate share in the common parts and portion AND excluding Roof right and/or Terrace over the top floor of the New Building AND TOGETHER WITH the proportionate undivided interest over the said soil or land of the FIRST SCHEDULE including proportionate interest in all common facilities and amenities which shall be absolutely transferred by the First Party/Owner in favour of the Second Party/Developer or in the name or names of the Developer's nominee or nominees, assignee or assignees or in favour of any intending purchaser or purchasers selected by the Developer (entirely of the Developer's allocation) by way of Deed of Conveyance absolutely and forever against the consideration, which includes costs of construction of the proposed project.

#### **ARTICLE- X**

##### **FORCE MAJEURE**

- 10.1 Force Majeure shall mean flood, earthquake, riot, war, storms, tempest, civil commotion, bandh, pandemic or any statutory change/prohibition. However, if such statutory prohibition subsists for more than 6 months, the-same shall not be regarded as force majeure and the parties shall mutually decide on the future course of action. Market conditions, financial difficulties, deaths, labour unrest and other administrative problems shall not be regarded as force majeure.
- 10.2 The parties hereto shall not be considered liable for any obligations hereunder to the extent the performance of such obligation is prevented by the existence of force majeure and performance of such obligation shall be suspended for the duration of force majeure conditions.





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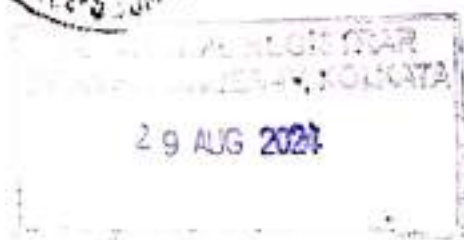
10.3 In order to claim extension of time on grounds of force majeure, the Developer shall be obliged to give written notice of extension of such conditions to the Owner while such conditions are in existence and shall also intimate the Owner immediately upon removal of such conditions.

**ARTICLE- XI**  
**OWNER' ASSOCIATION**

11.1 Immediately after completion of the said Building, the Developer in consultation with the Owner shall cause to be formed an Owner' Association. The Developer shall borne the maintenance charges of the proposed building for 1 year from the date of possession of the entire building for the purpose of management and maintenance of the Building and the common portions and/or rendition of the common services and each of the Owner and the Developer and/or any persons claiming through or under them shall be entitled to make payment of the proportionate share of maintenance charges in proportion to their respective allocation and shall also make necessary advances and/or deposits for the purpose of securing payment thereof.

11.2. Until formation of the said Association the Developer shall continue to remain responsible for the purpose of undertaking maintenance of the common parts and portions and also for rendition of common services SUBJECT HOWEVER the Owner and the Developer and their respective intending purchasers agreeing to make payment of the proportionate share of such maintenance and/or service charges.

11.3. The Developer/Owner shall ensure timely payment of maintenance charges by the Unit holders of the Units sold by them in respect of Developer's Allocation and Owner' Allocation.



11.4. All agreement to be entered into with any of the purchaser shall be uniform and for the aforesaid purpose the First Party and the Developer shall be responsible to prepare Agreements and/or Deeds of Conveyances in respect of Owner Allocation and Developers Allocation (after mutual consultation) and the cost of preparation payment of the professional charges for such document/instruments shall be recovered from the intending purchasers at the rate as may be mutually agreed from time to time.

11.5. The said Association shall make arrangement for securing monthly maintenance of common areas and facilities either by taking deposit or in such other manner as may be mutually agreed upon.

#### **ARTICLE- XII**

#### **FINANCE AND TRANSFER**

12.1. On or after the execution of these presents the Developer shall be entitled to enter into agreements with the prospective purchasers and intending transferees of various flats only in respect of their own allocation.

12.2. The sale and/or transfer of all such flats etc. of the Developer's allocation at the proposed construction shall be completed by the First Party with such number of conveyances and/or enter transfer documents, as may be required by the Developer or by the respective purchasers/transferees.

12.3. The first Party shall compulsorily sign and execute all such transfer deeds or documents in favour of the respective purchasers (of the Developer's allocation in the capacity as "Vendor") as the transferor of the concerned right title and interest.





