

13281/2023

13011/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AN 867822

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

Additional Registrar of Assurances-IV, Kolkata

Handwritten notes: 8/9, 12/15, owner de (79%), 27/23/25/-, 37/62

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

8th SEP. 2023

THIS AGREEMENT FOR DEVELOPMENT is made on this 8th day of September Two Thousand Twenty Three (2023) BETWEEN SRI GOPINATH ROY (PAN: ADLPR5600D), (AADHAAR NO.: 441723276192) Son of Late Bijoy Krishna Roy, aged about 73 years, by faith Hindu, residing at AD 52, Salt Lake, Sector I, Bidhannagar, P.S. Bidhannagar North, Kolkata- 700 064 hereinafter called and referred to as the "OWNER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) in ONE PART.

018838

Sl. No. Date.

Name.

Add.

AMT. 100.

08 SEP 2023
08 SEP 2023

Gopi math Roy
Bidhan nagar, Kolkata



Notarized that the content is admitted to
Registration. The signatory and the
Government are the attached to this document
in the best of their knowledge.

Additional Registrar of
Assam - IV, Kolkata

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SOUMITRA CHANDRA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-

8 SEP 2023



Additional Registrar of
Assam - IV, Kolkata

ADDITIONAL REGISTRAR
ASSAM - IV, KOLKATA
= 8 SEP 2023



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



192023240210199328

GRN Details

GRN: 192023240210199328 Payment Mode: SBI Epay
GRN Date: 08/09/2023 13:29:01 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5442861838937 BRN Date: 08/09/2023 13:29:40
Gateway Ref ID: 0195635901 Method: Kotak Mahindra Bank NB
GRIPS Payment ID: 080920232021019931 Payment Init. Date: 08/09/2023 13:29:01
Payment Status: Successful Payment Ref. No: 2002100341/14/2023
[Query No*/Query Year]

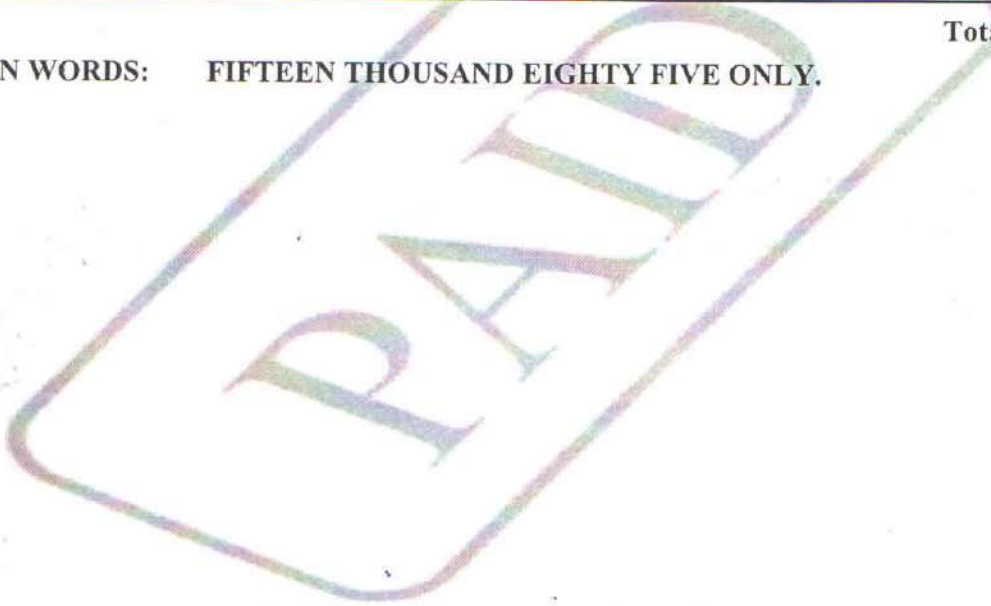
Depositor Details

Depositor's Name: Mr Vivek Agarwal
Address: CC 12, Nazrul Park, VIP Road, Kolkata-700159
Mobile: 9830266661
EMail: vivekagarwal282@gmail.com
Period From (dd/mm/yyyy): 08/09/2023
Period To (dd/mm/yyyy): 08/09/2023
Payment Ref ID: 2002100341/14/2023
Dept Ref ID/DRN: 2002100341/14/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002100341/14/2023	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2002100341/14/2023	Property Registration- Registration Fees	0030-03-104-001-16	15084
			Total	15085

IN WORDS: FIFTEEN THOUSAND EIGHTY FIVE ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



310820232019853618

GRIPS Payment Detail

GRIPS Payment ID:	310820232019853618	Payment Init. Date:	31/08/2023 23:39:15
Total Amount:	39941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7588039350935	BRN Date:	31/08/2023 23:39:57
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr VIVEK AGARWAL
Mobile: 9830266661

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240198536198	Directorate of Registration & Stamp Revenue	39941
Total			39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240198536198

GRN Details

GRN:	192023240198536198	Payment Mode:	SBI Epay
GRN Date:	31/08/2023 23:39:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7588039350935	BRN Date:	31/08/2023 23:39:57
Gateway Ref ID:	0195150554	Method:	Kotak Mahindra Bank NB
GRIPS Payment ID:	310820232019853618	Payment Init. Date:	31/08/2023 23:39:15
Payment Status:	Successful	Payment Ref. No:	2002100341/3/2023
			[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr VIVEK AGARWAL
Address:	CC-12 NAZRUL PARK VIP ROAD PO-ASHWININAGAR KOLKATA-700159
Mobile:	9830266661
EMail:	vivekagarwal282@gmail.com
Period From (dd/mm/yyyy):	31/08/2023
Period To (dd/mm/yyyy):	31/08/2023
Payment Ref ID:	2002100341/3/2023
Dept Ref ID/DRN:	2002100341/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002100341/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2002100341/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

