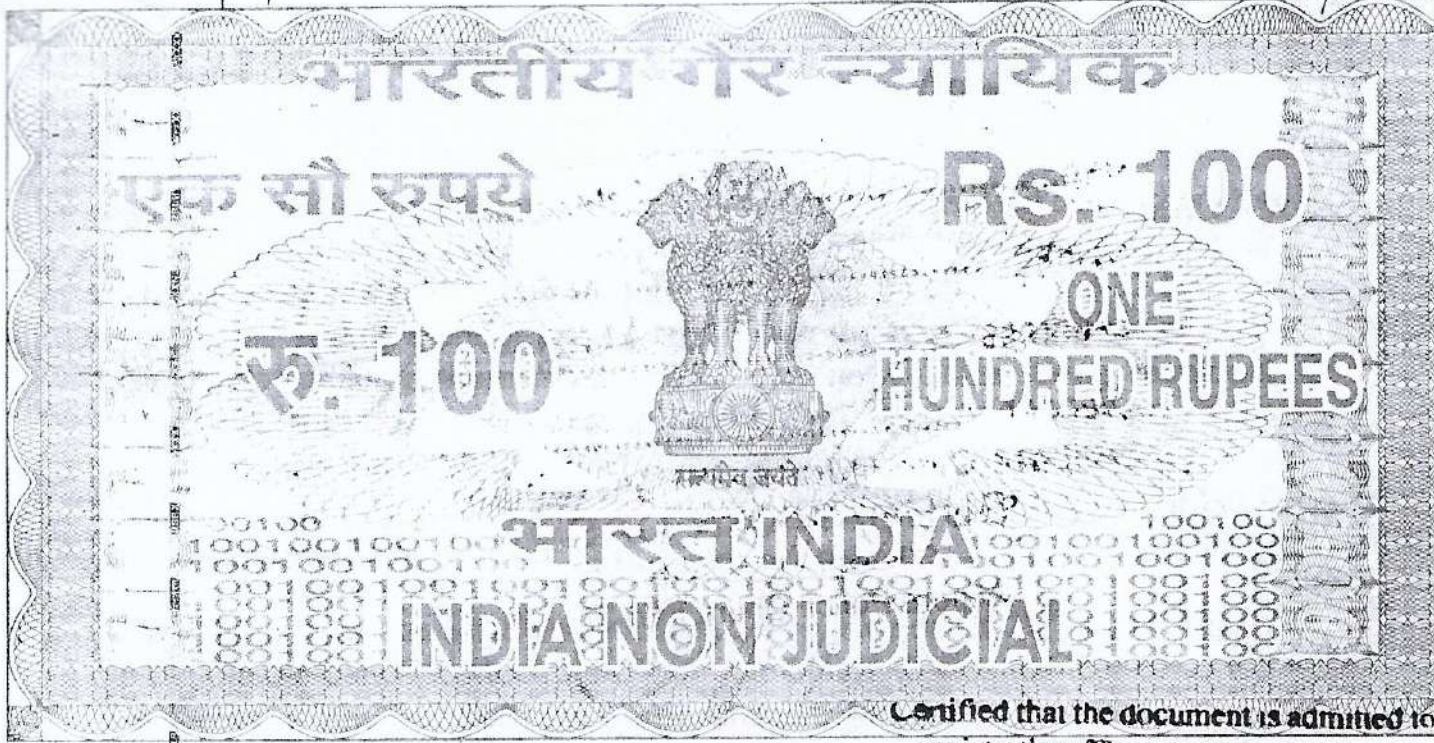


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Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

DEVELOPMENT AGREEMENT

District Sub-Register-III
Alipore, South 24-pargana

THIS AGREEMENT is made..... 9th on this April day o 2024 (Two Thousand Twenty Four) BETWEEN SRI SANJAY KUMAR DAS (PAN NO ADTPD6784G) &(Aadhaar No. 9601 1519 8393) son of Late Joyprosad Das. an Indian national, by faith Hindu, by occupation Retired presently Residing at 288 Lake Gardens. P.S. Lake P.O. Lake Gardens. Kolkata 700045 hereinafter jointly referred to as the OWNER of the ONE PART

AND

SPANDAN INFRA PROJECTS LLP (PAN NO. AEHFS1104C),(LLP Identification No.AAU-5715)a limited liability partnership constituted under Section 23(4) of Limited Liability Partnership Act,2008,having its registered office at Premises No. 70-B/1. Selimpur Road, Spandan Tulip, 3rd floor, Dhakuria, Kolkata – 700 031 and Business office is 7/1A, Hazra Road, Edcons chamber, P.O- Kalighat, PS.- Bhowanipur represented by its one of Partner SRI KAMAL DAS, (AADHAR NO : 7644 1573 2461) (PAN : ADWPD 1069K) (MOBILE NO: 98300 24077) Son of Late Taraklal Das, by faith -Hindu, by Nationality -Indian, by Occupation -Business, residing at 76/1,Selimpur Road, "Debarati Apartment" 2nd & 3rd floor, Kolkata- 700 031 hereinafter called and referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, successors, Executors, Administrators, Legal Representatives and assigns) of the SECOND PART.

SPANDAN INFRA PROJECTS LLP

Kamal Das

Partner

Sanjay Kumar Das

09 APR 2024

24 AUG 2023

23780

No..... ₹ 100/- Date.....