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12.4. The Owner hereby covenant that (1) the Promoter shall be entitled to obtain construction loan/finance from any financial institution/Bank/Non-Banking Financial Companies (NBFC) by mortgaging the Said Property and/or any part thereof and the Owner shall execute and process all documents relating thereto (2) the Intending Purchasers/Transferees shall also be entitled to obtain loan from any financial institution/Bank/Non-Banking Financial Companies (NBFC) by mortgaging their respective Apartments in the Said Property and (3) the Owner shall also grant consent, "NOC" for creation of charge/mortgage by the Promoter or its nominee in respect of spaces/ Apartments /Said Property.

12.5. The Developer hereby agrees and covenants with the Owner not to let out or grant leases and/or create any charge or mortgage on the Premises and/or the land comprised therein or any portion thereof. However, this shall not affect the right of the Developer to book Units comprised in the Developer's Allocation and to accept advances against such booking at their own risk and -responsibility;

12.6. Similarly the Owner hereby agree and covenant with the Developer not to let out or grant leases and/or create any charge or mortgage on the Premises and/or the land comprised therein or any portion thereof save and except the charge to be created to obtain financial assistance for the purpose of development. However, this shall not affect the right of the Owner to book Units comprised in the Owner' Allocation and to accept advances against such booking at their own risk or liability.

12.7. The format of the Draft Indenture of Conveyance/Agreement or Agreements, that shall be ultimately required to be executed and registered in favor of the Second Party/Developer and/or their nominee or nominees in respect of and/or relating to the Allocated



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portions of the Building of the Second Party/Developer and/or any part thereof, shall be prepared by the Second Party/Developer and all Deeds of Title/Lease or Tenancy that shall be ultimately executed unto and in favour of the Second Party/Developer and/or their nominee or nominees in respect of and/or relating to the Allocated portions of the Building of the Second Party/Developer and/or any part thereof shall be in consonance with the approved format.

12.8. The Owner and developer would be entitled to issue such letters to their respective intended purchasers to enable them to avail housing loan from Financial Institution but the Owner will not be in any way responsible to repay the loan and the Owner will not act as guarantor of the same.

12.9. All costs, charges, expenses and fees payable for stamp duty, registration charges Advocate's fees etc. for all such deeds, documents, writings, agreements, conveyance and/or other documents of transfer in respect of Developer's allocation or the Owner's allocation shall be entirely borne and paid by the respective Purchasers only.

### **ARTICLE- XIII**

#### **DEFAULT**

13.1 If the First Party/Owner commit any willful default in making any application for necessary permits and sanction or breaches any of their obligations contained in these presents or causes any impediment or hindrances in the subject matter of construction and/or completion of the building without sufficient cause and/or fails, refuses or neglects despite the Second Party being ready and willing to perform their obligations, or fails or refuses to execute and register the Documents of Title relating to the Allocated portions of the Second Party/Developer or any part thereof inspite of the Second





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Party/Developer and/or its nominee(s) being ready and willing to perform their obligations, the Second Party, without prejudice to their other rights and claims, be entitled to claim and the First Party/Owner shall be duty bound to pay to the Second Party/Developer damages at the rate of Rs. 4000/- (Rupees Four thousand) only per month during the period of default or delay until the same is remedied, as reasonably required and the sum calculated as above shall be paid forthwith on demand.

- 13.2 In the event of any default on the part of the Second Party/Developer in not completing construction within 18 months and/or within the grace period of 3 Months as the case may be, and if the second party causes delay after the grace period then in that case the second party shall be liable to pay damages at the rate of Rs. 4000/- (Rupees Four Thousand) only per day during the period of default or delay until the same is remedied. None of the parties shall be entitled to cancel and/or rescind this agreement and in the event of any default on the part of either party, the other party shall be entitled to sue the party in default for specific performance of this agreement and for other consequential reliefs, provided the parties herein exhausted the remedies available to them in terms of Article XIV hereunder mentioned.

#### **ARTICLE- XIV** **MISCELLANEOUS**

- 14.1 This agreement is personal to the Developer and in no event the Developer shall be entitled to transfer the benefits of this agreement to any other person and/or person without the consent, in writing, of the Owner.

- 14.2 It is hereby further agreed and declared that by grant of this Development right, the Owner have only granted a license to the Developer to carry out the work of construction, erection and



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completion of a new building and nothing contained herein shall be construed or treated as transfer of right, title and interest in the subject Premises to the Developer.

14.3. This Agreement shall always be treated as an agreement by and between "principal" to "principal". The Parties have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe or constitute as partnership or an Association of persons.

