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पश्चिम बंगाल WEST BENGAL

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16/10/2023
S.W - 2-2627666/23

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.

District Sub-Register-III
Alipore, South 24-parganas
16.10.23

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 16th day of October, Two Thousand and Twentythree (A.D.);

91073

No. _____ Sold to _____

Address _____

Rs. _____

Date _____

12 OCT 2023

12 OCT 2023

SIPRA DEY

Licence No. 18A

Code : 1070

1, N S Road, Kolkata-700 001



Identify by me

(Signature)

(ARUN PATEL)

SON OF RAMSI LIMBANI

13, ANDUL RAS ROAD

KOLKATA-700 26

BUSINESS

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

16 OCT 2023

BETWEEN

M/S. SAYOHAR PRIVATE LIMITED (PAN# AAYCS8721K), a Private Limited Company incorporated under the provisions of the Indian Companies Act, 1956 having its Registered Office at Tribeni Market, Holding No.2495, Garia Main Road, Post Office Narendrapur, Police Station Sonarpur, Kolkata 700 084, District South 24-Parganas, WEST BENGAL, **represented by** its Director, **SRI SAILESH PATEL** (PAN# AMAPP3509P, AADHAAR# 4850 1149 4628, MOBILE# 9051028828), son of Sri Ratanshi Patel, by faith Hindu, by Nationality Indian, by occupation Business, residing at Akshara Pearl, Block 2, Flat No. 5B, 200, N. S. Road, Post Office Narendrapur, Police Station Sonarpur (Now, Narendrapur), Kolkata 700 103, District South 24-Parganas, WEST BENGAL, duly authorized by the Board of Directors of the Company vide **Board Resolution dated 11th day of February, 2019**, hereinafter called and referred to as the "**LANDOWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, executors, administrators, representatives and assigns) of the **ONE PART**;

AND

M/S. GARIMA INFRAPROPERTIES LLP (PAN#AAQFG8206J), a Limited Liability Partnership Firm having its place of business at 75/1A, Ashutosh Mukherjee Road, Post Office & Police Station Bhowanipore, Kolkata 700 025, District South 24-Parganas, WEST BENGAL, **represented by** its Partners namely **(a) DR. KISHORE KUMAR GANDHI** (PAN# AHFPG8743G, AADHAAR# 8903 5032 7661, MOBILE# 9830041381), son of Late Chunilal Gandhi and **(2) SMT. CHETNA GANDHI** (PAN# AHFPG8744B, AADHAAR#4162 8437 4278, MOBILE# 9831448603), wife of Dr. Kishore Kumar Gandhi, both by faith Hindu, by Nationality Indian, by occupation Business, residing at 75/1A, Ashutosh Mukherjee Road, Post Office & Police Station Bhowanipore, Kolkata 700 025, District South 24-Parganas, WEST BENGAL, 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 its successors, successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART**;



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WHEREAS:

- A.** By a **Deed of Conveyance made on 7th day of June, 2019** between **Sri Bholanath Banerjee**, son of Late Mani Mohan Banerjee of 87/225, Raja S. C. Mullick Road, Kolkata 700 047, therein referred to as the Vendor/Owner of the One Part and **Sayohar Private Limited** having its Registered Office at 4/19, Poddar Nagar, Kolkata 700 068, represented by its Authorised Director, Sri Sailesh Patel, son of Sri Ratanshi Patel of "Akshara Pearl", Flat No. 5B, 200, N. S. Road, Kolkata 700 103, therein referred to as the Purchaser of the Other Part, and **registered in the Office of the A.R.A.-I, Kolkata and recorded in Book No. I, Volume No. 1901-2019, Pages 170996 to 171024, Being No. I-190103522 for the year 2019**, the Vendor therein granted sold transferred conveyed alienated assured and assigned unto and in favour of the Purchaser therein absolutely and forever at or for a consideration mentioned thereat subject to free from all encumbrances and vacant possession thereof **ALL THAT** the demarcated piece and parcel of land measuring about **4 (Four) Cottahs** more or less along with one Tin Shed structure measuring about 228 Sq.ft. more or less covered area, which situated and lying at **Premises No. 1459, Survey Park, Kolkata 700 075, Police Station Survey Park, Post Office Santoshpur**, comprising in Mouza Rajapur, J. L. No.23, Re. Sa. No. 14, Touzi No. 109, C. S. Khatian No. 160, R.S. Khatian No. 172, C. S. Dag No. 971, R.S. Dag No. 1021 within the limits of the Kolkata Municipal Corporation under Ward No. 109, **Assessee No. 31-109-13-6187-9**, District South 24-Parganas, morefully described in the Schedule thereunder written and also delineated in the map or plan annexed thereto and bordered "RED" (hereinafter referred to as the "**FIRST LAND**").
- B.** By another **Deed of Conveyance made on 7th day of June, 2019** between **Sri Probal Chatterjee alias Chattopadhyay**, son of Late Nani Gopal Chatterjee of 1/157, Naktala, Kolkata 700 047, therein referred to as the Vendor/Owner of the One Part and **Sayohar Private Limited** having its Registered Office at 4/19, Poddar Nagar, Kolkata 700 068, represented by its Authorised Director, Sri Sailesh Patel, son of Sri Ratanshi Patel of "Akshara Pearl", Flat No. 5B, 200, N. S. Road, Kolkata 700 103, therein referred to as the Purchaser of the Other Part, and **registered in the Office of the A.R.A.-III, Kolkata and recorded in Book No. I, Volume No. 1903-2019, Pages 117709 to 117735, Being No. I-190302752 for the year 2019**, the Vendor therein granted sold transferred conveyed alienated assured and assigned unto and in favour of the Purchaser therein absolutely and forever at or for a consideration mentioned thereat subject to free from all encumbrances and vacant possession thereof **ALL THAT** the divided and demarcated piece and parcel of land measuring about **3 (Three) Cottahs** more or less along with one Tin Shed structure measuring about 120 Sq.ft. more or less covered area, which situated and lying at **Premises No. 1458, Survey Park, Kolkata 700 075, Police Station Survey Park, Post Office Santoshpur**, comprising in Mouza Rajapur, J. L. No.23, Re. Sa. No. 14, Touzi No. 109, C. S.



