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16/09/2022
 A-2002687078/2022

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 16 SEP 2022

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this the 16th day
 of **September**, Two Thousand and Twenty Two (2022)

B E T W E E N

(1) **SRI PALLAB KUMAR CHAKRABARTI** (PAN- **ACKPC9979L**, & Aadhaar No. 7808 1573 4673) son of Late Shyamal Kumar Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Advocate, residing at 6A, Nepal Bhattacharjee Street, Kalighat, P.O. & P.S. Kalighat, Kolkata- 700026, District: South 24-Parganas, (2) **SMT. PROVATI CHAKRABORTY** (PAN- **AHEPC3430D**, & Aadhaar No. 9313 3909 0119) wife of Sri Vivekananda Chakraborty and daughter of Late Shyamal Kumar Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 18/3, Kenaram Ganguly Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, (3) **SRI PRADIP CHAKRABORTY** (PAN- **ACPPC0180J** & Aadhaar No. 3451 9925 2098) son of Late Sasti Charan Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Retired, residing at 34, Narayan Roy Road, Purba Barisha, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, and (4) **SMT. PROGOTI CHAKRABORTY** (PAN- **BCDPC1712K**, & Aadhaar No. 5160 9951 4959) wife of Sri Manoj Kumar Chakraborty, daughter of Late Sasti Charan Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 18/9, Kenaram Ganguly Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, hereinafter called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART** :

A N D

M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED (PAN- **AAKCR1883K**), a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas,

represented by its Director **SRI ARNAB ROY** (PAN- **DWXPR7469Q**, Aadhaar No. 4359 5620 2542), son of Sri Subrata Roy, by faith -Hindu, by nationality- Indian, by occupation-Business, residing at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART:**

WHEREAS by virtue of an Indenture of Sale (Bengali recited as Saf-Bikray Kobala), dated 12/05/1950 duly registered in the office of the Joint Sub-Registrar of Alipore at Behala, recorded in its Book No. 1, Volume No. 8, Pages 161 to 164, Being No. 421, for the year 1950, one SRI SHYAMAL KUMAR CHAKRAVARTY and his brother SRI SASTI CHARAN CHAKRABORTY both sons of Late Satish Chandra Chakraborty, therein mentioned as the Purchasers, purchased **ALL THAT** piece and parcel of land measuring **4(four) Cottahs**, be the same or a little more or less, lying and situated at Mouza- Paschim Barisha, Pargana- Khaspur, J.L. No. 19, R.S. No. 43, Collectorate, Touzi No. 1-4, 6, 8-10, 12-16, comprised in Dag No. 228, appertaining to Khatian No. 938 & 288, within P.S. Behala, now Thakurpukur, in the District of 24-Parganas now South 24-Parganas, formerly within the ambit of the South Suburban Municipality, being portion of Municipal Holding No. 18, Narayan Roy Road, at present within the limits of the Kolkata Municipal Corporation, Ward No. 126, together with all user and easement rights on the common paths and passages and all other rights, benefits, privileges and facilities etc. attached therein and thereto from the then Owners SRI PARBATI CHARAN BANDYOPADHYAY and another, therein mentioned as the Vendors, at and for the

valuable consideration as mentioned therein and received peaceful possession thereof.

AND WHEREAS since after the said purchase, the aforesaid SRI SHYAMAL KUMAR CHAKRAVARTY and SRI SASTI CHARAN CHAKRABORTY thus became the absolute rightful joint owners and were seized and possessed of and otherwise well and sufficiently entitled to the aforesaid land measuring **4(four) Cottahs**, more or less, in equal undivided share and they got the said property mutated and/or recorded in their names in the Assessment Records of the South Suburban Municipality and the same became known and numbered as Holding No. 23/18, Narayan Roy Road, P.S. Behala, now Thakurpukur, Kolkata- 700008, and they obtained a sanctioned Building plan vide Sanction Plan No. 5794 dated 17.03.1953 from the then South Suburban Municipality and in accordance to the said Building plan they had erected a pacca Dwelling House thereon, for their dwelling purpose, and they had been enjoying, possessing and occupying the said property by paying rates and taxes to the appropriate authorities concerned.

AND WHEREAS thereafter the aforesaid landed properties in Mouza- Paschim Barisha, including other landed properties had been merged with the then Calcutta Municipal Corporation, now Kolkata Municipal Corporation, by the State of West Bengal for better administrative policy, and the aforesaid landed properties in Mouza- Paschim Barisha had fallen within the Municipal ward No. 126 of the then Calcutta Municipal Corporation, now the Kolkata Municipal Corporation.

AND WHEREAS thereafter the aforesaid SRI SHYAMAL KUMAR CHAKRAVARTY and SRI SASTI CHARAN CHAKRABORTY got their names mutated and/or recorded

in the assessment register of the then Calcutta Municipal Corporation, now the Kolkata Municipal Corporation, in respect of their aforesaid land measuring **4 (four) Cottahs**, more or less, together with structures standing thereon, and the same became known and numbered as the **K.M.C. Premises No. 44, Narayan Roy Road**, P.S.- Thakurpukur, Kolkata- 700008, District: South 24-Parganas.

AND WHEREAS while thus the aforesaid SRI SHYAMAL KUMAR CHAKRAVARTY was possessing, occupying enjoying the aforesaid property, he died intestate on 05/05/1981 leaving behind surviving his wife SMT. BHRAMAR CHAKRABORTY, and two sons namely SRI PRANAB KUMAR CHAKARVARTY & SRI PALLAB KUMAR CHAKRABARTI, and three married daughters namely SMT. PURABI BANERJEE, SMT. PROVATI CHAKRABORTY and SMT. PRNOTI CHAKRABORTY as his only legal heirs and successors, who by virtue of inheritance became the joint Owners of undivided $\frac{1}{2}$ share of the aforesaid land with structure, standing thereon, as left by said SHYAMAL KUMAR CHAKRAVARTY, since deceased, each having undivided $\frac{1}{12}$ th share thereto of the aforesaid total land with structure, as per provision of the Hindu succession Act. 1956.

