

16/10/2022

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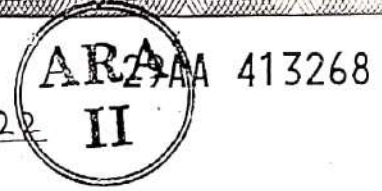
14558/22



7-40 P.M.

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2/332 9599/22



Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to Registration The Signatures, Seal and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances II Kolkata

5 DEC 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 2nd day of December, Two Thousand Twenty Two (2022) Anno Domini **BY AND BETWEEN**

Viet Case No. 2453 of 1/12
 J (1)- 250
 J (2)- 200
 Total 200
 Realised on 5/12/22

73428

AMIT CHAUDHURI
 Advocate
 High Court, Calcutta

1 AUG 2022

MURANJAN MUKHERJEE
 Licensed Stamp Vendor
 E. C. Court
 2 & 3, K. G. Road, Calcutta

AUG 2022
AUG 2022

Aloke Dey,



6823

Aloke Dey,



6824

Dipak Saha



6825

Proabir Saha



6826

Animesh Mondal



ADDITIONAL REGISTRAR
 OF ASSURANCE-II, KOLKATA

2 DEC 2022



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



192022230193987061

GRN Details

GRN: 192022230193987061 Payment Mode: Online Payment
GRN Date: 28/11/2022 18:23:27 Bank/Gateway: HDFC Bank
BRN : 1962748529 BRN Date: 28/11/2022 18:25:23
GRIPS Payment ID: 281120222019398705 Payment Init. Date: 28/11/2022 18:23:27
Payment Status: Successful Payment Ref. No: 2003329599/4/2022
[Query No*/Query Year]

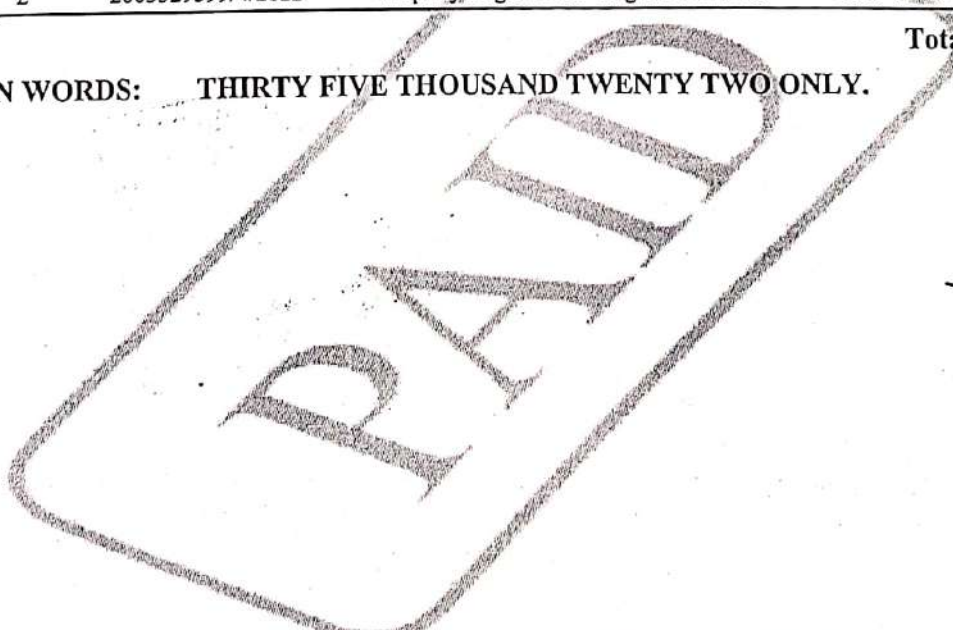
Depositor Details

Depositor's Name: ARYAANS INFRA
Address: 197A, C. R. AVENUE KOLKATA - 700007, West Bengal, 700007
Mobile: 9830080999
Depositor Status: Buyer/Claimants
Query No: 2003329599
Applicant's Name: Shri Animesh Mondal
Identification No: 2003329599/4/2022
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 28/11/2022
Period To (dd/mm/yyyy): 28/11/2022

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2003329599/4/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 20001 |
| 2 | 2003329599/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 15021 |
| | | | Total | 35022 |

IN WORDS: THIRTY FIVE THOUSAND TWENTY TWO ONLY.