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Khatian No. 160, R.S. Khatian No. 172, C. S. Dag No. 971, R.S. Dag No. 1021 within the limits of the Kolkata Municipal Corporation under Ward No. 109, **Assessee No. 31-109-13-6186-7**, District South 24-Parganas, morefully described in the Schedule thereunder written and also delineated in the map or plan annexed thereto and bordered "RED" (hereinafter referred to as the "**SECOND LAND**")

- C. By virtue of the aforesaid two separate Deeds of Conveyance both executed on 7th day of June, 2019, the said Sayohar Private Limited became absolute and lawful owner of the First Land and the Second Land.
- D. After such purchase, the said Sayohar Private Limited got the First Land and the Second Land amalgamated into one plot of land having a total area of **7 (Seven) Cottahs** before the Kolkata Municipal Corporation and mutated its name under a single **Assessee No. 31-109-13-6186-7** having **Municipal Premises No. 1458, Survey Park**, morefully described in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**SAID PREMISES**").
- E. The said Sayohar Private Limited also got its name recorded before the Block Land and Land Reforms Officer, Kolkata under ^{MOUZA RAJAPUR} **L.R. Dag No. 1021** and **Khatian No. 1082** in respect of the said premises.
- F. Now, the said Sayohar Private Limited is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises and paying rates and taxes on regular basis.
- G. While seizing and possessing of the said premises, the Landowner has decided to construct a new multistoried building in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation, on the said premises being **Municipal Premises No. 1458, Survey Park**, but due to paucity of fund and lack of experience in the field of construction, it could not be able to do so, and accordingly, was in search for an experienced, efficient and financially solvent Developer for the purpose of such development work on the said premises, and accordingly, the Landowner due to personal difficulties and requirements, has expressed its desire to the Developer for the development of the said premises.
- H. The Developer herein, who has claimed itself to be sufficiently covenant and of adequate business condition, being known the intention of the Landowner, has approached and requested the Landowner to allow it to develop the said premises subject to the terms and conditions described herein below.
- I. The Landowner herein has agreed to grant the Developer the exclusive right to develop the said premises, morefully described in the **FIRST SCHEDULE** hereunder written, by construction of a multistoried building on the said premises in accordance with the building plan, to be sanctioned by the Kolkata Municipal Corporation, and further agreed to convey the undivided proportionate share of land in respect of specified flats/covered spaces/car



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parking space/common spaces and other adjuncts or appurtenances to be erected thereon in Developer's Allocation on the terms and conditions hereinafter appearing.

- J. On or before execution of this Agreement, the Landowner has solemnly represented that it is absolute and lawful owner of the said premises.
- K. Upon relying on the said representations solemnly made by the Landowner herein, the Developer has agreed to enter into this Agreement with the Landowner, and also to avoid any future complication or misunderstanding, both the parties herein recorded their understanding in writing and such understanding and/or terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed as follows:-

ARTICLE-I

1. DEFINITION:-

- 1 **LANDOWNER** shall mean the said **M/S. SAYOHAR PRIVATE LIMITED**
- 1.1 **DEVELOPER** shall mean the said **M/S. GARIMA INFRAPROPERTIES LLP.**
- 1.2 **ARCHITECT AND QUALIFIED ENGINEER** shall mean the said person or persons to whom the Developer may appoint as Architect of the building.
- 1.3 **LAND** shall mean the Bastu land measuring containing an area about **7 (Seven) Cottah** at **Municipal Premises No. 1458, Survey Park, Police Station Purba Jadavpur (Now, Survey Park), Kolkata 700 075, District South 24-Parganas** within the jurisdiction of Kolkata Municipal Corporation having **Assessee No. 31-109-13-6186-7**, morefully described in the **FIRST SCHEDULE** hereunder written.
- 1.4 **BUILDING** shall mean a **G+VI storied residential building** intended to be constructed in accordance with the building plan covering maximum possible F.A.R. to be sanctioned by the Kolkata Municipal Corporation in the name of the Landowner herein, and as per **SPECIFICATION**, morefully described in the **FOURTH SCHEDULE** hereunder written on the said premises fully described in the **FIRST SCHEDULE** hereunder written. The name of the proposed new building will be decided upon completion of the building as per the choice of the Landowner.
- 1.5 **UNIT** shall mean a flat or other space or spaces intended to be built or to be constructed on the said premises.
- 1.6 **BUILDING PLAN** shall mean plans elevations design and specifications of the proposed new multi-storied building as prepared by the Architect, and to be sanctioned by the Kolkata Municipal Corporation in the name of the Landowner herein, and include any renewal, amendments or modifications thereof as may be deemed necessary by the Developer without any



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change of Owner's Allocation.

- 1.7 **COMMON PARTS** shall mean and include corridors under reservoirs stairway, lift, lift well, pump room, overhead water tanks, water pump, common toilets, security room, ultimate roof etc. **save and except the vacant land/space (to be reserved for the Developer)**, morefully described in the **FIFTH SCHEDULE** hereunder written.

ARTICLE-II

2. COMMENCEMENT:-

- 2.1 This Agreement shall be effective on and from the date of these presents.

ARTICLE - III

3. LANDOWNER'S RIGHTS, OBLIGATIONS & REPRESENTATIONS:-

- 3.1 Excepting the Landowner nobody else will have any right, title and interest claim or demand whatsoever into or upon the said premises.
- 3.2 The Landowner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said premises or any part of it.
- 3.3 The said premises, morefully described in the **FIRST SCHEDULE** hereunder written is free from all encumbrances, charges, liens, impendence, attachments trusts whatsoever or howsoever.
- 3.4 There is no excess vacant land in the said premises within the meaning of the Urban Land Ceiling and Regulations Act, 1976 and the Developer is fully satisfied with the marketable title of the Landowner.
- 3.5 That the total area of the land comprised in the said premises is about **7 (Seven) Cottah** be the same a little more or less.
- 3.6 That simultaneously with the execution of this Agreement, the Landowner shall deliver clear photo copies of all title deeds, current Tax Receipt and other related documents to the Developer for making necessary searches and investigations on the title of the said premises. Further, the Developer shall handover clear photocopies of all documents relating to its business like all valid licenses, Voters ID, PANs etc. as may be required by the Landowner. However, the Landowner undertakes that it will provide the original title deed and other documents, if any, as may be required from time to time for development purpose, to the Developer without any objection.
- 3.7 That the Landowner undertakes to indemnify and keep indemnified the Developer from and against any and all mortgage or any third party possessor's rights in the said premises.
- 3.8 That the Landowner undertakes to clear upto date property tax and other statutory dues in respect of the said premises till the date of handing over of the said premises to the Developer. However, the Developer is entitled to pay all taxes and statutory duties in respect of the said premises from the



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date of handing over of the same from the Landowner till the date of handing over of the new building to the Landowner lawfully according to these presents.

