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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

AA 473551

District Sub Registrar-II  
Alipore, South 24 Parganas

07 JAN 2021

DEVELOPMENT AGREEMENT FOR JOINT VENTURE

THIS MEMORANDUM OF AGREEMENT made this the 7<sup>th</sup> day of January.....Two Thousand Twenty One (2021)

BETWEEN

- (1) SMT. ANJALI DEY, (PAN: ANSPD8938K) (AADHAR NO. 3218 2739 9369) wife of Sri Sudhir Ranjan Dey, by faith – Hindu, by Nationality – Indian, by occupation – House wife, (2) SRI SUBRATA RANJAN DEY, (PAN: AHPPD7280F) (AADHAR NO 2961 9080 6466) son of Sri Sudhir Ranjan Dey,

SL. NO. 779 Dt. 08.01.2021

NAME..... S. C. MAZUMDER (ADV)  
ADDRESS..... ALIPORE POLICE COURT  
KOLKATA-700027

RS. *sk*

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



District Sub-Registrar-II  
Alipore, South 24 Parganas

7 JAN 2021

Sital Haider  
s/o Sri: S. Haider  
of Alipore. Kol-27.  
Law clerk



by faith – Hindu, by Nationality – Indian, by occupation – Service, (3) SRI SUMANTA DEY, (PAN: AJAPD7454L) (AADHAR NO 3901 5894 8932) son of Sri Sudhir Ranjan Dey, by faith – Hindu, by Nationality – Indian, by occupation Service and (4) SRI SUKANTA DEY, (PAN: AMGD2961H) (AADHAR NO 5644 8215 4615) son of Sri Sudhir Ranjan Dey, by faith – Hindu, by Nationality – Indian, by occupation Service all are residing at Premises No.3/5, Jadavgar, Haltu, Police Station – Kasba, Post Office Haltu, Kolkata – 700078, District 24 – Parganas (South) hereinafter collectively referred to as the “OWNERS ” (which expression unless excluded by or repugnant to the context hereof shall mean and include their respective legal heir / heirs, executor / executors, administrator / administrators, legal representative / representatives and assign) of the ONE PART.

AND

GRIHO NIRMAN ASSOCIATES, (PAN- AAFFG9883N), a Partnership firm having its Principal Office and registered office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas, herein represented by its one of the Partner SRI ARJUN SINGH, (PAN – ASQPS8610L), (AADHAR NO. 5303 0876 0105) son of Late Shyamji Singh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 82/8A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas hereinafter referred to as the “PROMOTERS/ DEVELOPERS” (which expression shall unless excluded by or repugnant to the context be deemed to include their respective legal heir / heirs, executor / executors, administrator / administrators, legal representative / representatives, successors-in-office and assigns) of the OTHER PART;

WHEREAS Devendra Nath Mondal and Lalit Mohon Mondal, both sons of late Bansidhar Mondal were the absolute joint Owners by way of occupancy right from the Government of West Bengal of ALL THAT piece or parcel of land measuring 5.80 (five acres and eighty satak) and subsequently recorded their names in the record of rights in fifty: fifty undivided ratio in the District Collector, Touzi No. 2998, Revenue Survey No. 212, J.L. No. 12, Mouza Madurdah, Revisional Survey Settlement record under Khatian No. 184, Dag No. 411/459, Thana Jadavpur (formerly Tollygunge) in the District of South 24 Parganas.

AND WHEREAS while had been in peaceful enjoyment of aforesaid landed property measuring ALL THAT a piece or parcel of land measuring 5.80 (five acres and eighty satak) and subsequently recorded their names in fifty: fifty ratio in the record of rights of the District Collector, Touzi No. 2998, Revenue Survey No. 212, J.L. No. 12, Mouza Madurdah, Revisional Survey Settlement record under Khatian No. 184, Dag No. 411/459, Thana Jadavpur (formerly Tollygunge) in the District of South 24 Parganas, the said Devendra Nath Mondal and Lalit Mohon Mondal as the Vendors therein sold, conveyed and transferred All that piece or parcel of land in plot no. 71, measuring 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs out of the total land measuring 5.80 (five acres and eighty satak) to one Sourendra Mohon Bhattacharjee, son of late Ramani Mohon Bhattacharjee of 11, Bihari Chakraborty Lane, Howrah as the Purchaser therein by a Deed of Conveyance dated 14.06.1968 which was duly registered in the office of Sub-Registrar at Alipore and was recorded in Book No.1, Volume No.80, Pages 118 to 121, Being No. 3953 for the year 1968 at and for a consideration mentioned therein.



AND WHEREAS said Sourendra Mohon Bhattacharjee thus became the sole and absolute lawful Owner thereby purchasing the aforesaid landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs recorded in Revisional Settlement Record under Khatian No. 184, comprising in plot no. 71 under Dag Nos. 411/459 by virtue of aforesaid Deed of Conveyance vide Being No. 3953 for the year 1968.

AND WHEREAS while had been in peaceful enjoyment of said landed property, the said Sourendra Mohon Bhattacharjee as the Vendor therein sold, conveyed and transferred ALL THAT piece or parcel of land measuring 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, recorded in Revisional Settlement Record under Khatian No. 184, comprising in plot no. 71 under Dag Nos. 411/459 to one Smt.Nirmala Chakraborty, wife of Sibapada Chakraborty of 43/C, Rabindra Nagar, Kolkata – 700018 as the Purchaser therein by a Registered Deed of Conveyance dated 21.04.1968 which was duly registered in the office of District Registrar at Alipore and was recorded in Book No.1, Volume No. 58, Pages 241 to 245, Being No. 2048 for the year 1978 at and for a consideration mentioned therein.

AND WHEREAS Smt.Nirmala Chakraborty thus became the absolute lawful Owner of ALL THAT landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, recorded in Revisional Settlement Record under Khatian No. 184, comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station – Jadavpur, formerly Tollygunge, under the jurisdiction of Sub-Registry office at Sealdah in the District of South 24-Parganas.

