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District Sub-Register-II
Alipore, South 24-parganas

29 MAY 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made at Kolkata on this 29th day of May, 2024 (Two Thousand and Twenty Four)

BETWEEN

29 APR 2024

051344

SL. NO. DT.....

NAME.....

ADDRESS.....

RS.....

B. C. LAHIRI (ADV.)
Alipore Judges Court
Kolkata - 700027

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE

29 MAY 2024

Identified by me—

Debabrata Mazumder

S/o - Late Santosh Kumar Mazumder

East fortabad Schepara

Kol-700084

Service

1) ENLIGHTEN BUILDTECH PVT. LTD. (PAN AAFCE9782K) a Company incorporated under the Companies Act,1956, having its registered Office at- 86B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. Gobinda Khatik Road, P.S. Topsia, Kolkata - 700046 **AND 2) ENLIGHTEN PROMOTERS PVT. LTD.** (PAN AAFCE9781L) a Company incorporated under the Companies Act,1956 and having its registered Office at- 86B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. Gobinda Khatik Road, P.S. Topsia, Kolkata - 700046, and represented by their Director **SRI RISHAV JHUNJHUNWALA** (PAN- AOTPI5217K) (Aadhaar No.: 7323 5460 0427), son of - Sri Manish Jhunjunwala, by faith - Hindu, by occupation- Business, residing at Flat no-1B, Rajbari, 19, Dover Place, P.O.- Gariahat, P.S.- Gariahat, Kolkata-700019, hereinafter jointly referred to as the "**LAND OWNERS**" (which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include their successors and permitted assigns) of the **FIRST PART;**

AND

GANGULY EVERA DEVELOPERS LLP (PAN - AATFG9509M), a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act 2008, and having its registered office at 4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata 700 084 represented through its designated partner **SRI AMIT GANGULY** (PAN - AIEPG3746R) (Aadhaar No.: 2726 8086 1832), son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road , P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata-700 084, hereinafter referred to as the "**DEVELOPER**"(which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns) of the **SECOND PART ;**

The Land Owners and the Developer may hereinafter individually be referred to as the "Party" and collectively as the "Parties".



WHEREAS:

Enlighten Buildtech Pvt. Ltd., and Enlighten Promoters Pvt. Ltd., the Landowners herein became the owners and possessors of ALL THAT piece and parcel of land measuring **18.13 decimal** be the same a little more or less within District- South 24 Parganas, P.S.- Narendrapur (Erstwhile Sonarpur), ADSR & P.O.- Garia, Mouza- Barhans Fartabad, J.L. No. 47, out of which 3.91 Decimal in R.S. & L.R. Dag No. 103 under RS Khatian No. 1238, L.R. Khatian Nos. 2266 & 2265 respectively and land measuring 8.32 Decimal in R.S. & L.R. Dag No. 104 under RS Khatian No. 1052, L.R. Khatian Nos. 2266 & 2265 respectively and land measuring 5.87, Decimal in R.S. & L.R. Dag No. 99 under RS Khatian No. 1056, L.R. Khatian Nos. 2266 & 2265 respectively **Holding No- 3006, Garia Station Road**, within Ward No. 29 of Rajpur-Sonarpur Municipality by dint of the following:

- A.** Sale Deed dated 12.10.2020 purchased **0.56 decimal** land in RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad, from Ashoke Mondal, Shasanka Shekhar Mondal, Samarendra Mondal and Amarendra Mondal and four daughters Sumitra, Sabita, Mira and Kabita as her legal heirs. The said Samarendro died leaving his wife Namita Mondal and son Abhijit Mondal as his legal heirs. Said Mira Naskar died leaving behind Ramprasad Naskar and Shyama Prasad Naskar. Said 1) Sri Ashoke Kumar Mandal 2) Sri Sasanka Sekhar Mondal 3) Sri Amarendra Nath Mondal 4) Sri Avijit Mondal 5) Smt Namita Mondal 6) Smt Sumitra Naskar 7) Smt Sabita Mondal 8) Sri Ramprasad Naskar 9) Sri Shyama Prasad Naskar 10) Smt Kabita Naskar. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2020, pages 121657 to 121701, being no- 03341 for the year 2020.
- B.** Sale Deed dated 17.10.2020 purchased **1.7 decimal** land in RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad, from City Star Griha Udyog Private Limited. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I,



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Volume no-1629-2020, pages 125436 to 125464, being no- 03616 for the year 2020.