A N D

KRISVAM DEVELOPERS LLP (PAN:ABAFK3465A), a limited liability partnership concern having its registered office at 1, Swami Vivekananda Road, Jessore Road, Dum Dum, Kolkata- 700 074, represented by its partners namely (1) **SRI VIVEK AGARWAL** (PAN: AQWPA1813F) (AADHAAR: 747872311386) son of Ram Agarwal by faith Hindu by occupation Business residing at 12 No. 1st Floor, Nazrul Park, Rajarhat Gopalpur Municipality, Ashwini Nagar, Police Station Baguihati, Kolkata- 700159 and (2) **SRI KETAN PATEL** (PAN: AMXPP7837M) (AADHAAR: 660514800211), s/o Ramesh Patel, by faith Hindu by occupation Business residing at Uma Apartment, 6th Floor, Flat No. 6C 67A/1, Khudiram Bose Sarani, Belgachia, Police Station Ultadanga, Kolkata- 700037 hereinafter jointly called and referred to as "the **"BUILDERS"/"DEVELOPER"** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

RECITAL AND BROAD AGREEMENT**WHEREAS:**

- A.** One K.M. Pool sold and transferred for valuable consideration **ALL THAT** Land lying and situate at Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56 ,C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055 (hereinafter referred to as the "said property") to one Radha Rani Das on execution of a Deed of Conveyance dated 13.06.1928 duly registered before the Dum Dum Sub Registrar recorded as Deed No. 824 of 1928 in Book No. 1 Volume No. 10 from pages 216 to 218.
- B.** The said Radha Rani Das on 13.02.1931 sold and transferred for valuable consideration the said property to Neelkantha Naskar on



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execution of a Deed of Conveyance duly registered before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1179 of 1931 in Bool No. 1, Volume No. 24 from pages 99 to 102.

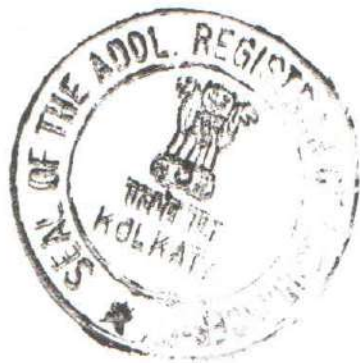
- C. The said Neelkantha Naskar on 4th of March 1974 sold and transferred for valuable consideration the said property to one Parul Bala Roy on execution of a Deed of Conveyance duly registered before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1735 of 1974 in Book No. 1, Volume No. 30 from pages 263 to 268.
- D. The said Parul Bala Roy on 11th of July 2001 out of natural love and affection gifted the said property to Gopinath Roy, owner herein on execution of a Deed of Gift duly registered before the Additional District Sub Registrar at Bidhannagar being Deed No. 500 of 2001.
- E. Pursuant to execution and registration of the said deed the said Owner was put in actual physical possession of the said property and the said owner accordingly mutated his name in the records of the South Dum Dum Municipality and have been duly discharging his liability of paying the property taxes accruing therefrom and thus is in absolute possession of the said property.
- F. Thus the said Sri Gopinath Roy, the owner herein is absolutely seized and possessed of the piece or parcel of Bastu Land lying and situate at Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56 ,C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055 (hereinafter referred to as the "said property") and more specifically described in First Schedule hereunder) free from all encumbrances and liabilities whatsoever.

FOR THE PURPOSE OF THIS AGREEMENT THE FOLLOWING DEFINITIONS SHALL MEAN AND INCLUDE AS NOTED BELOW:-



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1. "**OWNER**" shall mean **SRI GOPINATH ROY** (PAN: ADLPR5600D) (AADHAAR NO.: 441723276192), Son of Late Bijoy Krishna Roy, aged about 73 years, by faith Hindu, residing at AD 52, Salt Lake, Sector I, Bidhannagar, P.S. Bidhannagar North, Kolkata- 700 064.
2. "**DEVELOPER**" shall mean **KRISVAM DEVELOPERS LLP** (PAN: ABAFK3465A), having its registered office at 1, Swami Vivekananda Road, Jessore Road, Dum Dum, Kolkata- 700 074, represented by its partners namely (1) **SRI VIVEK AGARWAL** (PAN AQWPA1813F) (AADHAAR NO: 747872311386) son of Ram Agarwal by faith Hindu by occupation Business residing at 12 No. 1st Floor, Nazrul Park, Rajarhat Gopalpur Municipality, Ashwini Nagar, Police Station New Town, Kolkata- 700159 and (2) **SRI KETAN PATEL** PAN AMXPP7837M), (AADHAAR NO: 660514800211) s/o Ramesh Patel, by faith Hindu by occupation Business residing at Uma Apartment, 6th Floor, Flat No. 6C 67A/1, Khudiram Bose Sarani, Belgachia, Police Station: Ultadanga, Kolkata- 700037
3. "**PROPERTY**" shall mean **ALL THAT** piece or parcel of Bastu Land admeasuring 6(Six) Cottahs and 37(Thirty Seven) Square Feet lying and situate at Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56 ,C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055 morefully mentioned under First Schedule below;
4. "**NEWLY CONSTRUCTED BUILDING/MULTISTORIED BUILDING**" shall mean and include the ground plus 6(six) storied building and/or any other additional floor/floors to be constructed on the said property in accordance with the building plan sanctioned by the South Dum Dum Municipality. It shall deem to mean and include construction of



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additional floors on the said premises strictly in accordance with the building plan to be sanctioned by the South Dum Dum Municipality.

5. "**BUILDING PLAN**" shall mean the building Plan no 1188/XVI of 2023 for the construction sanctioned by the South Dum Dum Municipality of the building on the said land, described in the First Schedule subject to alterations and modifications or any other subsequent plans if any obtained.

6. "**OWNER'S ALLOCATION**" shall mean 21% of the total constructed built up area akin to 3885.70 square feet built up area along with 4(Four) car parking spaces in the ground floor in the newly constructed multi-storeyed building so constructed upon the said property. The area allocated is distributable in the following manner : ✓

Together with undivided impartible proportionate share in the land and in the common areas and amenities attached thereto to be completed in all respect in habitable condition as per specification given in the Third Schedule hereunder written.

7. "**DEVELOPER'S ALLOCATION**" shall mean 79% of the total constructed built up area akin to 14249.20 square feet built up area along with rest of the available car parking spaces in the ground floor save and except the car parking spaces allotted to the owners in the newly constructed multi-storeyed building so constructed upon the said property. ✓

Together with undivided impartible proportionate share in the land and in the common areas and amenities attached thereto to be completed in all respect in habitable condition as per specification given in the Third Schedule hereunder written.