14.4. COMPLIANCE WITH LEGAL REQUIREMENTS.

a) Owner and Developer shall, endeavor to ensure that such aspects of the constructed and development work being conducted at the project site over which they have direct control are in full compliance with all Legal Requirements and the Developer shall act in a manner consistent with prudent business judgment with respect to providing adequate funds to comply with applicable Legal Requirements.

b) This Agreement and all disputes relating to the performance or interpretation of any term of this Agreement shall be construed in accordance with and governed by the laws of the State of West Bengal and applicable to contracts to be performed entirely within that jurisdiction.

14.5. WAIVERS, MODIFICATIONS, REMEDIES. No failure or delay by a Party to insist on the strict performance of any term of this Agreement, or to exercise any right or remedy consequent on a breach thereof, shall constitute a waiver of any breach or any subsequent breach of such term. Neither this Agreement nor any of its terms may be changed, waived, discharged, or terminated except by an instrument in writing signed by the Party against whom the enforcement of the change, waiver, discharge, or termination is





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sought. No waiver of any breach shall affect or alter this Agreement, but each and every term of this Agreement shall continue in full force and effect with respect to any other than existing or subsequent breach thereof. The remedies provided in this Agreement are cumulative and not exclusive of the remedies provided by law or in equity.

14.7. SEVERABILITY OF PROVISIONS. If a court of competent jurisdiction or an arbitrator determines that any term of this Agreement is invalid or unenforceable to any extent under applicable law, the remainder of this Agreement (and the application of this Agreement to other circumstances) shall not be affected thereby, and each remaining term shall be valid and enforceable to the fullest extent permitted by law.

14.8. NOTICES. All notices, consents, determinations, requests, Approvals, demands, reports, objections, directions, and other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given and to be effective on the date upon which such communications are delivered by facsimile, or courier service or by the Postal Service, Mail or as registered or certified matter, postage prepaid, return receipt requested, and reached at the addresses of the respective parties. All or any notice required to be served by any party to the other, shall, without prejudice to any other mode of service available, be deemed to have been served on the other on the date of service if delivered by hand against due acknowledgement or on the sixth day from the date the same is sent by Registered post with Acknowledgement due at the address of the other.

**ARTICLE- XV**  
**ARBITRATION**



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- 15.1 All disputes and differences between the parties hereto arising out of this agreement or in any way touching or concerning these presents and/or the Premises and/or the interpretation scope or effect to any meaning of context under this agreement or any of the terms and conditions contained and recorded herein or the rights and liabilities of the parties hereto Shall be referred to the Arbitrator as selected by the consent of the both parties and the same shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act 1996.
- 15.2. The Arbitrator shall have summary powers.
- 15.3. The Arbitrator shall be entitled to lay down his own procedure.
- 15.4. The Arbitrator shall have power to give interim award and/or directions.

#### **ARTICLE - XVII** **JURISDICTION**

In connection with the aforesaid arbitration proceedings, the courts at Kolkata only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings. **Statutory para for Development Agreement:**

Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said document as a developer without getting any Ownership of any part of the property under schedule. This development agreement and the related power of attorney shall never be treated as the agreement/final document for transfer of property between the owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

#### **THE FIRST SCHEDULE ABOVE REFERRED**





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## (THE ENTIRE LANDED PREMISES)

**ALL THAT** piece and parcel of a land classified as "*Danga*" and proposed as "*Bastu*" admeasuring, **10.19 Decimal** comprised in **R.S/L.R Dag No. 2675/2690**, appertaining to and recorded in **L.R. Khatian No. 3526 & 3597** lying and situated in **Mouza- Hudrait, J.L. No.54**, within the jurisdiction of **Police Station- Rajarhat**, under Rajarhat Bishnupur 1 No. Gram Panchayet, District- North 24 Parganas, West Bengal, Pin-700135, along with easement right with all rights of easements and appurtenances attached thereto which is butted and bounded by :

ON THE NORTH : Dag No. 2672  
 ON THE SOUTH : Dag No. 2673  
 ON THE EAST : Dag No. 146  
 ON THE WEST : Dag No. 2673(Part)

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
 (COMMON PARTS AND COMMON AREAS)

**ALL THAT** proportionate share in the land comprised in the said premises morefully and particularly described in the First Schedule above together with all rights, libertics, easements and appendages hereto -

- \* Main entrance to the said premises and the passages around the proposed Building (except the portion earmarked for car parking space)
- \* Water pipes and other plumbing installations from underground/overhead tank for supply of water and pump room.
- \* Lift and Fire equipment.
- \* Drainage and sewers and rain water pipe.
- \* Paths and/or passages in the ground floor.
- \* Main gate, boundary wall of the proposed building including doors thereof.