Name : Spandan Infraproject

Address : F/A, Hasee Rd. Kolar 26,

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

09 APR 2024

Abhaybade Ins
6/0 Cali S. Ins
26, K. P. Lane
KOL-26
P.S. Kalighat

WHEREAS

- A. One Sri Sanjay Kumar Das was absolutely seized and possessed of or otherwise well and Sufficiently entitled to ALL THAT the piece or parcel of land containing by ad-measurementan area of about 05 cottahs 04 Chattak and 32 Sq.ft be the same a little more or less together with the two storied building and structure standing thereon and being plot no 69 Now being municipal premises No. 288 Lake Gardens Kolkata 700045 ,P.S.-Lake, P.O.- Lake Gardens, Ward No.- 93 (hereinafter referred to as the said **PREMISES**) and is morefully and particularly mentioned and described in the **FIRST SCHEDULE hereunder written.**

WHEREAS by virtue of an Indenture of Conveyance dated 21st day of August 1937 made between Abdur Rahaman and Others therein mentioned as the Vendors of the First Part and Satish Chandra Mitra, the Co-Commissioner, according to the order of the Hon'ble Court of Judicature at Fort William in Bengal in its Original Civil Jurisdiction being Partition Suit No.1221 of 1916 therein mentioned as the Confirming Party of the Second Part and Mugneeram Bangur & Company therein mentioned as the Purchaser of the Third Part and the said Vendors with the confirmation of the Confirming Party sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser ALL THAT piece and parcel of land comprising C.S. Plot Nos.227 & 230 of Mouza Arakpur, J.L. No.- 39, Police Station Jadavpur, Sub-Registry Office Alipore, in the District of 34-Parganas since South 24-Parganas and the said Indenture of Conveyance was registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 95, Pages from 1 to 50, Being No. 3547 for the year 1937.

AND WHEREAS subsequently by different pattas of different dates the said Mugneeream Bangur & Company acquired Mourushi Mekarari interest in most of the lands acquired by them as aforesaid and others adjacent lands belonging to them in which they had no such interest.

AND WHEREAS many of the lands acquired by them as aforesaid were in the occupation of tenants and the said Mugneeram Bangur & Company by different kobals of different dates acquired the interest of such tenants and came to be in khas possession of such lands.

AND WHEREAS thereafter said Mugneeream Bangur & Company developed the sadi lands into residential colony and declared them as lake colony schema Nos. 1, 2 etc. since 1937.

AND WHEREAS according to the development scheme the said Mugneeram Bangur & Company constructed pucca surface drains, roads and divided the lands into small building sites or plots numbered serially for identification on the Scheme Plans.

AND WHEREAS by a Deed of Conveyance dated 11/01/1956, duly registered at the office of the Sub-Registrar Alipore and recorded in Book No. I, Volume No. 29, Pages from 1 to 23, Being No. 822 for the year 1956, the said Mugneeram Bangur & Company for the consideration mentioned therein granted, sold and conveyed the said land comprised in the said Lake Colony including the Mourashi Mokarari land measuring 5 Cottahs 4 Chittaks 32 sq.ft. more or less which land measuring 2 Cottahs 9 Chittaks 29 sq.ft. in portion C.S. Plot No. 227/109 and land measuring 2 Cottahs 11 Chittaks 3 sq.ft. in portion of C.S. Plot No. 203 of Mouza Arakpur being Plot No. 69 of Bangur Park South Block 'A' originally known as Lake Colony Scheme No. 1 to Bangur Land Development Corporation Ltd.

AND WHEREAS being seized and possessed in absolute right, the said Bangur Land Development Corporation Ltd. by a registered Deed of Conveyance dated 10/07/1958, duly registered in the office of the Sadar Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 99, pages from 290 to 297, Being No. 6318 for the year 1958 for the consideration therein mentioned sold, transferred and conveyed the said Plot No. 69 of Bangur Park South Block 'A' containing an area of 3 Cottahs 8 chittaks 27 sq.ft. more or less to Sri Kali Banerjee son of Manindra Nath Banerjee and Smt. Priti Banerjee wife of Kali Banerjee.

AND WHEREEAS by virtue of aforesaid purchase, the said Sri Kali Banerjee and Smt. Priti Banerjee became the joint Owners of the said land measuring 5 Cottahs 4 Chittaks 32 sq. ft. more or less being Plot No. 69 of Bangur Park South Block 'A' having ejmali rights and lawfully seized and possessed of the said land in equal share without any hindrances and interruptions from others.

AND WHEREAS the said Sri Kali Banerjee and Smt. Priti Banerjee jointly mutated their names in the office of the then Calcutta Corporation in respect of the said plot of land and paying rents and taxes regularly.

AND WHEREAS the said Sri Kali Banerjee and Smt. Priti Banerjee thereafter jointly got ad building plan sanction by the then Calcutta Corporation for construction of a one storied building and constructed a one storied residential building in the said plot of land as per the said sanctioned plan.

AND WHEREAS thereafter by Deed of Gift dated 13th day of May 1964 the said Sri Kali Banerjee granted, transferred, conveyed, assured and assigned his undivided 1/2 share of the land measuring 2 Cottahs 10 Chittaks 16 sq.ft. out of 5 Cottahs 4 Chittaks 32 sq.ft. more or less being Plot No. 69 of Bangur Park South Block 'A' and undivided 1/2 share of one storied building unto and in favour of his wife Smt. Priti Banerjee absolutely forever and free from all encumbrances and the said Deed of Gift was registered at the office of the Registrar of Assurances, Calcutta and recorded in Bloor No. I, Volume No. 108, Pages 1 to 8, Being No. 2695 for the year 1964.

AND WHEREAS the said Smt. Priti Banerjee became the Owner of said land measuring 5 Cottahs 4 Chittaks 32 sq.ft. more or less being Plot No. 69 of Bangur Park South Block 'A' i.e. by virtue of purchase 1/2th share and by virtue of Deed of Gift 1/2 Share.