Any additional area if any is available save and except the owners allocation the rest whatsoever shall be deemed be mean and be the area of the Developer.



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However, it is expressly agreed that the owner's allocation is mandatorily capped for the area agreed and no lesser area under any circumstances in whatsoever condition shall be made over to the owner.

8. "**ARCHITECT**" shall mean any person or persons, firms, company appointed or nominated by the Developer from time to time for the purpose of construction of the new building.

9. "**COMMON AREA AND FACILITIES INCLUDES**":

- (i) The land on which the building is located and all easement right, appurtenances belonging to the land.
- (ii) The foundation, columns, gardens, beams, supports, main walls, roof, halls, corridors, lobbies, staircase, stair ways, lift, lift room , staircase landings and entrance and exit of the building.
- (iii) Installation of common services, such as power, light, sewerage etc.
- (iv) The pumps, motors, pipes ducts and other apparatus and installations of existing for common use.
- (v) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use.

Morefully stated under Third Schedule below.

10. "**COMMON EXPENSES**" shall mean expenses of administration maintenance including all taxes.

Morefully stated under Fourth Schedule below

11. "**BUILT UP AREA**" shall mean Covered Area of the Flat + proportionate stair, lift, Lobby area.



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12. **"SUPER BUILT AREA"** shall mean 25% in addition to the built-up area.
13. **"SALEABLE SPACE"** shall mean the portion allotted to Developer in the new building including use of common area and facilities.
14. **"APARTMENT OR FLAT"** shall mean part of the property/ building having a direct exit, egress and ingress.
15. **"TRANSFER"** with all its connotations under the laws of the land, shall mean the transfer of a flat or apartment from and out of the property.
16. **"TRANSFEROR"** shall include both the Owner and the Developer or Builders, to the extent of their respective share.
17. **"TRANSFeree/PURCHASER"** shall mean a person or persons, company or companies, firm or firms to whom a Flat or Apartment in the property is to be transferred by way of sell/sale or allotment after the completion of the "Building" on the land or during the continuation of the development on the said premises as mentioned in the First Schedule hereunder written.

NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH and it is hereby declared and agreed by and between the Parties hereto as follows:

1. The Owner hereby declares and represent that he is the absolute Owner of the said premises and have absolute right, title and full power to construct and/or permit the builders/Developer to construct the new building on the said premises and are entitled to enter into this Agreement with the Developer.



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2. The Developer have/had title and physical inspection of the said premises and is fully satisfied about its condition, location and voluntarily agreed to the terms hereunder provided.

3. The Owner hereby grants the Developer the exclusive right to build the newly constructed building on the said premises and exploit commercially the said premises for the mutual benefit within 24 (Twenty Four) months from the date of approval of the sanctioned building plan from the South Dum Dum Municipality or commencement of the construction of the said multistoried building, whichever is later.

The Developer will hand over to the Owner herein a photocopy of the said Plan to be sanctioned by the South Dum Dum Municipality. The Developer shall forthwith start construction of the building after demolishing the existing structure and upon getting peaceful vacant possession of the said premises, whichever later.

The Developer shall construct the new building in accordance with the building plan sanctioned by the South Dum Dum Municipality and/or any modification or allowances as permitted by the said authority. The Developer upon completion of the newly constructed building in accordance with the building plan sanctioned by the South Dum Dum Municipality shall apply and obtain for the Completion Certificate/Occupancy Certificate from the concerned Competent Authority, the South Dum Dum Municipality and make over a copy of the same to the owner herein. The owner shall be duty bound to cooperate with the Developer in all manner for obtaining any modification or additional sanction building plan and the Completion Certificate/Occupancy Certificate from the Concerned Competent Authority, the South Dum Dum Municipality.

4. The Developer declares that the proposed newly constructed building would be constructed with good quality materials and with good workmanship and design and according to the plan to be sanctioned by the South Dum Dum Municipality or with such addition and/or



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alterations as desired by the Developer and as approved by South Dum Dum Municipality and more particularly described in the *Third Schedule* hereunder written.

5. For the purpose of construction of the building and making the same habitable, the Developer shall be authorized in so far as be necessary to apply for and obtain temporary and permanent connection of water, electricity, drainage and sewerage to the building and other facilities required for construction and enjoyment of the building and for such purpose the Owner shall execute and register in favour of the Developer a Registered General Power of Attorney and/or Development Power of Attorney including Power of alienation as and when called for by the intending Purchaser and other authority or authorities as shall be required by the Developer from time to time.

The Owner shall as and when required by the Developer, convey and transfer to the Developer and/or their nominee or nominees free from all encumbrances whatsoever the proportionate share of land therein at or for the said total consideration and on the terms and consideration mentioned hereunder only after getting possession of the allocation of the Owner which shall be made over on priority basis. Without offering possession to the "Owner" in respect of the Owner allocation, the Builders/Developer shall not be entitled to put into possession any intending purchaser or purchasers in respect of the Developer's allocation.

However, in order to avoid any doubts, the developer shall be permitted prior to handing over of the Owner's allocation to enter and register agreement for sale and receive consideration from the intending purchasers in terms of the said agreement for sale.

6. The Developer shall pay a total consideration of Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lacs) only as non-adjustable/forfeited payment for development/erection/construction of the said multi-storeyed building on the said property in the following manner:



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(i) Rs. 15,00,000/- (Rupees Fifteen Lacs) only at the time of registration of the Development Agreement, receipt whereof have been duly acknowledged by the Owner in the Memo of Consideration hereunder.

(ii) The balance consideration amount shall be payable during the period of construction of the proposed multi storied building.

7. The Developer shall be at liberty to deal with or dispose of the Developer' allocation in such manner and on such terms and conditions as the Developer may deem fit and proper. The Owner shall also not be held liable for non-payment of taxes or other outgoing in respect of the flats comprised in the Developer' allocation/areas.

However, the Developer shall not deliver physical possession of the Developer's allocation or any portion thereof in the newly constructed building until the Developer hands over physical possession to the satisfaction of the owner in respect of the Owner's allocation.

The Developer shall be entitled to execute registered conveyance in favour of the intending purchaser/purchasers pertaining to the Developer's allocation only after delivery of the Owner Allocation.