AND WHEREAS thereafter the aforesaid SMT. BHRAMAR CHAKRABORTY died intestate on 01.05.2001 leaving behind surviving her said two sons namely SRI PRANAB KUMAR CHAKARVARTY & SRI PALLAB KUMAR CHAKRABARTI, and three married daughters namely SMT. PURABI BANERJEE, SMT. PROVATI CHAKRABORTY and SMT. PRNOTI CHAKRABORTY as her only legal heirs and successors, who by virtue of inheritance became the absolute rightful joint owners of the undivided $\frac{1}{12}$ th share of the aforesaid property, as left by said BHRAMAR

CHAKRABORTY, since deceased, as per provision of the Hindu succession Act, 1956.

AND WHEREAS in the manner as aforesaid, the aforesaid SRI PRANAB KUMAR CHAKARVARTY, SRI PALLAB KUMAR CHAKRABARTI, SMT. PURABI BANERJEE, SMT. PROVATI CHAKRABORTY and SMT. PRNOTI CHAKRABORTY thus became the absolute rightful joint owners, occupiers and were seized and possessed of the **Undivided ½ Share of ALL THAT** piece and parcel of Bastu land, measuring **4(four) Cottahs**, be the same a little more or less, together with pacca Dwelling House, standing thereon, lying and situated at **K.M.C. Premises No. 44, Narayan Roy Road, P.S.- Thakurpukur, Kolkata- 700008, District: South 24-Parganas.**

AND WHEREAS the aforesaid SRI SASTI CHARAN CHAKRABORTY while possessing, occupying enjoying the aforesaid property, died intestate on 20/03/2008 leaving behind surviving his wife SMT. ASHALATA CHAKRABORTY, and only son, named SRI PRADIP CHAKRABORTY, and only married daughter named SMT. PROGOTI CHAKRABORTY as his only legal heirs and successors, who by virtue of inheritance became the joint Owners of undivided ½ share of the aforesaid land with structure, standing thereon, as left by said SASTI CHARAN CHAKRABORTY, since deceased, each having undivided 1/6th share thereto of the aforesaid total land with structure, as per provision of the Hindu succession Act, 1956.

AND WHEREAS thereafter the aforesaid SMT. ASHALATA CHAKRABORTY died intestate on 02.10.2021 leaving behind surviving her said only son named SRI PRADIP CHAKRABORTY, and only married daughter named SMT. PROGOTI

CHAKRABORTY as her only legal heirs and successors, who by virtue of inheritance became the absolute rightful joint owners of the undivided 1/6th share of the aforesaid property, as left by said ASHALATA CHAKRABORTY, since deceased, as per provision of the Hindu succession Act. 1956.

AND WHEREAS in the manner as aforesaid, the aforesaid SRI PRADIP CHAKRABORTY, and SMT. PROGOTI CHAKRABORTY thus have become the absolute rightful joint owners, occupiers and are seized and possessed of the **Undivided ½ Share** of **ALL THAT** piece and parcel of Bastu land, measuring **4(four) Cottahs**, be the same a little more or less, together with pacca Dwelling House, standing thereon, lying and situated at **K.M.C. Premises No. 44, Narayan Roy Road**, P.S.- Thakurpukur, Kolkata- 700008, District: South 24-Parganas.

AND WHEREAS said SRI PRANAB KUMAR CHAKARVARTY, while in joint possession of the aforesaid property, executed a Deed of Gift dated 7th April 2022 in favour of **SRI PALLAB KUMAR CHAKRABARTI**, thereby conveying and/or transferring his **undivided 1/10th share** in the aforesaid property absolutely and forever. The said Deed of Gift dated 7th April 2022 was duly registered in the office of the A.D.S.R. Behala, South 24-Parganas and recorded in Book - I, Volume No. 1607-2022, Pages - 185878 to 185898, Being No. 160705357, for the year 2022.

AND WHEREAS said SMT. PURABI BANERJEE and SMT. PRNOTI CHAKRABORTY, while in joint possession of the aforesaid property, executed a Deed of Sale dated 17th May 2022 in favour of SMT. PROVATI CHAKRABORTY, thereby conveying and/or transferring their collective **undivided 2/10th share** in the aforesaid property absolutely and forever. The said Deed of Sale dated 17th May 2022 was duly registered in the office of the A.D.S.R. Behala, South 24-Parganas

and recorded in Book - I, Volume No. 1607-2022, Pages - 229399 to 229422, being No. 160707039, for the year 2022.

AND WHEREAS in the manner as aforesaid, by virtue of inheritance and subsequent execution of the Deed of Gift and the Deed of Sale, presently said SRI PALLAB KUMAR CHAKRABARTI, SMT. PROVATI CHAKRABORTY, SRI PRADIP CHAKRABORTY, and SMT. PROGOTI CHAKRABORTY (the **Owners** herein) thus have become the absolute rightful joint owners, occupiers and are seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land, measuring **4(four) Cottahs**, be the same a little more or less, together with pacca Dwelling House, standing thereon, lying and situated at Mouza- Paschim Barisha, Pargana- Khaspur, J.L. No. 19, R.S. No. 43, Collectorate Touzi No. 1-4, 6, 8-10, 12-16, comprised in Dag No. 228, appertaining to Khatian No. 938 & 288, and they got the said property mutated and/or recorded in their names in the Assessment Records of the Kolkata Municipal Corporation and the same became known and numbered as **K.M.C. Premises No. 44, Narayan Roy Road, P.S. Thakurpukur**, (also known by its mailing address **34, Narayan Roy Road, Kolkata- 700008**), under K.M.C. Ward No. 126 vide Assessee No. 41-126-12-0043-4, in the District of 24-Parganas (South), as more fully and particularly described in the **SCHEDULE "A"** hereunder written, and they have been enjoying the said property peacefully and uninterruptedly by paying rates and taxes to the appropriate authorities concerned and the said property is free from all encumbrances, liens, lispensens, charges, attachments, claims or demand whatsoever from any corner.