AND WHEREAS while in possession of the said land, the said Smt. Priti Banerjee by executing and Indenture of Sale dated 29th day of April 1970 duly registered in the office of the Joint Sub-Registrar of Alipore at and recorded in Book No. I Volume No. 64 pages 108 to 115 being No. 1900, for the year 1970, granted, sold, transferred and conveyed the said land measuring 5 Cottahs 4 Chittaks 32 sq.ft. more or less together with one storied building standing thereon out of which land measuring 2 cottahs 9 cottaks 29 sq.ft. in portion of C.S. Plot No. 227/109 and land measuring 2 Cottahs 11 Chittaks 3 sq.ft. in portion of C.S. Plot No. 203 being Scheme Plot No. 69 of Bangur park South Block 'A' formerly known as Lake Colony Scheme no. 1 with the jurisdiction of Calcutta Corporation, being Premises No. 162/153, Lake Gardens, Calcutta - 700045 in Mouza Arakpur, J.L. No.- 39, Touzi No. 56 under Police Station - Jadavpur, Sub-Registry Office Alipore, District: 24-Parganas since South 24-Parganas unto and in favour of one Sri Jay Prosad Das, since deceased, son of Late Binode Behari Das of 8, Dharmatala Street, P.S.- Taltola, Calcutta - 700013, the predecessor and the father of the Vendor of these presents for a valuable consideration mentioned therein.

AND WHEREAS being the absolute Owner of the said land with building, the said Jay Prosad Das got his name mutated in the office of the then Calcutta Corporation, in respect of the said property by paying the usual rents and taxes thereto and constructed a two storied building in the said premises measuring about 1600 sq.ft. out of which 800 sq.ft. in the ground floor and 800 sq.ft. on the first floor.

AND WHEREAS thereafter Jay Prosad Das while seized and possessed and sufficiently entitled to the said property died intestate on 30/04/1989 living behind him surviving his only son Sri Sanjay Kumar Das, the Owner herein as his legal heir because Jay Prokas Das wife Smt. Santilata Das passed away, dated 29th April 1985.

AND WHEREAS by way of inheritance, the said Sri Sanjay Kumar Das, the Owner herein became the sixteen annas Owner of the said land measuring 5 Cottahs 4 Chittaks 32 sq.ft. more or less together with two storied building standing thereon and lawfully seized and possessed of the said land without any hindrances and interruptions from others.

AND WHEREAS the Owner herein is in peaceful possession thereto and subsequently, the Owner got his name mutated with the records of the Kolkata Municipal Corporation in respect of the said property being the Municipal Premises No. 288 Lake Gardens P.S.- Lake, P.O.- Lake Gardens, ward No.- 93, Kolkata - 700045, vide Assessee No. 21.-093-08-0242-6 and thus enjoying the same by paying usual rents and taxes to the said Appropriate Authorities with exclusive rights of Ownership thereto as well as mentioned in the First Schedule hereunder written having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever.

AND WHEREAS the Owner herein have decided to construct a multi storied building on the said land more fully and particularly described in the schedule 'A' written hereunder by way of Deed in an experienced person with sound financial capability and came to contact with the developer herein and construct thereon a multi storied Building as permitted by the Building Rules and Regulation of the K.M.C. Authority.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and

between the parties hereto as follows:

ARTICLE - I- DEFINITIONS & INTERPRETATIONS

(Unless in these presents there is something in the subject or context inconsistent with)

1A.1 **ARCHITECT** shall mean and include such person or firm who may be appointed as architects of the building by the Developer.

- 1A.2 **NEW BUILDING** shall mean the proposed multistoried building to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for Construction on the said Premises.
- 1A.3 **OWNER** shall mean the said Sri Sanjay Kumar Das representatives and assigns.
- 1A.4 **DEVELOPER** shall mean and include the said **SPANDAN INFRA PROJECTS LLP** and its successor or successors – in- interest, transferors ,nominee/s and/or assigns
- 1A.5 **COMMON FACILITIES/PORTIONS** shall include paths passages, stairways, roof and other spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the said New Building.
- 1A. 6 **CONSTRUCTED SPACE** shall mean the space in the said New Building available for Independent use and occupation including the space demarcated for common Facilities and services.
- 1A. 7 **PREMISES** shall mean and include ALL THAT the piece or parcel of land admeasuring about 05 Cottahs 04 Chattaks 32 Sq.ft be the same little more or less together with the two storied building and other structures standing thereon and lying situate at and/or being municipal premises No. 288 Lake Gardens Kolkata 700045 P.S. - Lake, Ward No 93 the Kolkata Municipal Corporation and is morefully and particularly Mentioned and described in the **FIRST SCHEDULE** hereunder written.
- 1A. 8 **PLAN** shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building at the said Premises With such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.

- 1A. 9 **OWNER ALLOCATION** shall mean and include 50% of the constructed space of the Said New Building which shall comprise the entire floor and 1st floor 50% of 2nd Floor and 50% of Carparking on the ground floor of the said New Building after providing the rights and share in the common Parts and portions with common facilities together with undivided proportionate Share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of all are morefully and particularly mentioned and described in **PART-I of the SRECOND SCHEDULE** hereunder written.
- 1A. 10 **DEVELOPER'S ALLOCATION** shall mean and include 50% of the constructed space of The said New Building so as to comprise of the entire 3rd floor and 50% of the 2nd Floor and 50% of carparking on ground floor of the said New Building together with 50% of the ground floor of the said New Building after providing for the common parts and portions together with undivided Proportionate share in the common parts and facilities the details of which are mentioned and described in **PART-II of the SECOND SCHEDULE** hereunder written.
- 1A. 11 **FORCE MAJEURE** shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lightning, accumulation of rain water or any unforeseen weather condition lockout, epidemic, pandemic, lockdown strike go-slow, riots, civil disturbances, insurgency, enemy action, war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, injunction or orders of any government/ civic bodies KOLKATA Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner.
- 1A. 12. **NOTICE** shall mean and include all notices to be served hereunder by either of the Parties to the other by registered post with acknowledgement due at the last known Address of the parties hereto.
- 1A. 13. **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act ,1961 and the Transfer of Property Act.