- C. Sale Deed dated 12.10.2020 purchased **0.56 decimal** land in RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad, from Smt. Sova Naskar. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2020, pages 125848 to 125871, being no- 03344 for the year 2020.
- D. Sale Deed dated 12.10.2020 purchased **0.56 decimal** land in RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad, from Sri Sudip Sardar son of Late Subhas Sardar. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2020, pages 121702 to 121725, being no- 03343 for the year 2020.
- E. Two sale deeds dated 12.10.2020 and 04.12.2020 purchased **0.56 decimal** land in RS Dag No. 103 under RS Khatian No. 1238 of Mouza – Barhans Fartabad, from Smt. Dipali Sardar, Smt. Mahua Mondal, Smt. Madhumita Halder, and Smt. Mousumi Mondal wife and three daughters of Late Arabinda Sardar. The said two separate Sale Deeds were registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2020, pages 121530 to 121558, being no- 03342 for the year 2020 and Book- I, Volume no-1629-2020, pages 160219 to 160242, being no- 04297 for the year 2020.
- F. Sale Deed dated 15.10.2020 purchased 3 (Three) Cottah 9 (Nine) Chittak 43 (Forty Three) sq.ft. or **2.56 Decimal**, in RS Dag No. 99 under RS Khatian No. 1056 of Mouza – Barhans Fartabad, from Smt Priti Pandey, Sri Subodh Kumar Purkait, Sri Pijus Kanti Barik, Sri Bibhuti Ranjan Das, Sri Manas Bose, Smt Manasi Das, Smt Keya Mukherjee and Smt Malyashree Sengupta. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2020, pages 125504 to 125542, being no- 03614 for the year 2020.
- G. Sale Deed dated 18.10.2020 purchased 1 (One) Cottah 8 (Eight) Chittak 38 (Thirty Eight) sq.ft. or **2.47 Decimal**, land in RS Dag No. 99 under RS Khatian No. 1056 of



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Mouza – Barhans Fartabad, from Sri Ashok Kumar Paul, Sri Sujit Kumar Ghosh, Sri Manick Lal Karmakar Sri Biplab Kumar Das, Sri Kanailal Rakshit, Sri Krishna Gopal Ray. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2020, pages 125465 to 125503, being no- 03615 for the year 2020.

- H. Sale Deed dated 18.10.2020 purchased 4 (Four) Chittak 07 (Seven) sq. ft. or **0.42 Decimal**, in RS Dag No. 99 under RS Khatian No. 1056 of Mouza – Barhans Fartabad, from Feroz Ahmed. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2020, pages 144686 to 144711, being no- 03934 for the year 2020.
- I. Sale Deed dated 10.08.2021 purchased 4 (Four) Chittak 07 (Seven) sq. ft. or **0.42 Decimal**, in RS Dag No. 99 under RS Khatian No. 1056 of Mouza – Barhans Fartabad, from Tirthankar Barari and Dipanwita Chakraborty only son and daughter of Bidya Mohan Barari and his wife Namita Barari through their lawful constituted attorney Monoj Roy vide GPA dated 07-04-2021. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2021, pages 159815 to 159843, being no- 04375 for the year 2021.
- J. Sale Deed dated 18.10.2020 purchased 2 cottahs 10 chittacks 14 sq. ft. or **4.26 Decimal**, in RS Dag No. 104 under RS Khatian No. 1052 of Mouza – Barhans Fartabad, from Smt. Krishna Dutta and Sri Subhomoy Dutta. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2020, pages 151918 to 151943, being no- 04463 for the year 2020.
- K. Enlighten Buildtech Pvt. Ltd. the Landowner No. 1 herein by dint of a registered Sale Deed dated 15.07.2022 purchased 2 cottahs 7 chittacks 14 sq. ft. or **4.06 Decimal**, in RS Dag No. 104 under RS Khatian No. 1052 of Mouza – Barhans Fartabad, from Smt. Jyotsna Dey. The said Sale Deed was registered before A.D.S.R. Garia recorded in Book- I, Volume no-1629-2022, pages 388694 to 388714, being no- 10789 for the year 2022.



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- L.** Now the Land Owners are the absolute and lawful co-owners and are in peaceful physical possession of the undivided land admeasuring approximately **18.13 Decimal** (hereinafter referred to as the "Project Land"), as more particularly described in the Schedule written hereto.
- M.** AND WHEREAS the Landowners herein along with their other Co-owner jointly mutated their names at the office of BL & LRO Sonarpur and also muted their names in the Rajpur Sonarpur Municipality and obtain Sanctioned Building Plan from the Rajpur Sonarpur Municipality being **Plan No. 195/REV/03/29/95 Dated 09.02.2024.**
- N.** AND WHEREAS the Parties hereto now for their mutual benefits, have agreed to enter into this Development Agreement for development and construction of the Project upon the terms and conditions appearing hereinafter.

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

ARTICLE - I - DEFINITION

In this Developers' Agreement unless it be contrary or repugnant to the context the following words shall have the following meaning:-

- 1.1 LANDOWNERS:** Shall mean **ENLIGHTEN BUILDTECH PVT. LTD.** (PAN AAFCE9782K) a Company incorporated under the Companies Act, 1956, having its registered Office at- 86B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. Gobinda Khatik Road, P.S. Topsia, Kolkata - 700046 **AND 2) ENLIGHTEN PROMOTERS PVT. LTD.** (PAN AAFCE9781L) a Company incorporated under the Companies Act, 1956 and having its registered Office at- 86B/2, Topsia Road, South, Flat No. 3D, Third Floor, P.O. Gobinda Khatik Road, P.S. Topsia, Kolkata - 700046, and represented by their Director **SRI RISHAV JHUNJHUNWALA** (PAN- AOTPJ5217K) (Aadhaar No.: 7323 5460 0427), son of - Sri Manish Jhunjunwala, by faith - Hindu, by occupation-



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Business, residing at Flat no-1B, Rajbari, 19, Dover Place, P.O.- Gariahat, P.S.- Gariahat, Kolkata-700019;