Provided that in the event even on being called upon to take over possession the Owners refuse and neglects to take over possession of the Owners allocation the developer shall be at liberty to deal with , dispose off and execute necessary deeds and accept payment in lieu thereof in respect of the Developer's allocation.

8. **THE OWNER'S COVENANT WITH THE DEVELOPER INTER-ALIA** as follows: -

(a) Not to cause any interference or hindrance in the construction of the building at the said premises by the Developer.

(b) Not to do any act deed or thing whereby the Developer may be prejudicially affected from the right of selling, transferring, alienating, dealing with and/or disposing of the space of the building and Premises.

(c) Not to let out, grant, lease, mortgage and causes any encumbrance and/or create and charge of any nature whatsoever in respect of the said premises and/or said Premises or any portion thereof without the



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consent in writing of the Developer during the existence and/or subsistence of this Agreement.

(d) To cause to be joined such person or persons and parties as may be required by the Developer in the Agreement and/or sale deeds that may be executed by the Owner, for sale and transfer of the proportionate share of land or building space(s) at the cost of the Developer and/or their nominee/ nominees.

(e) To apply for and obtain at the cost of the Developer all permissions, sanctioned building plan, clearances and certificates including completion certificate/occupancy certificate and/or any other papers, documents of any nature whatsoever required for effecting and completing the building to be constructed on the said premises for the purpose of sale and transfer.

(f) To actively render at all times, all co-operation and assistance to the Developer, in constructing and/or completing the building, receive loan from the financial institution and sale/ transfer of the developer's allocation in the newly constructed building of the Premises as envisaged hereunder as and when required. The Developer if applies for any loan or financial assistance the developer shall be only entitled to mortgage and/or create any charge only in respect of the Developer's allocations without mortgaging and encumbering any portion/portions of the owner allocation.

(g) That the Owner will hand over the vacant, peaceful possession of the said premises upon receipt of the sanctioned building plan from the South Dum Dum Municipality.

9. All rates and taxes and other outgoings in respect of said premises till the date of delivery of vacant possession of the same to the Developer shall be borne by the Owner. The Developer will bear the taxes till the date of handing over the possession of the Flats to its respective Owner/Allottees. Thereafter the respective Owner will bear the taxes of their respective allocation. Taxes for remaining Flats will be in the account of the Developer and/or their nominee or nominees as may be assessed by the South Dum Dum Municipality in respect of their respective flats.



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10. The Conveyance or any other Deed of the undivided proportionate share of land/space together with Flat/Flats comprised in the said premises as be appurtenant to the Developer's allocation shall be made to the Developer or their nominee or nominees or the person or persons interested in purchasing or otherwise acquiring undivided land or other space and Flat/Flats in the Developer's area in such portion and/or shares as the Developer may from time to time nominate and direct.

11. Without prejudice to the obligation of the Developer to construct the allocation of the Owner to execute and register the Sale Deed of any other as mentioned hereinabove, the Developer shall be absolutely entitled to enter into all agreements and other documents of transfer for the said space/flats/garage etc. (save and except for such shares therein as be appurtenant to the Owner' allocation) and the flats and other spaces as be constructed by the Developer from time thereon (save the flats as may be constructed by the Developer for and on behalf of the Owner i.e. Owner' allocation) to the persons interested in owning the same or portions thereof in such share and portions as the Developer may deem fit and proper and to take earnest and all payments and/or sale proceeds accruing thereof.

12. It is clarified that all amount receivable under such agreements or other documents of transfer for indefeasible proportionate share of land comprised in the said premises and/or flats and/or space strictly pertaining to the Developer's allocation shall be for to the account of the Developer and shall be received by the Developer exclusively and the Owner shall have no objection therewith on the following: -

- (i) Sanctioning of the Plan and for additions and/or alterations in the Plans as may be required for construction of the building on the said premises.
- (ii) Construction of the building at the cost of the Developer and/or Developer's nominees/customers, taking finance/ loan from bank, and/or any other financial institutions etc. and making habitable of the Flats and other spaces therein, but it is specifically agreed



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and further represented by the Developer herein that if the Developer obtains any loan from any financial institution, Bank or from any other persons against the said development of the property such loan shall be regarded as the personal loan of the Developer and/or any liability and /or benefit of any nature whatsoever accruing out of the said loan procured, the Owner shall have no liability of the same.

- (iii) Execution and registration of all Agreement and/or other Deeds and documents of transfer, lease, sale of the proportionate share of land and flat/flats and common areas comprised in the said premises as be appurtenant to the Developer' area and/or allocation to the customers of the Developer.

13. The Owner shall hold the Owner' allocation on the same terms and conditions as regards the user and maintenance of the building as the Purchaser or other Occupiers of the said Flats of the Developer' area/allocation would hold and shall pay maintenance charges and other outgoings in respect of the Owner' area/allocation at the same rate and in the same manner as the Purchaser/Purchasers of the flats of the Developer' allocation.

14. The Owner and the Developer have entered into this Agreement purely on a joint venture or joint adventure between the Owner and the Developer each party shall keep the other party indemnified from against the same.

15. The Owner shall never be liable for the Developer' activities in connection with the collection of money from the intending Purchaser/Purchasers relating to the Developer's allocation and/or for any credits from any person(s) or authority to the tune of any amount for the construction of the said proposed building. Before during or after construction of the said building according to the Plan or Plans sanctioned ,all materials plans and machinery brought in or upon the said premises or workmen, labourer used employed or to be used and employed for constructing the said building shall remain at the



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Developer's and/or their agent's sole risk and responsibility and shall at all times to be absolute property of the Developer and the Owner shall not be entitled to exercise any lien non-impose any attachments, claims or any charges thereto.

16. The construction of the building to be completed by the Developer on the First Schedule property within a period of 24 (Twenty-Four) months from the date of obtaining sanctioned building Plan from South Dum Dum Municipality subject to force majeure.

17. That the Owner will be handover the vacant, peaceful possession of the said premises upon receipt of the sanctioned building plan to be sanctioned from the South Dum Dum Municipality.

18. In case of demise of any of the Owner during the tenure of the construction and final transaction, their heirs shall in that case make such acts and things so that this Agreement remains valid and fresh registered General Power of Attorney shall be executed by their heirs so long the final transaction is not completed and in case of any one's negligence or failure all the heirs of the Owner shall be liable to make good of the total loss and damages whatsoever the Developer may suffer in this regard.