AND WHEREAS the aforesaid SRI PALLAB KUMAR CHAKRABARTI, SMT. PROVATI CHAKRABORTY, SRI PRADIP CHAKRABORTY, and SMT. PROGOTI CHAKRABORTY

(the **Owners** herein) now have decided to construct a New multi Building at the said premises with modern amenities and facilities but due to lack of man-power and technical knowledge, the Owners are in search of a suitable Developer to implement their aforesaid desire and intention and to that effect the Owners approached the developer **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED**, a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, to develop their aforesaid premises for construction of a Multi-storied Building thereon as per the sanction plan of the K.M.C., to be sanctioned in the names of the Owners, at the costs and expenses of the Developer and after several discussion between the parties herein, the Owners and the Developer have agreed to enter into this Development Agreement to avoid any future litigation, misunderstanding and dispute in between them and also amongst their respective legal heirs, and successors and legal representatives.

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

1.0 **ARTICLE -I DEFINITION**

1.1 Owners and the Developer shall include their respective legal heirs and nominees.

1.2 **Premises** shall mean **ALL THAT** piece and parcel of Bastu land, measuring **4(four) Cottahs**, be the same a little more or less, together with pacca Dwelling House measuring about 1500 sq. ft., standing thereon, lying and situated at Mouza- Paschim Barisha, Pargana- Khaspur, J.L. No. 19, R.S. No. 43, Collectorate Touzi No. 1-4, 6, 8-10, 12-16, comprised in Dag No. 228, appertaining to Khatian No. 938 & 288, being **K.M.C. Premises No. 44, Narayan Roy Road, P.S.**

Thakurpukur, also known by its mailing address **34, Narayan Roy Road** Kolkata-700008, within the limits of the Kolkata Municipal Corporation Ward No. 126, in the District of 24-Parganas (South), together with all user and easement rights on path and passages with all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto.

1.3 **OWNERS** shall mean and include **(1) SRI PALLAB KUMAR CHAKRABARTI** (PAN- ACKPC9979L, & Aadhaar No. 7808 1573 4673) son of Late Shyamal Kumar Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Advocate, residing at 6A, Nepal Bhattacharjee Street, Kalighat, P.O. & P.S. Kalighat, Kolkata-700026, District: South 24-Parganas, **(2) SMT. PROVATI CHAKRABORTY** (PAN- AHEPC3430D, & Aadhaar No. 9313 3909 0119), wife of Sri Vivekananda Chakraborty and daughter of Late Shyamal Kumar Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 18/3, Kenaram Ganguly Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, **(3) SRI PRADIP CHAKRABORTY** (PAN- ACPPC0180J & Aadhaar No. 3451 9925 2098) son of Late Sasti Charan Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Retired, residing at 34, Narayan Roy Road, Purba Barisha, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, **(4) SMT. PROGOTI CHAKRABORTY** (PAN- BCDPC1712K, & Aadhaar No. 5160 9951 4959) wife of Sri Manoj Kumar Chakraborty, daughter of Late Sasti Charan Chakraborty, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 18/9, Kenaram Ganguly Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, and their heirs, executors, successors, legal representatives and/or assigns.

1.4 The **DEVELOPER** shall mean and include **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED** a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, represented by its Director **SRI ARNAB ROY** son of Sri Subrata Roy, by faith -Hindu, by nationality- Indian, by occupation-Business, residing at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, and its successors-in-office, representatives, administrators, and assigns.

1.5 New Building shall mean and include residential multi-storied building to be constructed on the said premises in accordance with the plan to be sanctioned by the K.M.C. authorities concerned and with necessary additional structures along with other space or spaces intended for the enjoyment by the occupants of the Building.

1.6 Common facilities and amenities shall include corridors, septic tank, drainage and sewerage Line and connection all plumbing installation, meter space, pump, main entrance gate, path and passages etc. and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the Building and/or the common facilities or any of them there on as the case may be, shall be enjoyed by the owners and the Developer jointly and undividedly along with their respective nominees, and all such common areas to be included as saleable area in respect of Flats or any other space or spaces in the proposed New Building.

1.7 **Owners' Allocation** shall mean: - The Owners shall be entitled to get from the Developer, free of cost in lieu of their land and existing building, **50% of the**

Sanction F.A.R. to be sanctioned by the K.M.C. authorities, comprising several Flat or Flats, space or spaces and/or Car-Parking spaces in the several floors of the proposed New multi-storied Building, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, to be treated as **Owners' Allocation**, which is more particularly described in the **Schedule 'C'** hereunder written.

1.8 **Developer's Allocation** shall mean, save and except the Owners' allocation as aforesaid, **all the remaining 50% of the Sanction F.A.R.** to be sanctioned by the K.M.C. authorities, comprising several Flat or Flats, space or spaces and/or Car-Parking spaces in the several floors of the proposed New multi-storied Building, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, to be treated as **Developer's Allocation**, which is more particularly described in the **Schedule 'D'** hereunder written.

1.9 Architect shall mean any qualified person who will act as an architect of the said Building for designing and planning of the New Building at the said premises.

1.10 Building plan shall mean such plan or plans for construction of the New Building to be sanctioned by the appropriate authorities concerned and shall include any amendment thereto and/or modification thereof.

1.11 Words importing singular shall include plural and vice-versa.

1.12. Transferee shall mean a person or persons to whom any space in the building shall be transferred.

1.13 Words importing masculine Gender shall include feminine and neuter genders, likewise words importing feminine genders shall include masculine and neuter genders.

2.0

ARTICLE-II TITLE AND INDEMNITIES

2.1 The Owners hereby declare that the Owners have marketable title to the said premises and the Owners have good right and title to enter into this agreement with the Developer and the Owners hereby declare that the said premises is free from all encumbrances, liens, charges, mortgage whatsoever.

2.2 The Owners are in physical possession of the premises free from all and any manner of lispens, charges, liens, charges, attachments, claims, encumbrances or mortgages whatsoever.

2.3 The Owners hereby also undertake that the Developer shall be entitled to construct and complete the building on the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners as long as the Developer fulfills its part by these presents and the Owners undertake to indemnify and keep the Developer indemnified against all loss and damages and costs, charges and expenses incurred as a result of any breach of this understanding.

2.4 The Developer undertakes to construct the new building in accordance with the sanctioned Building Plan of the Kolkata Municipal Corporation which is yet to be sanctioned and undertakes to pay any or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relative to any deviation without making the Owners in any way liable for that.