Government of West Bengal




Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022003329599/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|---|---|--|--------------------------|
| 1 | Mr Dipak Saha 22B, Amar Bosh Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700006 | Land Lord |  | 6824  | Dipak Saha (2.12.22) |
| 2 | Mr Prabir Saha 22C, Amar Bosh Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700006 | Land Lord |  | 6825  | Prabir Saha 2.12.2022 |
| 3 | Mr Aloke Dey 43/2A, Biplabi Barin Ghosh Sarani, City:- Not Specified, P.O:- Maniktala, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 | Representative of Developer [ARYAAN S INFRA] |  | 6823  | Aloke Dey. 2/12/22 |

| Sl No. | Name and Address of Identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|---|--|--|---|---|
| 1 | Shri Animesh Mondal Son of Late Dhananjoy Mondal 553A, Rabindra Sarani, City:- Kolkata, P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 | Mr Dipak Saha, Mr Prabir Saha, Mr Alope Dey |  |  6824 |  02.12.2022 |

(Satyajit Biswas)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 II KOLKATA
 Kolkata, West Bengal

(1) **SRI DIPAK SAHA (PAN: AJDPS3918D)**, (Aadhaar: 6979 3758 7246), (Mobile No. 9332039174), son of Late Gopal Chandra Saha, by occupation-Retired person, by faith Hindu, by nationality Indian, residing at 22B, Amar Bose Sarani, P.S.- Girish Park, Kolkata- 700006 **AND (2) SRI PRABIR SAHA (PAN: AISPS8444G)**, (Aadhaar: 4222 0422 0917), (Mobile: 9830898817), son of Late Mihirlal Saha, by occupation-Retired person, by faith Hindu, by nationality Indian, residing at 22C, Amar Bose Sarani, P.S.- Girish Park, Kolkata - 700006, hereinafter jointly called and referred to as the **"OWNERS"** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors administrator, representatives and assigns) of the **FIRST PART**.

AND

ARYAANS INFRA (PAN: ADGPD0072N), a proprietorship firm, having its office at 197/A, Chittaranjan Avenue, P.O. Burrabazar, P.S. Girish Park, Kolkata-700007, represented by sole proprietor **SRI ALOKE DEY (PAN: ADGPD0072N)** (Aadhaar: 3644 7279 9504) (Mobile: 9830080999), son of Late Arun Kumar Dey, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 43/2A, Biplabi Barin Ghosh Sarani, P.O.-Maniktala, Police Station- Maniktala, Kolkata- 700067, hereinafter called the **"DEVELOPER"** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS Gopal Chandra Saha, since deceased, father of the Party of the First Part was absolute owners of the partly three storied brick built dwelling house together with land underneath measuring about 1 Cottahs 10 Chittacks 26 Sft. lying and situate at 22B, Amar Bose Sarani, P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 hereinafter for the sake of brevity is referred as **"said property"**.

AND WHERWAS during lifetime said Gopal Chandra Saha made published executed his Last Will and Testament on 26.09.1988 wherein he gave devised bequeathed his said property at premises No. 22B, Amar Bose Sarani, P.S.-Girish Park, Ward No. 25 of



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the Kolkata Municipal Corporation, Kolkata - 700006 to his son Sri Dipak Saha absolutely and forever subject to residence of his wife till her death in respect of a room on the first floor in the said property.

AND WHEREAS on 11.04.1989 the said Gopal Chandra Saha died and on his death an application for grant of probate of the Last Will and Testament of Late Gopal Chandra Saha was filed before the Learned Court of Chief Judge, City Civil Court at Calcutta by the executor of the said Will which was registered as probate Case No. 130/1989 and on 18.05.1992 the Learned Chief Judge, City Civil Court Calcutta was pleased to grant Probate of the Last Will and Testament of Late Gopal Chandra Saha.

AND WHEREAS Manimala Saha, wife of Late Gopal Chandra Saha died on 04.01.1997 and on her death and in terms of the said Will of the Late Gopal Chandra Saha the said property being premises No. 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 has devolved upon his said son, Sri Dipak Saha absolutely and forever.

AND WHEREAS Sri Dipak Saha, the party of the First part No. 1 became absolute owners of a partly three storied brick built partially tenanted dwelling house together with piece and parcel of bastu land measuring 1 Cottahs 10 Chittacks 26 Sft. be the same a little more or less lying and situated at 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 and seized and possessed of and sufficiently entitled to the same, hereinafter referred to as the said property.