AND WHEREAS while had been in peaceful enjoyment of said landed property said Smt. Nirmala Chakraborty as the Vendor therein sold, conveyed and transferred ALL THAT landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, in recorded Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station – Jadavpur, formerly Tollygunge, under the Calcutta Municipal Corporation (Jadavpur Unit) Ward no. 108, Sub-Registry office at Sealdah in the District of South 24-Parganas to Smt. Anjali Dey, Sri Subrata Ranjan Dey , Sri Sumanta Dey and Sri Sukanta Dey as the Purchasers therein by Deed of Conveyance (Bengali Bickray Kobala) dated 21.07.1992 which was duly registered in the office of District Sub-Registrar at Alipore and recorded in Book No.1, Volume No. 232, Pages 19 to 27, Being No. 12403 for the year 1992 at and for a consideration mentioned therein.

AND WHEREAS Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey thus became the lawful joint Owners of ALL THAT bastu landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas.



AND WHEREAS Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey therein referred to as the Joint Owners entered into an Agreement for Joint Venture dated 4<sup>th</sup> June, 2012 with Griho Nirman Associates therein referred to as the Developers/ Promoters/Builders to promote and develop their property being Premises No. 731, Madurdah, Police Station Anandapur, Kolkata- 700107 with the terms and conditions morefully mentioned therein.

AND WHEREAS while had been in peaceful enjoyment of the above mentioned schedule property, Smt. Anjali Dey and others measured their landed property and upon physical measurement the said land was found as 9 (nine) Cottahs , 10 (ten) Chittacks, 15 (fifteen) Square feet.

AND WHEREAS by a Deed of Gift dated 28<sup>th</sup> December 2015 made between Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey therein referred to as the Donors of the One Part and Sri Sudhir Ranjan Dey therein referred to as the Donee of the Other Part, wherein Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey for better enjoyment of their premises and out of their natural love and affection for her/ their husband and father respectively gifted ALL THAT piece or parcel of undivided share in the land measuring 3 (three) Cottahs together with RT Shed structure measuring 200 (two hundred) square feet out of the total land measuring 10 (Ten) Cottahs and physically measured as 9 (nine) Cottahs , 10 (ten) Chittacks, 15 (fifteen) Square feet together with RT Shed structure measuring 500 (five hundred) square feet, within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur (formerly Purba Jadavpur), Kolkata- 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII,

under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas which was duly registered before the Office of the District Sub-Registrar III, Alipore, South 24 Parganas and recorded in Book-I, Volume No.1603-2015, Pages from 149066 to 149090, Being No. 160308635 for the year 2015.

AND WHEREAS Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey thus became the lawful joint Owners of ALL THAT landed property measuring more or less 7 (seven) Cottahs and physically measured as 6 (six) Cottahs , 10 (ten) Chittacks, 15 (fifteen) Square feet, recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas which is morefully described and mentioned in the First Schedule hereunder below.

AND WHEREAS the Owners herein with all sorts of cooperation from the Promoters/Developers herein caused necessary rectification of the records in the concerned office of the Additional District Magistrate & District Land & Land Reforms Officer, Government of West Bengal upon paying all due taxes in the office of the BLRO and the Kolkata Municipal Corporation which were duly paid by the Promoters/Developers amounting to Rs. 14648.00 and Rs. 9,71,171.00 respectively for the said premises. The Owners and the Promoters/Developers have mutually agreed for the delay in pursuing the terms



and conditions mentioned in the previous Agreement for Joint Venture made between the Parties hereto.

AND WHEREAS the Owners namely Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey have now agreed to develop ALL THAT landed property measuring more or less 7 (seven) Cottahs and physically measured as 6 (six) Cottahs , 10 (ten) Chittacks, 15 (fifteen) Square feet, recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas which is the subject matter of this Development Agreement for Joint Venture and is more fully described and mentioned in the "Schedule" herein below hereinafter referred to as the said "PROPERTY".

AND WHEREAS the Owners and Promoters / Developers have jointly agreed and settled terms and conditions for their mutual benefit and interest for finalisation of promoting and developing the aforesaid landed property and it covenanted as under :-

1. That the Owners have agreed to give to develop and promote and the Developers/Promoters have agreed to take and accept to develop and promote ALL THAT landed property measuring more or less 7 (seven) Cottahs and physically measured as 6 (six) Cottahs , 10 (ten)

Chittacks, 15 (fifteen) Square feet, recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas which is more fully described and mentioned in the "Schedule" hereinbelow hereinafter referred to as 'the said Property'.

2. That the Owners have not entered into any Memorandum of Understanding and/or Agreement for Sale and/or Agreement for Joint Venture and/or Agreement to develop of the said property with any person or persons, firms or company. If so, all the Agreement previous to this present will be liable to be cancelled and such expenses will be borne by the Owners and this present Agreement will be in force.
3. That the Developers/Promoters have agreed to enter into this Agreement after knowing the fact that the Owners have good marketable title of the said property and they have gone through all the relevant records, papers and any other documents of the Owners relating to the said property.
4. The Owners shall apply for mutation to separate their portion of land before the Assesment Department of the Kolkata Municipal Corporation, all such processing charges for the same shall be borne by the Promoters/Developers.
5. That the Promoters/Developers will bear all cost and expenses for preparing plan, submission of the same, payment of sanctioned fees



and obtaining sanctioned building plan and/or revised sanctioned building plan of the said property from the Kolkata Municipal Corporation and the Owners will sign all papers, documents, plan etc. to be produced by the Promoters/Developers from time to time if required. The Promoters/Developers will inform the Owners about the progress of the building plan to be sanctioned from time to time.