- 3.9 That the Landowner further undertakes that simultaneously with the execution of these presents, the Landowner shall execute the registered Development Power of Attorney in favour of the Developer or its authorized representatives and the Landowner will give the Developer or its authorized representatives all the powers required for the purpose of making such construction at its own risk and costs and to negotiate for sale and enter into Agreement for Sale and registered Deed, document for registration whatsoever required, and to accept sales proceeds of the flats/other portions of the new multi-storied building for Developer's Allocation only. In case of death of the Landowner, the legal heirs and successors in interest of the deceased Landowner, shall execute within a fortnight necessary Power of Attorney and other documents, if required in favour of the Developer or its authorized representatives empowering them to sell flats/spaces and car parking spaces out of Developer's Allocation, and for such purpose, it will be entitled to enter into Agreement with intending Purchaser/s, receive all earnest money and all payments towards consideration money and to execute, sign and register such deed or conveyance in respect of flats in Developer's Allocation.
- 3.10 That after completion of the project, there will be several Deed/s of Conveyance between the parties wherein the First Party/Landowner/Constituted Attorney shall transfer the Developer's Allocation with proportionate share of land/ undivided share of land in favour of the Developer or its nominees/purchaser/s/ transferee/s, and the cost of such transfer/registration fee/charges shall be borne by such Nominees/Purchasers/Transferees.
- 3.11 That the interest of the Landowner in the project shall cease after the Owner's Allocation in the newly constructed building along with common areas and facilities of the said premises, morefully described hereunder written, is transferred unto and in favour of the Landowner by handing over possession of the Owner's Allocation followed by a Possession Letter, after getting Completion Certificate from the Kolkata Municipal Corporation. It is specifically mentioned that all the proposed owners of flats will enjoy the benefits of common area, common facilities of the land in the said premises. Be it noted that the Landowners shall be entitled to transfer or otherwise deal with its portions (Owner's Allocation) in the proposed new building without any reference to the Developer.
- 3.12 Save and except as provided herein, the Landowner shall not interfere with or in any way cause impediment or obstruction in any manner with the construction or development in the said premises by the Developer, however the Landowner or its nominees shall have free hand and unfettered access to the construction site at all reasonable times and shall be free to point out to the Developer or its agents or administrators and the Developer shall rectify such defective construction, workmanship or use of inferior materials.
- 3.13 The Landowner shall sign, endorse all necessary papers and documents which may be required by the Developer from time to time for the purpose of construction and development and for tripartite agreement for sale the flats and car parking spaces from the Developer's Allocation of the said



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premises in the form of multi-storied building.

- 3.14 The Landowner shall handover vacant and peaceful physical possession of the said premises on "As is Where is" basis within 10 (Ten) days of receipt of sanctioned plan from the Kolkata Municipal Corporation. The Developer shall inform immediately to the Landowner regarding the above after getting the building plan sanctioned from the Kolkata Municipal Corporation.
- 3.15 The Landowner undertakes that it or anyone of it shall not be entitled to cancel this Agreement for Development without the consent of the Developer herein, failing which the Landowner shall be liable for a compensation comprising cost of sanctioned building plan, cost of projects and other incidental expenses, if any as assessed by the Developer.

ARTICLE -IV

4. DEVELOPER'S RIGHTS & REPRESENTATIONS:-

- 4.1 THAT on the power and by virtue of this Agreement, the Developer is hereby empowered to raise the construction on the above mentioned premises investing its own finance and resources and undertakes to erect the said building as per the sanctioned building plan. The expenses for the demolition of old structure, if any, building plan, soil testing and whatsoever expenses necessary for sanction of the building plan shall be done at the cost of the Developer.
- 4.2 The Developer, upon taking possession of the existing old building from the Landowner, shall arrange to demolish the old structure, if any at its own cost and responsibility.
- 4.3 The Developer for the purpose of raising the said construction shall have its absolute right to enter into Agreement for sell of flats and apartments in respect of its own allocated portion as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser/s together with all advance thereof, but at all material times the Landowner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Developer shall remain charged only with the Developer's Allocation, and the Owner's allocation will remain unaffected and will have no charge and the purchaser or purchasers shall have no right to interfere with the portion of the Owner's Allocation or any misappropriation of any money by the Developer or for any deal nor it shall have any right to seek any order or injunction from any court of law in respect of the Owner's Allocation.
- 4.4 The Developer shall be entitled to appoint its own labour masons contractor building Engineer Architect as necessary for carrying out the new construction, but in doing so all expenses with regard to such appointed persons shall be borne by the Developer, and all the risk and liability together with all responsibility shall remain with the Developer and it will be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever eventually that may take place at the time of or after construction is complete and handover to the prospective purchaser/s.

The Government of India, Ministry of Law and Justice, has been pleased to direct that the following instructions be observed by the District Sub-Registrar, South 24 Parganas, in the exercise of his powers under the provisions of the Registration Act, 1908, and the Rules thereunder, in relation to the registration of documents.

INSTRUCTIONS

REGISTRATION OF DOCUMENTS

1. The District Sub-Registrar, South 24 Parganas, shall be responsible for the registration of documents in accordance with the provisions of the Registration Act, 1908, and the Rules thereunder, and shall be required to maintain a register of all documents registered by him.

2. The District Sub-Registrar, South 24 Parganas, shall be required to issue a receipt for every document presented to him for registration, and shall be required to return the original document to the person presenting it, after the same has been registered.

3. The District Sub-Registrar, South 24 Parganas, shall be required to issue a certificate of registration for every document registered by him, and shall be required to return the original certificate to the person presenting it, after the same has been registered.

4. The District Sub-Registrar, South 24 Parganas, shall be required to issue a certificate of non-registration for every document presented to him for registration, and shall be required to return the original certificate to the person presenting it, after the same has been presented.

5. The District Sub-Registrar, South 24 Parganas, shall be required to issue a certificate of correction for every document registered by him, and shall be required to return the original certificate to the person presenting it, after the same has been registered.

6. The District Sub-Registrar, South 24 Parganas, shall be required to issue a certificate of cancellation for every document registered by him, and shall be required to return the original certificate to the person presenting it, after the same has been registered.

7. The District Sub-Registrar, South 24 Parganas, shall be required to issue a certificate of revocation for every document registered by him, and shall be required to return the original certificate to the person presenting it, after the same has been registered.

8. The District Sub-Registrar, South 24 Parganas, shall be required to issue a certificate of annulment for every document registered by him, and shall be required to return the original certificate to the person presenting it, after the same has been registered.

9. The District Sub-Registrar, South 24 Parganas, shall be required to issue a certificate of rectification for every document registered by him, and shall be required to return the original certificate to the person presenting it, after the same has been registered.

10. The District Sub-Registrar, South 24 Parganas, shall be required to issue a certificate of confirmation for every document registered by him, and shall be required to return the original certificate to the person presenting it, after the same has been registered.



