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endorsement sheet attached with this document are the part of this document.


District Sub-Registrar-II
Alipore, South 24 Parganas

23 FEB 2021

DEVELOPMENT AGREEMENT FOR JOINT VENTURE

THIS MEMORANDUM OF AGREEMENT made this the ^{23rd} day of February, Two Thousand Twenty One (2021) BETWEEN:

- (1) SRI SATYA RANJAN DE, (PAN: ADLPD4212H) (AADHAR NO 2744 9557 5544) son of Late Jadunath Dey, by faith Hindu, by Nationality Indian, by occupation retired person, (2) SRI DEBABRATA DEY (PAN:AIUPD7909D) (AADHAR NO2570 7133 9372) and 3) SRI

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Sl. No.
Name: S. R. DAS, Advocate
Address: Alipore Police Court, Kol - 27

Re:
Kolkata Cantonment,
11, North Subhas Rd., Anand Kr. Saha
Kolkata - 700016
Date:
Lampost Stamp
Vendor.

29 JAN 2019



District Sub-Registrar-3
Alipore, South 24 Parganas
23 FEB 2019

Sital Halder
S/o. Sri. S. Halder
of Alipore police Court-
Kolkata- 700027.

SOUGATA DEY (PAN: AJSPD3075F) (AADHAR NO 6442 8869 8065) both sons of Late Adhir Ranjan Dey, both by faith Hindu, both by Nationality Indian, both by occupation service all 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 Partners, (1) SRI ASHOKE KUMAR ROY, (PAN – ADEPR5803R), (AADHAR NO. 6004 2725 1504) son of Late Hirendra Lal Roy, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 1/1A, Jamini Roy Sarani (formerly Ballygunge Place East) , Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas and (2) 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 collectively 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;

W H E R E A S one Biraj Chandra Mondal was the absolute Owner by virtue of occupancy right from the Government of West Bengal of ALL THAT a piece and parcel of land measuring 26.25 (twenty six acres and twenty five satak) in Dag No. 417 and also a piece and parcel of land measuring 14.01 (fourteen acres and one satak) in Dag No. 405 comprising in Khatian No.133, District Collector Touzi No. 2998, Revenue Survey No. 212, J.L. No. 12, under Mouza Madurdah, Police Station Sadar Tollygunge, formerly within District 24-Parganas at present District South Parganas.

AND WHEREAS Biraj Chandra Mondal, Devendra Nath Mondal and Lalit Mohon Mondal partitioned their ALL THAT piece and parcel of land measuring 26.25 (twenty six acres and twenty five satak) under Khatian No. 133 in Dag No. 417 and also a piece and parcel of land measuring 14.01 (fourteen acres and one satak) under the same Khatian in Dag No. 405 under Mouza Madurdah, formerly within District 24-Parganas, among themselves, by a Deed of Partition dated 06.08.1954 which was duly registered at Alipore Sadar Sub-Registrar office and was recorded in Book No.1, Volume No.86, Pages 272 to 282, Being No. 5530 for the year 1954.

AND WHEREAS Devendra Nath Mondal and Lalit Mohon Mondal by virtue of the said Deed of Partition dated 06.08.1954 were allotted ALL THAT piece and parcel of land measuring 9.49 (nine acres and forty nine satak) out of

total landed property measuring 26.25 (twenty six acres and twenty five satak) under Khatian No. 133 in Dag No. 417 under Mouza Madurdah, formerly within District 24-Parganas and was separately assessed and recorded in Revisional Settlement Record under Khatian No. 183, comprising in Dag nos. 423/460, 423/463 and also ALL THAT a piece and parcel of land measuring 5.80 (five acres and eighty satak) out of total landed property measuring 14.01 (fourteen acres and one satak) under Khatian No. 133 in Dag No. 405 under Mouza Madurdah, formerly within District 24-Parganas and was separately assessed and recorded in Revisional Settlement Record under Khatian No. 184, comprising in Dag nos. 411/459.

AND WHEREAS while had been in peaceful enjoyment of aforesaid landed property measuring more or less 5.80 (five acres and eighty satak), recorded in Revisional Settlement Record under Khatian No. 184, comprising in Dag Nos. 411/459, under plot no. 72 the said Devendra Nath Mondal and Lalit Mohon Mondal as the Vendors therein sold, conveyed and transferred All that piece or parcel of land 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 Sudhirendru Narayan 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 at Alipore Sub-Registrar office and was recorded in Book No.1, Volume No.74, Pages 286 to 289, Being No. 3946 for the year 1968 at and for a consideration mentioned therein.