6. In the event of any loss or injury or damages being caused of any nature of in any manner whatsoever including injury and or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising thereof in all respect and shall at all point of time keep the Owners indemnified for the same and all consequences. It is specifically agreed and understood that the Owners shall not be responsible and or liable either for any act and or manner of construction, defects, deviations, damages or any proceedings if initiate by any person/s and or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions, proceedings and consequences arising there from shall be attended to, defended, prosecuted and complied with and face by the Promoters/Developers at its own cost and expenses and shall keep the Owners indemnified from all or any loss, damages, suffered or incurred therefrom.
7. The Owners will also execute a registered General Power of Attorney in favour of the Promoters/Developers authorising and empowering Promoters/Developers to take all necessary steps in connection with the construction of the proposed building on the said land, sale of flats, and execution of conveyances relating thereto with common facilities in Promoters/Developers allocation in the proposed

construction, appointment of Engineers, Architects, Agents, Contractors, etc. and to represent the Owners before the Kolkata Municipal Corporation and any other authority or authorities concerned, to sign any application, schemes, drawings, maps or any other writings for deviation or alteration in this behalf, appear before any authority or authorities and undertake the construction of the proposed building. It is made clear that this Power of Attorney will be valid till completion of the newly proposed building and registration of the Deed of Conveyances in favour of the intending purchaser/s out of the Developer's allocation at the aforesaid premises.

8. The Promoters/Developers shall not be entitled to assign and or transfer this agreement without approval of the Owners in writing.
9. That the Promoters/Developers shall be entitled to enter in to agreement for sale of the flats in the proposed building at any time after execution of these presents by accepting earnest money and/or advance from the individual buyer relating to sale of flats in Promoters/Developers allocation of 50% of the said new building to be constructed.
10. That the Promoters/Developers will have to complete the construction of the buildings and first handover Owners' allocation to the Owners within 24 (twenty four) months from the date of obtaining sanction building plan from the Kolkata Municipal Corporation. In case Promoters/Developers fail to complete the building and further fail to handover the Owners' allocation to the Owners within 24 (twenty four) months due to any unforeseen circumstances, the aforesaid period of 24 (twenty four) months will be extended, which should not exceed 6 (six) months under any circumstances. In case the Promoters/Developers fail to complete the building in 30 (thirty)



months in that event the Promoters/Developers shall pay a sum of Rs.40,000.00 (Rupees forty thousand) only per month to the Owners as demarage charges till the completion of the said new building. In case if the process of the construction work of the said new building at the said premises is delayed for some unforeseen reasons due to the Owners in that event such loss of time shall be considered by the Owners in respect of the above mentioned completion period of 30 (thirty) months. That the Promoters/Developers will hand over possession of the Owners allocation of flats before handing over possession of flats in their allocation.

11. That in lieu and in consideration of the Owners' allowing the Promoters/Developers to construct the proposed building in the said premises and in lieu of the allocation and or interest and benefits as provided herein the Promoters/Developers hereby agrees to meet the apparent consideration and shall further give to the Owners' herein the fifty percent constructed area of the proposed new building free of cost in the form of self contained independent flats complete in all respect internally with all necessary amenities, fittings and fixtures and car parking space in the ground floor including super builtup area at the said premises as being the Owners' allocation. The balance 50 (fifty) percent of the constructed area and car parking space shall be allotted to the Promoters/Developers. The Owners will be allotted the entire first floor and fifty percent of the third floor, the Promoters/Developers will be allotted the entire second floor and fifty percent of the third floor in case of a ground plus three storied building to be sanction by the Kolkata Municipal Corporation. In case of ground plus four storied building the Owners will be allotted the entire first and second floor, the Promoters/Developers will be allotted

the entire third and fourth floor. The ground floor car parking area will be equally (50:50) divided between the Owners and the Promoters/Developers. Apart from the Owners' allocation of 50 (fifty) percent share in the said new building, the Promoters/Developers shall pay to the Owners a sum of Rs. 22,50,000.00 (Rupees twenty two lakh fifty thousand) only out of which the Promoters/Developers had already paid a sum of Rs 18,00,000.00 (Rupees eighteen lakh) only to the Owners and the remaining sum of Rs 4,50,000.00 (Rupees four lakh fifty thousand) only shall be paid by the Promoters/Developers to the Owners upon obtaining sanction building plan from the Kolkata Municipal Corporation.

12. That in consideration of the Owners permitting and granting exclusive right to Promoters/Developers to build multistoried building upon the said property and to sell and transfer the flats, car-parking spaces and other portion of the proposed building at the said property (except the Owners' allocation/flats/car parking spaces) together with the proportionate land comprised in the said property and realise and appropriate the sale-proceeds thereof. That the roof right of the proposed new building shall be held and enjoyed by both the Parties hereto.
13. That the Promoters/Developers shall meet and bear expenses required for construction of the proposed multistoried building as per plan sanctioned by the Kolkata Municipal Corporation. The costs and expenses required for any further revision in the Plan will also be met and paid by the Promoters/Developers. Any expenses required to be incurred towards obtaining sewerage; water, electricity and other amenities will also be borne and paid by the Promoters/Developers.



14. That The Owners agree and undertake to sell, convey and transfer and the Owners will be the Vendors in the Deed of Conveyance of the proportionate undivided part or share in the said land to any Purchasers of the flats, car parking space and other portion, if any in the allocation of Promoters/Developers of the proposed building as may be nominated by the Promoters/Developers for the flats, car parking spaces of the Building.
15. That the Promoters/Developers and/or their nominee/nominees purchaser or purchasers and Owners or their assigns shall have rights of built up area spaces for the use as common areas, common facilities and common parts for egress and ingress, right of passage to set electricity through pipes, drains, wire conducts laying or bringing in through or over the flats as far as reasonable necessary for the beneficial use and enjoyment of their respective flats.
16. That upon completion of construction, sale and transfer of the flats/car parking area / spaces to the intending purchaser or purchasers who will acquire rights, title and interest in the land in proportion to the area of the spaces so acquired in their respective flats, it being expressly declared that interest of the flats owned in the land or soil is impartiable.
17. That after completion of the construction and obtaining completion certificate from the Kolkata Municipal Corporation the Promoters/Developers shall intimate the Owners by writing to take possession of the Owners' Allocation in the new building and handing over possession to the Owners in their respective allocation and subsequently by selling the flats in the Promoters/Developers allocation to the individual flat buyer, the maintenance and upkeep of the said flats or common spaces, both internal and external shall be

maintained by the Promoters/Developers and such cost and expenses shall be borne by all the flat Owners proportionately till the formation of Flat Owners Association and the Promoters/Developers shall handover management of the building to such Association of the Owners. That the Promoters/Developers and Owners will jointly form an Association for maintenance of the said new building and the Owners will not deposit any security money towards the same.