- \* Such other common parts, areas, equipments, installations, fixture, fittings and spaces in and about the said proposed building as are necessary for common use for all occupants of the Units excluding the covered and open car parking space.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATION OF CONSTRUCTION)**

| SL. NO | DESCRIPTION           | SPECIFICATION                                                                                                                                        | REMARKS                                                              |
|--------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1      | Sub & Super-Structure | R.C.C Frame structure with Pile Cap, Columns, Beams, Slabs, Staircase etc. with necessary P.C.C (1:3:6) and excavation as per Structural Consultant. | As per Design Mix/ Nominal Mix as directed by Structural Consultant. |
| 2      | Walls                 | Outside-8" and inside-4" as per Architectural Drawing                                                                                                | By AAC Blocks with Cem. Mortar in requisite proportion.              |
| 3      | Internal wall finish  | Walls and ceiling to be finished Wall Putty over 6mm thick (1:4) Ceiling Plaster and 12mm thick (1:6) on Internal Walls plaster.                     | Cement Plaster to be done with Cem. Mortar in requisite proportion.  |
| 4      | External wall finish  | External Walls to be finished with Weather coat Paint Single layer Plastered Surface (1:6)                                                           | Berger / Asian paints weather coat (2coats)                          |
| 5      | Room flooring         | Vitrified Tiles 2' x 2' with 4" skirting                                                                                                             | Tiles: Standard Company                                              |





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OFFICE OF THE SECRETARY  
TAMIL NADU LEGISLATIVE ASSEMBLY  
29 AUG 2024

|    |                           |                                                                                       |                                                                   |
|----|---------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 6  | Toilet & kitchen flooring | Ceramic Tiles (Anti-Skid) 1' x 1' with 4" skirting (only in Kitchen)                  | Tiles: Standard Company                                           |
| 7  | Toilet wall tiles         | Toilet wall tiles up to lintel height 7' with waterproofing by Sika.                  | Tiles: Standard Company                                           |
| 8  | Kitchen counter           | 1'6" Width Counter with Black Stone base and Vertical.                                | Black Stone: Normal                                               |
| 9  | Kitchen wall tiles        | Kitchen wall tiles 2' above counter only with waterproofing by Sika.                  | Tiles: Standard Company                                           |
| 10 | Stair Flooring            | White Base Marble                                                                     | Marble: Standard                                                  |
| 11 | Roof/Terrace Flooring     | Screed Concreting                                                                     | With Nominal Mix Concrete.                                        |
| 12 | Waterproofing             | All kitchen, toilet wall & terrace.                                                   | SIKA Compound                                                     |
| 13 | Door frame                | 4"X2.5" Wood                                                                          | Wood: Malaysian Sal                                               |
| 14 | Internal door shutter     | Flush Door 32 mm thick                                                                | ISI Approved                                                      |
| 15 | Main door                 | CP teak wood Panel Door with Teak Polish.                                             | C.P. Teak                                                         |
| 16 | Door hardware             | Aldrop (at all door), Door Buffer, Eye Piece (at Main Door), Door Stopper, Tower Bolt | Make: SS Finish                                                   |
| 17 | Windows                   | Sliding Aluminium Window 1.2mm with Clear Float Glass and 9mm Square Bar grill.       | Make: Standard, powder coated aluminium, 4mm thick Frosted Glass. |
| 18 | Verandah/ Stair case      | MS railing.                                                                           | Standard Design with 9mm Sq. bars and hollow section.             |
| 19 | Parking area              | Screed Concreting                                                                     | With Nominal Mix Concrete.                                        |



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20 Electrical

All electrical wiring to be concealed in wall and ceiling with provision for sufficient number of points in rooms etc.

**Bedroom:**

All Bedrooms to have 2 nos. light point, 1 no. fan point with Regulator, 1 no. 15 amp. Power point, 1 No 5 Amp Power Point, 1 No A.C Point, 1 No T.V Point (only in Master Bedroom) and 1 No Telephone Point (only in Master Bedroom).