In the interpretation of this Agreement unless the context otherwise requires :

- 1B. 1 reference to a statutory provision includes a reference to any modification consolidation Or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.
- 1B 2. Words denoting one gender include all other genders.
- 1B. 3. Words denoting singular include the plural and vice versa.
- 1B. 4. Words denoting persons include firms and corporations and vice versa and also include heir respective heirs, personal representatives, successors in title or permitted assigns as the case may be.
- 1B. 5. Where a word or phrase is defined, other parts of speech and grammatical form of that word Or phrase shall have the corresponding meanings.
- 1B 6. Any reference to an Article, Appendix, clause, Sub- Clause ,paragraph , sub - paragraph, Schedule or Recital is a reference to an article appendix, clause, sub-clause, paragraph, Sub-paragraph, schedule or recital of this Agreement.
- 1B. 7. Any reference to this agreement or any of the provisions thereof includes all amendments and modifications made to this agreement from time to time in force.
- 1B. 8. Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such agreement instrument or other documents (a) shall include all appendices, exhibits and (b) shall be a reference to such agreement, instrument or other document as amended. Supplemented modified, suspended, restated or novated from time to time.
- 1B. 9. If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day.
- 1B. 10. If any time limit pursuant to the provisions of this agreement falls on a day that is not a business day (i.e. A day on which licensed banks are not open for business) then that time limit is deemed to only expire on the next business day.

- 1B. 11. The Schedules shall have effect and be constructed as an integral part of this agreement.
- 1B. 12. The headings in this agreement are inserted for convenience of reference and shall be Ignored in the interpretation and construction of this agreement.
- 1B. 13. Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.
- 1B. 14. The term "including" shall mean "including without limitation". Undertaking or anybody else Whomsoever to secure repayment of any loan taken or to be taken by the Owner for any Purpose whatsoever or howsoever.

ARTICLE – II REPRESENTATIONS & WARRANTIES

2. At or before the execution of this agreement the Owner have jointly and severally assured And represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this agreement upon the representations made by the Owner.
- a) The Owner are seized and possessed of or otherwise well and sufficiently entitled to the Said Premises as the absolute joint owner with a marketable title in respect thereof.
 - b) The said Premises is free of all encumbrances, charges, liens, lispens , attachments, trusts, Mortgages, trespass, debuttar, third party interference, whatsoever and/or howsoever.
 - c) That, no one else except the Owner³ herein have got any right, title interest, claim and /or Demand into or upon the said Premises.
 - d) No suits or legal proceedings or prohibitory orders are pending or subsisting in respect of the said Premises or any part thereof.
 - e) The said Premises is not subject to any notice of attachment under the Income Tax Act or Under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations.

- f) Neither any Notice of Acquisition affects the said Premises nor is there any bar legal or Otherwise to develop the said Premises and sale of the various flats/units/spaces/units that shall be constructed thereon.
- g) There is no road alignment and/or acquisition and/ or attachment proceedings pending in respect of the said Premises or any part thereof.
- h) The freehold interest and/or ownership interest in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner by way of security or additional security and/or otherwise in favour of any other Bank, Financial Institution or any person, firm, company or government undertaking or any body else whomsoever to secure repayment of any loan taken or to be taken by the Owners for any purpose whatsoever or howsoever.
- i) The Owner have not entered into any agreement for sale and/or transfer in respect of the Said premises and/or their respective share into or upon the said Premises nor have entered into any agreement for development thereof.
- j) All Municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owner shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses In respect of the said Premises upto the date of execution of these presents.
- k) The Owner are in peaceful and khas physical possession of the entirety of the said Premises and every part thereof and there is no tenant, trespasser, licensee, third party occupier within any part or portion of the said Premises.
- l) The Owner do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act 1976.
- m) The Owner are competent to enter into this agreement and to carry out their respective Obligations, as mentioned herein.
- n) Both the Owner are Indian nationals and have ordinarily resided in India for more than 182 days in the previous financial year as per the Income Tax Act.
- o) The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and none of the Owner have suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

ARTICLE -III – PERMISSION TO CONTRUST

3. That in pursuance of the said agreement and subject to the mutual obligations as are Hereinafter stated between the parties hereto the Owner both hereby appoint the developer as the exclusive Developer/Promoter/Builder for undertaking the Development of the said Premises.

ARTICLE -IV – PLANS & OTHERS

- 4.1 The Developer shall cause to have the re-assessment of the said Premises done including UAA in the records in the Kolkata Municipal corporation, the tax claims if any so made by the Kolkata Municipal Corporation shall be paid and borne by the Owner exclusively.
- 4.2 The Developer shall, within 24 months from the date of Sanction Plan being completed By the Kolkata Municipal Corporation as hereinbefore mentioned as its own costs cause A map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and completion of the said New Building on the said Premises however the Developer shall be entitled to modify, change and/or after the same and/or cause the same to be modified or altered at its own costs if so desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project, if there be any modification in the plan of the flats within the Owner Allocation then the same shall be got approved in writing from the Owner.
- 4.3 The Owner shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal Corporation and the said plan shall also include amendment or alterations or modification which may be made therein from time to time.
- 4.4 The Developer acting on behalf of and as the Attorney of the Owner shall from time to time submit all further plans and/or applications and other documents and papers on the advise of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building on the said Premises expeditiously and without delay.

- 4.5 The Developer shall submit in the name of the Owner all application, plan and other papers and Documents referred to hereinabove. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect shall be borne and paid by the Developer.
- 4.6 The said New Building will be constructed erected and completed in accordance with the Specification detailed out in the **FIFTH SCHEDULE** hereunder written, **however** in the event the Developer shall be entitled to do so, but in the event of such change, the value of such replacement or substitution will not be of lesser value as what have been detailed out hereunder.
- 4.7. The Owner shall be liable to and agrees to pay all charges for providing any additional work in or relating to the Owner Allocation at the request of the Owner and for providing any additional facility or utility for the Owner Allocation.