18. That the construction of the proposed building will be looked after and managed by the Promoters/Developers in their utmost ability and best interest for the successful implementation of the project.  
The Promoters/Developers shall construct and develop the said premises strictly at the advice of the Architect and shall carry out the development work with prior clearance of the Owners' allocation part.
19. That the Promoters/Developers had already paid outstanding due taxes to the Kolkata Municipal Corporation and all further due taxes to Kolkata Municipal Corporation shall be paid by the Promoters/Developers . The Promoters/Developers shall pay the taxes during the period of construction work till handing over possession of the flats to the Owners in their respective allocation.
20. That the Promoters/Developers shall make the said construction as per sanctioned plan or revised plan, if any, in accordance with relevant Rules, Regulations and Bye-Laws of the Kolkata Municipal Corporation. That the Promoters/Developers will inform the Owners before such modification alteration made in the plan to be sanction by the Kolkata Municipal Corporation in the Owners' allocation. The Promoters/Developers shall keep the Owners absolutely indemnified and harmless against all actions claims and demands whatsoever due to any deviation from the said sanctioned plan or due to any violation



of the relevant Rules, Regulations and Bye-Laws or for any acts, omission, commission made by the Promoters/Developers or if any accident is occurred during the construction the Promoters/Developers shall remain liable for any loss or damages for accepting advances from the intending purchasers of the Flats in the Developers allocation. The Owners shall not remain liable for any such acts or part of the Promoters/Developers. The Promoters/Developers will from time to time keep the Owners informed of any modification/change in the sanctioned building plan if the same is done with the approval of Kolkata Municipal Corporation.

21. The General specification of the construction of the Owners' allocated area are summarised hereunder :

- (a) BUILDING: Building comprises of car parking and three/four upper floors.
- (b) FOUNDATION: Reinforced Cement Concrete with columns.
- (c) SUPER STRUCTURE: The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete columns, beams and slabs.
- (d) WALLS & CEILING: Walls of the building will be 200mm thick brick walls on the external face and 125/75 mm thick internal brick partition walls with cement, sand, mortar. All internal surfaces to be plastered with cement sand mortar and with plaster of paris finish. All external walls to be plastered with sand, cement mortar and will have a damp-proof treatment along with Weather Coat cement paint (Berger/Asian Paint) finish.
- (e) FLOORING: Vitrified Tiles flooring in bedrooms, living/dining hall, kitchen toilets and verandahs. Kumari Marble flooring in staircase and lobbies. Crazy

mosaic flooring in the roof with heat proof treatments. Cement tiles flooring in the car parking areas.

(f) DOORS: All doorframes will be of seasoned Sal wood. Main doors will be made of 35mm plywood and teak ply pasted with decorative woodwork & polished finish. Internal flush door will be made of 32mm plywood and teak ply pasted thick with hot pressed factory made solid cure phenol bounded finish. All doors will be fitted with oxidized steel hinges, tower bolts, door stopper and main door with godrej locks, internal doors with mortice locks.

(g) WINDOWS: Windows will be made of sliding Aluminum framed with glass and necessary fittings including iron grill to be made with 8mm and 10mm square bar.

(h) TOILETS (FITTINGS): Coloured European commode, cistern and washbasin. Hot and cold concealed GI water lines, for bibcocks, shower with arm and geyser point. All fitting and fixtures will be of Jaguar (continental ) brand make. Walls will be covered with ceramic glazed tiles dado finished upto 7'-00" height.

(i) KITCHEN: Granite slab on cooking platform with steel sink. Ceramic Glazed tiles dado will be fixed upto 2'-6" height above the cooking platform.

(j) ELECTRICAL: Concealed conduit piping with copper wiring of ISI Grade.

(I) 3 Nos. light point, 1 No. fan point and 2 No. 5 Amp socket point with switch board having provisions of setting fan regulator in each room. 1 No. AC point in master Bedroom.

(II) Drawing/Dining hall will have 5 Nos. light points 2 Nos. fan points, 2 Nos. 15 Amp socket point, one telephone point, one AC point and cable TV point.

(III) Kitchen will have 1 No. light point, 2 Nos. 15 Amp socket point and 1 No. Exhaust Fan Point.

(IV) Toilets will have 1 No. light point, 1 No. Geyser point, 1 No. 15 Amp socket point. 1 No. Exhaust Fan Point.



(V) Staircase will have 1 No. light point in each landing area.

(VI) 1 calling bell point in each flat.

(VII) All points will be fitted with modular switches.

(k) LIFT: One 4 passengers LES or other elevator will be provided.

(l) WATER SUPPLY: 24 hours water supply with pump set and Corporation supply.

- EXTRA:
- i] Ground floor lobby will be decorated by sculptural relief mural.
  - ii] Landscaping garden in the ground floor.
  - iii] Aesthetic elevation treatment on the building.
  - iv] Suitable main gates with adequate lighting.