2.5 The Developer shall act as an independent contractor in constructing the building and undertakes to keep the Owners indemnified from and against all third party claims or compensation and actions arising out of any act or omission of the Developer or any accident in or relative to the construction of the Building.

3.0 ARTICLE - III-EXPLOITATION RIGHTS

3.1 Immediately after the execution of this Agreement, the Developer shall be entitled to deal with the said premises on the terms and conditions herein contained and also in accordance with the powers and authorities conferred on the Developer by the Owners in accordance with the Power of Attorney, executed for the purpose of development and construction of the Building contemplated in these presents with power to sell, convey and transfer the Developer's share of Allocation, excepting the portion demarcated and/or separately allocated for the Owners as aforesaid, and thereby to enter into an Agreement for sale, lease or let out the various portions of the Developer's Allocation with any intending Purchaser/Purchasers and to receive earnest money and/or any part payment and entire sale proceeds in respect thereof.

3.2 Demolition of the existing structures of the said premises shall be responsibility of the Developer who shall be entitled to all the materials arising

2.4 The Developer undertakes to construct the new building in accordance with the sanctioned Building Plan of the Kolkata Municipal Corporation which is yet to be sanctioned and undertakes to pay any or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relative to any deviation without making the Owners in any way liable for that.

2.5 The Developer shall act as an independent contractor in constructing the building and undertakes to keep the Owners indemnified from and against all third party claims or compensation and actions arising out of any act or omission of the Developer or any accident in or relative to the construction of the Building.

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3.2 Demolition of the existing structures of the said premises shall be responsibility of the Developer who shall be entitled to all the materials arising

there from. The cost, charge and expenses for such demolition and removal of debris and site clearance will be paid, met and borne by the Developer.

3.3 The Owners hereby give the Developer necessary License and permission to enter into the said premises and they shall handover peaceful vacant possession of the said property as and when will be called upon by the Developer, provided shifting arrangement has been made by the Developer as per Clause 8.8 stated herein after. And immediately after the plan is prepared, the parties hereto shall demarcate, identify and measure their respective allocations, but in doing so the parties shall see that the demarcation should be done in equitable manner taking into consideration the location, advantage and market value.

4.0

ARTICLE - IV-BUILDING

4.1 The Developer shall have exclusive right at its own costs to construct the said New Building in the said premises in accordance with the sanctioned plan without any hindrance or obstruction from the Owners or any person claiming through them as long as the Developer fulfills the terms and conditions of these presents. The Type of construction will be as mentioned in the **Schedule 'B'** hereunder written. The Developer shall ensure that the Building conform to Class-I standard Building specifications and upon completion of the construction works the developer shall obtaining the Completion Certificate from the KMC.

4.2 The Developer shall install and provide in the Building at its own costs, underground and overhead water reservoir, water pump and other facilities and amenities as normally contained in multi-storied Building in the area to make the same totally and absolutely habitable.

4.3 The Developer hereby undertakes to construct the Building diligently and expeditiously and handover the Owners' Allocation to the Owners within **30 (Thirty) Months** from the date of obtaining sanction of the Building Plan and also obtaining other necessary legal permission and/or obtaining vacant possession of the said premises whatsoever, whichever is later subject to force majeure.

5.0 ARTICLE-V - CONSIDERATION & SPACE ALLOCATIONS

5.1 In consideration of the Owners having agreed to grant an exclusive right to the Developer to commercially exploit the premises by constructing the new Multi-Storied Building as per Sanctioned Building Plan of the K.M.C., the Owners shall be entitled to get **Owners' Allocation**, as more fully and particularly mentioned and described in the **SCHEDULE 'C'** hereunder written, and the Developer shall be entitled to the **Developer's Allocation**, as more fully and particularly mentioned and described in the **SCHEDULE 'D'** hereunder written.

5.2 The Developer and the Owners and their respective nominees shall use the top roof of the Building undividedly as common portions and if in near future for any change of any rule, the civic authorities give permission for any further construction in that case the Owners and the Developer shall be entitled to enjoy such benefits. However, the ultimate roof top will not be used by both the parties or their nominee or nominees, except for hanging clothes, installing air conditioner outdoor unit or fixing dish antenna.

5.3 The Owners shall be entitled to use and enjoy individually or to transfer or dispose of the Owners' Allocation in the New Building proposed to be constructed at

the said premises without any disturbance from the Developer with the exclusive right to enter into an Agreement for sale, and transfer the same without any claim, demand, interest whatsoever or howsoever from the Developer or any person or persons lawfully claiming through the Developer, who shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' Allocation.

5.4 The entire Buildings shall be of uniform construction with the standard materials as per specification as sanctioned by the Kolkata Municipal Corporation as more fully and particularly described in the **SCHEDULE 'B'** hereunder written. It is to be mentioned here that if the Owners like to use any other kind of materials or additional facilities in the Owners' Allocation, the Developer shall provide the same at extra costs, charges and expenses thereof to be borne and paid by the Owners, subject to considering the elevation of the project.

5.5 The Developer shall use standard quality of materials for the construction of the entire Building. The Owners shall have authority to inspect the quality of the materials if so desire and the Developer shall in no way obstruct the Owners or their Agent from making such inspection, at any point of time of such construction as may be desired by the Owners.

5.6 The Developer shall be exclusively entitled to the Developer's Allocation in the said proposed New Building without in any way disturbing the common facilities situated therein with the exclusive right to deal with Sale, enter into Agreement(s) for Sale or any other way transfer of the same without any claim, demand, interest, interruption whatsoever or howsoever of the Owners and/or any person or persons lawfully claiming through them shall not disturb the quiet and peaceful possession

and enjoyments of the Developer's Allocation and the Developer shall solely be entitled to receive any Booking Money, Part payment, Advance, earnest money and the entire Sale Proceeds, from any intending purchaser or purchasers in respect of Developer's Allocation only.

6.0

ARTICLE-VI - COMMON OBLIGATION

6.1 All rates and taxes and outgoing if any in respect of the said premises shall be borne and paid in the manner as follows :-

(a) By the Owners all the dues and outstanding Taxes up to the execution of this Agreement and the cost & expenses for K.M.C. & B.L. & L.R.O. mutation of the said property in the names of the Owners herein.