- 1.2 DEVELOPER: GANGULY EVERA DEVELOPERS LLP (PAN - AATFG9509M),** a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act 2008, and having its registered office at **4Sight Prestige, 159, Garia Station Road, P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata 700 084** represented through its designated partner **SRI AMIT GANGULY (PAN - AIEPG3746R) (Aadhaar No.: 2726 8086 1832)**, son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road , P.O.- Garia, P.S.- Narendrapur (erstwhile Sonarpur), Kolkata-700084;
- 1.3 SAID PREMISES:** shall mean the land total measuring an area of about **18.13 decimal** be the same a little more or less with a brick built pucca structure standing thereon measuring about 300 sq. ft, more fully and particularly described in the **FIRST SCHEDULE** hereunder written;
- 1.4 NEW BUILDING:** shall mean the residential building to be constructed on the said premises with the maximum floor area Ratio (FAR) available or permissible under the Rajpur Sonarpur Municipality New Building Rules and Regulations and for the time being prevailing as per the plan sanctioned by the Rajpur Sonarpur Municipality Building Department.
- 1.5 UNIT/FLATS:** shall mean the constructed area and/or spaces in the building or buildings intended to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said premises.
- 1.6 BUILT-UP AREA:** shall mean the total constructed area which will exclude corridors, staircases, passage gateway, water tanks, lobby reservoirs, pump room, meter room, caretaker room together of the



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walls and such other areas used for accommodating common services to the New Building or Buildings to be constructed at the said premises.

- 1.7 SUPER BUILT-UP AREA:** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together of the walls and such other areas used for accommodating common services to the New Building or Buildings to be constructed at the said premises.
- 1.8 THE PLAN:** shall mean and include the plan or plans, revised plans, elevations, designs, drawings and specifications of the New Building or Buildings as sanctioned by the Rajpur Sonarpur Municipality, Building Department in accordance with law.
- 1.9 LANDOWNERS' ALLOCATION:** shall mean and include: 20085 sq. ft. Super Built up residential area and 2727 sq. ft. super Built up Commercial area from Block-1 along with 10 nos. of Car parking spaces as per the building plan or plans sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule Plot of Land together with the undivided proportionate share of land and roof and the common facilities to be allocated to the Landowners which shall absolutely belong to the Developer and the Landowners jointly in proportion to their allocations. The afore-stated Landowners' allocations have been morefully and particularly described in the **SECOND SCHEDULE** hereunder written.
- 1.10 DEVELOPER'S ALLOCATION:** shall mean and include the remaining built up area inclusive of flats, commercial areas and car parking



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spaces as per the Building sanctioned Plan for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowners Allocation to the Landowners as aforesaid under this Development Agreement which is morefully and particularly described in the **THIRD SCHEDULE** hereunder written.

1.11 COMMON EASEMENT: shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said buildings or building in or upon such unit or on part thereof, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written.

1.12 COMMON EXPENSES : shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the Rajpur Sonarpur Municipality Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, buildings and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.

1.13 TAX LIABILITIES: The Landowners shall be liable to pay all the arrear dues to Rajpur Sonarpur Municipality as well as before the other concerned authority in respect of the First Schedule land & will also take the applicable Goods & Service tax liability in respect



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of this Agreement and the Landowners Allocation of the area to be constructed in new building on the First Schedule premises.

- 1.14 TRANSFER:** with its grammatical variations shall include transfer by possession and by any other means adopted for affecting what is understood as a transfer for space in a multi-storied building to purchaser thereof although the same may not amount to a transfer in law.
- 1.15 TRANSFEREE:** shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building or buildings to be constructed at the said premises has been transferred.
- 1.16** Words importing singular shall include plural and vice versa.
- 1.17** Words importing masculine gender shall include feminine and neuter gender and vice versa.

ARTICLE - II - COMMENCEMENT

- 2.1 THIS DEVELOPEMENT AGREEMENT** shall be deemed to have been commenced on and with effect from the date of this execution.

ARTICLE - III

LANDOWNERS' REPRESENTATIONS AND OBLIGATIONS

- 3.1** The Landowners are lawful owners and are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said plot of Land morefully particularly described in the **FIRST SCHEDULE** hereunder written.
- 3.2** Except the Landowners and their respective successors, no other



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person or persons have any claim or interest and/or demand over and in respect of the said plot of Land and/or any portion thereof.

- 3.3** The Landowners are fully competent to enter into this Development Agreement.
- 3.4** The said plot of Land is free from all encumbrances, charges liens, lispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
- 3.5** There is no Mosque, debottor or burial ground on the said plot of Land.
- 3.6** The Landowners will execute a registered Development Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule Land, and also for pursuing up the matter with the Rajpur Sonarpur Municipality and other statutory authorities.
- 3.7** The Landowners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings at the said plot of Land personally.
- 3.8** The Landowners hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings at the said plot of Land subject to the delivery of the undisputed possession of the Landowner's allocation to the Landowners by the Developer's within specified period.