22. That the Owners will not be liable to pay the Promoters/Developers any amount whatsoever towards cost of construction or any matter concerned therewith.
23. That so long such separate assessment are not made the Owners and/ or their assigns and the Promoters/Developers or their nominee or nominees or Purchaser from Developers allocation shall proportionately share the consolidated rate of the Municipal Taxes and other rates or government taxes as may be found payable or may be imposed on account of and in respect of their respective portions of the constructed area in their allocation.
24. That the flat Owners shall also pay proportionate share of the maintenance and service charges whatsoever as may be payable on account of the maintenance of the common areas and facilities.
25. That fees, remunerations, wages and charges payable to all Engineers, Architects, Contractors, Durwans, Chowkidars, Mistries, masons, labours and other staffs and employees to be engaged by the

Promoters/Developers shall be borne by the Promoters/Developers during the construction period till handing over possession to the Owners and intending Purchaser.

26. That during the continuance of this Agreement, the Owners shall not in any manner encumber or dispose of the said premises and/or land comprised therein or any portion thereof.
27. That the Promoters/Developers shall solely and exclusively be responsible to look after supervise, manage and administer the progress and/or day to day work of development and/or construction of the proposed building and in this regard the Owners shall not in any way be responsible. Further the Owners shall not in any way be responsible for any loss or injury to any employee or staff of the Developers or any other persons because of any accident or otherwise under Workmens' Compensation Act or any other law.
28. That the Promoters/Developers shall be entitled to apply for and obtain electricity, telephones, sewerage, water, gas and other public utility services in or upon the proposed new building either in their own names or in the names of intending buyers or nominee or other persons at their sole discretion and at their own costs, which will be done with mutual consent of the Owners and Promoters/Developers .
29. That all building materials, plants and machineries etc. which may be brought or kept at the premises shall remain at the sole risk and responsibilities of the Promoters/Developers. The Promoter/Developers will clear the premises on or before giving possession to the Owners and intending Purchaser. The Promoters/Developers shall first handover the Owners' allocation and then shall handover their allocation to the intending purchaser/s.



30. That after completion of the construction of the proposed building and making over possession of the space and/or flat and/or garage herein to the Owners in their allocation the Promoters/Developers shall have the rights and obligations in respect of their respective allocation as follows :-

- (a) The Promoters/Developers, their nominee or nominees shall have full and complete and unfettered right in common with other purchasers and/or occupants/Owners of different flat spaces of the said property in respect of the staircase along with landing therein and the common passage landing to and from the main entrance or gate abutting on the public road in the ground floor of the said property for the purpose of egress and ingress and carrying or bringing in or taking out of said floors all goods pieces or furniture and any other harmless and/or non-prescribed movables;
- (b) Subject to the restriction and reservation contained herein, the Promoters/Developers, their nominee or nominees shall have full and absolute right of use in common with other purchaser and/or occupants/Owners of different flat/spaces of the said property the main drainage water supply system and connection including the pipes. Pipelines and also the water reservoirs with conduits and connection and all common facilities and common areas;
- (c) The Promoters/Developers their nominee or nominees shall have absolute and unfettered right to use of vertical, lateral , overhead and underneath support and

the rights of keeping, resting, inserting, supporting and maintaining all beams, rafters, fixtures and on and to all walls supporting the said floors including all boundaries and land bearing or dividing and/or separating walls, overhead walls, overhead roofs and floors. The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers shall have to maintain the floor of the said flats/portions.

- (d) The Promoters/Developers and/or their nominee Purchaser/Purchasers/Owners or nominees shall have the right of erecting and maintaining temporary scaffolding if necessary for effecting any repairs white washing or painting of the doors and windows of the said floors of any portion thereof provided always that such scaffolding does not cause any nuisance or permanent obstructions to the other occupants of the said property;
- (e) The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers/Owners shall have the absolute right of making such construction, additions and alterations at their option within the said floors allotted to them as are permissible under the rules and regulations of the Kolkata Municipal Corporation provided always that such action does not impair safety of the building or cause any nuisance and inconvenience to the other occupants of the said building;



- (f) The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers from time to time and at all times agree to pay proportionate share towards costs of service charges, maintenance taxes, impositions and other outgoings. The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers shall regularly and month by month make payment of the aforesaid sum or any variations thereof as may be fixed thereafter individually and/or collectively.
  - (g) The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers shall have the right to mutate their names as Owners of the said flats/spaces allotted to them in the assessment record of the Kolkata Municipal Corporation and of having the said flats/spaces assessed for taxes and Owners shall not object to the same;
  - (h) So long as the said flats/spaces are not assessed separately for the purpose of municipal taxes, the Owners or their nominee or nominees and the Promoters/Developers or their nominee or nominees shall pay proportionately in respect of their share.
31. That the name of the said new building to be constructed will be named "Anjali".
32. Nothing in these presents shall be constitute as a demised or assignment or conveyance in law of the said premises or any part thereof to the Developers by the Owners or Joint Venture or as creating any right, title or interest thereof in favour of the

Promoters/Developers other than to develop the said premises described in "Schedule" written hereunder in terms of these presents.

33. That any dispute or difference arising out or and/or relating to this Agreement for Development in the event both the parties herein shall have the right and liberty to proceed the matter for justice in the Court of Law.

SCHEDULE AS REFERRED TO ABOVE.

ALL THAT landed property measuring more or less 7 (seven) Cottahs and physically measured as 6 (six) Cottahs , 10 (ten) Chittacks, 15 (fifteen) Square feet along with 300 sq.ft R T Shed structure recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas, which is butted and bounded in the manner following that is to say:

ON THE NORTH: By 16'-0" (Sixteen Feet) wide KMC Road  
ON THE SOUTH : By Premises No. 1/235, Madurdah  
ON THE EAST: By Premises No. 1084 and Premises No. 460 Madurdah  
ON THE WEST: By Part of Premises No. 731, Madurdah



IN WITNESS WHEREOF the Owners and the Promoters / Developers have hereto set and subscribed their respective hands this day, month and year first above written.