AND WHEREAS by an Indenture dated 4th December, 1976 which was registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.-I, Volume No. 188, pages from 208 to 217, Being No. 4720 for the year 1976 Smt. Mrinalini Saha, wife of Late Mihir Lal Saha purchased undivided $\frac{1}{2}$ share in the premises No. 22C, Chore Bagan Lane in the north division town of Calcutta presently known as 22C, Amar Bose Sarani being a partly three storied brick built message tenaments or dwelling house together with piece and parcel of revenue free land measuring about 1 Cottah 12 Chittacks 10 sq. ft from Radhasyam Saha and four others and by Deed of Gift dated 4th December, 1976 which was registered in the office of the Registrar of



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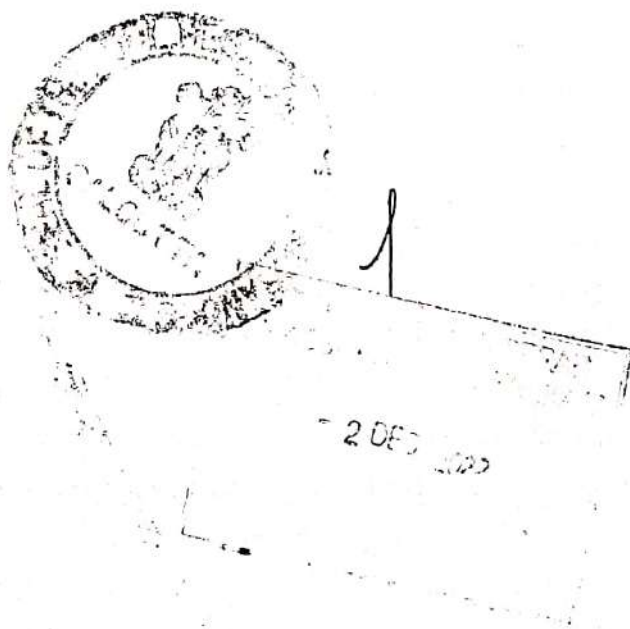
Assurances, Calcutta and recorded in Book No.-I, Volume No. 177, pages from 208 to 216, Being No. 4735 for the year 1976 Smt. Mrinalini Saha, wife of Late Mihir Lal Saha got by way of gift undivided $\frac{1}{2}$ share in the premises No. 22C, Chore Bagan Lane in the north division town of Calcutta presently known as 22C, Amar Bose Sarani being a partly three storied brick built message tenaments or dwelling house together with piece and parcel of revenue free land measuring about 1 Cottah 12 Chittacks 10 sq. ft from Gopal Chandra Saha.

AND WHEREAS thus the said Mrinalini Saha became absolute owners of ALL THAT a partly three storied brick built message tenaments or dwelling house together with piece and parcel of revenue free land measuring about 1 Cottah 12 Chittacks 10 sq. ft at premises No. 22C, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.- Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 and mutated her name in the records of the Kolkata Municipal Corporation as absolute owners of the said premises.

AND WHEREAS on 19th November, 2015 the said Mrinalini Saha transferred, granted conveyed the said premises being No. 22C, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.- Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 to her son Sri Prabir Saha by executing a Deed of Gift dated 19th November, 2015 which was registered in the office of the Registrar of Assurance-II, Kolkata and recorded in Book No.-I, Volume No. 1902-2015, pages from 161616 to 161637, Being No. 190210743 for the year 2015.

AND WHEREAS thus Sri Prabir Saha, the party of the First part No. 2 became absolute owner of a partly three storied brick built message tenaments or dwelling house together with piece and parcel of revenue free land measuring about 1 Cottah 12 Chittacks 10 sq. ft at premises No. 22C, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.- Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 and seized and possessed of and sufficiently entitled to the same, hereinafter referred to as the said property.

AND WHEREAS for better use, enjoyment and utilization the party of the First part Nos. 1 and 2 amalgamated/merged their said respective properties being premises No.



22B, Amamr Bose Sarani and 22C, Amar Bose Sarani as well as respective Assessee Nos. of the said two premises into one amalgamated unit/premises by executing a Deed of Amalgamation on 14th May, 2022 which was Registrar of Assurance-II, Kolkata and recorded in Book No.-I, Volume No. 1902-2022, pages from 232596 to 232629, Being No. 190205653 for the year 2022 and after amalgamation they mutated their names in the records of the Kolkata Municipal Corporation obtained premises no. 22B Amar Bose Sarani having an area measuring about 3 Cottahs 6 Chittacks 36 sq. ft. but upon physical measurement the said land measuring about 3 Cottahs 5 Chittacks 39.935 sq. ft. together with partly three storied brick built dwelling house as joint owners and also got new Assessee No. 110251600302.

AND WHEREAS Sri Dipak Saha and Sri Prabir Saha, the parties of the First part have become joint owners of a partly three storied brick built partially tenanted dwelling house together with piece and parcel of bastu land measuring 3 Cottahs 6 Chittacks 36 sq. ft. be the same a little more or less lying and situated at 22B, Amar Bose Sarani, P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 and seized and possessed of and sufficiently entitled to the same, hereinafter for the sake of brevity is referred as the "**said premises**" (morefully and particularly described in the First Schedule written hereunder).