AND WHEREAS said Sudhirendru Narayan Bhattacharjee thus became the absolute lawful Owner thereby purchasing the aforesaid landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas by virtue of aforesaid Deed of Conveyance vide Being No. 3946 for the year 1968.

AND WHEREAS while had been in peaceful enjoyment of said landed property, the said Sudhirendru Narayan Bhattacharjee as the Vendor therein sold, conveyed and transferred All that piece or parcel of land measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas to Sri Sudhir Ranjan Dey, Sri Adhir Ranjan Dey and Sri Satya Ranjan De all sons of Jadunath Dey of 3/5, Jadavgarh, Haltu, Kolkata as the Purchasers therein by a Registered Deed of Conveyance (Bengali Saf Bickray Kobala) dated 05.07.1978 which was duly registered in the office of District Sub- Registrar at Alipore and was recorded in Book No.1, Volume No. 153, Pages 167 to 172, Being No.3861 for the year 1978 at and for a consideration mentioned therein.

AND WHEREAS Sri Sudhir Ranjan Dey, Sri Adhir Ranjan Dey and Sri Satya Ranjan De thus became the lawful Joint Owners and seized and possessed each having 1/3rd share of ALL THAT piece or parcel of land measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, together with RT Shed structure measuring 500 (five hundred) square

feet comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 196, Madurdah, Police Station at present Anandapur , Kolkata- 700 107 being Assessee No. 311080501965, under Ward No. 108, Borough No. XII, within the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas as an absolute estate in fee simple free from all encumbrances, charges or liens whatsoever.

AND WHEREAS Sri Sudhir Ranjan Dey, Sri Adhir Ranjan Dey and Sri Satya Ranjan De therein referred to as the Joint Owners entered into an Agreement for Joint Venture dated 4th June, 2012 with Griho Nirman Associates therein referred to as the Developers/ Promoters/Builders to promote and develop their property being Premises No. 196, 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, Sri Sudhir Ranjan Dey along with his brothers 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 Partition dated 28th December, 2015, Sri Sudhir Ranjan Dey therein referred to as the Party of the First Part having 1/3rd (one third) share in the said property and Sri Adhir Ranjan Dey and Sri Satya

Ranjan De therein referred to as the Parties of the Second Part having $2/3^{\text{rd}}$ (two third) share in the said property amicably agreed to make a partition by metes and bound one being Lot No. "A" and other being Lot No. "B", for better enjoyment with a view to hold enjoy and possess one such part in severally absolutely of the said property which was duly registered in the office of the District Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. 1, Volume 1603-2015, Pages from 149037 to 149065, Being no. 160308636 for the year 2015.

AND WHEREAS by virtue of the Deed of Partition Sri Adhir Ranjan Dey and Sri Satya Ranjan De were allotted Lot "A" having the land area measuring 6 (six) Cottah 10 (ten) Chittacks 30 (thirty) square feet and physically measured as 6 (six) Cottah 6 (six) Chittacks 40 (forty) square feet and Sri Sudhir Ranjan Dey was allotted Lot "B" having the land area measuring 3 (three) Cottah 5 (five) Chittacks 15 (fifteen) square feet physically measured as 3 (three) Cottah 3(three) Chittacks 20 (twenty) square feet.

AND WHEREAS Sri Adhir Ranjan Dey and Sri Satya Ranjan De thus became the lawful Joint Owners and seized and possessed of ALL THAT piece or parcel of Bastu land measuring more or less 6 (six) Cottah 10 (ten) Chittacks 30 (thirty) square feet and physically measured as 6 (six) Cottah 6 (six) Chittacks 40 (forty) square feet together with RT Shed structure measuring 300 (three hundred) square feet comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas, now within the Municipal limits of Kolkata Municipal

Corporation, being Premises No. 196, Madurdah, Police Station at present Anandapur formerly Purba Jadavpur , Kolkata- 700 107 being Assessee No. 311080501965, under Ward No. 108, Borough No. XII, within the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas as an absolute estate in fee simple free from all encumbrances, charges or liens whatsoever.