SIGNED AND DELIVERED at  
Kolkata in presence of Witnesses:

1. Anurag Basu  
45/FB, Ballygunge Place,  
Kolkata - 700019.

Anjali Deu.  
(SMT. ANJALI DEY)

Subrata Ranjan Deu.  
(SRI SUBRATA RANJAN DEY)

Sumanta Deu  
(SRI SUMANTA DEY)

Sukanta Deu  
(SRI SUKANTA DEY)  
OWNERS

GRIHO NIRMAN ASSOCIATES

Arjun Singh  
Partner

2. Swapan Kumar Chouda (SRI ARJUN SINGH)  
Narayampur, Purbachal PARTNER  
Tentulata - Gausully Road (GRIHO NIRMAN ASSOCIATES)  
Kolkata - 700136 PROMOTERS/DEVELOPERS

This Development Agreement is  
drafted and prepared by me at my  
office :

Sumanta Deu.  
Advocate, 74/5/80,  
Alipore Police Court, Kolkata

MEMO OF CONSIDERATION

Received from the above named Promoters/Developers a sum of Rs. 18,00,000.00 (Rupees eighteen lakh) only towards payment in the following manner.

1. By an A/c payee cheque bearing No 123871  
Dated 04.06.2012 drawn on The Federal Bank Limited, Tangra Branch, Kolkata in favour of Anjali Dey. Rs. 1,87,500.00
2. By an A/c payee cheque bearing No 123872  
Dated 04.06.2012 drawn on The Federal Bank Limited, Tangra Branch, Kolkata in favour of Subrata Ranjan Dey. Rs. 1,87,500.00
3. By an A/c payee cheque bearing No 123873  
Dated 04.06.2012 drawn on The Federal Bank Limited, Tangra Branch, Kolkata in favour of Susanta Dey. Rs. 1,87,500.00
4. By an A/c payee cheque bearing No 123874  
Dated 04.06.2012 drawn on The Federal Bank Limited, Tangra Branch, Kolkata in favour of Sukanta Dey. Rs. 1,87,500.00
5. By an A/c payee cheque bearing No 008331  
Dated 28.12.2015 drawn on The Federal Bank Limited, Tangra Branch, Kolkata in favour of Anjali Dey. Rs. 2,62,500.00
6. By an A/c payee cheque bearing No 008340  
Dated 28.12.2015 drawn on The Federal Bank Limited, Tangra Branch, Kolkata in favour of Subrata Ranjan Dey. Rs. 2,62,500.00



7. By an A/c payee cheque bearing No 008334  
Dated 28.12.2015 drawn on The Federal Bank  
Limited, Tangra Branch, Kolkata in favour  
of Sukanta Dey. Rs. 2,62,500.00
8. By an A/c payee cheque bearing No 008333  
Dated 28.12.2015 drawn on The Federal Bank  
Limited, Tangra Branch, Kolkata in favour  
of Sumanta Dey. Rs. 2,62,500.00

Rs. 18,00,000.00

(Rupees eighteen lakh) only.

Witnesses:

1. Anjali Dey












Anjali Dey  
(SMT. ANJALI DEY)

Subrata Ranjan Dey  
(SRI SUBRATA RANJAN DEY)












Sumanta Dey  
(SRI SUMANTA DEY)

2. Swapankumar Chandra












Sukanta Dey  
(SRI SUKANTA DEY)  
OWNERS

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

Name ANJALI DEY  
 Signature Anjali Dey











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

Name SUBRATA RANJAN DEY  
 Signature Subrata Ranjan Dey

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











Name SUMANTA DEY  
 Signature Sumanta Dey



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



Name SUKANTA DEY  
 Signature Sukanta Dey

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



Name ARJUN SINGH.  
 Signature Arjun Singh

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

Name \_\_\_\_\_

जायकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUMANTA DEY  
SUDHIR RANJAN DEY

11/11/1970  
Permanent Account Number

AJAPD7454L

*Sumanta Dey*

Signature



*Sumanta Dey*





भारतीय विशिष्ट पहचान प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India



E-Aadhaar Letter

ভাণিকাকৃত্তির নম্বর/Enrollment No.: 1040/70008/00381

Sumanta Dey (সুমন্ত দে)

35, JADVGARH, Hatu, Kolkata,  
 West Bengal - 700078

আপনার আধার সংখ্যা/ Your Aadhaar No.:

3901 5894 8932

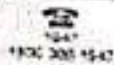


- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করা
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত তথ্য পত্র

INFORMATION

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

আধার-মাধ্যমে মানুষের অধিকার



Validity unknown  
 Digitally signed by  
 Unique Identification Authority of India  
 Date: 2015.09.24 11:46:41 IST

- আধারে মনো পোষ ঘন:
- আধার উন্নয়নের জন্য আপনার একবারই ভূমিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুরোধ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সম্ভব হবে।

- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
 GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA



সুমন্ত দে  
 Sumanta Dey  
 জন্ম তারিখ/ DOB: 11/11/1970  
 পুংস্ব / MALE



ঠিকানা:  
 35, JADVGARH, হাটু,  
 কোলকাতা,  
 পশ্চিম বঙ্গ - 700078

Address:  
 35, JADVGARH HATU, Kolkata,  
 West Bengal - 700078

*Sumanta Dey*

3901 5894 8932

3901 5894 8932

আধার-মাধ্যমে মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUKANTA DEY

SUDHIR RANJAN DEY

11/11/1972

Permanent Account Number

AMGPD2961H

*Sukanta Dey*

Signature



13/11/2007

*Sukanta Dey*





भारत-सरकार  
GOVERNMENT OF INDIA



সুকান্ত দে  
Sukanta Dey  
পিতা : সুধীর রঞ্জন দে  
Father : SUDHIR RANJAN DEY  
জন্ম সাল / Year of Birth : 1972  
পুরুষ / Male



5644 8215 4615

आधार - সাধারণ মানুষের অধিকার

Sukanta Dey

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUBRATA RANJAN DEY

SUDHIR RANJAN DEY

28/10/1961

Permanent Account Number

AHPPD7280F

Signature



*Subrata Ranjan Dey -*





भारत सरकार  
GOVERNMENT OF INDIA



সুব্রত রঞ্জন দে  
Subrata Ranjan Dey  
জন্মতারিখ/DOB: 28/10/1961  
পুরুষ/ MALE



2961 9080 6466

আমার আধার, আমার পরিচয়

*Subrata Ranjan Dey*

DIGITAL SIGNATURE OF E.E.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ARJUN SINGH

SHYAMJI SINGH

25/12/1966  
Permanent Account Number  
ASQPS8810L

*Arjun Singh*  
Signature



*Arjun Singh*

DIGITAL SIGNATURE OF E.E.