19. All notices consents and approvals to be given on behalf of the Owner shall be either to the Developer personally or left for it at its usual place of business mentioned above.

20. During the construction, if any outward happenings occur in the proposed building or labour or whatsoever reasons, the Developer will be solely liable for the same and the Owner shall not in any way be either criminally or of civil nature be liable for the same and in those events the Developer shall indemnify all losses and damages to the Owner. The



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Developer to complete the construction of the building within a period of 24 (Twenty-Four) months at their own cost subject to force majeure. If the Developer fails to complete the construction of the building within the stipulated period and handover the owner allocations the Developer shall be duty bound to pay a sum of Rs. 1000(Rupees One Thousand only) per day of such default as compensation. The Developer shall also simultaneously or before handing over the owner allocation shall provide the owner with a copy of the sanctioned building plan sanctioned by the South Dum Dum Municipality.

21. That the Developer shall commence the work of the building immediately on getting the vacant possession of the said premises from the Owner and Occupiers, and subsequent sanction of the building plan from the concerned South Dum Dum Municipality.

The Developer shall also be duty bound to hand over the Owner allocation within the stipulated agreed time period of 24 (Twenty-Four) months as aforesaid subject to force majeure failing which the owner shall be at liberty to exercise their right of rescission and/or cancellation of the development agreement and the registered power of attorney, after putting the developer on notice for rectification of the defect and/or latches.

22. The Owner will hand over the original Deeds and documents against proper receipt for production of the same for sanctioning the Plan, or before any Office or Offices that will be required for smooth construction of the new building on the said premises.

23. The Owner declare that the said premises is lying free from all encumbrances. They have not entered into any Agreement for Sale or encumbered the said First Schedule Property by lease, gift, sell, and/or any transfer of any nature whatsoever.



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24. That there is no notice for acquisition or requisition is received by the Owner and no Suit is pending relating to the said First Schedule Property and the Owner alone are sole and absolute Owner in respect of the First Schedule Property.

25. That in case of demise of the Owner during the period of construction the heirs of the Owner shall be bound to grant Registered Power of Attorney in favour of the Developer and/or to register the Sale Deed in favour of the nominee or nominees of the Developer.

26. That the Developer will engage Architect and/or L. B. S. and prepare the building Plan and will take all steps for getting sanction of the building Plan by incurring all expenses from the South Dum Dum Municipality and will be entitled to advertise for sale of the Flats in newspapers ,electronic medias, banners, boards flexes and/or any other mode of advertisement as the Developer from time to time deem fit and proper to which the Owner are precluded from raising any objection/objections of any nature whatsoever.

27. That the Owner and/or on their behalf, their constituted Attorney/s shall execute and/or sign the Plans prescribed forms and other necessary papers whenever asked for by the Developer so that the Developer may obtain the sanctioned Plan to be sanctioned from the South Dum Dum Municipality and all the parties herein shall co-operate in all manner in this matter.

28. That in the said OWNER'S Allocation portion shall be situated in the proposed newly constructed building shall be constructed by the Developer herein as per sanctioned building plan to be sanctioned by the South Dum Dum Municipality and to be prepared at the instance of the Developer by the L. B. S. appointed by the Developer herein sanctioned by the South Dum Dum Municipality and specification mentioned and stated in the Third Schedule herein.



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29. That the Developer will engage Architect, Engineers, Masons, Carpenters, Plumbers, Electricians, Sub Contractors, Labourers and other working hands for the construction of the new building and the Developer shall be solely liable to pay their remuneration.
30. That the Developer will purchase all building materials and articles required for the construction of the new building on the said premises and pay the price thereof.
31. That the Developer will construct the building by using standard good building materials available in the market.
32. That the Developer by virtue of this Agreement will be entitled to book flats out of Developer' share and/or allocation and for such purposes the Developer may receive advance payments and/or any booking money in the name and account of Developer from the buyers and also finally shall receive all sale proceeds and/or consideration money in Developer's name and account directly from the buyers and the Owner shall have no objection in this regard.
33. That the Developer may secure finance for construction of the building and the Owner herein will give "No Objection" for securing such finance and the Developer shall take necessary steps for such purpose for which the Developer's right hereby expressly granted by all parties herein without incurring liability to the Owner herein.
34. That the Owner hereby grant exclusive authority to the Developer to do the following acts, deeds and things on their behalf:



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- (a) To sign, execute, enter into, modify, cancel, alter, draw, approve, present for registration and admit registration of all papers, documents, contracts, lease, tenancy, agreements, conveyances, declaration and other documents, as may in any way be required to do so or done for or in connection with the said premises, before any Sub-Registrar or Registrar of Assurances for the purpose of registration and to receive and give effectual receipts and discharge in my name for all money which are or may be due from any person or persons in connection with my said premises either by way of earnest money or as full consideration.
- (b) To sign and submit all Plan before the South Dum Dum Municipality and get it sanctioned from the competent authorities on their behalf and to make addition and alteration thereto if so require.
- (c) That simultaneously with execution of these presents, the Owner will hand over original documents i. e., Deeds, Porcha, Dakhila, Mutation Certificate issued from the South Dum Dum Municipality to the Developer on accountable receipt.
- (d) To present before the concerned Sub-Registrar, District Sub-Registrar or Registrar of Assurances, to sign all required documents, forms, affidavits, applications, receipts, Sale Deeds, to present the Sale Deed for registration, to admit execution before the concerned Sub-Registrar, District Sub-Registrar or Registrar of Assurances, in respect of said premises and to receive money and to issue proper receipts.
- (e) To protect our interest in the said premises and to represent us before the Police authority, CESC, in all departments of the South Dum Dum Municipality for mutation of name and/or for any other purpose including obtaining drainage connection, Completion Certificate etc., as and when to be required.
- (f) To file cases in respect of the said premises in Civil, Criminal, Revenue including the High Court at Calcutta and swear Affidavits,



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Declarations, to depose, to accept summons, letters and to appoint or discharge any Advocate, Council or other professionals on their behalf.