**Living & Dinning:**

Living & Dining to have 3 nos. light point, 2 nos. fan point with regulator, 2 nos of 15 Amp Power Point, 2 nos of 5 Amp Power Point, 1 no A.C Point, 1 no T.V Point, 1 no Telephone Point and 1 No Calling Bell Point.

**Kitchen:**

Kitchen to have 2 no. light point, 1 no Exhaust Fan Point, 2 Nos 15 Amp Power Point and 2 Nos 5 Amp Power Point.

**Toilet:**

Toilet- 2 light point (1 stand by), 1 No Exhaust Fan Point, 1 no Geyser Point (in Common Toilet)

**Verandah & Com Passage:**

lobby, Verandah etc. have 1 no. light point & 1 plug point for washing

Wiring specification & power distribution as per Specification. Earthing to be provided as per.

I.S Specification.





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|     |                              |                                                                  |                                                                   |
|-----|------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------|
|     |                              | Machine.                                                         |                                                                   |
|     |                              | Light point at stair landing                                     |                                                                   |
|     |                              | At Roof top 12 nos of lights point.                              |                                                                   |
| 21  | Electrical DB Box ,MCB       | Single Door MCB Box                                              | Make: HAVELLS                                                     |
| 22  | Electrical Switch & Socket   | Modular                                                          | Make: HAVELLS                                                     |
| 23  | Electrical Wires             | As required                                                      | Brand:<br>HAVELLS/FINOLEX                                         |
| 24. | Plumbing/Water Supply System | All Plumbing Pipelines will be of CPVC, PVC Concealed            | Brand:<br>Supreme/Astral                                          |
| 25  | Sanitary ware                | White EWC & Basin                                                | Brand: Standard                                                   |
| 26  | CP Fittings                  | Chrome Finish CP fittings (bib cock, stop cock)                  | Brand: Standard                                                   |
| 27  | Kitchen fitting              | Long Body C.P Bib Cock                                           | Brand: Standard                                                   |
| 28  | Sink                         | Stainless Steel Sink                                             | Brand: Standard                                                   |
| 29  | Sanitary drainage system     | All Soil lines and waste water lines to be connected to Main Pit | With SWR Pipes to be laid inside and vertical along the building. |



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29 AUG 2024

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

**SIGNED, SEALED AND DELIVERED** by  
the **OWNER** at Kolkata in the presence of:

Witness:

- Witness.
1. *Samuel L. Smith*  
105th Court Calcutta
- 2.

James H. Ingram

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

Witness:

1. M. Arnold. Chem.  
Bayer & Houbert.

Samina Khattun

## A.R. CONSTRUCTION

SIGNED, SEALED AND DELIVERED by  
the **CONFIRMING PARTY** at Kolkata in the presence of:  
....

Witness:

1. ସିଲନ ଗଢ଼ଣ  
ସୋମବୁଦ୍ଧ ୨୩.୩.୧୭

Dharitri Infrastructure Pvt. Ltd.

  
Dir

Director

**DHARITRI INFRAVENTURE Pvt.Ltd.**

Drafted by me.

Samuel Spawthorne  
High Court <sup>Advocate</sup> Calcutta  
Buell No WP/27/2003





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
29 AUG 2024

# SPECIMEN FORM FOR TEN FINGERS' PRINTS



*Signature*

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left hand  | Little finger | Ring finger | Middle finger | Fore finger | Thumb         |
|            |               |             |               |             |               |
| Right hand | Thumb         | Fore finger | Middle finger | Ring finger | Little finger |
|            |               |             |               |             |               |

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left hand  | Little finger | Ring finger | Middle finger | Fore finger | Thumb         |
|            |               |             |               |             |               |
| Right hand | Thumb         | Fore finger | Middle finger | Ring finger | Little finger |
|            |               |             |               |             |               |

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left hand  | Little finger | Ring finger | Middle finger | Fore finger | Thumb         |
|            |               |             |               |             |               |
| Right hand | Thumb         | Fore finger | Middle finger | Ring finger | Little finger |
|            |               |             |               |             |               |

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left hand  | Little finger | Ring finger | Middle finger | Fore finger | Thumb         |
|            |               |             |               |             |               |
| Right hand | Thumb         | Fore finger | Middle finger | Ring finger | Little finger |
|            |               |             |               |             |               |