(b) During the execution of this Project the entire tax shall be paid by the Developer.

(c) After completion/handover, the Owners' Allocation, by the Owners and/or Purchaser of the Owners' Allocation and by the Developer and/or by the Purchasers of the Developer's Allocation.

6.2 As soon as the Owners' Allocation in the New Building is completed in habitable condition, the Developer shall give written notice to the Owners to take possession of the Owners' Allocation in the said Building and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates and duties, dues and other statutory outgoings and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as 'the said rates') payable in respect of the said

Owners' Allocation. Similarly as and from the said date, the Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates in respect of the Developer's Allocation. The said rates are to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole. Subject to the Completion Certificate issued from the KMC, the Certificate of the Architect in respect of the said Building as to its completion and measurement in terms whereof and the quality of the material used therein shall be final and binding on the both parties herein.

6.3 At and from the date of service of the Notice of Possession, as aforesaid, the Owners and the Developer shall also be responsible to pay and bear and shall pay the proportionate in terms and on the same basis hereinabove the service charges for the common facilities in the building payable for their respective allocation, the said charges to include premium of the insurance of the building, water, fire and scavenging charges and taxes, light, sanitation and management of common facilities, renovation, replacement, repair and the maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, switch, gear, transformers, generators if any, pumps, motors and other electrical and mechanical installations, appliances and equipments, corridors, passage ways, paths ways and other common facilities whatsoever including creation of a sinking fund.

7.0

ARTICLE VII-MISCELLANEOUS

7.1 It is understood that from time to time to enable the construction of the proposed New Building by the Developer various acts, deeds, and things not herein

specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required legally to be signed or made by the Owners to which no specific provisions has been made herein. The Owners hereby authorize the Developer to do all such acts being required by the Developer in this behalf to execute any such additional power or powers of Attorney and/or their authorization or authorization as may be legally required by the Developer for the purpose as also undertake to sign and execute all such additional application or other documents as may be required for the purpose which will be expressly stated herein shall not in any way prejudice the interests of the Owners detailed hereinabove.

7.2 The Developer shall in consultation with the Owners be entitled to frame a scheme for the management and administration of the said Building and/or common parts thereof. The Developer shall issue written notice to the Owners, as aforesaid, inviting the Owners to take possession and upon expiry of seven days from the date of receiving the notice thereof if the Owners willfully fail or neglect to take possession of their Allocation in the new Building, it will be treated and/or deemed that the possession of the Owners' Allocation has been duly hand over to the Owners.

7.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand against receipt thereof or sent by prepaid Registered Post/Speed Post at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post to office of the Developer at the address given above.

7.4 Be it mentioned here that during the construction of the Building and till the Developer's share of allocation is fully disposed of the Developer shall always remain as the Owner of the entire structural area in the proposed new Building as would be constructed by the Developer by its own costs and expenses and after handing over the vacant possession of the Owners' Allocation, the Ownership of the Owners will automatically be changed to the extent that the Owners will be the Joint Owners of the structural area of their Allocation together with undivided proportionate share or land attributable to the said structural area and in consideration of which the Owners or their duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of the Developer's Allocation either to the Developer or to its Nominee or Nominees being the Purchaser or purchasers of Flats/Spaces without taking any other or further consideration save and except the Owners' Allocation either from the Developer or from its Nominee or Nominees.

8.0

ARTICLE VIII -MUTUAL OBLIGATION

8.1 The Developer undertakes that it will complete the building and handover the owners' allocation within a period of **30 (Thirty) Months** from the date of obtaining sanction of the Building Plan and also obtaining other necessary legal permission and/or obtaining vacant possession of the said premises whatsoever, whichever is later subject to force majeure. Time is the essence of this agreement.

8.2 The Owners covenant with the Developer that in case the project is neglected, delayed or otherwise fails due to breach of contract and/or default on the part of the Owners, then in that event Developer shall be entitled to compensation for all

expenses incurred by it which will be assessed by the Valuer to be appointed by the Developer therein.

8.3 The Owners undertake not to transfer, mortgage, charge the said property nor shall lease in any way or encumber the said land or property which is the subject of this Agreement in any manner whatsoever during the subsistence of this Agreement.

As per requirement and at the request of the Developer the present Owners shall always be ready to sign and execute all necessary papers, documents and Deed of conveyances in respect of Developer's Allocation unto and in favour of any intending purchaser(s), as to be nominated by the Developer.

8.4 That the Owners shall not be liable for any bad workmanship of the proposed Building at the said premises and shall also not be liable and responsible for any monetary transaction with the Nominee or Nominees of the Developer.

8.5 In case of breach of any of the provisions herein, the party in breach of contract, shall be liable to pay to the other party damages.

8.6 That after the shifting arrangement is made as per Clause 8.8, if necessary, the Owners will hand over all the original copy of title deed(s) and all other original connecting papers and documents relating to the property to the Developer against proper receipt, and the same are to be handed back to the owners upon completion of the proposed building.

8.7 That in case of death of any of the parties herein, this Development Agreement shall not be stand cancelled but shall remain valid between the

surviving parties and the heirs of the deceased parties who shall be bound to obey the terms and conditions of this Development Agreement.

8.8 That upon sanction of the building plan, the Developer shall arrange for an alternative accommodation for one of the owners, namely SRI PRADIP CHAKRABORTY, in a self contained 2BHK flat within 2 Km radius of the said premises, and the rent and security deposit thereof shall be borne by the Developer only, till the owners' allocation is duly handed over.

8.9 That the vacant possession of the said premises shall be handed over to the Developer only upon shifting of said SRI PRADIP CHAKRABORTY to his alternative accommodation, as aforesaid.