ARTICLE- V -COST OF CONSTRUCTION /COMPLETION

The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities fittings, fixtures, all overheads regarding construction, price rise in the cost of materials used for construction price rise in the cost of materials used for construction, price payable to the Architect and Engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications. Supervision etc.

ARTICLE-VI – SPACE ALLOCATION & PAYMENTS

- 6.1 The Owner Allocation is detailed out in **PART –I** of the **SECOND SCHEDULE** hereunder written and the Developer Allocation is detailed out in **PART -II** of the **SECOND SCHEDULE** hereunder written.
- 6.2 The Owner shall be entitled to deal with sell, transfer, grant leases and/or in any way dispose of their allocation and to receive realise and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the Owners shall be necessary or be required.

- 6.3 Similarly, the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of its allocation and to receive realise and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the Owner shall be necessary or to be required.
- 6.4 The Developer has further agreed to make payment of an amount of Rs. 30 Lacs (Rupees Thirty Lacs) Only as and by way of refundable security deposit at time of sifting or plan sanction.
- 6.5 The balance of the said Consideration Amount being Rs. 10 Lacs (Rupees Ten Lacs) Only non refundable forfeited amount at will be paid the time of position or construction of the New building completed.
- 6.6 In the event of Kolkata Municipal Corporation granting sanction of any additional floor over and above the initial sanction of ground plus three floors(G+3), the same shall be shared in the same shall be shared in the same ratio of 50:50 between the Owner and the Developer i.e.50% of the constructed space shall belong exclusively to the Developer And it is also hereby agreed by and between the parties hereto that in the event of the additional floor being sanctioned then in that event the corresponding time period for construction and completion in terms hereof shall stand extended by Six months over and above the time period as mentioned hereinafter.

ARTICLE -VII DELIVERY OF POSSESSION

- 7.1 The Developer shall after sanction of the plan by the Kolkata Municipal Corporation notify the same in writing to the Owner and shall within 90 days from the date thereof vacate the said Premises and deliver possession of the said Premises in its entirety to the Developer.
- 7.2 The Developer will pay Rupees 10000/- (Ten thousand) per month rent to the owner at the time construction work start.

- 7.3 The Developer shall at their own costs cause the existing building and other structures standing at the said Premises to be demolished and appropriate the net proceeds of the salvage to them and the Owner shall not have any claim thereupon.
- 7.4 The Owner Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation that the said New Building is complete (hereinafter referred to as the **(COMPLETION DATE)**) and then the said New Building shall be deemed to be complete in all regards complete and habitable condition and it would also be obligatory on the part of the Developer to obtain the completion certificate from the Kolkata Municipal Corporation prior to delivery of the Owner Allocation and handover the copy of the completion certificate at the time of giving possession of the Owner Allocation to the Owner.
- 7.5 The Developer hereby agrees to complete the construction of the said New Building within 24 months from the date of commencement of construction of the said New Building (hereinafter referred to as the said **SCHEDULED DATE OF COMPLETION**). The Developer shall not incur any liability for any delay in the delivery of the possession by reasons of **FORCE MAJEURE**. In any of the events of the **FORCE MAJEURE**, the Developer shall be entitled to corresponding extension of time for delivery of the said Owner Allocation.
- 7.6 The Developer agree not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owner Allocation is delivered and/or caused to be delivered upon completion of the same as aforesaid. However, it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers if the Owner fail and/or neglect to take possession of the Owner Allocation within 90 days from the date of issue of notice (hereinafter referred to as the said **(DATE OF POSSESSION)**).
- 7.7. Immediately after the completion of the said New Building and delivery of the possession of the Owner Allocation the Owner shall execute and/or cause to execute the deeds of Conveyance or deeds of Conveyance in respect of the undivided share or interest in the land In such part or parts as shall be required by the Developer in favor of the Developer or its prospective buyers as nominated by the Developer in respect of the Developer's Allocation, at the cost of the Developer or its nominee/s.

7.8 The Owner shall sign and execute the deed of conveyance or conveyance in favor of the nominee or nominees of the Developer at the cost of the nominee/s of the Developer.

7.9 The name of the project "SPANDAN LEONA"

ARTICLE – VIII – ARCHITECTS ENGINEERS ETC

8.1 For the purpose of development of the said Premises the Developer alone shall be responsible to appoint Architect for the said New Building and the certificate given by the Architect regarding the materials used for the purpose of construction erection and completion of the new building and also specification for the purpose of construction and/or workmanship and completion of the said New Building shall be final conclusive and binding on the parties.

8.2 The decision of the Architect regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.

ARTICLE -IX - INDEMNITY

9.1 The Owner shall be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owner and shall always keep the Developer Indemnified against all actions suits proceedings damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises.

9.2 The Developer shall be fully responsible for any deviation or un-authorized construction accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owner against all losses liabilities costs or claims actions or proceedings thus arising.

9.3 The Owner will not be liable to pay any K.M.C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K.M.C. Tax in respect of the Owner Allocation, If Developer pay initially it will deducted at the time of position from owner allocation.

- 9.4 The Owner doth hereby as and by way of negative covenants undertake to the Developer. Not to enter into any agreement for sale, lease, development or otherwise create any third party interest in the said Premises, save and except the said Owner Allocation, or any part thereof without the consent in writing of the Developer.

ARTICLE -X -TAXES MAINTENANCE ETC.