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- 3.9** The Landowners hereby agree and covenant with the Developer to pay proportionate municipal rates, taxes, on and from the date of delivery of the possession of the Landowners' allocation to the Landowners by the Developer.
- 3.10** The Landowners shall cause to be joined such as Vendor as may be required by the Developer in the Agreements and/or Sale Deeds that may be executed for sale and transfer of the Developer's Allocation in favour of the intending purchasers, for the transfer of undivided proportionate share in the land only.
- 3.11** The Landowners shall actively render at all times all co-operation and assistance to the Developer in construction and completion of the proposed building and for effectuating the sale and/or transfer envisaged hereunder.
- 3.12** Upon the Developer's constructing and delivering possession to the Landowners of the Landowner's allocation, the Landowners shall hold the same on the terms and conditions and restrictions as regard the user and maintenance of the buildings as the other flats purchasers of the buildings.
- 3.13** The Landowners will pay at the time of delivery of possession a one-time charge of Rs. 2,50,000/- (Rupees Two Lacs Fifty thousand) only per flat in respect of their allocated total Flats to the Developer towards reimbursement of cost for installations of generators, common electric meter, transformer, individual electric meter etc.

ARTICLE- IV

DEVELOPER'S REPRESENTATIONS AND OBLIGATIONS

- 4.1** The Landowners had furnished photocopies of Title Documents with



regard to the possession & title of their land under this agreement to the Developer. Based on the search of these documents and prima-facie satisfied with the Title, developer has decided to participate in the development of the land. In case any defect in the title/ownership is found at any stage during currency of this agreement impugning the development of the project, the land owners shall rectify and remove such defect at their own cost.

- 4.2** After obtaining sanction within 30 days the Developer and the Landowners shall demarcate their respective portion and a supplementary agreement to be signed by both the parties which will be treated as part of this agreement. The Landowners' allocated units shall be determined and fixed in reciprocal manner by the parties herein viz. at first the Landowners shall choose one unit (residential and car parking) for themselves and then the Developer shall choose one unit (residential and car parking) for the landowner and that shall continue until the agreed upon 20085 sq. ft. Super Built up residential area along with 10 nos. of Car parking spaces of the Landowner's allocation is exhausted.
- 4.3** Upon receipt of the possession as stated above the Developer shall commence constructions of the said building as per said sanctioned plan at its cost.
- 4.4** The Developer shall complete the construction of the said building/s and deliver the owner's allocation as mentioned in the second schedule herein, as per specification and in good and habitable condition, to the owner towards the consideration for development of proportionate share of their land, positively within 42 months (36 months completion period with 6 months grace period) from the date of signing of this agreement, along with possession letter, copies of sanctioned building



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plan, drainage and sewerage connection, permanent water connection with adequate ferrule and main electric supply line, upto date paid up tax bill;

- 4.5 The Developer shall erect and complete the Landowner' allocation in the building at first, with all common facilities, amenities on the project in accordance with the sanctioned plan with good and standard materials as specified in Fourth Schedule, at its own cost within 42(36 months completion period with 6 months grace period) months from the date of signing of this agreement. Unless prevented by force majeure as defined in Article XIII. However the period of construction may be extended by mutual consent of the parties.
- 4.6 The Developer shall get the remaining portion of the built-up area of the proposed building constructed in accordance with Sanctioned Plan.
- 4.7 Subject as aforesaid, the common portion of the said New Building or buildings and including the roof as described in Seventh Schedule shall jointly belong to the Developer and the Landowners in proportion to their sharing allocation.
- 4.8 The Developer shall on completion of the New Building or buildings put the Landowners in undisputed possession of the Land Owner's allocation together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights within 42 months from the date of signing of this agreement and starting of construction work on the First Schedule plot of Land.
- 4.9 The Developer hereby agrees and covenants with the Landowners to complete the construction delivery of the possession of the Landowner's allocation to the Landowners of the new building at the



said First Schedule plot of Land in terms of the sanction plan within a period of 42 months (36 months completion period with 6 months grace period) from the date of signing of this agreement positively. Time is the essence of this contract.

- 4.10** The Developer shall make an interest free advance of Rs. 3,26,11,572/- (Rupees Three Crores Twenty Six Lacs Eleven Thousand Five Hundred and Seventy Two) only to the Landowners which will be refundable by the said Landowners to the Developer at the time of handing over the possession of Landowners' share of allocation as per agreed terms.
- 4.11** The Developer hereby agrees and covenants with the Landowners not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said plot of Land.
- 4.12** The Developer hereby agrees and covenants with the Landowners that Developer shall bear and pay all municipal and statutory rates, taxes and other dues and outgoing in respect of the said plot of Land without any objection from the date of handover of possession of project land till completion of construction.
- 4.13** The Developer hereby agrees and covenants with the Landowners not to transfer and/or assign the benefits of this agreement or any portion thereof to any outsider.
- 4.14** In case the Developer's project is neglected, delayed or otherwise fails due to breach of contract and default within the time limit herein the Developer shall be liable to compensate the Landowners.
- 4.15** The Developer shall start the construction work after taking the possession of the plot of land from the Landowners and the Developer



shall deliver the possession of the Landowner's allocation within 42 months from the date of signing of this agreement.