AND WHEREAS the Owners/parties of the First part declare that the said premises partly three storied brick built dwelling house together with piece and parcel of bastu land measuring 3 Cottahs 6 Chittacks 36 sq. ft. be the same a little more or less lying and situated at 22B, Amar Bose Sarani, P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 morefully and particularly described in the First Schedule hereunder written is free from all encumbrances.

AND WHEREAS the owners herein, the parties of the First Part have decided to develop the said premises being No. 22B, Amar Bose Sarani, P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 consisting of piece and parcel of land measuring about of 3 Cottahs 6 Chittacks 36 sq. ft. be the same a little more or less together with three storied brick built building standing thereon hereinafter referred to as the "**said premises**" which is morefully and particularly described in the First Schedule hereunder written.



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2 DEC 2020

AND WHEREAS due to paucity of funds and lack of technical knowledge the First Party is not in a position to develop the said premises on their own.

AND WHEREAS the Second party has approached the Owners for the purpose of developing and/or constructing and/or building a G+IV storied building on the land of the said premises and the owners have agreed with said proposal of the Developer and have appointed him to develop/ construct a G+IV storied building in their said premises upon the land of the said premises No. 22B, Amar Bose Sarani, P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 for constructing a G+IV storied building by demolishing the existing building standing on the said premises.

AND WHEREAS the First party, Owners have represented that they have acquired the right, title and interest in the said premises and the said premises is free from all encumbrances and upon such representation the Second Party herein has entered into this Development Agreement and in case any dispute arises regarding the title of the First party in respect of the said premises, the First party shall be liable to refund the entire money so invested till date.

AND WHEREAS with the intent to develop and/or construct a building with several self-contained units and/or flats in the manner as proposed by the said developer at the said premises as well as for commercially exploiting the same upon construction of the said new building by demolishing the old existing building standing thereon free from all encumbrances, liabilities whatsoever and the parties hereto have agreed upon certain terms and conditions that are specially and categorically appended below.

AND WHEREAS the Developer has agreed to undertake the full responsibility of the construction strictly according to the plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the Owners have represented to the Developer that excepting the Owners no other person/persons has/have any right, title, interest, claim and/or demand in respect of the said premises.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 2 DEC 2020



Government of West Bengal

Office of the A.R.A. - II KOLKATA, District: Kolkata

W.B. FORM NO. 1504

| | | | |
|------------------------|---|----------------------|--------------------|
| Query No / Year | 19022003329599/2022 | Serial No/Year | 1902016180/2022 |
| Transaction id | 0003708698 | Date of Receipt | 05/12/2022 12:34PM |
| Deed No / Year | I - 190214558 / 2022 | | |
| Presentant Name | Mr Aloke Dey | | |
| Land Lord | Mr Dipak Saha, Mr Prabir Saha | | |
| Developer | ARYAANS INFRA | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | | |
| Additional Transaction | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-] | | |
| Total Setforth Value | Rs. 0/- | Market Value | Rs. 1,39,91,859/- |
| Stamp Duty Paid | Rs. 20/- | Stamp Duty Articles | 48(g) |
| Registration Fees Paid | Rs. 0/- | Fees Articles | |
| Standard User Charge | 390/- | Requisition Form Fee | 50/- |
| Remarks | | | |

Stamp Duty Paid (Break up as below)

| By Stamp | | | | | |
|------------|--------------------|-------------------------|-----------------|---------------|---------------|
| Stamp Type | Treasury or Vendor | Treasury or Vendor Name | Stamp Serial No | Purchase Date | Amount in Rs. |
| Impressed | Vendor | S MUKHERJEE | 73428 | 01/08/2022 | 20/- |

Other Fees Paid (Break up as below)

| By Cash | | Amount in Rs. |
|----------------------|--|---------------|
| Standard User Charge | | 390/- |
| Requisition Form Fee | | 50/- |

*Total Amount Received by Cash Rs. 440/-

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

Query No:-19022003329599/2022, 05/12/2022 12:34:58 PM KOLKATA (A.R.A. - II)

AND WHEREAS there is several tenants in respect on the ground floor in the said premises under the owners.

AND WHEREAS the Owners hereby represent that the said property or any part and/or portion thereof is not subject to any sort of acquisition and/or requisition.