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

অনুকরণ নং / Enrolment No. : 1215/80001/01902

07/05/2015

To  
Arjun Singh  
অর্জুন সিং  
B2/8A  
BALLYGUNGE PLACE  
Ballygunge  
Ballygunge, Kolkata  
West Bengal - 700018  
9830035288



KH379937664FT  
37993766



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5303 0876 0105**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



অর্জুন সিং  
Arjun Singh  
পিতা : শ্যামজী সিং  
Father : Shyamji Singh

জন্মতারিখ / DOB: 25/12/1988  
পুং / Male

**5303 0876 0105**



আধার - সাধারণ মানুষের অধিকার

*Arjun Singh*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GRIHO NIRMAN ASSOCIATES

16/01/2004  
Permanent Account Number

AAFFG9883N



90003000

*Amir*

E.E.





ভারতীয় বিনিয়োগ আধিকার প্রাধিকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

ডাটাকার্ডের আই ডি/Enrollment No.: 1040/19566/32567

To  
অমলী দে  
Anjali Dey  
3/5 JADAVGARH  
HALTU Haku S.O  
Haltir Kolkata  
West Bengal 700078

১৭৭৭৭৭



MN124784800DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3218 2739 9369**

আধার - সাধারণ মানুষের অধিকার *Anjali Dey*



ভারত সরকার  
GOVERNMENT OF INDIA



অমলী দে  
Anjali Dey  
পিতা : মনোরঞ্জন রায় চৌধুরী  
Father : MANORANJAN ROY CHOWDHURY  
জন্ম বর্ষ / Year of Birth : 1947  
মহিলা / Female



**3218 2739 9369**

আধার - সাধারণ মানুষের অধিকার





आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

ANJALI DEY  
 MONORANJAN ROYCHOWDHURY

18/01/1947

Permanent Account Number  
 ANSPD8938K

*Anjali Dey*  
 Signature

*Anjali Dey*

(Faint, mostly illegible text and markings on the reverse side of the card)



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

19-202021-019028911-8

Date: 04/01/2021 19:23:58

5869957617626

Payment Mode :

Net Banking-SELF

Payment Gateway

SBI ePay-State Bank of

BRN Date:

India  
04/01/2021 19:26:56

SBI ePay txn Date.

04/01/2021 19:25:44

DEPOSITOR'S DETAILS

Name : GRIHO NIRMAN ASSOCIATES Id No. : 2001727616/4/2020  
Contact No. 9830035288  
E-mail : GRIHONIRMAN\_ASSOCIATES@YAHOO.CO.IN Mobile No. +91 9830035288  
Address : 827H BALLYGUNGE PLACE KOLKATA 700019  
User Type : Others

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	2001727616/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	19021
2	2001727616/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	39971
Total Amount				57992

In Words : Rupees Fifty Seven Thousand Nine Hundred Ninety Two Only.

### Major Information of the Deed

No :	I-1602-00184/2021	Date of Registration	07/01/2021
Property No / Year	1602-2001727616/2020	Office where deed is registered	
Entry Date	20/12/2020 7:37:36 PM	1602-2001727616/2020	
Applicant Name, Address & Other Details	ARJUN SINGH 82/8A, BALLYGUNGE PLACE, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831309565, Status Buyer/Claimant		
Transaction	[0110] Sale, Development Agreement or Construction Agreement		
Set Forth value	Rs. 2/-		
Stampduty Paid(SD)	Rs. 40,021/- (Article:48(g))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		
	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-] Market Value Rs. 1,96,89,302/- Registration Fee Paid Rs. 18,053/- (Article E, E, B)		

#### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Not Adjacent E. M. Bye pass -- Hossianpur/Mukundapur) . . Premises No: 731, . Ward No: 108 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha	1/-	1,95,99,302/-	Width of Approach Road: 16 Ft.
<b>Grand Total :</b>				<b>11.55Dec</b>	<b>1/-</b>	<b>195,99,302 /-</b>	

#### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>1/-</b>	<b>90,000 /-</b>	

- DIVISION OF E.E.



and Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Smt Anjali Dey</b> Wife of Shri Sudhir Ranjan Dey Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office	 07/01/2021	 LTI 07/01/2021	 07/01/2021



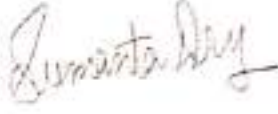
3/5, Jadavgarh, Haltu, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx8K, Aadhaar No: 32xxxxxxxx9669, Status :Individual, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office

2

Name	Photo	Finger Print	Signature
<b>Shri Subrata Ranjan Dey</b> Son of Shri Sudhir Ranjan Dey Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office	 07/01/2021	 LTI 07/01/2021	 07/01/2021



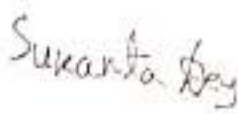
3/5, Jadavgarh, Haltu, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx0F, Aadhaar No: 29xxxxxxxx6466, Status :Individual, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office

3

Name	Photo	Finger Print	Signature
<b>Shri Sumanta Dey</b> Son of Shri Sudhir Ranjan Dey Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office	 07/01/2021	 LTI 07/01/2021	 07/01/2021

3/5, Jadavgarh, Haltu, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx4L, Aadhaar No: 39xxxxxxxx8932, Status :Individual, Executed by: Self, Date of Execution: 07/01/2021 , Admitted by: Self, Date of Admission: 07/01/2021 ,Place : Office



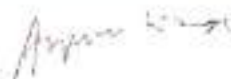


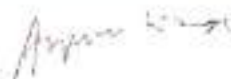


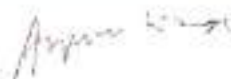
REVISION OF E.E.