*Signature*

*Signature*

PHOTO



2

**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA**

29 AUG 2024





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



192024250183550478

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192024250183550478  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 29/08/2024 14:40:51 | Bank/Gateway:       | SBIEpay Payment Gateway |
| BRN :             | 4758302613046       | BRN Date:           | 29/08/2024 14:41:06     |
| Gateway Ref ID:   | IGARTEOJD9          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 290820242018355046  | Payment Init. Date: | 29/08/2024 14:40:51     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2002303435/5/2024       |
|                   |                     |                     | [Query No*/Query Year]  |

Depositor Details

|                           |                                                       |
|---------------------------|-------------------------------------------------------|
| Depositor's Name:         | DHARITRI INFRAVENTURE PRIVATE LIMITED                 |
| Address:                  | DN-51, MERLIN INFINITE                                |
| Mobile:                   | 8017268804                                            |
| Depositor Status:         | Advocate                                              |
| Query No:                 | 2002303435                                            |
| Applicant's Name:         | Mr Saurabh Chaudhuri                                  |
| Identification No:        | 2002303435/5/2024                                     |
| Remarks:                  | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 29/08/2024                                            |
| Period To (dd/mm/yyyy):   | 29/08/2024                                            |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2002303435/5/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 4520       |
| 2       | 2002303435/5/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21         |
| Total   |                   |                                          |                    | 4541       |

IN WORDS: FOUR THOUSAND FIVE HUNDRED FORTY ONE ONLY.





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



192024250183890191

GRN Details

|                        |                     |                     |                     |
|------------------------|---------------------|---------------------|---------------------|
| GRN:                   | 192024250183890191  | Payment Mode:       | Online Payment      |
| GRN Date:              | 29/08/2024 17:41:28 | Bank/Gateway:       | ICICI Bank          |
| BRN :                  | 2027755832          | BRN Date:           | 29/08/2024 17:42:30 |
| GRIPS Payment ID:      | 290820242018389017  | Payment Init. Date: | 29/08/2024 17:41:28 |
| Payment Status:        | Successful          | Payment Ref. No:    | 2002303435/9/2024   |
| [Query No*/Query Year] |                     |                     |                     |

Depositor Details

|                           |                                                                    |
|---------------------------|--------------------------------------------------------------------|
| Depositor's Name:         | SAURABH CHAUDHARI                                                  |
| Address:                  | KOL                                                                |
| Mobile:                   | 8017442451                                                         |
| Depositor Status:         | Advocate                                                           |
| Query No:                 | 2002303435                                                         |
| Applicant's Name:         | Mr Saurabh Chaudhuri                                               |
| Address:                  | A.R.A. - IV KOLKATA                                                |
| Office Name:              | A.R.A. - IV KOLKATA                                                |
| Identification No:        | 2002303435/9/2024                                                  |
| Remarks:                  | Sale, Development Agreement or Construction agreement Payment No 9 |
| Period From (dd/mm/yyyy): | 29/08/2024                                                         |
| Period To (dd/mm/yyyy):   | 29/08/2024                                                         |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2002303435/9/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 1          |
| 2       | 2002303435/9/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 15084      |
| Total   |                   |                                          |                    | 15085      |

IN WORDS: FIFTEEN THOUSAND EIGHTY FIVE ONLY.

### Major Information of the Deed

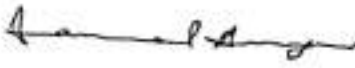
|                                                              |                                                                                                                                                                                                                                      |                                        |            |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                                                    | I-1904-12678/2024                                                                                                                                                                                                                    | Date of Registration                   | 29/08/2024 |
| Query No / Year                                              | 1904-2002303435/2024                                                                                                                                                                                                                 | Office where deed is registered        |            |
| Query Date                                                   | 29/08/2024 12:38:05 PM                                                                                                                                                                                                               | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details                      | Saurabh Chaudhuri<br>805, Merlin infinite, DN 51, DN Block, SecV, Bidhan Nagar, Kolkata-700091, West Bengal, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700091, Mobile No. : 7980675785, 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 : 15,00,000/-]                                                                                          |                                        |            |
| Set Forth value                                              | Market Value                                                                                                                                                                                                                         |                                        |            |
| Rs. 15,00,000/-                                              | Rs. 19,36,100/-                                                                                                                                                                                                                      |                                        |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                                                                                                                |                                        |            |
| Rs. 5,021/- (Article:48(g))                                  | Rs. 15,105/- (Article:E, E, B)                                                                                                                                                                                                       |                                        |            |
| Remarks                                                      |                                                                                                                                                                                                                                      |                                        |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, JI No: 54, Pin Code : 700135