ARTICLE -V
(PROJECT AND PROJECT DEVELOPMENT)

- 5.1** The Landowners hereby grant subject to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said plot of Land and construct the New Building or buildings on the said plot of Land in accordance with the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department.
- 5.2** The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said plot of Land in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time.
- 5.3** All application, Building plans and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and shall be signed by the Landowners and submitted by the Developer on behalf of the Landowners at Developer's own costs and expenses for sanction of the Building plan. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Rajpur Sonarpur Municipality and other authorities shall be borne and met by the Developer **PROVIDED HOWEVER** that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer in connection therewith.
- 5.4** The Developer shall have right to enter into an agreement with any



third party for construction of the new building if he desired for that and in that case the Landlord shall not put any objection in future. However the Developer shall not have any right to assign the project under this present agreement to any third party.

- 5.5** The Developer shall have the right to display Signboard on the land inviting the intending or prospective buyers of flats.
- 5.6** The Developer shall have right to purchase or enter into development agreement with the owners of another plot of Lands which is adjacent with this plot of Land mentioned in the first schedule herein under and the Developer shall have right to amalgamate this plot of Land with the other plots of Land which the Developer would purchase in future.
- 5.7** The Landowners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said plot of Land and for this purpose the Landowners keeps the Developer saved, harmless and indemnified so long the interest of the Landowners are protected.
- 5.8** The Developer shall construct the said Multi storied building in accordance with Sanctioned plan and terms of the agreement. The Landowners if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of cost for this purpose, provided such change is not legally barred by the competent authority, which may demanded by the Developer. The cost incurred or to be incurred in such change shall be given in cash/ by Cheque with applicable GST to the Developer by the Landowners either in advance or after completion of such work as settled by the parties.
- 5.9** The roof of the constructed multi storied building shall remain for common use of the Landowners and Developer.



- 5.10** The Landowners and the Developer shall have proportionate right, title and interest in the land, constructions and amenities proportionate to their respective allocation in the premises whereon the said Multi-storied building stands.
- 5.11** All owners of the building shall enjoy common area, services and amenities. They shall form Owners' association for maintenance and cost of maintenance will be borne by the flat owners proportionately. This provision shall be included in the Deed of Sale of the Purchasers of the flat.
- 5.12** That the common rights and facilities available in the project are enjoyable by the Landowners, Developer and Purchasers of the flats. None will be entitled to sell common rights and facilities.
- 5.13** The Developer shall build a new building or buildings together with all rights in common in the common portions and common amenities and facilities which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or buildings put the Landowners in undisputed possession of the Landowner's useable Allocation together with all rights in common facilities as stated herein, positively within the time specified above. Time is the essence of contract.

ARTICLE -VI-TITLE DEEDS

- 6.1** Simultaneously with the delivery of possession of the said plot of Land to the Developer, the Landowners shall also deliver to the Developer all the original documents of title in their possession relating to the said plot of Land which the Developer shall be entitled to keep until all acts, deeds and things hereunder are done by the Developer and the Developer shall produce the original copies of the same before the



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appropriate authority as and when required by the Developer and/or its nominee or nominees being the owners of the Land forming part of the Developers' Allocation and also for sanctioning plan from the Rajpur Sonarpur Municipality and for smooth running of the construction work of the proposed building.

- 6.2** The Developer shall be entitled to mortgage the project land and execute necessary documents in this regard on behalf of the Landowners in favour of any bank/financial institute/NBFC to secure the project finance to be obtained by the developer for development of this project land only. However, the repayment of any such loan shall be the sole responsibility of the developer and the Landowners shall not be liable for such repayment of loan by the developer in any manner whatsoever.

ARTICLE -VII-CONSIDERATION

- 7.1** In consideration of the Landowners allowing the Developer to commercially exploit the said premises at its cost the Developer shall allocate the Landowners their allocation as stated earlier in this agreement.

ARTICLE -VIII COMMON FACILITIES

- 8.1** The Developer shall pay and bear all the dues of municipal taxes, water taxes in respect of the said plot of Land from the date of execution of the Development Agreement till the date of the delivery of possession of the Landowner' Allocation as stated herein in the new building and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.
- 8.2** As soon as the new building is completed the Developer shall give



notice to the Landowners requiring the Landowners to take possession of their Allocations in the building and then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowners shall be exclusively responsible for payment of all municipal and other taxes from the date of delivery of possession of the said Landowner's allocation, payable in respect of the said Landowner's allocation by the Landowners.

- 8.3** As and from the date of service of notice of possession of the Landowner's allocation in the New building, the Landowners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building @ Rs. 3.50/- per sq.ft. in respect of the Landowner's allocation, the said charges to include, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges and management of the common facilities and of all common wiring, pipes, electrical and mechanical equipment, switch gear, transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time morefully particularly described in **SIXTH SCHEDULE** hereunder written. Provided all the facilities and amenities be available from the date of handing over possession of owners' allocation to them.

ARTICLE IX - COMMON RESTRICTIONS

- 9.1** The Landowner's Allocation in the new building or buildings at the said plot of Land shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building



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intended for the common benefits of all occupiers of the new building or buildings.

- 9.2** The Landowners shall not use or permit to use the Landowner's allocation/Developer's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.
- 9.3** Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.
- 9.4** The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye-laws, Rules and Regulations.
- 9.5** The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupiers of the building indemnified from or against the consequences of any breach.
- 9.6** The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any condition in insurance of the new building or any part thereof and shall keep the Developer and



other occupiers of the said building or buildings harmless and indemnified from and against the consequences of any breach.