- 10.1 Both the Developer and the Owner shall equally pay all rates & taxes on and from the Date of receipt of vacant peaceful and khas possession of the said Premises by the Developer and prior to that the Owner shall be responsible for due discharge of all rates taxes and outgoing in respect of the said Premises including all reassessment and/ or up to date assessment of taxes by the Kolkata Municipal Corporation.
- 10.2 The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of possession the Owner Allocation for the purpose of making payment of the rates and taxes and common expenses and maintenance charges whether actual physical possession of the Owner Allocation is taken or not by the Owner.
- 10.3 The Owner and the Developer shall from the Date of Possession of the Owner Allocation maintain their respective portions at their own costs in a good and tenantable repair.
- 10.4 After the said New Building is completed and the Owner Allocation is delivered In a habitable condition the Developer and the Owner shall form an association of the Owner/occupants of the various flats in the said building with such rules and regulations as the Developer shall think fit and proper and the Owner and the Developer or its nominee/s shall be liable and agree to make payment of the Proportionate share of the maintenance charges payable in respect thereof of their respective areas.
- 10.5 The Owner shall be liable to pay charges for electricity in or relating to the Owner Allocation wholly and proportionately relating to common parts.

ARTICLE – XI – OBLIGATION OF OWNER

- 11.1. The Owner shall grant a Power of Attorney in favor of the Developer or its nominee to enable to proceed with the obtaining of license and sanction of plans sanctions in respect of the building to be constructed on the said Premises and authorizing the Developer to represent the Owner before the Kolkata Municipal Corporation, CMDA, CESC Ltd and other statutory authorities.
- 11.2 The Owner shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest In the Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the said New Building.
- 11.3 The Owner shall grant a registered power of attorney in favor of the Developer so as to enable it to sign execute and register all deeds of conveyances in respect of the Developer's Allocation in favor of the Developer and/or its nominees/s in such part or Parts as the Developer may at its absolute discretion think fit and proper.
- 11.04 If anybody claim this property along with proper document Developer & Owner jointly Settle this matter. If pay any amount or any area it will be deducted from owner allocation.

ARTICLE-XII – MUTUAL OBLIGATION

12. 1 The Owner and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provision of Rules applicable for construction of the said building or buildings at the said Premises.
- 12.2 The Owner and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.
- 12.3 The Owner and the Developer hereby agree and covenants with each other to join And confirm all documents of transfer relating to sale of respective allocation in the In the said New Building at the said Premises.

- 12.4 The Developer hereby agrees and covenants with the Owner not to transfer and/or assign the benefits of this agreement in its entirety.
- 12.5 The respective parties i.e the Owner and the Developer shall be liable for payment Of all outgoing towards GST,VAT or any other tax , cess, levy and /or statutory outgoing Of any nature whatsoever and/or howsoever in accordance with the law in respect of their respective allocations, however no tax is payable by the Owners in respect of the materials procured by the Developer and/or any services availed by the Developer in respect of the development of the said Premises. All such liability is only in respect of the respective allocations as applicable in accordance with law.
- 12.6 Nothing contained herein shall constitute a partnership between or joint venture by the Parties hereto and the parties herein are entering into these presents on principal to Principal basis.

ARTICLE -XII – BREACH AND CONSEQUENCES

- 13.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.
- 13.2 In the event of the Developer failing and/or neglecting to commence construction of the said New Building within 24 months from the date of completion of the demolition of the existing building at the said Premises after sanction of plan or receipt of possession of the said Premises (whichever event shall happen later shall be the basis), subject to Force Majeure and/or for any reason attributable to the Owner and/or the title in respect of the said Premises and/or being claim being made by any third party and preventing the Developer from commencing the construction, then in that event the Owner shall have the option to cancel this agreement and refund the amount paid by the Developer to the Owner in terms hereof.

- 13.3 In the event of the Developer failing to complete the construction of the said New Building within 24 months subject to Force Majeure, from the date of commencement Of construction of the said New Building after sanction of the plan by the Kolkata Municipal Corporation then in that event the Developer shall be entitled to a grace period of 6 months, subject to Force Majeure and in spite of the grace period the Developer is unable to complete the said New Building, then in that event the Developer shall be liable and agrees to pay predetermined penalty & damages to be calculated @ Rs. 10000/- (Rupees Ten Thousand) only per month, for each month of delay, until issue of notice to the Owner notifying the completion of the Owner Allocation in the said New Building. The Developer shall continue to pay and/or incur the amount of outgo towards the alternate accommodation as agreed upon between the parties hereto as hereinbefore mentioned till delivery of Owner Allocation which is more specifically mentioned in the Second Schedule in the said New Building in complete and habitable condition.

ARTICLE – XIV - JURISDICTION

Courts at Kolkata and District Courts at Alipore alone shall have jurisdiction to Entertain and try all actions suits and proceedings arising out of this agreement

THE FIRST SCHEDULE ABOVE REFERRED TO(PREMISES)

ALL THAT the piece or parcel of land containing by ad-measurement an area of about **05 Cottahs, 04 Chattaks, 32 sq.ft.** be the same little more or less together with the Two storied Building and other structures standing thereon and lying situate at and/or being municipal Premises No. 288 Lake Gardens Kolkata 700045 P.S- Lake, P.O.- Lake Gardens, Ward No 93 and being plot no 288 Lake Gardens and having assesses No. 210930802426 is butted and bounded in the manner as follows –

ON THE NORTH	: 285, Lake Gardens
ON THE EAST	: 20' wide Road
ON THE WEST	: 287, Lake Gardens
ON THE SOUTH	: 289, Lake Gardens

OR HOWSOEVER OTHERWISE the same are is was or were hereto fore butted Bounded called known numbered described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

(ALLOCATIONS)

PART -I OWNER ALLOCATION

1. 50% of Floor area
 - i. Entirely of the 1st floor of the said New Building.
 - ii. And 50% of 2nd floor
2. 50% of the ground floor of the said New Building.
3. Undivided proportionate share in the land comprised in the said Premises,
4. Undivided Proportionate share in the common parts and facilities.

REFUNDABLE SECURITY DEPOSIT

The Developer will pay Rupees 30 Lacs (Thirty Lacs) Refundable Security Deposit amount at time of sanction from KMC.