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- 4.5 That the profit or loss arising out of the whole construction work of the project and the sale proceeds of the flats and spaces, disbursement of all expenses and any liability pertaining to the project in respect of the Developer's Allocation under these presents, shall be the exclusive affairs of the Developer, and shall also be enjoyed by the Developer wherein the Landowner shall have no liability whatsoever, nor the Landowner shall in any way, be responsible in respect of any debt, liabilities of the Developer out of this development work under these presents.
- 4.6 That the Developer shall be at liberty to advertise in the local dailies for sale of the flats out of Developer's Allocation, to display its banners on the said premises, to employ watchman and caretaker for the safety of the projects and to invite applications from intending purchasers. Any amendment/correction to this Agreement, if required, shall be made in writing only.
- 4.7 In case of any accident in the aforesaid construction project, the Developer shall be fully responsible for all the consequences of the same under the "Workmen Compensation Act, 1923" or any other act in force.
- 4.8 If the Landowner is ordered to attend any court proceeding or are requested or presence of its representative/s is required by any other authority in connection with any accident, the Landowner will empower the Developer to attend the Court/authority concerned on the Landowner's behalf, and the Developer agrees to compensate the Landowner fully in case an adverse order is passed or any compensation is ordered to be paid by the Landowner by any Court or Judicial Authority or any competent authority.
- 4.9 If until the completion of the new building any case/damage/harm occurs to the adjoining properties, neighbours, the Developer shall be fully responsible for all consequences.

ARTICLE -V

5. TIME:-

- 5.1 The Developer undertakes to construct and complete the said building within **30 (Thirty) months** from the date of sanction of the building plan by the Kolkata Municipal Corporation.

ARTICLE - VI

6. DEVELOPER'S OBLIGATIONS:-

- 6.1 All dealings by the Developer in respect of the construction of the proposed new building shall be made in the name of the Landowner or its Constituted Attorney, but any such dealing or step shall not create in any manner any financial, civil and/or criminal liability of the Landowner.
- 6.2 The Developer shall prepare and cause the said plan to be sanctioned from the Kolkata Municipal Corporation, and incur and bear all necessary costs, charges and expenses for obtaining the permission from the authorities concerned.



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- 6.3 The Developer shall complete construction of the proposed new building in terms of this agreement and in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation at the cost and responsibility of the Developer within the stipulated time.
- 6.4 The Developer shall bear all municipal tax, statutory duties, electric bills in respect of the said premises on and from the date of receiving vacant and peaceful physical possession of the said premises from the Landowner till the date of handing over possession of the proposed new building to the Landowner/Purchasers of flats out of Developer's Allocation.
- 6.5 The Developer shall bear all costs charges and expenses for construction of the building at the said premises.
- 6.6 The Developer shall handover lawful possession of the Owner's Allocation in the proposed new building to be constructed immediately after completion of construction and getting completion certificate from the Kolkata Municipal Corporation, and the same will be allotted by the Developer by issuing a letter of possession in favour of the Landowner.
- 6.7 The Developer hereby undertakes to complete the construction work and handover the possession within the stipulated period of 30 (Thirty) months failing which the Developer shall be liable to pay compensation a sum of **Rs.3,000/- (Three Thousand) only per diem** upon expiry of the said stipulated period without any objection.
- 6.8 That after completion of the construction of the proposed new building according to sanctioned building plan, the Owner's Allocation shall be delivered first and, thereafter, the Developer's Allocation can be used by the Developer and/or its nominees/transferees.

ARTICLE - VII

7. OWNERS' ALLOCATION:-

- 7.1 In consideration of the said premises, the Landowner shall be entitled to the Owner's Allocation in the proposed new G+VI storied building in the following manner :

50% (FIFTY PER CENT) of total F.A.R. equivalent to (a) Four covered parking spaces and Two open parking spaces for parking medium size four wheeler cars at Ground Floor or 50% of covered commercial space at Ground Floor (If sanctioned by the Kolkata Municipal Corporation), (b) One Flat on First Floor being Flat No.1A (c) Entire Third Floor consisting of Two Flats being Nos. 3A & 3B, (d) Entire Fifth Floor consisting of two Flats being Flat Nos.5A & 5B, (e) One Flat on Sixth Floor being Flat No.6B of the proposed new building TOGETHER WITH proportionate impartible undivided undemarcated share of land, roof and all common facilities and amenities attached thereto (save and except the open/vacant space/land of the said premises to be reserved for the Developer) agreed upon and in terms of the instant Agreement, and (f) An interest-free refundable sum of Rs.50,00,000/- (Rupees Fifty Lacs) payable at the time of signing of this Agreement (To be refunded without any interest thereon by the Landowner to the Developer



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within 30 days from the date of handing over vacant and peaceful physical possession of the Owner's Allocation to the Landowner after obtaining Completion Certificate from the competent authority), morefully described in the **SECOND SCHEDULE** hereunder written.

- 7.2 The Developer shall hand over the peaceful and physical possession of the Owner's Allocation within **30 (Thirty) months** from the date of sanction of the building plan.
- 7.3 The Landowner shall have common rights over the common parts and portions of the building (save and except the portions reserved for the Developer).

ARTICLE - VIII

8. DEVELOPER'S ALLOCATION:-

- 8.1 The Developer's Allocation shall mean

Remaining 50% (FIFTY PER CENT) of total F.A.R. equivalent to (a) Ground Floor (excluding Landowner's Allocation as per Clause 7.1 hereinabove), (b) One Flat on First Floor being Flat No.1B (c) Entire Second Floor consisting of Two Flats being Nos. 2A & 2B, (d) Entire Fourth Floor consisting of Two Flats being Nos. 4A & 4B, (e) One Flat on Sixth Floor being Flat No.6A of the proposed new building TOGETHER WITH proportionate impartible undivided undemarcated share of land, roof and all common facilities and amenities attached thereto **TOGETHER WITH** vacant land/space of the said premises, agreed upon and in terms of the instant Agreement, morefully described in the **THIRD SCHEDULE** hereunder written.

ARTICLE - IX

9. CONSTRUCTION:-

- 9.1 The Developer shall be solely and exclusively responsible for construction of the proposed new building.
- 9.2 The Developer shall provide a copy of sanctioned building plan to the Landowner.
- 9.3 The Developer shall construct the building in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and as per the Specification, morefully described in the **FOURTH SCHEDULE** hereunder written.

ARTICLE - X

10. BUILDING:-

- 10.1 The Developer shall at its own cost construct erect and complete in all respect the proposed new building and the common facilities and also amenities on the said premises in accordance with the sanctioned building plan with good and standard quality of materials on



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the approval of the Landowner by utilizing the full F.A.R. available in respect of the **FIRST SCHEDULE** property to be developed.