9.0

ARTICLE-IX- TIME FOR COMPLETION

9.1 Under all circumstances and notwithstanding anything mentioned herein, the developer will complete the construction of the proposed new building and handover the owners' allocation within a period of **30 (Thirty) Months** from the date of obtaining sanction of the Building Plan and also obtaining other necessary legal permission and/or obtaining vacant possession of the said premises whatsoever, whichever is later subject to force majeure, further subject to force majeure, and if the Developer fails and/or neglects to complete the construction work, then another 6 (six) months shall be extended, subject however to Force Majeure condition in which case the Developer shall not be held liable for any delay in completion, and after said period of time, if the Developer fails to complete the construction of the propose new Building at the said premises, in that event the Developer shall be liable to compensate the Owners @ **Rs. 10,000/- (Rupees Ten Thousand) per day as liquidated damages**. And upon construction and

completion of the Building and after obtaining the Completion Certificate from the KMC, the Developer shall firstly handover and/or deliver the khas possession of the Owners' Allocation to the Owners by issuing Possession Letter on the Letter Pad of the Developer, prior to giving possession to anyone else whatsoever.

10.0

ARTICLE - IX - FORCE MAJEURE

10.1 Force Majeure shall mean flood, earth-quake, riot, war, storm, tempest, cyclone, civil commotion, pandemic, strike and/or any other act or commission beyond the reasonable control of the parties, and in such situation the period of construction and completion of the proposed new Building shall be extended on mutual discussion in between the parties.

SCHEDULE - "A" REFERRED TO ABOVE

(i.e. the entire premises)

ALL THAT piece and parcel of Bastu land, measuring **4 (four) Cottahs**, be the same or a little more or less, along with a two storied building standing thereupon and measuring in aggregate about 1500 sq. ft., more or less, lying and situated at Mouza- Paschim Barisha, Pargana- Khaspur, J.L. No. 19, R.S. No. 43, Collectorate Touzi No. 1-4, 6, 8-10, 12-16, comprised in Dag No. 228, appertaining to Khatian No. 938 & 288, being **K.M.C. Premises No. 44, Narayan Roy Road, P.S. Thakurpukur**, (also known by its mailing address 34, Narayan Roy Road,) Kolkata-700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 126**, being Assessee No. 41-126-12-0043-4, in the District of 24-Parganas (South), together with all user and easement rights on path and passages and all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and to take drainage and sewerage connections, electric line, Cable line,

telephone line, water pipe lines etc. over, through or underneath the said common passages and/or road, which is butted and bounded as follows :-

ON THE NORTH :- Pond.

ON THE SOUTH :- Narayan Roy Road.

ON THE EAST :- Land & House of Others.

ON THE WEST :- Land & House of Others.

ROAD ZONE :- K.K. Roychowdhury Road to Rest, (Ward No. 126).

SCHEDULE "B" ABOVE REFERRED

(Details of fixture, fittings, standard materials etc. to be provided)
Details of fixture, fittings, standard materials etc. to be provided in the Owner's Allocation:-

1. Entire Flooring of the Flat will be made by vitrified Floor Tiles with 5 " skirting.
2. Kitchen/Toilet Floor will be of marble, with 7" skirting and wall tiles up to lintel height.
3. In the kitchen one cooking platform of granite (brown colour) and one steel sink with tap will be provided.
4. Height of the Ground Floor and the flats will be as per maximum sanctionable in the Building Plan.
5. Door: Wooden Frame with Flush Doors of Commercial ply and main door will be made of Teak wood, all doors will have handle-latch locks (Godrej).
6. Window: Aluminum sliding window (with reflective glass) and Box Grills.

7. Interior walls will be finished with putty.

8. Toilet : Western Commode with cistern and tap with hand spray, in addition to this one basin with mixture tap (for hot and cold water), and one wall mixture tap (for hot and cold water) with shower will be provided.

9. Concealed wiring with points as under:-

- (a) Bed Room : 3 Light points (one two-way bed switch), 1 fan point. 2 Plug point (5 Amp), one A.C. Point shall be provided in all the Bed Rooms of the flat.
- (b) Toilet : 2 light points, 1 fan point, 1 plug point (15 Amp.) for Geyser and 1 exhaust fan point.
- (c) Kitchen : 2 light points, 1 fan point, 4 plug points (two 5 Amp and two 15 Amp).
- (d) Drawing & Dining : 4 Light points, 2 fan point, 5 plug points (three 5 Amp. & two 15 Amp)
- (e) Balcony : 1 light point, 1 fan point and 1 plug point.
- (f) Calling Bell connection in each flat above/beside the door frame.

- (10) The Developer shall install lift and lift accessories for common use of all the flat Owners/Occupiers.
- (11) The Guard wall, and boundary wall and decorative lights along with good quality iron gates will be provided by the Developer.
- (12) Special Fittings as per Owners' choice will be provided at entire cost of the Owners in advance.

SCHEDULE "C" ABOVE REFERRED
(i.e. Owners' Allocation)

The Owners shall be entitled to get from the Developer, free of cost in lieu of their land and structure, **50% of the Sanction F.A.R.**, to be sanctioned by the K.M.C. authorities, comprising several Flat or Flats, space or spaces and/or Car-Parking spaces in the several floors of the proposed New multi-storied Building, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** herein above written along with all proportionate shares of vacant areas and all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, to be treated as **Owners' Allocation.**

SCHEDULE "D" REFERRED TO ABOVE
(i.e. Developer's Allocation)

Developer's Allocation shall mean, save and except the Owners' allocation as aforesaid, **all the remaining 50% of the Sanction F.A.R.**, to be sanctioned by the K.M.C. authorities, comprising several Flat or Flats, space or spaces and/or Car-Parking spaces in the several floors of the proposed New multi-storied Building, together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** herein above written along with proportionate shares of vacant areas and all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, to be treated as **Developer's Allocation.**

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

SIGNED, SEALED AND DELIVERED

By both the parties at Kolkata

In Presence of :-

WITNESSES :-

1. Alok Biswas
Advocate
Alipore police court
Kolkata - 700027

2. Sandipon Mitter
Adv
6 Old Post Office Street
Kolkata - 700001.

Pravati Chakraborty
Pravati Chakraborty.
Prudip Chakraborty
Prudip Chakraborty
Pragoti Chakraborty
Pragoti Chakraborty.












SIGNATURE OF THE OWNERS

ROYAN ASSOCIATE (OPC)
PRIVATE LIMITED
Arbab Ray
Director

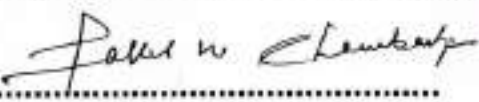
SIGNATURE OF THE DEVELOPER












DRAFTED BY:-

Alok Biswas
ADVOCATE
Alipore Police court, Kolkata-700027.
Enrolment No. WB- 135/2003.