NON REFUNDABLE PRIMUM

The Developer will pay Rupees 10 Lacs (Rupees Ten Lacs) non refundable at the time of Complete new construction.

PART- II DEVELOPERS'S ALLOCATION

1. 50% of the floor area
 - i. Entirely of the 3rd floor of the said New Building
 - ii. 50% of 2nd floor
2. 50% of the ground floor of the said New Building including shop/ space after providing for the common parts and portions,
3. Undivided proportionate share in the land comprised in the said Premises.
4. Undivided proportionate share in the common parts and portions to comprise In the said New Building and Premises.

THE THIRD SCHEDULE ABOVE REFERRED TO(COMMON AREAS)

1. The foundation, columns, beams, supports, corridors, lobbies, stair, stairway, landing entrance exists, and pathways.

2. Drain and sewerage from the said Premises to the municipal duct.
3. Water sewerage and drainage connection pipes from the Units to drains and sewers Common to the Premises.
4. Toilet in the ground floor of the Premises for the use of durwans, drivers, servants maintenance staff etc. of the said Premises.
5. Lift, lift well, lift machine and space thereof.
6. Boundary walls of the Premises including outside walls of the building and main gates.
7. Water Pump and motor with installation and space thereof.
8. Overhead and underground water reservoir water pipes and other command Plumbing installations and space required thereto.
9. Electrical wiring meters and fittings and fixtures for lighting the staircases lobby And other common areas (excluding those as are installed for any particular Unit) and spaces require thereof.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(MAINTENANCE/COMMON EXPENSES)

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repair order and condition and renewing and replacing all worn or damaged parts thereof.
2. Painting with quality paint as often as may (in the opinion of the Holding Organization) be necessary and in a proper and workman like manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the Building and decorating and coloring all such parts of the property as usually are or ought to be.
3. Keeping the private road in good repair and clean and tidy and edged where necessary And clearing the private road when necessary.
4. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.

5. Paying such workers as may be necessary in connection with the upkeep of the property. Cleaning as necessary the external walls and windows (nor forming part of any unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the building.
6. Cleaning as necessary of the areas forming parts of the property.
7. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time of the maintained property and providing such additional lighting apparatus as the Developer may think fit.
8. Maintaining and operating the lift.
9. Providing and arranging for the emptying receptacles for rubbish.
10. Paying all rates taxes duties charges assessments license fees and outgoing whatsoever(whether central and/or state and/or local) assessed charged or imposed upon or payable In respect of the said New Building or any part whereof including in respect of any apparatus, fitting utilities, gadgets and/or services that require statutory licensing excepting in so far as the same are the responsibility of the individuals Owner/occupiers of any flat/unit.
11. Abating any nuisance and executing such works as may be necessary for complying with any notice served by s local authority in connection with the development or any part thereof so far as the same is not liability of or attribute to the Unit of any individual lessee of any Unit.
12. Generally managing and administering, the development and protecting the amenities In the building and for that purpose employing any contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.
13. Employing qualified accountant for the purpose of maintenance and auditing the accounts In respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.

14. Complying with the requirements and directions of any competent authority and with the provisions of all status and all regulations orders and byelaws made there under relating to the building excepting those that are the responsibility of the Owner/occupier of any flat/unit.
15. The Purchase maintenance and renewal of firefighting appliances and the common Equipment as the Developer may from time to time consider necessary for the carrying Out of the acts and things mentioned in this schedule.
16. Administering the management organization staff and complying with all relevant status and regulations and orders thereunder all employing persons or firm to deal with these matters.
17. The provision maintenance and renewal of any other equipment and the provision of any service which in the opinion of the Management Company/Holding Organization it is reasonable to provide.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

1. The building will be first class RCC framework and having outer wall of 8" thick first class brick and all partition walls of 5" thick in cement mortar as specified by the Architect. The inner walls are finished with plaster of Paris coating.
2. Door frame in Malaysian Sal Wood.
3. Decorative Aluminium windows matching with elevation.
4. All toilets will have complete 1st Class chinaware western fittings made by **CERA** International, high shower, made by **JAQUAR** and geyser and exhaust fan Point provision, glazed tiles in bathroom up to a height of 6' (feet), towel stand, soap tray, shall be provided Layers of waterproof membrane will protect the ceiling and floor of each toilet from water seepage. Bathroom fittings will have **JAQUAR**, Commodes & Basin will be of **CERA** International.

5. The apartments will have concealed wiring in PVC pipes as per ISI approved make, having adequate light points, etc. The electrical wirings should have adequate amperage capacity to take care of high current devices such as air conditioners, geysers, etc.
6. Kitchen will have granite finish working top and stainless steel sink. Tiles will be fitted up to a height of 3' (feet) from the top of cooking platform.
7. All open spaces such as balconies will have RCC railings as per design given by the Architect.
8. Cement will be Ultra Tech/Ambuja.
9. Adequate light points for general lightning will be provided and electrical wires should be copper wire like Havells/Finolex.
10. Proper boundary wall and boundary wall gate will be made as per design submitted by Architect.
11. Every apartment will have its own independent electric Havells/mini-circuit breakers and control panels inside each flat and a meter at one common place as per **CESC** requirement.
12. Vitrified tiles (**NITCO**) brand.
13. Corporation water connection will be given at the new building.
14. Lift will be **LT** made almost five passenger capacity. Main motor shall be made by sharp.
15. Switches will be of Legrand brand/Indo Asian.
16. Plaster of Paris/Putty treatment for all walls including common areas.
17. Automatic electric tripping device to avoid overload will be provided separately for each flat.

18. Water reservoir ground storage tanks & concrete tanks on the roof will be provided.
19. Kirloskar/Crompton Pump of necessary capacity will be provided to lift water to the roof tank for new building.
20. Necessary Security provision for main door of devices of Godrej make will be made.
21. Steel all TMT bars.
22. ICI cement base paint (whether shield) will be provided for outside
23. Provision for C.C. TV on the Ground Floor.
24. At ground floor there will be one common toilet and security room.