Name	Photo	Finger Print	Signature
<b>Shri Sukanta Dey</b> Son of Shri Sudhir Ranjan Dey Executed by: Self, Date of Execution: 07/01/2021 Admitted by: Self, Date of Admission: 07/01/2021, Place : Office	 07/01/2021	 LRI 07/01/2021	 07/01/2021
3/5, Jadavgarh, Haltu, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx1H, Aadhaar No: 56xxxxxxx4615, Status :Individual, Executed by: Self, Date of Execution: 07/01/2021, Admitted by: Self, Date of Admission: 07/01/2021, Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GRIHO NIRMAN ASSOCIATES</b> 82/9A, Ballygunge Place., P.O - Ballygunge, P.S- Gariahat, District -South 24-Parganas, West Bengal, India, PIN - 700019, PAN No.:: AAxxxxxx3N,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> <b>Mr Arjun Singh (Presentant )</b>            Son of Late Shyamji Singh            Date of Execution - 07/01/2021, , Admitted by: Self, Date of Admission: 07/01/2021, Place of Admission of Execution: Office         </td> <td>             Jan 7 2021 2:01PM         </td> <td>             LRI            07/01/2021         </td> <td>             07/01/2021         </td> </tr> </tbody> </table> 82/8A, Ballygunge Place., P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx0L, Aadhaar No: 53xxxxxxx0105 Status : Representative, Representative of : GRIHO NIRMAN ASSOCIATES (as PARTNER)	Name	Photo	Finger Print	Signature	<b>Mr Arjun Singh (Presentant )</b> Son of Late Shyamji Singh Date of Execution - 07/01/2021, , Admitted by: Self, Date of Admission: 07/01/2021, Place of Admission of Execution: Office	 Jan 7 2021 2:01PM	 LRI 07/01/2021	 07/01/2021
Name	Photo	Finger Print	Signature						
<b>Mr Arjun Singh (Presentant )</b> Son of Late Shyamji Singh Date of Execution - 07/01/2021, , Admitted by: Self, Date of Admission: 07/01/2021, Place of Admission of Execution: Office	 Jan 7 2021 2:01PM	 LRI 07/01/2021	 07/01/2021						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Sital Halder</b> Son of Shri S Halder Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	 07/01/2021	 07/01/2021	 07/01/2021
Identifier Of Smt Anjali Dey, Shri Subrata Ranjan Dey, Shri Sumanta Dey, Shri Sukanta Dey, , Mr Arjun Singh			



**Transfer of property for L1**

From	To. with area (Name-Area)
Smt Anjali Dey	GRIHO NIRMAN ASSOCIATES-2 8875 Dec
Shri Subrata Ranjan Dey	GRIHO NIRMAN ASSOCIATES-2 8875 Dec
Shri Sumanta Dey	GRIHO NIRMAN ASSOCIATES-2 8875 Dec
Shri Sukanta Dey	GRIHO NIRMAN ASSOCIATES-2 8875 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Anjali Dey	GRIHO NIRMAN ASSOCIATES-75 00000000 Sq Ft
2	Shri Subrata Ranjan Dey	GRIHO NIRMAN ASSOCIATES-75 00000000 Sq Ft
3	Shri Sumanta Dey	GRIHO NIRMAN ASSOCIATES-75 00000000 Sq Ft
4	Shri Sukanta Dey	GRIHO NIRMAN ASSOCIATES-75 00000000 Sq Ft

Endorsement For Deed Number : I - 160200184 / 2021

01-2021

**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 of Indian Stamp Act 1899.

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

Presented for registration at 13 08 hrs on 07-01-2021, at the Office of the D S R. -I I SOUTH 24-PARGANAS by Mr Arjun Singh .

**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 1,96,89,302/-

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

Execution is admitted on 07/01/2021 by 1. Smt Anjali Dey, Wife of Shri Sudhir Ranjan Dey, 3/5, Jadavgarh, Haltu, P.O. Haltu, Thana Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 2. Shri Subrata Ranjan Dey, Son of Shri Sudhir Ranjan Dey, 3/5, Jadavgarh, Haltu, P.O. Haltu, Thana Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 3. Shri Sumanta Dey, Son of Shri Sudhir Ranjan Dey, 3/5, Jadavgarh, Haltu, P.O. Haltu, Thana Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 4. Shri Sukanta Dey, Son of Shri Sudhir Ranjan Dey, 3/5, Jadavgarh, Haltu, P.O. Haltu, Thana Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service

Indetified by Shri Sital Halder, . . Son of Shri S Halder, Alipore Police Court, P.O. Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-01-2021 by Mr Arjun Singh, PARTNER, GRIHO NIRMAN ASSOCIATES (Partnership Firm), 82/9A, Ballygunge Place, P.O.- Ballygunge, P.S - Gariahat, District -South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Shri Sital Halder, . . Son of Shri S Halder, Alipore Police Court, P.O. Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 18,053/- ( B = Rs 18,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 18,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2021 7.26PM with Govt. Ref. No. 192020210190289118 on 04-01-2021, Amount Rs. 18,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 5869957617626 on 04-01-2021, 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 50/-, by online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 779, Amount: Rs 50/-, Date of Purchase: 05/01/2021, Vendor name: T K PUROKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/01/2021 7:26PM with Govt. Ref. No. 192020210190289118 on 04-01-2021, Amount Rs. 39,971/-, Bank: SBI EPay ( SBlePay), Ref. No. 5869957617626 on 04-01-2021, Head of Account 0030-02-103-003-02

*Samar Kumar Pramanick*

Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -I I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 24220 to 24268

being No 160200184 for the year 2021.



*S-a*

Digitally signed by SAMAR KUMAR PRAMANICK  
Date: 2021.01.19 15:13:40 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/19 03:13:40 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

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