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. 15134.00 and Rs. 12,33,238.00 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 thereto.

AND WHEREAS Adhir Ranjan Dey died intestate on 23.12.2020 leaving behind his wife Smt. Chaya Dey and two sons namely Sri Debabrata Dey and Sri Sougata Dey as his legal heirs and heiress who were governed by the Dhayabhaga School of Hindu Law.

AND WHEREAS Smt. Chaya Dey out of her love affection towards her two sons namely Sri Debabrata Dey and Sri Sougata Dey gifted her undivided share in the said schedule property by a registered Deed of Gift dated. ~~23.12.20~~ 21.

duly registered in the office of District Sub Registrar II, Alipore 24 Parganas South and recorded in Book No. I, Being no. ...1896..... for the year 2021.

AND WHEREAS Sri Satya Ranjan Deo, Sri Debabrata Dey and Sri Sougata Dey thus became the Joint owners of the schedule property thus became the lawful Joint Owners and seized and possessed of ALL THAT piece or parcel of Bastu land measuring more or less 6 (six) Cottah 10 (ten) Chittacks 30 (thirty) square feet and physically measured as 6 (six) Cottah 6 (six) Chittacks 40 (forty) square feet together with RT Shed structure measuring 300 (three hundred) square feet comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 196, Madurdah, Police Station at present Anandapur formerly Purba Jadavpur, Kolkata- 700 107 being Assessee No. 311080501965, under Ward No. 108, Borough No. XII, within the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas

AND WHEREAS Sri Satya Ranjan Deo Sri Debabrata Dey and Sri Sougata Dey and have now agreed to develop ALL THAT piece or parcel of Bastu land measuring more or less 6 (six) Cottah 10 (ten) Chittacks 30 (thirty) square feet and physically measured as 6 (six) Cottah 6 (six) Chittacks 40 (forty) square feet together with RT Shed structure measuring 300 (three hundred) square feet comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District

Sri Debabrata Dey

24-Parganas, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 196, Madurdah, Police Station at present Anandapur formerly Purba Jadavpur, Kolkata- 700 107 being Assessee No. 311080501965, under Ward No. 108, Borough No. XII, within 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 "A" 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 piece or parcel of Bastu land measuring more or less 6 (six) Cottah 10 (ten) Chittacks 30 (thirty) square feet and physically measured as 6 (six) Cottah 6 (six) Chittacks 40 (forty) square feet together with RT Shed structure measuring 300 (three hundred) square feet comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 196, Madurdah, Police Station at present Anandapur formerly

Purba Jadavpur , Kolkata- 700 107 being Assessee No. 311080501965, under Ward No. 108, Borough No. XII, within 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 'A' 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.26,667.00 (Rupees twenty six thousand six hundred sixty seven) 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. The Owners namely Sri Debabrata Dey and Sri Sougata Dey shall equally divided their share of allocation in twenty five percent of the constructed area in the said new building. Apart from the Owners' allocation of 50 (fifty) percent share in the said new building, the Promoters/Developers shall pay to the each Owner a sum of Rs. 7,50,000.00 (Rupees seven lakh fifty thousand) only altogether a sum of Rs. 15,00,000.00 (Rupees fifteen lakh) only out of which the Promoters/Developers had already paid a sum of Rs. 13,50,000.00 (Rupees thirteen lakh fifty thousand) only to the Owners and the remaining sum of Rs. 1,50,000.00 (Rupees one 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 Owner 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 STURCTURE: 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, 1 No. 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 of 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 form 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 decided mutually by Owners and Promoters/Developers.

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 "A" 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 "A" AS REFERRED TO ABOVE.

ALL THAT piece or parcel of land measuring more or less 6 (six) Cottah 10 (ten) Chittacks 30 (thirty) square feet and physically measured as 6 (six) Cottah 6 (six) Chittacks 40 (forty) square feet together with RT Shed structure measuring 300 (three hundred) square feet comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 196, Madurdah, Police Station at present Anandapur formerly Purba Jadavpur, Kolkata- 700 107 being Assessee No. 311080501965, under Ward No. 108, Borough No. XII, within 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:

The property situated in between E.M. Bye Pass - Hossainpur (Mukundapur).