- 9.7** No goods or other items/materials shall be kept by the Landowners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building and in case any such hindrance is caused the Developer or the Executor, as the case may be shall be entitled to remove the same at the risk and cost of the other.
- 9.8** Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.
- 9.9** The Landowners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes. Subject to 24 hours prior notice in writing to that effect.

ARTICLE X- LAND OWNER'S INDEMNITY

- 10.1** The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any



interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

- 10.2** The Landowners hereby undertakes to keep the Developer indemnified against all third party claims and action against the said plots of project Land.

ARTICLE XI-DEVELOPERS INDEMNITY

- 11.1** The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building at the said plot of land.
- 11.2** The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said plot of Land and/or in the matter of construction of the said building at the said plot of Land and/or for any defect thereon and/or for dealing with the Developer's allocation as well as the owners share.

ARTICLE XII-MISCELLANEOUS

- 12.1** It is understood that from time to time to facilitate the construction of the new building at the said plot of Land by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners relating to which specific provisions may not have been mentioned herein, and the Landowners hereby undertakes to co-operate with the Developer and



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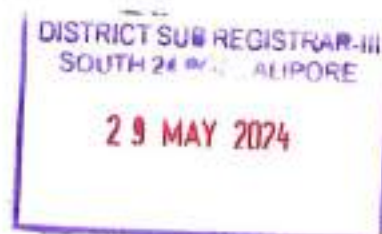
29 MAY 2024

to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowners shall execute and sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the owners and/or go against the spirit of this Agreement.

- 12.2** The Developer shall frame scheme for the management and administration of the said building at the said plot of Land and/or common parts thereof. The Land owners hereby agree to abide by all the Rules and Regulations of such Management/Association/ Holding organization and hereby give their consent to abide by the same.
- 12.3** As and from the date of completion of the new building, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Building Tax, GST and other taxes payable in respect of their allocation (if applicable).
- 12.4** The entire roof/terrace of the building shall belong to the Landowners and the Developer in their area sharing proportions and if by virtue of any change the Rajpur Sonarpur Municipality allows any further construction to be made on the said terrace, such construction shall be made by the Developer at its own costs and expenses and the Landowners will be entitled to 35% of the said constructed area as Landowners' allocation.
- 12.5** That the new building to be constructed on the said plot of Land shall be known by a name to be fixed by the Developer after consult with Landowners.



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ARTICLE XIII- FORCE MAJURE

- 13.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majeure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes, notice or prohibitory order from Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or doubts relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as BLLRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

ARTICLE XIV- JURISDICTION

- 14.1 The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF LAND)

ALL THAT piece and parcel of land measuring **18.13 decimal** be the same a little more or less within District- South 24 Parganas, P.S.- Narendrapur (Erstwhile Sonarpur), ADSR & P.O.- Garia, Mouza- Barhans Fartabad, J.L. No. 47, out of which 3.91 Decimal in R.S. & L.R. Dag No. 103 under RS Khatian No. 1238, L.R. Khatian Nos. 2266 & 2265 respectively and land measuring 8.32 Decimal in R.S. & L.R. Dag No. 104 under RS Khatian No. 1052, L.R. Khatian Nos. 2266 & 2265 respectively and land measuring 5.87, Decimal in R.S. & L.R. Dag No. 99 under RS Khatian No. 1056,



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L.R. Khatian Nos. 2266 & 2265 respectively, along with a brick built pucca structure standing thereon measuring about 300 sq. ft., lying and situated at **Holding No-3006, Garia Station Road**, within Ward No. 29 of Rajpur-Sonarpur Municipality and the land is butted and bounded as follows :-

- ON THE NORTH** : By 1050 mm wide passage thereafter
Garia Sitala Mandir & Other Plots;
- ON THE SOUTH** : By Garia Station Road;
- ON THE EAST** : By 5.5 meter wide Municipal Road & Other
Plots;
- ON THE WEST** : By 20.5 meter wide N.S.C. Bose Road;

**THE SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS' ALLOCATION)**

ALL THAT 20085 sq. ft. Super Built up residential area and 2727 sq. ft. super Built up Commercial area from Block-1 along with 10 nos. of Car parking spaces as per the building plan or plans sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule Plot of Land together with the undivided proportionate share of land and roof and the common facilities to be allocated to the Landowners which shall absolutely belong to the Developer and the Landowners jointly in proportion to their allocations.

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

ALL THAT the remaining built up area inclusive of flats, commercial areas and car parking spaces as per the Building sanctioned Plan for the new building or buildings together with the undivided proportionate share of land and roof and the common facilities which shall absolutely belong to the Developer after providing for the Landowners Allocation to the Landowners as aforesaid under this Development Agreement.



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**THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS OF CONSTRUCTION)**

1. Foundation & Structures

- a. RCC framed structure on concrete piles all the materials are to be best of quality and the steel should be from the Company of ISI brand.

2. Walls-

- a. Plaster of Paris in the interiors of the walls and ceilings.
- b. Attractive external finish with best quality cement paint like Weather Coat with silicon.

3. Doors- Main door should be of Flush doors/wooden/steel.

- a. Aluminium sliding windows with large glass panes (French window if required).
- b. Door frames of Sal wood.
- c. Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. of ISI mark.

4. Flooring:-

Flooring - Vitrified tiles or marble of reputed co. drawing dinning tiles size should be 2' x 2' sqre. or slab.