| 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-2675/2690 (RS :-) | LR-3526              | Bastu         | Danga   | 7 Dec           | 10,30,795/-             | 13,30,000/-           |               |
| L2     | LR-2675/2690 (RS :-) | LR-3597              | Bastu         | Danga   | 3.19 Dec        | 4,69,205/-              | 6,06,100/-            |               |
|        |                      | <b>TOTAL :</b>       |               |         | <b>10.19Dec</b> | <b>15,00,000 /-</b>     | <b>19,36,100 /-</b>   |               |
|        |                      | <b>Grand Total :</b> |               |         | <b>10.19Dec</b> | <b>15,00,000 /-</b>     | <b>19,36,100 /-</b>   |               |

### Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                   |                                                                                     |                                                                                                 |                                                                                      |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1     | <b>Name</b>                                                                                                                                                     | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                             | <b>Signature</b>                                                                     |
|       | Mr JAWED AMJAD<br>Son of Mr Amjad Ali<br>Executed by: Self, Date of Execution: 29/08/2024<br>, Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office |  | <br>Captured |  |
|       | 29/08/2024                                                                                                                                                      | 29/08/2024                                                                          | LTI                                                                                             | 29/08/2024                                                                           |



Harshi Street, 11, Raja Ram Mohan Sarani, City:- Kolkata, P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: ACxxxxxx4Q, Aadhaar No: 24xxxxxxxxx2929, Status :Individual, Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office

2 **DHARITRI INFRAVENTURE PRIVATE LIMITED**  
DN-51, MERLIN INFINITE, SUITE 805, 8TH FLOOR, SALT LAKE CITY, Block/Sector: SECTOR V, City:- Bidhannagar, P.O:- SECH BHAWAN, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

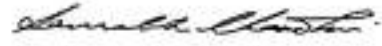
#### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>A R Construction</b><br>VILLAGE- BAGNAN CIRCUS GROUND, City:- Howrah, P.O:- BAGNAN, P.S:-Bagnan, District:-Howrah, West Bengal, India, PIN:- 711321 Date of Incorporation:XX-XX-1XX3 , PAN No.:: INxxxxxx0Q, Aadhaar No: 79xxxxxxxxx2936, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                               | Name,Address,Photo,Finger print and Signature                                                                                                                                                   |                                                                                     |                                                                                                 |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Name</b>                                                                                                                                                                                     | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                             | <b>Signature</b>                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Mrs SAMINA KHATUN</b><br>Daughter of SHAHALAM MALLICK<br>Date of Execution - 29/08/2024 , , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office        |   | <br>Captured |   |
|                                                                                                                                                                                                                                                                                                                                                                                                     | Aug 29 2024 5:03PM                                                                                                                                                                              | LTI                                                                                 | 29/08/2024                                                                                      | 29/08/2024                                                                            |
| VILLAGE- BERABERIA WEST, CIRCUS GROUND, BAGNAN-I, City:- Howrah, P.O:- BAGNAN, P.S:- Bagnan, District:-Howrah, West Bengal, India, PIN:- 711303, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: INxxxxxx0Q, Aadhaar No: 79xxxxxxxx2936 Status : Representative, Representative of : A R Construction (as SOLE PROPRIETOR)             |                                                                                                                                                                                                 |                                                                                     |                                                                                                 |                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Name</b>                                                                                                                                                                                     | <b>Photo</b>                                                                        | <b>Finger Print</b>                                                                             | <b>Signature</b>                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Mr VICKY SINGH (Presentant )</b><br>Son of Late RANJIT SINGH<br>Date of Execution - 29/08/2024 , , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office |  | <br>Captured |  |
|                                                                                                                                                                                                                                                                                                                                                                                                     | Aug 29 2024 5:04PM                                                                                                                                                                              | LTI                                                                                 | 29/08/2024                                                                                      | 29/08/2024                                                                            |
| DN-51, MERLIN INFINITE, SALT LAKE CITY, City:- Bidhannagar, P.O:- SECH BHAWAN, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: Clxxxxxx4G, Aadhaar No: 65xxxxxxxx6457 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED |                                                                                                                                                                                                 |                                                                                     |                                                                                                 |                                                                                       |