<u>ON THE NORTH:</u>	By 16'-0" (Sixteen Feet) wide KMC Road
<u>ON THE SOUTH :</u>	By Premises No. 1/235, Madurdah
<u>ON THE EAST:</u>	By Part of Premises No. 196, Madurdah
<u>ON THE WEST:</u>	By Premises No. 835, Madurdah

Debaratna Roy.

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. Anurana Basu.
45/7B, Ballygunge Place,
Kolkata - 19.

Satya Ranjan De
(SRI SATYA RANJAN DEY)

Debabrata De.
(SRI DEBABRATA DEY)

Sougata De.
(SRI SOUGATA DEY)
OWNERS

Ashoke Kumar Roy
(SRI ASHOKE KUMAR ROY)

2. Sital Halder
Alipore Police Court -
Kolkata - 700 027

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

Ganesh Chandra
Advocate, WB/745/80.
Alipore Police Court, Kolkata

Arjun Singh
(SRI ARJUN SINGH)
(GRIHO NIRMAN ASSOCIATES)
PROMOTERS/DEVELOPERS

MEMO OF CONSIDERATION

Received from the above named Promoters/Developers a sum of Rs.13,50,000.00 (Rupees thirteen lakh fifty thousand) only towards payment in the following manner.

1. By an A/c payee cheque bearing No 123876
Dated 04.06.2012 drawn on The Federal Bank
Limited, Tangra Branch, Kolkata in favour
of Adhir Ranjan Dey. Rs. 2,50,000.00
2. By an A/c payee cheque bearing No 123877
Dated 04.06.2012 drawn on The Federal Bank
Limited, Tangra Branch, Kolkata in favour
of Satya Ranjan Dey. Rs. 2,50,000.00
3. By an A/c payee cheque bearing No 008336
Dated 28.12.2015 drawn on The Federal Bank
Limited, Tangra Branch, Kolkata in favour
of Adhir Ranjan Dey. Rs. 3,50,000.00
4. By an A/c payee cheque bearing No 008337
Dated 28.12.2015 drawn on The Federal Bank
Limited, Tangra Branch, Kolkata in favour
of Satya Ranjan Dey. Rs. 3,50,000.00
5. Cash Paid to Sougata Dey
on behalf of Adhir Ranjan Dey
as follows:
 - a. By Cash in Reserve Bank Notes
dated 30.10.2015. Rs. 10,000.00

b.	By Cash in Reserve Bank Notes dated 31.10.2015.	Rs. 20,000.00
c.	By Cash in Reserve Bank Notes dated 02.11.2015.	Rs. 20,000.00
d.	By Cash in Reserve Bank Notes dated 04.11.2015.	Rs. 20,000.00
e.	By Cash in Reserve Bank Notes dated 07.11.2015.	Rs. 20,000.00
f.	By Cash in Reserve Bank Notes dated 10.11.2015.	Rs. 20,000.00
g.	By Cash in Reserve Bank Notes dated 14.11.2015.	Rs. 20,000.00
h.	By Cash in Reserve Bank Notes dated 18.11.2015.	<u>Rs. 20,000.00</u>
		<u>Rs. 13,50,000.00</u>

(Rupees thirteen lakh fifty thousand) only.

Witnesses:-

1. Anuana Basu
49/FB, Ballygunge Place,
Kolkata - 19.

Satya Ranjan De
(SRI SATYA RANJAN DEY)












Debabrata De
(SRI DEBABRATA DEY)

2 Sital Halder
AGipore Police Court-
Kolkata- 700 027.









Sougata De
(SRI SOUGATA DEY)
OWNERS

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

Name Satya Ranjan Be
 Signature _____

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

Name _____
 Signature Subrata Dey

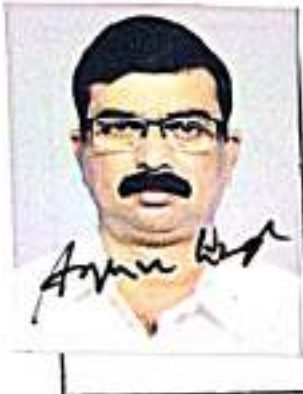
	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name _____
 Signature Sougata Dey



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

Name ASHOKE KUMAR ROY
Signature



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

Name _____
Signature

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO					

Name _____
Signature _____



भारत सरकार
GOVERNMENT OF INDIA



সত্যরঞ্জন দে
Satyanarjan De
পিতা : যদুনাথ দে
Father : JADUNATH DE
জন্ম সাল / Year of Birth : 1943
পুরুষ / Male