5. Kitchen- Floor should be non-slippery impressed tiles.

- a. Coloured designed ceramic tiles up to height of 30 inch.
- b. Kitchen working table counter top with granite to be used.



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- c. Provision for exhaust fan.
- 6. **Bathrooms:-**
 - a. Coloured/designed ceramic tiles up to height of upper level of window (minimum 7")
 - b. Concealed plumbing system using standard make pipes and fittings of ISI mark.
 - c. White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from reputed Co. and use taps and shower fitting should from reputed brand.
 - d. Provision for exhaust fan.
- 7. **Lift-** Lift for all co-owner and should be of reputed Company.
- 8. **Electrical:-**
 - a. PVC conduit pipes with copper wiring.
 - b. 15 & 5 Amp. Points one in living room, one bedroom, one bathroom and kitchen, T.V. connection should be in one bed room.
 - c. M.C.B. & E.L.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.
- 9. **Intercom facilities** to be installed and to be interconnected to all the flats and security office.
- 10. **CCTV Surveillance** security system to be installed inside the ground floor lobbies and the vacant area of the project.
 - a. Electrical Calling Bell point at entrance of residential flats.



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- b. Concealed Telephone point in living room & one Bedroom.
 - c. T. V. point in living room & all the Bed rooms.
 - d. Common lighting, street lighting to be of electrical.
- 11. Special Features**
- a. Common Staff toilet in ground floor.
 - b. Deep tube-well or water supplied by municipality and overhead tank will be provided.
 - c. Roof treatment for water proofing on the Roof and heat reflecting tiles to be fitted.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EASEMENT)**

- 1. The clear un-interrupted right of access in common with the Landowners and/or other occupiers of the said building at all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the car parking spaces in the passage.
- 2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.
- 3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.



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4. The right of passage in common as aforesaid electricity and soil from and to the said flat/unit through out pipes, drains wires and conduits or beings in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without such entry.

**THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)**

1. The expenses for maintenance, operating white washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tubewell, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipment and other plants and machinery in the building.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND AMENITIES, FACILITIES)**

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase and Staircase Landings on all floors.
3. Lift well, Lift plant installation, Lift room and Lift Landings on all floors;



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4. Common passage and lobby on the ground floor excepting for parking space area if any.
5. Water pump water tank water pipes and other common plumbing installations.
6. Electrical substation, electrical, wiring, meter room, generator and fittings.
7. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)
8. Drainage, sewers and pipes from the building to the Rajpur Sonarpur Municipality drainage.
9. Pump room.
10. Boundary walls and main gates.
11. Ventilation duct.
12. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.



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

SIGNED AND DELIVERED by the Parties
above named in presence of:-

WITNESSES:

1. *Keenav Mondal*
Purpur, Cochin
Joynagar, 743372

ENLIGHTEN BUILDTECH PVT LTD

Nishu Singhania

Director / Authorised Signatory

2. *Seherata Mazumder*
East Forthead, Sahasra
Kol-84

ENLIGHTEN PROMOTERS PVT LTD

Nishu Singhania

Director / Authorised Signatory

SIGNATURES OF THE LANDOWNERS

GANGULY EVERA DEVELOPERS LLP

[Signature]
Designated Partner

SIGNATURE OF THE DEVELOPER

Drafted by

Soma Chakraborty

SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99



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29 MAY 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

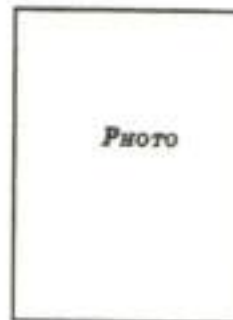


Nishan Singh

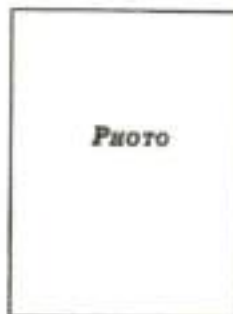
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LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



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29 MAY 2024


ভাৰতীয় নিৰ্বাচন কমিশন
পৰিচয় পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/489815

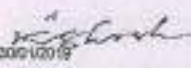



নিৰ্বাচকের নাম : দেবব্রত মজুমদার
 Elector's Name : Debabrata Mazumdar
 পিতার নাম : গজেন্দ্র মজুমদার
 Father's Name : Santosh Majumdar
 লিঙ্গ/Sex : পু / M
 জন্ম তারিখ : XX/XX/1975
 Date of Birth :

WB/23/109/489815

ঠিকানা:
 দক্ষিণ ফার্তাবাদ, রাজপুর সোনারপুর, নারেন্দ্রপুর,
 পিন-২৪ পর্গানা-700084

Address:
 DAKSHIN FARTABAD, RAJPUR SONARPUR,
 NARENDRAPUR, SOUTH 24
 PARGANAS-700084

Date: 30/1/2019 

151 - সোনারপুর উত্তর বিধান কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 অফিসারের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral
 Registration Officer for

151 - Sonarpur Uttar Constituency

(বিজ্ঞপ্তি) পরিবর্তন হলে মূল চিহ্নিত তথ্যের নিকট নথি
 জমা দিতে হবে এবং পরিবর্তন সাধন করে চিহ্নিত
 তথ্য নথি জমা দিতে হবে এবং পরিবর্তন সাধন করে চিহ্নিত
 তথ্য নথি জমা দিতে হবে