- 10.2 The Developer shall install and erect in the proposed new building at its own cost as per the specification and also drawing to be provided by the Architect, pump, water storage tanks, overhead reservoir, electrification, lift well, permanent electric connection from the CESC Ltd. and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provided in a residential multi storied building in the locality on ownership basis.
- 10.3 The Developer shall bear the entire cost of construction including architects fees and fees for building plan to be sanctioned by the Kolkata Municipal Corporation without creating any financial or others liabilities on the Landowner regarding the construction.

ARTICLE – XI

11. COMMON FACILITIES:-

- 11.1 The Developer shall pay and bear all municipal taxes and other dues and impositions and outgoings in respect of the said premises as and from the date of handing over vacant and peaceful physical possession of the said premises to the Developer till handing over the possession of Owner's Allocation within the stipulated period in favour of the Landowner.
- 11.2 After completion of the total construction of the proposed new building and handing over of the Owner's Allocation to the Landowner, the Developer and the Landowner including their respective assignees will bear the cost of common facilities and maintenance charges like cost of maintenance of pump motor, lift, electric charges etc. in the common areas in proportion of their respective possession including proportionate share or premium for insurance of the building if any, meter fire of and scavenging charges etc.
- 11.3 Both the Developer and the Landowner shall be entitled to claim an extra developmental charges (EDC) @ 125/- (Rupees One Hundred Twenty five) only per sq. ft. from all the transferees of the flats/spaces of their respective allocations of the proposed new building.

ARTICLE – XII

12. LEGAL PROCEEDINGS:-

- 12.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend allocation suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges and expenses incurred for that purpose.
- 12.2 In case of any disputes and differences arising out of this Agreement or in relation to the determination of any liability of the parties hereto or the construction and interpretation of any of the terms or meaning thereof, the parties herein shall be at liberty to refer the matter



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SOUTH 24 PGS ALIPORE
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of disputes and settle by way of legal proceedings before the competent court of law or forum within the jurisdiction of cause of action.

- 12.3 There may be disputes or differences between the parties hereto with regard to the provisions of this Agreement or terms and conditions therein or with regard to matters which are not expressly mentioned in these presents. Such disputes or differences would be settled through mutual discussions between the parties. In default, the matter may be referred to arbitration under the existing law, for which **Mr. Ramji Premji Limbani** (PAN# ABBPL6284D, AADHAAR# 5465 3442 4858), **son of Premji Patel, 13, Andul Raj Road, Post Office Kalighat, Kolkata 700 026** may be appointed as Arbitrator of the aforesaid matter.

ARTICLE -XIII

13. DEVELOPER'S INDEMNITY:-

- 13.1 The Developer hereby undertakes to keep the Landowner indemnified against all third party claim and action arising out of any parts of act or commission of the developer or relating to the construction of the building.

ARTICLE -XIV

14. MISCELLANEOUS :-

- 14.1 The Landowner and the Developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developer and the Landowner or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitute as an association or persons.
- 14.2 Both the parties herein have signed this Agreement for Development not merely on the basis of articles and clauses of this Agreement, but most importantly on the basis of mutual faith, understanding and honesty for the satisfactory completion of the assigned construction job.
- 14.3 The Developer and Landowner shall form a scheme for the management and administration of the said building and/or common parts thereof. The Landowner has hereafter agreed to abide by the rules and regulations of such management society, association, holding organization and hereby give their consent to abide by the same.
- 14.4 As and from the date of the completion of the building and handing over the possession of the Owner's Allocation to the Landowner, the Developer and/or its transferee/s and the Landowner or their transferees and their successors shall each be liable to pay and bear proportionate charges on account of all rent and municipal and property taxes, duties and any other costs and statutory charges as applicable in respect of their respective allocation of the constructed areas.



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16 OCT 2023

- 14.5 That no change/modification or alterations to this Agreement shall be done without the written consent of both the parties herein. The parties hereto undertake not to contravene any of the terms of this Agreement.

ARTICLE -XV

15. FORCE MAJEURE:-

- 15.1 The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are provided by the existing of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- 15.2 Force majeure shall mean Flood, Earth-Quake, War, Tempest civil commotion strike, lock down, and /or any other act or commission beyond the reasonable control of the Developer.

ARTICLE -XVI

16. LEGAL MATTERS: -

All the legal matters relating to the premises in respect of the Developer's Allocation, will be looked after by **Mr. Sukumar Das, Advocate, High Court, Calcutta**, having his Office/Chamber at **1, Netaji Subhas Road, Kolkata 700 001.**

THE FIRST SCHEDULE ABOVE REFERRED TO:

(THE SAID PREMISES)

ALL THAT piece or parcel of bastu land measuring about **7 (Seven) Cottah** more or less **TOGETHER WITH** one old dilapidated R.T. Shed having a total covered area about **348 Sq.ft.** more or less lying and situate at **Municipal Premises No. 1458, Survey Park, Police Station Purba Jadavpur (Now, Survey Park), Kolkata 700 075, District South 24-Parganas, WEST BENGAL** within the jurisdiction of Kolkata Municipal Corporation having **Assessee No. 31-109-13-6186-7, Ward No 109**, comprised in **Mouza Rajapur, J. L. No.23, Re. Sa. No. 14, Touzi No. 109, C. S. Khatian No. 160, R.S. Khatian No. 172, C. S. Dag No. 971, R.S./L.R. Dag No. 1021, L.R. Khatian No.1082 TOGETHER WITH** easement and quasi-easement rights, facilities, privileges, benefits available therein, and butted and bounded as follows:

- | | |
|--------------|--|
| ON THE NORTH | : By 12' Ft. wide entrance passage leading to Survey Park; |
| ON THE SOUTH | : By Municipal Road (Survey Park); |
| ON THE EAST | : By Plot No. "C" under R.S. Dag No. 1021(P); |
| ON THE WEST | : By land under R.S. Dag No. 1002(P). |



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OR HOWSOEVER OTHERWISE said hereditaments and premises or any part these of now are or is or hereto for were or was situated butted bounded called known numbered and distinguished. A site plan of the said premises is annexed hereto and bordered with "RED" colour.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(OWNER'S ALLOCATION)

After completion of the building, the Landowner will be handed over vacant and peaceful physical possession of the Owner's Allocation by the Developer in lieu of cost of the premises in the following manner:

50% (FIFTY PER CENT) of total F.A.R. equivalent to (a) Four covered parking spaces and Two open parking spaces for parking medium size four wheeler cars at Ground Floor or 50% of covered commercial space at Ground Floor (If sanctioned by the Kolkata Municipal Corporation), (b) One Flat on First Floor being Flat No.1A (c) Entire Third Floor consisting of Two Flats being Nos. 3A & 3B, (d) Entire Fifth Floor consisting of two Flats being Flat Nos.5A & 5B, (e) One Flat on Sixth Floor being Flat No.6B of the proposed new building TOGETHER WITH proportionate impartible undivided undemarcated share of land, roof and all common facilities and amenities attached thereto **(save and except the open/vacant space/land of the said premises to be reserved for the Developer)** agreed upon and in terms of the instant Agreement, and **(f) An interest-free refundable sum of Rs.50,00,000/- (Rupees Fifty Lacs) payable at the time of signing of this Agreement (To be refunded without any interest thereon by the Landowner to the Developer on or before handing over vacant and peaceful physical possession of the Owner's Allocation to the Landowner).**

THE THIRD SCHEDULE ABOVE REFERRED TO:

(DEVELOPER'S ALLOCATION)

After handing over of the Owner's Allocation to the Landowner, the Developer is entitled to remaining portion i.e.