2744 9557 5544

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়-পত্রিকা-প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৩/৫, জাদবগড়, হালতু, হাটু,
কোলকাতা, পশ্চিমবঙ্গ, 700078

Address:
3/5, JADABGARH, HALTU,
Haltu S.O, Haltu, Kolkata,
West Bengal, 700078

1947
1800 180 1947

1947
help@uidai.gov.in

1947
www.uidai.gov.in

1947
P.O. Box No. 1947,
Bengaluru-560 001

Satya Ranjan De


 **भारत सरकार**
GOVERNMENT OF INDIA

 **দেবব্রত দে**
Debabrata Dey
পিতা : অধির রঞ্জন দে
Father : ADHIR RANJAN DEY
জন্ম বর্ষ / Year of Birth : 1968
পুরুষ / Male




2570 7133 9372


আধার - সাধারণ মানুষের অধিকার


 **ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
৩-১, জদাভগড়, হালতু, হাশকু,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৭৪

Address:
3/1, JADAVGARH, HALTU,
Halu S.O, Halty, Kolkata,
West Bengal, 700078

 **1907**
1800 180 1907

 **help@uidai.gov.in**

 **www.uidai.gov.in**

 **PO, Box No. 1907,**
Kolkata-700001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBABRATA DEY

ADHIR RANJAN DEY

16/08/1968

Permanent Account Number

AIUPD7B09D

Debabrata Dey
Signature



2412205

इस कार्ड के जो कार्ड पर / कौन हुआ कार्ड मिलने पर
कृपया सुचित करें / लौटाएं।
आयकर विभाग द्वारा, एन एस यू एस
गिरीश नरियल, ट्रेड वर्ल्ड, ए वॉर्ल्ड, कर्मल मिल्स कंपाउंड
एस. बी. मार्ग, लोवर पैटेल, मुंबई - 400 011

If this card is lost / someone's lost card is found,
Please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Trade World, A Wing,
Karmala Mills Compound,
S. B. Marg, Lower Patel, Mumbai - 400 011
Tel: 91-22-2499 4650 / Fax: 91-22-2491 0664
email: itrs@pan2.in



ভারত সরকার

Unique Identification Authority of India
Government of India

ভরতিভুক্তির আইডি/Enrollment No.: 1040/19566/23463

21020101
T4
গৌর দে
Sougata Deb
33 JADAVGARH
HALTU Halu S.O
Halu Kolkata
West Bengal 700078
85499
MAN156445105DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6442 8869 8065

আধার - সাধারণ মানুষের অধিকার



সংসদ-সরকার
GOVERNMENT OF INDIA



গৌর দে
Sougata Deb
পিতা : অক্ষয় রায় দে
Father : ACHARY RAMJAN DEB
সং সন / Year of Birth : 1970
পুংস / Male

6442 8869 8065

আধারক মানুষের অধিকার



তথ্য

- আধারকে সফলভাবে গ্রহণ, অধারকদের জন্য শক্ত।
- এধারের গ্রহণ অনলাইন আবেদনক্রমে করা যায়।

INFORMATION

- Aadhaar is proof of Identity, not of citizenship.
- To establish Identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ক্রিয়াকার্য সরকারী ও বেসরকারী পরিষেবা গ্রহণের সাহায্য করে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিদ্যুৎ-পরিচয় প্রাধিকারণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৩/৭, জাদবগড়, হালু, কলকাতা,
পশ্চিমবঙ্গ, পশ্চিমবঙ্গ, 700078

Address:
3/7, JADAVGARH, HALTU,
Halu S.O, Halu, Kolkata,
West Bengal, 700078




141 | Unique Identification Authority of India | 301

आवकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOUGATA DEY
ADHIR RANJAN DEY
10/11/1970
Permanent Account Number
AJSPD3075F

Sougata Dey
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GRIHO NIRMAN ASSOCIATES

16/01/2004
Permanent Account Number

AAFFG9883N



GRIHO NIRMAN ASSOCIATES

[Signature]
Partner

[Signature]
Partner



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

সনিকারিত্ব আইডি / Enrollment No. : 1215/80001/36983

09/09/2015

To
 Ashoke Kumar Roy
 অশোক কুমার রায়
 1/1A
 BALLYGUNGE PLACE EAST
 Ballygunge
 Ballygunge, Kolkata
 West Bengal - 700019
 8836922222