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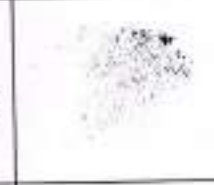

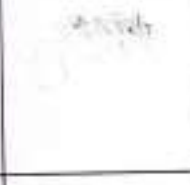

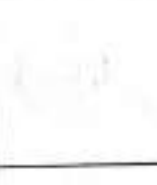
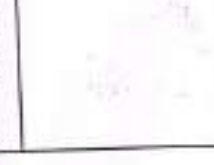
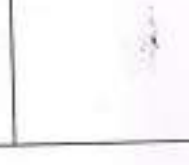



Name :- PALLAB KUMAR CHAKRABARTI

Signature.....

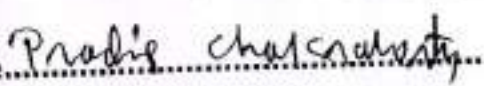
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Name :- PROVATI CHAKRABORTY.

Signature.....

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	Right Hand					












Name :- PRADIP CHAKRABORTY

Signature.....

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	Right Hand					

Name :- PROGOTI CHAKRABORTY

Signature Progoti Chakraborty

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Name :- ARNAB ROY

Signature Arnab Roy

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Name :-

Signature.....



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

GRNDetails

GRN: 192022230119882002 Payment Mode: Counter Payment
GRN Date: 12/09/2022 14:35:33 Bank/Gateway: IDBI Bank
BRN: 716309953 BRN Date: 13/09/2022 00:00:00
Payment Status: Successful Payment Ref. No: 2002687078/2/2022
[Query No*/Query Year]

Depositor Details

Depositor Name: Royan Associate OPC Private Limited
Address: 39/5/6, Narayan Roy Road, Thakurpukur, Kolkata- 700008.
Mobile: 7003167729
Depositor Status: Buyer/Claimants
Query No: 2002687078
Applicant Name: Mr Aloke Biswas
Identification No: 2002687078/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002687078/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2002687078/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002687078/2022	Office where deed will be registered
Query Date	07/09/2022 11:53:22 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
	Rs. 42,07,503/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd – Rest (Ward 125,126)) , , Premises No: 44 , Ward No: 126, Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha		36,00,003/-	Property is on Road Adjacent to Metal Road,
Grand Total :				6.6Dec	0 /-	36,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0 /-	6,07,500 /-	



Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri PALLAB KUMAR CHAKRABARTI Son of Late Shyamal Kumar Chakraborty, 6A, Nepal Bhattacharjee Street, Kalighat, City:- , P.O:- Kalighat, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. ACxxxxxx9L, Aadhaar No.: 78xxxxxxx4673, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt PROVATI CHAKRABORTY Wife of Shri Vivekananda Chakraborty, 18/3, Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AHxxxxxx0D, Aadhaar No.: 93xxxxxxx0119, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Shri PRADIP CHAKRABORTY Son of Late Sasti Charan Chakraborty, 34, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ACxxxxxx0J, Aadhaar No.: 34xxxxxxx2098, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Shri PROGOTI CHAKRABORTY Wife of Shri Manoj Kumar Chakraborty, 18/9, Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BCxxxxxx2K, Aadhaar No.: 51xxxxxxx4959, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ROYAN ASSOCIATE OPC PRIVATE LIMITED (Private Limited Company) ,39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 PAN No. AAxxxxxx3K, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri ARNAB ROY Son of Shri Subrata Roy 39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. DWxxxxxx9Q, Aadhaar No.: 43xxxxxxx2542	ROYAN ASSOCIATE OPC PRIVATE LIMITED (as Director)



Identifier Details :

Name & address
Mr Aloke Biswas Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri PALLAB KUMAR CHAKRABARTI, Smt PROVATI CHAKRABORTY, Shri PRADIP CHAKRABORTY, Shri PROGOTI CHAKRABORTY, Shri ARNAB ROY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri PALLAB KUMAR CHAKRABARTI	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
2	Smt PROVATI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
3	Shri PRADIP CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
4	Shri PROGOTI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec

Transfer of property for S1

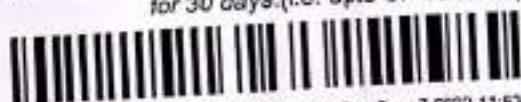
SI.No	From	To. with area (Name-Area)
1	Shri PALLAB KUMAR CHAKRABARTI	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375 Sq Ft
2	Smt PROVATI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375 Sq Ft
3	Shri PRADIP CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375 Sq Ft
4	Shri PROGOTI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411261200434 Premises No. : 44 Ward No. : 126 Street Name : NARAYAN ROY ROAD	Reference Deed No. : I-160707039 Date of Registration. : May 19, 2022 Office Where Registered : ADSRBEHALA	Owner Name : PROVATI CHAKRABORTY, PALLAB KUMAR CHAKRABARTI , PROGOTI CHAKRABORTY, PRADIP CHAKRABORTY Owner Address : 34 NARAYAN RAY ROAD, , KOLKATA Pin No. : 700008	Character of Premises: Constructed Building Total Area of Land: 4 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-10-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 07-10-2022)



Query No: 2002687078 of 2022, Printed On : Sep 7 2022 11:53AM, Generated from wbregistration.gov.in

3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-10800/2022	Date of Registration	16/09/2022
Query No / Year	1604-2002687078/2022	Office where deed is registered	
Query Date	07/09/2022 11:53:22 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aloke Biswas Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 42,07,503/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



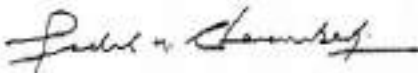


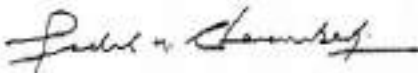


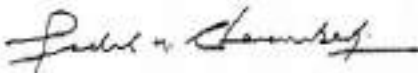


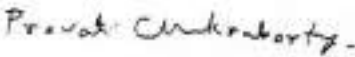


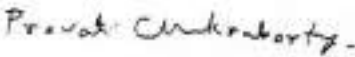


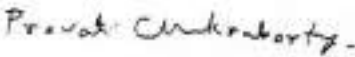


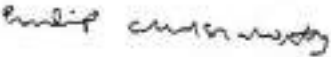


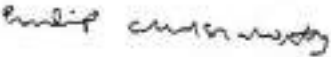


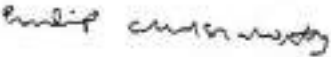
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd -- Rest (Ward 125,126)) , , Premises No: 44, , Ward No: 126 Pin Code : 700008