(g) To represent us before any Government body, semi-Government bodies, local authorities as may be necessary in connection with the **First Schedule** property and to sign plans, papers and documents on my behalf before the competent authority.

35. That the Owner herein hereby declare that the property under this Agreement is lying free from all encumbrances and there are no charges or hypothecation or any mortgage and the said premises in not the subject matter of any litigation nor there is any notice of acquisition or requisition or any claim of any taxes of impositions by any Government or public Body.

36. That after the Agreement for Sale of Flats of Developer's part with the prospective buyer of the Developer herein and at the stage of execution of Sale Deeds and/or registration thereof all the parties shall join in the Deed of Sale during execution and registration as Vendors and the Developer shall be the Confirming Party therein and on behalf of the Owner herein by virtue of Registered General Power and/or Registered Development Power of Attorney and the Sale Deed shall be signed and presented executed and registered by the Constituted Attorney of Parties of First and Second Parties herein.

37. That the specification of the construction is described in the Third Schedule hereunder written hereby approved by all parties herein.

38. That all the parties herein including the Developer will be entitled to enforce this Agreement according to law for the completion of the project.

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39. That none of the Parties herein will create any disturbance or interrupt in the matter of construction of building by the Developer provided the construction is made by the Developer as per the specification of the Plan to be sanctioned by the South Dum Dum Municipality by using standard building materials.

40. The Owner shall be at liberty to enter and inspect the construction at any point of time during the period of construction of the building on the said premises.

41. It is agreed by and between the parties herein that the ultimate roof right of the newly constructed building shall at all material times be common and shall be deemed to mean the common right of enjoyment of all the purchasers/occupiers of the newly constructed building. The developer shall not be entitled in any manner whatsoever to encumber the roof right in favour of any intending purchaser/purchasers. The Developer shall further be duty bound to mention the same in the agreement for sale and/or sale deed of the purchasers in regard to the common rights of the roof as agreed aforesaid.

42. In the event the developer is permitted by a modification in the building plan to be sanctioned by the South Dum Dum Municipality and/or from the Concerned Competent Authority in the construction of additional floor /floors, over and above the sanctioned ground plus 6(Six) storied building the same shall vest in 70:30 ratio amongst the developer and the owner (Developer 70% and Owner 30%). However, the additional cost of sanction shall be equally shared as per their respective allocation. It is further represented that construction of the additional floor if any shall be made in strict compliance of the plan to be sanctioned by the South Dum Dum Municipality.

43. The Developer shall at its cost register this development agreement.



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44. **FORCE MAJEURE**

Any failure or omission by either party to perform as obligation shall not be deemed to be a breach of the Agreement, if the same is caused by reasons or circumstances constituting Force Majeure which shall include but not be limited to act of God, acts of any Government or any agency thereof, fire, war, riots, civil commotion of the party affected.

1. "Force Majeure" shall be flood, earthquake, riot, war storm, tempest, civil commotion, strike, labour unrest, shortage of supply of building construction materials and/or any other act or commission beyond the control of the parties hereto.

45. **NOTICES:**

All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of dispatch of such notice by prepaid speed post with acknowledgement due or by registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.

46. **ARBITRATION:**

The parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this agreement or the validity, interpretation construction, performance breach or enforceability of this deed (collectively disputes) by way of negotiation or mediation. If the parties have not settled the dispute by negotiation or mediation within 7(seven) days from the date on which negotiation are initiated, the disputes shall be referred to the arbitration of an Arbitration Tribunal



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(the "**Tribunal**") to be conducted in accordance with the Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being in force and the award of the Tribunal shall be final and binding on the parties hereto. In connection with the said arbitration, the parties have agreed and declared as follows: -

- (i) The Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- (ii) The Tribunal will be at liberty to give interim orders and/or directions.
- (iii) The Tribunal shall be entitled to rely on oral submissions made by the parties and to pass awards and/or directions based on such oral submissions.
- (iv) The Arbitration Tribunal will be at liberty to award compensation without being liable to assign any reason therefore and the parties have agreed not to challenge the authority of the Arbitration Tribunal in awarding such compensation.
- (v) The venue of Arbitration shall be Kolkata and the language used shall be English.

47. JURISDICTION:

Only the Courts within North 24 Parganas having territorial jurisdiction over the Project and/or the Project Land shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith including the arbitration as provided hereinabove.

48. SEVERABILITY:

The invalidity or unenforceability, in whole or in part, of any of the sections or provisions of this Agreement shall not affect the validity or enforceability of the remainder of such sections or provisions. If any



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material provision of this Agreement is held invalid or unenforceable, the Parties shall promptly renegotiate in good faith new provisions to replace such invalid or unenforceable provision so as to restore this Agreement as nearly as possible to its original intent and effect.

49. **MISCELLANEOUS:**

a) **RELATIONSHIP OF THE PARTIES:** -

(i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties.

(ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties. The Owner shall have no obligation or liability under them except to sign and execute such deeds documents and instruments, if called upon to execute the same for the purpose of conferring a legal title.

b) **SIGN BOARDS:** - The Developer shall be entitled to place its name on the outside wall of the building to notifying to the public at large.

c) **ENTIRE AGREEMENT:** - This agreement supersedes all document and/or writing and/or correspondence exchanged between the parties hereto till the date of execution of this agreement. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties.



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- d) This agreement shall be binding on the parties hereto and their respective successors.
- e) Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.
- f) The Owner and the Developer have entered into this agreement purely as a contract and nothing contained hereof shall be deemed to construe as partnership between the developer and the owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto have constituted as an association of persons.
- g) It is understood that from time to time to facilitate the construction of the building by the developer various deed matters and things not herein specified may be required to be done by the developer who may need the authority of the owner to do such work.
- h) Simultaneously with the execution of this agreement the owner will deliver all the copies of title deeds and other relevant papers, related to the said land in favour of the developer hearing for making necessary searches.
- i) The developer have caused a proper search of the said property and a good and marketable title is made out and the said property is found to be free from all encumbrances and attachment and other claims and is not affected by any notice or scheme or acquisition all requisition simultaneously after getting the building



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plan sanctioned by the concerned authorities in favour of the owner the owner will sign and execute any sort of documents in respect of the said premises with the revised sanction building plan and handover the vacant, khas and peaceful possession of the said land along with all the copies of title deeds and other relevant papers and documents to the developer and other certificates and permissions granted by any concerned authorities for this development project against proper valid receipt and the developer will return back all original documents to the owner immediately after completion of the newly constructed building.