 KH550732775FT
 55073277



আপনার আধার সংখ্যা / Your Aadhaar No. :

6004 2725 1504

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অশোক কুমার রায়
 Ashoke Kumar Roy
 পিতা : হিরেন্দ্র লাল রায়
 Father : Harendra Lal Roy

জন্মদিন / DOB: 16/10/1958
 পুরুষ / Male

6004 2725 1504



আধার - সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ASHOKE KUMAR ROY
HIRENDRA LAL ROY



16/10/1959
Permanent Account Number

ADEPR5803R


Signature



07/04/2007





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনৈকায়িত্বের আইডি / Enrollment No. : 1215/B0001/01902

To
Arjun Singh
অর্জুন সিং
02/8A
BALLYGUNGE PLACE
Ballygunge
Ballygunge, Kolkata
West Bengal - 700019
9830035288



KH379337864FT
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: 25/12/1966
পুংস / Male

5303 0876 0105



আধার - সাধারণ মানুষের অধিকার

Arjun Singh



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

GRN Details

GRN: 192020210232238028 Payment Mode: Online Payment (SBI Epay)
GRN Date: 22/02/2021 12:46:30 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5346276944822 BRN Date: 22/02/2021 12:02:05
Gateway Ref ID: CHF8890254 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2000231562/1/2021
[Query No*/Query Year]

Depositor Details



Depositor's Name: GRIHO NIRMAN ASSOCIATES
Address: 82/7H, BALLYGUNGE PLACE, KOLKATA - 700019
Mobile: 9830035288
EMAIL: GRIHONIRMAN_ASSOCIATES@YAHOO.CO.IN
Contact No: 9830035288
Depositor Status: Others
Query No: 2000231562
On Behalf Of: Mr ARJUN SINGH
Identification No: 2000231562/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000231562/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2000231562/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	13521
			Total	53492

IN WORDS: FIFTY THREE THOUSAND FOUR HUNDRED NINETY TWO ONLY.

नाम संख्या / PERMANENT ACCOUNT NUMBER
ADLPD4212H



नाम / NAME
SATYA RANJAN DE

पिता का नाम / FATHER'S NAME
JADU NATH DE

जन्म तिथि / DATE OF BIRTH
16-02-1943

हस्ताक्षर / SIGNATURE
Satya Ranjan De

असल अंगक, व. ४-ख
COMMISSIONER OF INCOME-TAX, W.B. - XI

Satya Ranjan De

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARJUN SINGH

SHYAMJI SINGH

25/12/1966
Permanent Account Number
ASQPS8610L

Arjun Singh
Signature



28-10-2015

Arjun Singh

Major Information of the Deed

Deed No :	I-1602-01899/2021	Date of Registration	23/02/2021
Query No / Year	1602-2000231562/2021	Office where deed is registered	
Query Date	01/02/2021 2:51:32 PM	1602-2000231562/2021	
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 : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,89,78,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40.021/- (Article:48(g))	Rs. 13,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



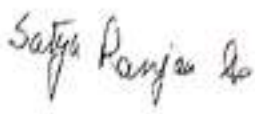


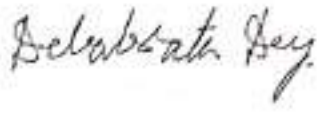


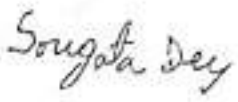
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Not Adjacent E. M. Bye pass -- Hossianpur/Mukundapur) , , Premises No: 196, , Ward No: 108 Pin Code : 700107

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	6 Katha 10 Chatak 30 Sq Ft	1/-	1,88,88,002/-	Width of Approach Road: 16 Ft.,
Grand Total :				11Dec	1/-	188,88,002 /-	

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					
Total :		300 sq ft	1/-	90,000 /-	