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	4 Katha		36,00,003/-	Property is on Road Adjacent to Metal Road,
Grand Total :				6.6Dec	0 /-	36,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0 /-	6,07,500 /-	

and Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PALLAB KUMAR CHAKRABARTI Son of Late Shyamal Kumar Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>16/09/2022</td> <td></td> <td>LTI 16/09/2022</td> <td>16/09/2022</td> </tr> </tbody> </table> <p>6A, Nepal Bhattacharjee Street, Kalighat, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ACxxxxxx9L, Aadhaar No: 78xxxxxxxx4673, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri PALLAB KUMAR CHAKRABARTI Son of Late Shyamal Kumar Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office				16/09/2022		LTI 16/09/2022	16/09/2022
Name	Photo	Finger Print	Signature										
Shri PALLAB KUMAR CHAKRABARTI Son of Late Shyamal Kumar Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office													
16/09/2022		LTI 16/09/2022	16/09/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt PROVATI CHAKRABORTY Wife of Shri Vivekananda Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>16/09/2022</td> <td></td> <td>LTI 16/09/2022</td> <td>16/09/2022</td> </tr> </tbody> </table> <p>18/3, Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx0D, Aadhaar No: 93xxxxxxxx0119, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt PROVATI CHAKRABORTY Wife of Shri Vivekananda Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office				16/09/2022		LTI 16/09/2022	16/09/2022
Name	Photo	Finger Print	Signature										
Smt PROVATI CHAKRABORTY Wife of Shri Vivekananda Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office													
16/09/2022		LTI 16/09/2022	16/09/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PRADIP CHAKRABORTY Son of Late Sasti Charan Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>16/09/2022</td> <td></td> <td>LTI 16/09/2022</td> <td>16/09/2022</td> </tr> </tbody> </table> <p>34, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx0J, Aadhaar No: 34xxxxxxxx2098, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri PRADIP CHAKRABORTY Son of Late Sasti Charan Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office				16/09/2022		LTI 16/09/2022	16/09/2022
Name	Photo	Finger Print	Signature										
Shri PRADIP CHAKRABORTY Son of Late Sasti Charan Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office													
16/09/2022		LTI 16/09/2022	16/09/2022										

Name	Photo	Finger Print	Signature
Shri PROGOTI CHAKRABORTY Wife of Shri Manoj Kumar Chakraborty Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			
	16/09/2022	LTI 16/09/2022	16/09/2022
18/9, Kenaram Ganguly Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BCxxxxxx2K, Aadhaar No: 51xxxxxxxx4959, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ROYAN ASSOCIATE OPC PRIVATE LIMITED 39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ARNAB ROY (Presentant) Son of Shri Subrata Roy Date of Execution - 16/09/2022 , , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Sep 16 2022 1:11PM</td> <td>LTI 16/09/2022</td> <td>16/09/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri ARNAB ROY (Presentant) Son of Shri Subrata Roy Date of Execution - 16/09/2022 , , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office					Sep 16 2022 1:11PM	LTI 16/09/2022	16/09/2022
Name	Photo	Finger Print	Signature										
Shri ARNAB ROY (Presentant) Son of Shri Subrata Roy Date of Execution - 16/09/2022 , , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office													
	Sep 16 2022 1:11PM	LTI 16/09/2022	16/09/2022										
39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: DWxxxxxx9Q, Aadhaar No: 43xxxxxxxx2542 Status : Representative, Representative of : ROYAN ASSOCIATE OPC PRIVATE LIMITED (as Director)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alope Biswas Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	16/09/2022	16/09/2022	16/09/2022

Shri Of Shri PALLAB KUMAR CHAKRABARTI, Smt PROVATI CHAKRABORTY, Shri PRADIP CHAKRABORTY,
Shri PROGOTI CHAKRABORTY, Shri ARNAB ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri PALLAB KUMAR CHAKRABARTI	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
2	Smt PROVATI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
3	Shri PRADIP CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec
4	Shri PROGOTI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri PALLAB KUMAR CHAKRABARTI	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft
2	Smt PROVATI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft
3	Shri PRADIP CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft
4	Shri PROGOTI CHAKRABORTY	ROYAN ASSOCIATE OPC PRIVATE LIMITED-375.00000000 Sq Ft

16-09-2022

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 12:32 hrs on 16-09-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri ARNAB ROY .

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 42,07,503/-

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

Execution is admitted on 16/09/2022 by 1. Shri PALLAB KUMAR CHAKRABARTI, Son of Late Shyamal Kumar Chakraborty, 6A, Nepal Bhattacharjee Street, Kalighat, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Advocate, 2. Smt PROVATI CHAKRABORTY, Wife of Shri Vivekananda Chakraborty, 18/3, Kenaram Ganguly Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 3. Shri PRADIP CHAKRABORTY, Son of Late Sasti Charan Chakraborty, 34, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 4. Shri PROGOTI CHAKRABORTY, Wife of Shri Manoj Kumar Chakraborty, 18/9, Kenaram Ganguly Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by Mr Alope Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-09-2022 by Shri ARNAB ROY, Director, ROYAN ASSOCIATE OPC PRIVATE LIMITED (Private Limited Company), 39/5/6, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr Alope Biswas, , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2022 12:00AM with Govt. Ref. No: 192022230119882002 on 12-09-2022, Amount Rs: 21/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 716309953 on 13-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2071, Amount: Rs.100/-, Date of Purchase: 02/08/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2022 12:00AM with Govt. Ref. No: 192022230119882002 on 12-09-2022, Amount Rs: 6,920/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 716309953 on 13-09-2022, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2022, Page from 329704 to 329742
being No 160410800 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.09.21 18:45:52 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/09/21 06:45:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)