- j) The cost for searching, obtaining sanction building plan and other incidental charges shall be borne by the developer herein.
 - k) The developer will pay all taxes, rates and other outgoings relating to the said land/premises to the competent authorities from the date of handing over of the same premises to the developer for the purpose of development of this said proposed building till the date of handing over of the owner's allocation to the owner herein.
 - l) No duty and/or tax shall be payable by the developer after handing over of the owner's allocation to the owner herein.
 - m) The owner agrees and undertakes from time to time and all time to sign and executive application for the purpose of sanction of the building plan and other necessary papers and shall duly fill in sign and return the same to the developer whenever called upon by the developer.
50. The Developer shall register this development agreement at their own cost.



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FIRST SCHEDULE

(DESCRIPTION OF THE PROPERTY)

ALL THAT piece or parcel of Bastu Land admeasuring 6(Six) Cottahs and 37(Thirty Seven) Square Feet lying and situate at Holding No. 919/1, Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56 ,C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055 which is butted and bounded :-

ON THE NORTH : Common Passage

ON THE EAST : Naskar Bagan Road then China Temple

ON THE SOUTH : Multi Storied Apartment

ON THE WEST : Factory of Madan Mohan Roy

SECOND SCHEDULE

PART I

(OWNER'S ALLOCATION)

"**OWNER'S ALLOCATION**" shall mean 21% of the total constructed built up area akin to 3885.70 square feet built up area along with 4(Four) car parking spaces in the ground floor in the newly constructed multi-storeyed building so constructed upon the said property.

Together with undivided impartible proportionate share in the land and in the common areas and amenities attached thereto to be completed in



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all respect in habitable condition as per specification given in the Third Schedule hereunder written.

PART II
(DEVELOPER'S ALLOCATION)

"**DEVELOPER'S ALLOCATION**" shall mean 79% of the total constructed built up area akin to 14249.20 square feet built up area along with rest of the available car parking spaces in the ground floor save and except the car parking spaces allotted to the owners in the newly constructed multi-storeyed building so constructed upon the said property.

Together with undivided impartible proportionate share in the land and in the common areas and amenities attached thereto to be completed in all respect in habitable condition as per specification given in the Third Schedule hereunder written.

Any additional area if any is available save and except the owner's allocation the rest whatsoever shall deem to mean the area of the Developer.

However, it is expressly agreed that the owner's allocation is mandatorily capped for the area agreed and no lesser area under any circumstances in whatsoever condition shall be made over to the owner.

THE THIRD FIRST SCHEDULEBOVE REFERRED TO
(COMMON AREAS AND AMENITIES)

STRUCTURE:

R.C.C. Structure of the said flat.

W A L L:

Outside wall 8" brick and outside work cement plastering. Inside wall 3"/5" brick and will be finished with plaster of Paris.

FLOORING: Flooring of all bed rooms and Verandah will be of Vitrified Tiles and flooring of drawing/dinning space will be of Vitrified Tiles or Vitrified Tiles and 6" normal skirting.



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KITCHEN:

Floor will be of Hard Tiles. Inside walls upto Lintel height with ceramic glazed tiles above the cooking table and the top of the cooking table will be of Granite alongwith stainless steel sink of standard size will be provided. One bib cock will be provided in sink.

TOILET:

Floors of both toilets will be of floor tiles and wall of both toilets will be glazed ceramic tiles unto Lintel height. Both European type commodes with lowdown cisterns and showers and two taps in each toilet and two wash basins in each flat will be provided. All sanitary fittings will be white. Both toilets will be hot and cold facilities.

DOORS:

All doors frame will be good quality wood and 1.5-inch-thick flush doors will be provided complete with two coats of painting over a coat of primer and only main door will be solid Flush door with vinier and polish.

WINDOWS:

Aluminum framed with glass paneled windows and grill will be provided for all windows.

DOOR & WINDOW FITTINGS:

All doors and windows fittings will be of iron, one magic eye and one night latch will be provided for only the main entrance of the flat. Aluminum tower bolts will be provided for other doors.

WALL & CEILING:

Inside walls and ceiling will be plastered and finished with Plastered and finished with Plaster of Paris.

WATER LINE: All water lines will be surface, standard quality of G.I./PVC pipes and size will be provided standard quality sanitary fittings or standard sized will be provided.

ELECTRICAL LINE:



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Only electric wiring and point (without fittings) will be provided, all electric lines with copper wire and will be concealed. Adequate numbers of switch-on-switch board will be provided.

ROOFING:

5" thick R.C.C. slab and standard quality of tiles on top and roof slab.

SEWERAGE:

All sewerage lines will be connected with the septic tank, surface drain system may be provided (if necessary) connecting to the road side drain or all S/W and waste water will be connected to the direct municipal sewerage line.

WATER ARRANGEMENT:

Underground and overhead tanks will be provided for all along supply water one electric motor with pump will be provided for lifting of water from underground reservoir to overhead tank.

EXTRA WORKS:

Any extra work other than the standard specification shall be charged extra and such amount shall be deposited before the Execution of work.

LIFT:

4 Passengers lift of reputed company.

THE THIRD FIRST SCHEDULEBOVE REFERRED TO
(COMMON EXPENSES)

Expenses arising out of administration, maintenance including all taxes shall be borne proportionately by the Owner and the Developer.