Remaining 50% (FIFTY PER CENT) of total F.A.R. equivalent to (a) Ground Floor (excluding Landowner's Allocation as mentioned in the Second Schedule hereinabove), (b) One Flat on First Floor being Flat No.1B, (c) Entire Second Floor consisting of Two Flats being Nos. 2A & 2B, (d) Entire Fourth Floor consisting of Two Flats being Nos. 4A & 4B, (e) One Flat on Sixth Floor being Flat No.6A of the proposed new building TOGETHER WITH proportionate impartible undivided undemarcated share of land, roof and all common facilities and amenities attached thereto agreed upon and in terms of the instant Agreement.

Be it mutually agreed that the Developer shall be entitled to all open/vacant space/land of the said premises save and except the Owner's Allocation and usual common portions of the said premises.



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THE FOURTH SCHEDULE ABOVE REFERRED TO:**(GENERAL SPECIFICATION OF THE BUILDING)**

1. Foundation : R.C.C. (1:2:3) in column base and tie beam.
2. External Walls : 200 mm thick brick works with good quality bricks in Cement 1:5.
3. Structural frame : R.C.C. (1:2:3) in column beam slabs.
4. Partition Walls : 125/75, thick brick works with good quality bricks in cement mortar 1:4/1:3.
5. Ext. /Int. Plaster : 12 mm thick with cement mortar 1:6.
6. Door frame : Door frames will be made by Sal wood.
7. Door Palla : 32mm flash doors palla.
8. Windows & Balcony : Finestra UPVC frames sliding with glass panel & MS grills & SS balcony railing with glass fittings.
9. Flooring: Flat/Roof/Ground floor : Medium brand vitrified tiles for Flats/Roof tiles with water proofing/Chequered tiles.
10. Staircase : Marble or Granite of medium Quality and SS railings.
11. Toilets : Anti skid vitrified tiles Flooring With 2100 mm height glazed tiles on walls of medium quality and C.P. Bathroom fittings of jaquar or similar Brand and Sanitary Wares of Parryware/ Cera or similar Brand with hanging commode and ceramic basin.
12. Kitchen : Medium brand vitrified tiles flooring with granite finish counter top slab finishing with 2100mm height glaze tiles on walls with stainless steel sink with jaquar bib cock.
13. Internal wall finish : Wall putty.



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- | | | | |
|-----|---------------------------------|---|---|
| 14. | Water supply | : | Water supply from KMC with electric pump and overhead reservoir. |
| 15. | Electricals & Generator Back up | : | Concealed copper wiring with adequate points from MCB of Havels/ Finolex or similar brand and modular boxes and modular switches of medium brand and generator of branded company |
| 16. | Lift | : | Average four passengers MRL lift carriage Elevators of branded company. |

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(COMMON AREAS)

1. Entrance and exits to the said premises and the proposed building.
2. Boundary walls and main gate of the said premises and proposed building.
3. Ultimate Roof top of the proposed building.
4. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any flat and/or exclusively for its use).
5. Space underneath the stairs of the ground floor where meters will be installed and electrical wiring and other fittings (excluding only those as are to be installed within the exclusive area of any flat/space and/or exclusively for its use).
6. Staircase and staircases landings on all the floors, entrance lobby, corridors.
7. Water supply system, water pump & motor, water reservoir together with all common plumbing installation for carriage of water in the said building.
8. Lift, lift well etc.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and space in or about the said premises and the said building as are necessary for passage and user of the flats/units/spaces in common by the co-owners (**except the vacant portions reserved for the Developer herein**).
10. Land underneath the proposed building.
11. Common toilet, security room.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE

16 OCT 2023

IN WITNESSETH WHEREOF the parties hereunto set and subscribed their respective hands on the day, month and year first above written in presence of:

EXECUTED SIGNED SEALED & DELIVERED

by the withinnamed parties herein at Kolkata
in the presence of :

1. *[Signature]*

13, ANDUL RAS ROAD
KOLKATA - 700026

SAYOHAR PRIVATE LIMITED

Saikat Bose
Director.

Landowner

2. Laxmi Choudhury
D/o. Meghna Choudhury
20/26, Ray Avenue
K.Petly Road 161-53

Seema Choudhury
(Partner)
GARIMA INFRAPROPERTIES LLP
75/1A, Asutosh Mukherjee Road
Kolkata - 700025

Developer

Chetna Pandhi
(Partner)
GARIMA INFRAPROPERTIES LLP
75/1A, Asutosh Mukherjee Road
Kolkata - 700025

Drafted by :

[Signature]

Sukumar Das
Advocate
High Court, Calcutta
Enrol. No. F/916/2008



DISTRICT SUB REGISTRAR-III
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16 OCT 2023

MEMO OF CONSIDERATION

RECEIVED of from the within named Developer the within mentioned sum of Rs. 50,00,000/- (Rupees Fifty Lacs) only as an interest-free refundable advance towards earnest money payable by the Developer to the Landowner under these presents (Development Agreement) in the manner following:

By Cheque bearing no. 000043 dated 16.10.2023 drawn on
Punjab & Sind Bank, Bhowanipore Branch, Kolkata.

.... Rs.50, 00,000.00

Total: Rs.50, 00,000.00

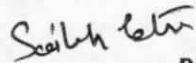
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(Rupees Fifty Lacs only)

WITNESSES:

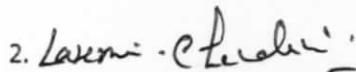
1. 

SAYOHAR PRIVATE LIMITED



Director.

SIGNATURE OF THE LANDOWNER

2. 