In case of change in address mention this Card No.
 in the relevant Parts for declaring your name in the
 poll at the changed address and to obtain the card
 with same number

179 / 753

Major Information of the Deed

Deed No :	I-1603-08972/2024	Date of Registration	29/05/2024
Query No / Year	1603-2001294511/2024	Office where deed is registered	
Query Date	24/05/2024 9:05:04 PM	D.S.R. - III SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Soma Chakraborty Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8335047751, Status : Advocate		
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. 4/-	Rs. 2,63,63,734/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,030/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Barhans Fartabad, , Ward No: 29 JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-103	RS-1238	Bastu	Bastu	3.91 Dec	1/-	53,31,820/-	Property is on Road
L2	RS-104	RS-1052	Bastu	Bastu	8.32 Dec	1/-	1,13,45,459/-	Property is on Road
L3	RS-99	RS-1056	Bastu	Bastu	5.87 Dec	1/-	96,05,455/-	Property is on Road
		TOTAL :			18.1Dec	3 /-	262,82,734 /-	
		Grand Total :			18.1Dec	3 /-	262,82,734 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	300 sq ft	1 /-	81,000 /-	

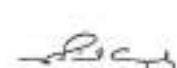
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED 86B/2, TOPSIA ROAD, City:- Not Specified, P.O:- GOBINDA KHATIK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED 86B/2, TOPSIA ROAD, City:- Not Specified, P.O:- GOBINDA KHATIK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

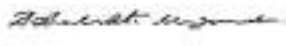
Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY EVERA DEVELOPERS LLP 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RISHAV JHUNJHUNWALA Son of Shri MANISH JHUNJHUNWALA Date of Execution - 29/05/2024, , Admitted by: Self, Date of Admission: 29/05/2024, Place of Admission of Execution: Office		 Captured	
	May 29 2024 3:13PM	LT1 29/05/2024	29/05/2024	
RAJBARI, 19, DOVER PLACE, City:- Not Specified, P.O:- GARIAHAT, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AOxxxxxx7K, Aadhaar No: 73xxxxxxxx0427 Status : Representative, Representative of : ENLIGHTEN BUILDTECH PRIVATE LIMITED (as DIRECTOR), ENLIGHTEN PROMOTERS PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	Shri AMIT GANGULY (Presentant) Son of Late RANJIT GANGULY Date of Execution - 29/05/2024, , Admitted by: Self, Date of Admission: 29/05/2024, Place of Admission of Execution: Office		 Captured	
	May 29 2024 4:56PM	LT1 29/05/2024	29/05/2024	

174, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: Axxxxxx6R, Aadhaar No: 27xxxxxxxx1832
Status : Representative, Representative of : GANGULY EVERA DEVELOPERS LLP (as DESIGNATED PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri DEBOBRATA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER FARTABAD SAHAPARA GARIA, City:- Not Specified, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084		 Captured	
	29/05/2024	29/05/2024	29/05/2024
Identifier Of Shri RISHAV JHUNJHUNWALA, Shri AMIT GANGULY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.955 Dec
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-1.955 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-4.16 Dec
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-4.16 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-2.935 Dec
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-2.935 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ENLIGHTEN BUILDTECH PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-150.00000000 Sq Ft
2	ENLIGHTEN PROMOTERS PRIVATE LIMITED	GANGULY EVERA DEVELOPERS LLP-150.00000000 Sq Ft

Endorsement For Deed Number : I - 160308972 / 2024

On 29-05-2024

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 14:56 hrs on 29-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri AMIT GANGULY .

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 2,63,63,734/-

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

Execution is admitted on 29-05-2024 by Shri RISHAV JHUNJHUNWALA, DIRECTOR, ENLIGHTEN BUILDTECH PRIVATE LIMITED, 86B/2, TOPSIA ROAD, City:- Not Specified, P.O:- GOBINDA KHATIK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046; DIRECTOR, ENLIGHTEN PROMOTERS PRIVATE LIMITED, 86B/2, TOPSIA ROAD, City:- Not Specified, P.O:- GOBINDA KHATIK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Shri DEBOBRATA MAZUMDER, , Son of Late SANTOSH KUMAR MAZUMDER, FARTABAD SAHAPARA GARIA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Execution is admitted on 29-05-2024 by Shri AMIT GANGULY, DESIGNATED PARTNER, GANGULY EVERA DEVELOPERS LLP, 159, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Shri DEBOBRATA MAZUMDER, , Son of Late SANTOSH KUMAR MAZUMDER, FARTABAD SAHAPARA GARIA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/05/2024 1:22PM with Govt. Ref. No: 192024250061548981 on 29-05-2024, Amount Rs: 21/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 2021565670 on 29-05-2024, 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 10.00/-, by online = Rs 40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 51344, Amount: Rs. 10.00/-, Date of Purchase: 29/04/2024, Vendor name: TANMOY KAR PURKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/05/2024 1:22PM with Govt. Ref. No: 192024250061548981 on 29-05-2024, Amount Rs: 40,020/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 2021565670 on 29-05-2024, 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 226659 to 226699
being No 160308972 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.05.29 17:33:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 29/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.