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MEMO OF CONSIDERATION

Received a sum of Rs. 15,00,000/- (Rupees Fifteen Lacs Only) from the Developer as the consideration of this Development agreement in the manner as follows:

Mode of Payment	Date	Bank's Name	Amount(Rs)
Demand Draft (DD) no- 867284	16.02.2023	INDUSIND BANK	7,50,000/-
Demand Draft (DD) no- 941727	16.02.2023	KARUR VYSYA BANK	7,50,000/-
		TOTAL	15,00,000/-

(RUPEES FIFTEEN LACS) ONLY

Witness:

1. Utpal Maithi

2. Joydeb Maity

Accepted By

Gopinath Roy

(Owner)



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IN WITNESS WHEREOF the Parties herein set and subscribed their respective signature and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Owner above named at
Kolkata in the presence of :



SRI GOPINATH ROY
(SIGNATURE OF THE OWNER)

1. Utpal Maithi, Son of
Sankar Maithi, 7A, K.S.
Roy Road, Kolkata - 700001
2. Joydeb Maity
s/o - Susanta Maity
7A, K.S. Roy Road, Kolkata - 01

KRISVAM DEVELOPERS LLP
Vivek Asim L
Partner

SIGNED, SEALED AND DELIVERED

by the Developer above named at
Kolkata in the presence of :

1. Utpal Maithi

2. Joydeb Maity

KRISVAM DEVELOPERS LLP,
Ketan Patel
Partner

KRISVAM DEVELOPERS LLP
(SIGNATURE OF THE DEVELOPER)

DRAFTED BY


SOURITRA GANGULY
ADVOCATE

HIGH COURT, CALCUTTA
Enr No. WB/655/2007



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SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Tapir Nath Roy



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

KRISVAM DEVELOPERS LLP

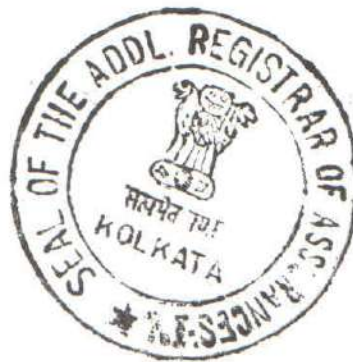
Signature Vin Asmit
Partner



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LEFT HAND					
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KRISVAM DEVELOPERS LLP

Signature Ketan Patel
Partner



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Major Information of the Deed




Deed No :	I-1904-13011/2023	Date of Registration	08/09/2023
Query No / Year	1904-2002100341/2023	Office where deed is registered	
Query Date	16/08/2023 5:39:24 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Jana 10, K.S. Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6296030799, Status :Solicitor firm		
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 : 15,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,72,31,251/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 15,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachhi, , Ward No: 020, Holding No:919/1 JI No: 20, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1631 (RS :-)	LR-7470	Bastu	Bastu	6 Katha 37 Sq Ft		2,72,31,251/-	Property is on Road
Grand Total :					9.9848Dec	0/-	272,31,251 /-	






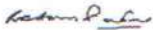
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Gopinath Roy Son of Late Bijoy Krishna Roy Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office		 Captured	
		08/09/2023	LTI 08/09/2023	08/09/2023
AD 52, Salt Lake, Sector I, Bidhannagar, City:- , P.O:- Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: adxxxxxx0d, Aadhaar No: 44xxxxxxxx6192, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Krisvam Developers LLP 1, Swami Vivekananda Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: ABxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Vivek Agarwal (Presentant) Son of Ram Agarwal Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office		 Captured	
	Sep 8 2023 1:02PM	LTI 08/09/2023	08/09/2023	
Nazrul Parik, Ashwini Nagar, City:- , P.O:- Ashwininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx3f, Aadhaar No: 74xxxxxxxx1386 Status : Representative, Representative of : Krisvam Developers LLP (as Partners)				
2	Name Shri Ketan Patel Son of Ram Agarwal Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office		 Captured	
	Sep 8 2023 1:02PM	LTI 08/09/2023	08/09/2023	
67A/1, Khudiram Bose Sarani, City:- , P.O:- Belgachia, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx7m, Aadhaar No: 66xxxxxxxx0211 Status : Representative, Representative of : Krisvam Developers LLP (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tanmoy Dey Son of Babu Dey Hasanpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150		 Captured	
	08/09/2023	08/09/2023	08/09/2023
Identifier Of Shri Gopinath Roy, Shri Vivek Agarwal, Shri Ketan Patel			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Gopinath Roy	Krisvam Developers LLP-9.98479 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachhi, , Ward No: 020, Holding No:919/1 JI No: 20, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1631, LR Khatian No:- 7470	Owner:গোপীনাথ রায়, Gurdian:বিজয় কৃষ্ণ রায়, Address:দিজ , Classification:বাড়, Area:0.03000000 Acre,	Shri Gopinath Roy

Endorsement For Deed Number : I - 190413011 / 2023

On 08-09-2023

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 12:15 hrs on 08-09-2023, at the Office of the A.R.A. - IV KOLKATA by Shri Vivek Agarwal ,.

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 2,72,31,251/-

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

Execution is admitted on 08/09/2023 by Shri Gopinath Roy, Son of Late Bijoy Krishna Roy, AD 52, Salt Lake, Sector I, Bidhannagar, P.O: Bidhannagar, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others

Identified by Mr Tanmoy Dey, , , Son of Babu Dey, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Service

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

Execution is admitted on 08-09-2023 by Shri Vivek Agarwal, Partners, Krisvam Developers LLP, 1, Swami Vivekananda Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

- Identified by Mr Tanmoy Dey, , , Son of Babu Dey, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Service

Execution is admitted on 08-09-2023 by Shri Ketan Patel, Partners, Krisvam Developers LLP, 1, Swami Vivekananda Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Mr Tanmoy Dey, , , Son of Babu Dey, Hasanpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,105.00/- (B = Rs 15,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 31/08/2023 11:39PM with Govt. Ref. No: 192023240198536198 on 31-08-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 7588039350935 on 31-08-2023, Head of Account 0030-03-104-001-16

Online on 08/09/2023 1:29PM with Govt. Ref. No: 192023240210199328 on 08-09-2023, Amount Rs: 15,084/-, Bank: SBI EPay (SBlePay), Ref. No. 5442861838937 on 08-09-2023, 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 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18838, Amount: Rs.100.00/-, Date of Purchase: 08/09/2023, Vendor name: S Chanda

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

Online on 31/08/2023 11:39PM with Govt. Ref. No: 192023240198536198 on 31-08-2023, Amount Rs: 39,920/-,

Bank: SBI EPay (SBlePay), Ref. No. 7588039350935 on 31-08-2023, Head of Account 0030-02-103-003-02

Online on 08/09/2023 1:29PM with Govt. Ref. No: 192023240210199328 on 08-09-2023, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 5442861838937 on 08-09-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 775061 to 775104

being No 190413011 for the year 2023.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.04 13:17:55 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 04/10/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.