RECEIVED

RECEIVED TO THE DISTRICT SUB REGISTRAR-III
SOUTH ZADONG ALIPORE
ON 16 OCT 2023



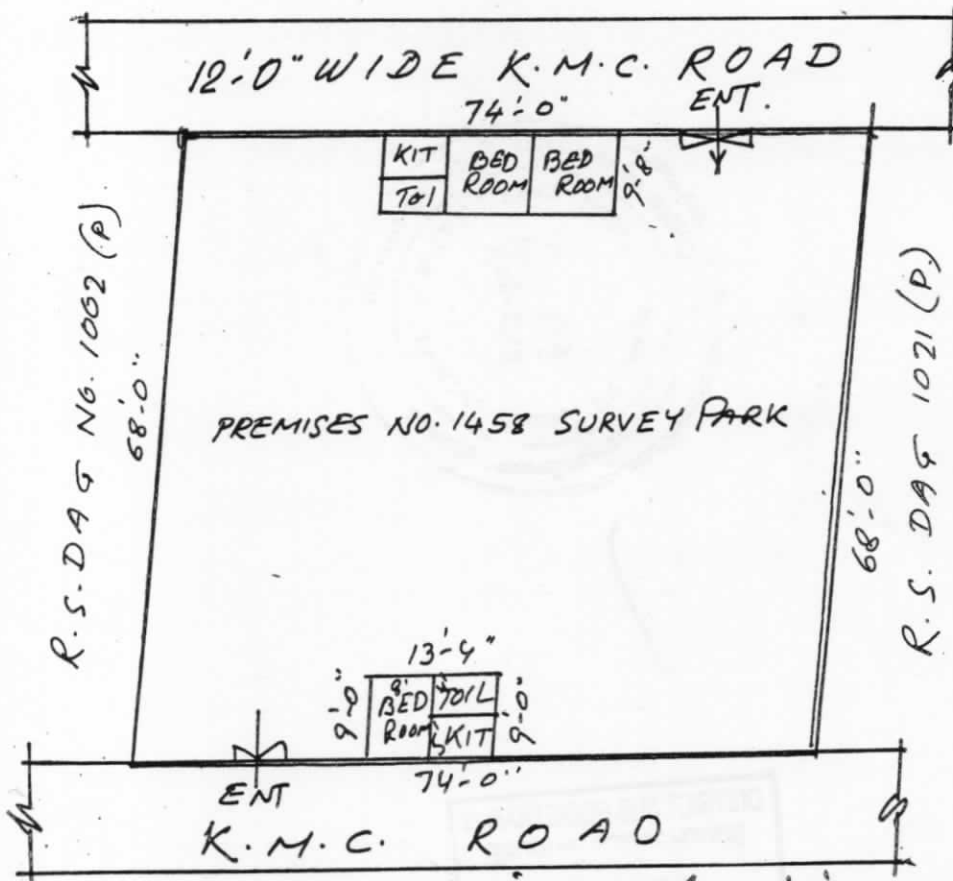
DISTRICT SUB REGISTRAR-III
SOUTH ZADONG ALIPORE

16 OCT 2023

SITE PLAN OF BASTU LAND WITH R.T. SHED UNDER MOUZA - RAJAPUR, J.L. NO. 23, R.S. NO. 14, R.S./L.R. DAG NO. 1021 (P), L.R. KHATIAN NO. 1082, AT PREMISES NO. 1458, SURVEY PARK, P.S. - PURBA JADAVPUR (NOW SURVEY PARK), KOLKATA - 700 075, DIST. - SOUTH 24 PARGANAS, UNDER K.M.C. WARD NO. 109.

AREA OF LAND :- 7 K. - 0 CH. - 0 SQ.FT. (MORE OR LESS)
R.T. SHED AREA :- 120 SQ.FT. & 228 SQ.FT.
SHOWN IN RED COLOUR

SCALE : 1" = 20'-0"



Sirisha Gantli
(Partner)
GARIMA INFRA PROPERTIES LLP
75/1A, Asutosh Mukherjee Road
Kolkata - 700025

SAYOHAR PRIVATE LIMITED

Saibh Bhatta

Director.

Chetna Pandhi
(Partner)

GARIMA INFRA PROPERTIES LLP
75/1A, Asutosh Mukherjee Road
Kolkata - 700025

Traced By:
[Signature]
3A, Asutosh Mukherjee Road
Kolkata - 700025

NO. 21 A.S. NO. 14 A.S.R. DAG NO. 1021 191 L.R. MATTAN
NO. 1085 AT PREMISES NO. 1428 SURVEY PARK B.S. - PURBA JADAVPUR
UNDER K.M.C. WARD NO. 108

AREA OF LAND 1.8 - 0.00 - 0.00 (0.00) (0.00) (0.00)
R.T. 1085 - 1085 - 1085 - 1085 - 1085 - 1085
SHOWN IN RED COLOUR



1

DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
16 OCT 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Saibulali</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



<i>Heinrich Lechner</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



<i>Chetna Pandey</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

Specimen form for Ten Fingerprints



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE

16 OCT 2023



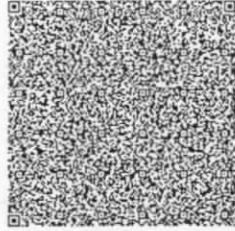
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1040/19757/02076

To
অরুন প্যাটেল
Arun Patel
13
ANDUL RAJ ROAD
KALIGHAT
Kalighat S.O
Kolkata West Bengal - 700026
9830144432

Download Date: 08/08/2019
Generation Date: 17/10/2012

Signature Not Verified
Digitally signed by Arun Patel
Unique Identification Authority of India
Date: 2019.08.08 11:58:38
IST



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

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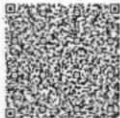
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অরুন প্যাটেল
Arun Patel
জন্মতারিখ/DOB: 10/01/1976
পুরুষ/ MALE



8089 9568 5353

VID : 9141 4271 9590 2766

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

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

INFORMATION

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

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

Handwritten signature

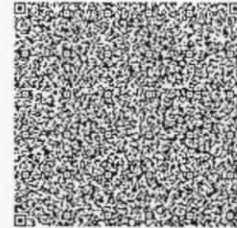


আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
১৩, আন্দুল রাজ রোড, কালিঘাট, কালীঘাট,
কোলকাতা,
পশ্চিমবঙ্গ - 700026

Address:
13, ANDUL RAJ ROAD, KALIGHAT,
Kalighat S.O, Kolkata,
West Bengal - 700026



QR Code with Photograph

8089 9568 5353

VID : 9141 4271 9590 2766

help@uidai.gov.in

www

www.uidai.gov.in

SAYOHAR PRIVATE LIMITED
CIN U45309WB2017PTC221678

4/19, PODDARNAGAR
P.O:JODHPUR PARK,
P.S:JADAVPUR
KOLKATA 700068

EXTRACT OF THE MINUTES OF MEETING OF THE BOARD OF
DIRECTORS OF M/S. SAYOHAR PRIVATE LIMITED HELD AT ITS
REGISTERED OFFICE AT 4/19 PODDAR NAGAR, KOLKA- 700068 ON 11TH
FEBRUARY, 2019 AT 10.30 A.M.