IN WITNESS WHEREOF the parties hereto have 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:

1. *Bhaskar Basu*

BHASKAR BASU
Plot No: 8, Padmavati Govind
Residency, Beside Active Cargo
Solutions, Manish Nagar
Nagpur-440037

2. *Sushmita Basu*

SUSHMITA BASU
Plot No. 8, Padmavati Govind
Residency, Beside Active Cargo
Solutions, Manish Nagar
Nagpur-440037

Ganguly Kumar Das

(OWNER)

SIGNED SEALED AND DELIVERED

By the **DEVELOPER** at KOLKATA.

in the presence of

1. *Bhaskar Basu*

(BHASKAR BASU)

BHASKAR BASU.
Plot No: 8, Padmavati Govind
Residency, Beside Active Cargo
Solutions, Manish Nagar, Nagpur
PIN: 440037

2. *Sushmita Basu*

SUSHMITA BASU
Plot No. 8, Padmavati Govind
Residency, Beside Active Cargo
Solutions, Manish Nagar, Nagpur

Drafted by me *Satyajit Basu*
PIN: 440037

SPANDAN INFRA PROJECTS LLP












Kamal Das
Partner

(DEVELOPER)

F/813/938/2016












Advocate

Alipore Criminal Court
Kolkata- 700027

		Thumb	1st finger	middle finger	ring finger	small fi
	left hand					
	right hand					

Name KAMAL DAS

Signature Kamal Das

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	left hand					
	right hand					

Name SANJOY KUMAR DAS

Signature Sanjoy Kumar Das

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<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-06083/2024	Date of Registration	09/04/2024
Query No / Year	1603-2000893845/2024	Office where deed is registered	
Query Date	08/04/2024 12:15:39 PM	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	ABHAY PADA DAS 26, K P LANE, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN 700026, Mobile No. : 9830244850, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 2,53,60,535/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(area)		

Land Details :




District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Garden, Premises No: 288, , Ward No: 093 Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 4 Chatak 32 Sq Ft	1/-	2,46,53,135/-	Width of App Road: 20 Ft.,
Grand Total :					8.7358Dec	1 /-	246,53,135 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	1/-	7,07,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 52 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 52 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	1 /-	7,07,400 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANJAY KUMAR DAS Son of Late Joy Prosad Das Executed by: Self, Date of Execution: 09/04/2024 , Admitted by: Self, Date of Admission: 09/04/2024 ,Place : Office		 Captured	
		09/04/2024	LTI 09/04/2024	09/04/2024
B 288, Lake Gardens, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: adxxxxxx4g, Aadhaar No: 71xxxxxxxx0936, Status :Individual, Executed by: Self, Date of Execution: 09/04/2024 , Admitted by: Self, Date of Admission: 09/04/2024 ,Place : Office				


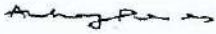
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SPANDAN INFRA PROJECTS LLP 'SPANDAN TULIP, 3rd Floor, 70-b/1, Selimpur Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Jadavpur, D South 24-Parganas, West Bengal, India, PIN:- 700031 Date of Incorporation:XX-XX-2XX0 , PAN No.: AExxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri KAMAL DAS (Presentant) Son of Late Tarak Lal Das Date of Execution - 09/04/2024, , Admitted by: Self, Date of Admission: 09/04/2024, Place of Admission of Execution: Office		 Captured	
		Apr 9 2024 12:32PM	LTI 09/04/2024	09/04/2024
Debarati Apartment, 2nd And 3rd Floor, 76/1, Selimpur Road, City:- Not Specified, P.O:- Dhakuria, Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: adxxxxxx9k, Aadhaar No: 76xxxxxxxx2461 Status : Representative, Representative of : SPANDAN INFRA PROJECTS LLP (Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhay Pada Das Son of Late S Das 26, K.P. Lane, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700026		 Captured	
	09/04/2024	09/04/2024	09/04/2024

Identifier Of Shri SANJAY KUMAR DAS, Shri KAMAL DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SANJAY KUMAR DAS	SPANDAN INFRA PROJECTS LLP-8.73583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SANJAY KUMAR DAS	SPANDAN INFRA PROJECTS LLP-1600.00000000 Sq Ft

Endorsement For Deed Number : I - 160306083 / 2024

On 09-04-2024

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:01 hrs on 09-04-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS
KAMAL DAS .

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 2,53,60,535/-

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

Execution is admitted on 09/04/2024 by Shri SANJAY KUMAR DAS, Son of Late Joy Prosad Das, B 288, Roach Gardens, , P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person

Indetified by Mr Abhay Pada Das, , , Son of Late S Das, 26, K.P. Lane, P.O: Kalighat, Thana: Kalighat, , South Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

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

Execution is admitted on 09-04-2024 by Shri KAMAL DAS, Partner, SPANDAN INFRA PROJECTS LLP (Part Firm), SPANDAN TULIP, 3rd Floor, 70-b/1, Selimpur Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Jadavpur District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr Abhay Pada Das, , , Son of Late S Das, 26, K.P. Lane, P.O: Kalighat, Thana: Kalighat, , South Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00 = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. Online on 08/04/2024 9:38PM with Govt. Ref. No: 192024250010226878 on 08-04-2024, Amount Rs: 21/-, B

EPay (SBlePay), Ref. No. 0189098424337 on 08-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23780, Amount: Rs.100.00/-, Date of Purchase: 24/08/2023, Vendor name KAMAL DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. Online on 08/04/2024 9:38PM with Govt. Ref. No: 192024250010226878 on 08-04-2024, Amount Rs: 39,920

SBI EPay (SBlePay), Ref. No. 0189098424337 on 08-04-2024, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 149245 to 149277

being No 160306083 for the year 2024.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2024.04.09 13:05:07 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 09/04/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.