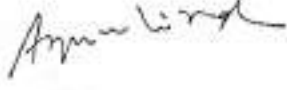
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SATYA RANJAN DE Son of Late JADUNATH DEY Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office	 23/02/2021	 LTI 23/02/2021	 23/02/2021
	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: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2H, Aadhaar No: 27xxxxxxxx5544, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr DEBABRATA DEY Son of Late ADHIR RANJAN DEY Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office	 23/02/2021	 LTI 23/02/2021	 23/02/2021
	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.:: AIxxxxxx9D, Aadhaar No: 25xxxxxxxx9372, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr SOUGATA DEY Son of Late ADHIR RANJAN DEY Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office	 23/02/2021	 LTI 23/02/2021	 23/02/2021
	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.:: AJxxxxxx5F, Aadhaar No: 64xxxxxxxx8065, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Office			



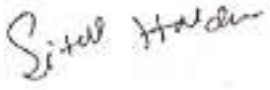
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GRIHO NIRMAN ASSOCIATES 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	Name Mr ASHOKE KUMAR ROY Son of Late HIRENDRA LAL ROY Date of Execution - 23/02/2021, , Admitted by: Self, Date of Admission: 23/02/2021, Place of Admission of Execution: Office	 Feb 23 2021 2:04PM	 LTI 23/02/2021	 23/02/2021
	1/1A, JAMINI ROY SARANI., 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.:: ADxxxxxx3R, Aadhaar No: 60xxxxxxxx1504 Status : Representative, Representative of : GRIHO NIRMAN ASSOCIATES (as PARTNER)			
2	Name Mr ARJUN SINGH (Presentant) Son of Late SHYANJI SINGH Date of Execution - 23/02/2021, , Admitted by: Self, Date of Admission: 23/02/2021, Place of Admission of Execution: Office	 Feb 23 2021 2:04PM	 LTI 23/02/2021	 23/02/2021
	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: 53xxxxxxxx0105 Status : Representative, Representative of : GRIHO NIRMAN ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITAL HALDER Son of Mr S HALDER ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Allpore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027	 23/02/2021	 23/02/2021	 23/02/2021
Identifier Of Mr SATYA RANJAN DE, Mr DEBABRATA DEY, Mr SOUGATA DEY, Mr ASHOKE KUMAR ROY, Mr ARJUN SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SATYA RANJAN DE	GRIHO NIRMAN ASSOCIATES-5.5 Dec
2	Mr DEBABRATA DEY	GRIHO NIRMAN ASSOCIATES-2.75 Dec
3	Mr SOUGATA DEY	GRIHO NIRMAN ASSOCIATES-2.75 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SATYA RANJAN DE	GRIHO NIRMAN ASSOCIATES-150.00000000 Sq Ft
2	Mr DEBABRATA DEY	GRIHO NIRMAN ASSOCIATES-75.00000000 Sq Ft
3	Mr SOUGATA DEY	GRIHO NIRMAN ASSOCIATES-75.00000000 Sq Ft

23-02-2021

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13.26 hrs on 23-02-2021, at the Office of the D.S.R. -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 1,89,78,002/-

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

Execution is admitted on 23/02/2021 by 1. Mr SATYA RANJAN DE, Son of Late JADUNATH DEY, 3/5, JADAVGARH, HALTU, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Retired Person, 2. Mr DEBABRATA DEY, Son of Late ADHIR 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. Mr SOUGATA DEY, Son of Late ADHIR 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 Mr SITAL HALDER, , , Son of Mr 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 23-02-2021 by Mr ASHOKE KUMAR ROY, 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 Mr SITAL HALDER, , , Son of Mr 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

Execution is admitted on 23-02-2021 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 Mr SITAL HALDER, , , Son of Mr 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 13,553/- (B = Rs 13,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 13,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/02/2021 12:49PM with Govt. Ref. No: 192020210232238028 on 22-02-2021, Amount Rs: 13,521/-,
Bank: SBI EPay (SBlePay), Ref. No. 5346276944822 on 22-02-2021, 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 961329, Amount: Rs.50/-, Date of Purchase: 29/01/2021, Vendor name: Amai Kr
Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/02/2021 12:49PM with Govt. Ref. No: 192020210232238028 on 22-02-2021, Amount Rs: 39,971/-,

Bank: SBI EPay (SBIEPay), Ref. No. 5346276944822 on 22-02-2021, Head of Account 0030-02-103-003-02

Sa

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

1
2:
(A,

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 90457 to 90508

being No 160201899 for the year 2021.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2021.03.10 17:21:41 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/03/10 05:21:41 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)