**Identifier Details :**

| Name                                                                                                                                                                                       | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr SAURABH CHAUDHURI</b><br>Son of Mr RABINDRA NATH CHAUDHURI<br>HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  | <br>Captured |  |
|                                                                                                                                                                                            | 29/08/2024                                                                        | 29/08/2024                                                                                    | 29/08/2024                                                                         |
| Identifier Of Mr JAWED AMJAD, Mrs SAMINA KHATUN, Mr VICKY SINGH                                                                                                                            |                                                                                   |                                                                                               |                                                                                    |

**Transfer of property for L1**

| Sl.No | From           | To. with area (Name-Area) |
|-------|----------------|---------------------------|
| 1     | Mr JAWED AMJAD | A R Construction-7 Dec    |

**Transfer of property for L2**

| Sl.No | From           | To. with area (Name-Area) |
|-------|----------------|---------------------------|
| 1     | Mr JAWED AMJAD | A R Construction-3.19 Dec |

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, JI No: 54, Pin Code : 709135

| Sch No | Plot & Khatian Number                        | Details Of Land                                                                                                                   | Owner name in English as selected by Applicant |
|--------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 2675/2690, LR Khatian No:- 3526 | Owner:জায়েদ আমজাদ, Gurdian:জায়েদ আমজাদ<br>Address:বাজা হাদমায়াদ দাওলী কলকাতা ,<br>Classification:ভাঙ্গা, Area:0.07000000 Acre, | Mr JAWED AMJAD                                 |
| L2     | LR Plot No:- 2675/2690, LR Khatian No:- 3597 | Owner:জায়েদ আমজাদ, Gurdian:জায়েদ আমজাদ<br>Address:বিহা , Classification:ভাঙ্গা,<br>Area:0.02000000 Acre,                        | Mr JAWED AMJAD                                 |



**Endorsement For Deed Number : I - 190412678 / 2024**

**On 29-08-2024**

**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 15:32 hrs on 29-08-2024, at the Office of the A.R.A. - IV KOLKATA by Mr VICKY 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 19,36,100/-

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

Execution is admitted on 29/08/2024 by Mr JAWED AMJAD, Son of Mr Amjad Ali, Harshi Street, 11, Road: Raja Ram Mohan Sarani, P.O: Amherst Street, Thana: Amherst Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Muslim, by Profession Business

Indetified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRA NATH CHAUDHURI, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-08-2024 by Mrs SAMINA KHATUN, SOLE PROPRIETOR, A R Construction (Sole Proprietorship), VILLAGE- BAGNAN CIRCUS GROUND, City:- Howrah, P.O:- BAGNAN, P.S:-Bagnan, District:-Howrah, West Bengal, India, PIN:- 711321

Indetified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRA NATH CHAUDHURI, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 29-08-2024 by Mr VICKY SINGH, DIRECTOR, DHARITRI INFRAVENTURE PRIVATE LIMITED (Private Limited Company), DN-51, MERLIN INFINITE, SUITE 805, 8TH FLOOR, SALT LAKE CITY, Block/Sector: SECTOR V, City:- Bidhannagar, P.O:- SECH BHAWAN, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRA NATH CHAUDHURI, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,105.00/- ( B = Rs 15,000.00/- ,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 15,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/08/2024 2:41PM with Govt. Ref. No: 192024250183550478 on 29-08-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4758302613046 on 29-08-2024, Head of Account 0030-03-104-001-16  
Online on 29/08/2024 5:42PM with Govt. Ref. No: 192024250183890191 on 29-08-2024, Amount Rs: 15,084/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2027755832 on 29-08-2024, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 4,521/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 545116, Amount: Rs.500.00/-, Date of Purchase: 19/02/2024, Vendor name: S CHATTERJEE

#### Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 29/08/2024 2:41PM with Govt. Ref. No: 192024250183550478 on 29-08-2024, Amount Rs: 4,520/-, Bank: SBI EPay (SBIEPay), Ref. No. 4758302613046 on 29-08-2024, Head of Account 0030-02-103-003-02

Online on 29/08/2024 5:42PM with Govt. Ref. No: 192024250183890191 on 29-08-2024, Amount Rs: 1/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2027755832 on 29-08-2024, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 672740 to 672789  
being No 190412678 for the year 2024.



*Mohul*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.09.04 13:58:38 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 04/09/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.