RESOLVED

That Sri Sailesh Patel one of the Director of M/s Sayohar Private Limited is and be hereby entrusted to look after the affairs of M/s Sayohar Private Limited, the land situated and lying at Premises No. 1458 and Premises No. 1459, Survey Park, P.S Survey Park, P.O Santoshpur, Kolkata - 700075, within the limits of Kolkata Municipal Corporation. He is and be authorized to negotiate any deals and sign all papers and documents needed in respect of M/s Sayohar Private Limited.

FURTHER RESOLVED

That he is and be authorized to represent before any office/authority of any state, central, govt., or local body etc. which are connected and/ or concerned with the property, whatsoever and to make statement, application, undertaking etc. for and on company's behalf and in company's name thereof and/or any matter incidental thereto.

SAYOHAR PRIVATE LIMITED

Sailesh Patel

Director.

(SAILESH PATEL)

Signature Attested

SAYOHAR PRIVATE LIMITED

Jigna Patel

Director.

(CHAIRMAN)

11/02/2019

SAYOHAR PRIVATE LIMITED

Jigna Patel

Director.

11/02/2019

SAYOHAR PRIVATE LIMITED

Sailesh Patel

Director.

Major Information of the Deed

Deed No :	I-1603-16573/2023	Date of Registration	16/10/2023
Query No / Year	1603-2002627666/2023	Office where deed is registered	
Query Date	12/10/2023 6:45:35 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUKUMAR DAS 1, NETAJI SUBHAS ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903456814, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,36,13,115/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,031/- (Article:48(g))	Rs. 50,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Nandan Kanan -- Nandan Kanan) , , Premises No: 1458, , Ward No: 109 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha	1/-	2,35,19,155/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1903-I -02752-2019
Grand Total :				11.55Dec	1 /-	235,19,155 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	348 Sq Ft.	1/-	93,960/-	Structure Type: Structure
Gr. Floor, Area of floor : 348 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		348 sq ft	1 /-	93,960 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAYOHAR PRIVATE LIMITED TRIBENI MARKET, HOLDING NO.2495, GARIA MAIN ROAD, KOLKATA, City:- , P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	GARIMA INFRAPROPERTIES LLP 75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri SAILESH PATEL Son of Shri RATANSHI PATEL Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office</p>	<p>Photo</p> 	<p>Finger Print</p>  Captured	<p>Signature</p> 
		Oct 16 2023 12:02PM	LTI 16/10/2023	16/10/2023
AKSHARA PEARL, BL 2, FLAT 5B, 200, N S ROAD, KOLKATA, City:- , P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx9P, Aadhaar No: 48xxxxxxxx4628 Status : Representative, Representative of : SAYOHAR PRIVATE LIMITED (as DIRECTOR)				
2	<p>Name</p> <p>Dr KISHORE KUMAR GANDHI (Presentant) Son of Late CHUNILAL GANDHI Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office</p>	<p>Photo</p> 	<p>Finger Print</p>  Captured	<p>Signature</p> 
		Oct 16 2023 12:00PM	LTI 16/10/2023	16/10/2023
75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx3G, Aadhaar No: 89xxxxxxxx7661 Status : Representative, Representative of : GARIMA INFRAPROPERTIES LLP (as PARTNER)				

3	Name	Photo	Finger Print	Signature
	Smt CHETNA GANDHI Wife of Dr KISHORE KUMAR GANDHI Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured	
		Oct 16 2023 12:01PM	LTI 16/10/2023	16/10/2023
75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4B, Aadhaar No: 41xxxxxxxx4278 Status : Representative, Representative of : GARIMA INFRAPROPERTIES LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri ARUN PATEL Son of Shri RAMJI LIMBANI 13, ANDUL RAJ ROAD, KOLKATA, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026		 Captured	
	16/10/2023	16/10/2023	16/10/2023
Identifier Of Shri SAILESH PATEL, Dr KISHORE KUMAR GANDHI, Smt CHETNA GANDHI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAYOHAR PRIVATE LIMITED	GARIMA INFRAPROPERTIES LLP-11.55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SAYOHAR PRIVATE LIMITED	GARIMA INFRAPROPERTIES LLP-348.00000000 Sq Ft

Endorsement For Deed Number : I - 160316573 / 2023

On 16-10-2023

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

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

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

Presented for registration at 11:35 hrs on 16-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Dr KISHORE KUMAR GANDHI ,.

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 2,36,13,115/-

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

Execution is admitted on 16-10-2023 by Shri SAILESH PATEL, DIRECTOR, SAYOHAR PRIVATE LIMITED (Private Limited Company), TRIBENI MARKET, HOLDING NO.2495, GARIA MAIN ROAD, KOLKATA, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Shri ARUN PATEL, , Son of Shri RAMJI LIMBANI, 13, ANDUL RAJ ROAD, KOLKATA, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

Execution is admitted on 16-10-2023 by Dr KISHORE KUMAR GANDHI, PARTNER, GARIMA INFRAPROPERTIES LLP (LLP), 75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Shri ARUN PATEL, , Son of Shri RAMJI LIMBANI, 13, ANDUL RAJ ROAD, KOLKATA, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

Execution is admitted on 16-10-2023 by Smt CHETNA GANDHI, PARTNER, GARIMA INFRAPROPERTIES LLP (LLP), 75/1A, ASHUTOSH MUKHERJEE ROAD, KOLKATA, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Shri ARUN PATEL, , Son of Shri RAMJI LIMBANI, 13, ANDUL RAJ ROAD, KOLKATA, P.O: KALIGHAT, Thana: Kalighat, , South 24-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 50,053.00/- (B = Rs 50,000.00/- ,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 50,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2023 10:51PM with Govt. Ref. No: 192023240259765921 on 14-10-2023, Amount Rs: 50,021/-, Bank: Bank of Maharastra (MAHB0000455), Ref. No. 0231410202368349 on 14-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 91075, Amount: Rs.10.00/-, Date of Purchase: 12/10/2023, Vendor name: Sipra Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2023 10:51PM with Govt. Ref. No: 192023240259765921 on 14-10-2023, Amount Rs: 40,021/-, Bank: Bank of Maharastra (MAHB0000455), Ref. No. 0231410202368349 on 14-10-2023, 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 1603-2023, Page from 431058 to 431086

being No 160316573 for the year 2023.



Debasish Dhar

Digitally signed by Debasish Dhar
Date: 2023.10.16 13:25:47 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 16/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.