AND WHEREAS the Owners have represented to the Developer that the said premises being premises No. 22B, Amar Bose Sarani, P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 consisting of piece and parcel of land measuring about of 3 (Three) Cottahs 6 (Six) Chittacks 36 (Thirty Six) sq. ft. be the same a little more or less together with partly three storied brick built building standing thereon is free from all sorts of encumbrances whatsoever.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That that Developer shall construct G+IV storied building at the said premises being premises No. 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.- Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 consisting of piece and parcel of land measuring about of 3 (Three) Cottahs 6 (Six) Chittacks 36 (Thirty Six) sq. ft. be the same a little more or less together with partly three storied brick built building standing thereon morefully and particularly mentioned in the First Schedule hereunder written strictly according to the plan to be sanctioned by the Kolkata Municipal Corporation after demolishing the existing building with its own funds and the Owners shall not contribute anything either monetary and/or otherwise for any sort of constructional and/or other allied works.

2. In this Development Agreement the following words are used in the following senses unless contrary intent appears from the context:-

(i) **OWNER:** Shall mean **SRI DIPAK SAHA AND SRI PRABIR SAHA** and in case of death all their respective heirs, executors, administrators, representatives and assigns.

(ii) **DEVELOPER:** Shall mean **ARYAANS INFRA**, a proprietorship firm having its office at 197/A, Chittaranjan Avenue, P.S. Girish Park, Kolkata-700007, represented by sole

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 2 DEC 2022

proprietor **SRI ALOKE DEY**, son of Late Arun Kumar Dey, residing at 43/2A, Biplabi Barin Ghosh Sarani, Police Station- Maniktala, Kolkata- 700067, and in case of death of proprietor during the pendency of the instant agreement his heirs, executors, legal representatives, assigns, successors and/or successors-in-office.

(iii) **THE SAID PREMISES:** Shall mean the said premises being premises no. 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 consisting of piece an parcel of land and building consisting an area about 3 (Three) Cottahs 6 (Six) Chittacks 36 (Thirty Six) sq. ft. be the same a little more or less morefully described in the First Schedule hereunder written.

(iv) **BUILDING:** Shall mean the building or buildings to be constructed in or at the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation.

(v) **ARCHITECT:** Shall mean person or persons who may be appointed by the Developer for designing and planning of the building as per the Kolkata Municipal Corporation Acts and Rules as well as various Acts and Rules of other statutory and/or local bodies.

(vi) **BUILDING PLAN:** Shall mean such plan prepared by the Developer and/or his Architect and/or his LBS for the construction of the building which will be sanctioned by the Kolkata Municipal Corporation and/or other competent authority, Government Body and/or bodies as the case may be.

(vii) **UNIT AND APARTMENT:** Shall mean flat and/or other space or spaces intended to be built by the Developer.

(viii) **COMMON PARTS:** Shall include corridors, passage, ways, staircase, drive ways, roof, common lavatories, pumps room, overhead and underground water tank, water pump and motor and other facilities which may be mutually agreed upon by the parties.

8
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 2 DEC 2022



(ix) **THE OWNERS' ALLOCATION:** Shall mean 50% constructed area from the northern side of the 1st floor and 3rd floor and 50% constructed area from the southern side of the 2nd floor and 4th floor of the newly constructed G+IV storied building and two covered car parking space on the ground floor and two open car parking space on the ground floor (i.e. open to sky) together with proportionate share in the land and common parts area and facilities in the proposed G+IV storied building in the said premises together with a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only interest free as refundable security deposit. (Rupees 3,00,000/- to Sri Dipak Saha & Rs. 12,00,000/- to Sri Prabir Saha). If any additional area to be constructed above G+IV storied building in that event Owners' allocation will be 50% of the said additional area.

(x) **THE DEVELOPER'S ALLOCATION:** Shall mean balance/remaining floors/constructed area together with proportionate share in the land and common parts area and facilities in the proposed G+IV storied building in the said premises excepting the Owners' Allocation. The existing tenants of the said premises shall be rehabilitated or compensated by the Developer from his allocation. If any additional area to be constructed above G+IV storied building in that event Developer's allocation will be 50% of the said additional area.

(xi) **ADVOCATE:** Shall mean Mr. Amit Chaudhury, Advocate, High Court, Calcutta having office at 608, Rabindra Sarani, Kolkata - 700003.

3. The Developer, believing on the aforesaid representation with regard to the title of the property, has entered into this Development Agreement with the Owner. However, the Owners hereby undertake to keep the Developer indemnified against all the third party's claims with regard to the title in respect of the said property and further undertakes not to create any encumbrances on the premises or on any part thereof, and that save and except the Owners or their respective legal heirs no body shall be entitled to deal with or dispose of Owners' allocation mentioned hereinabove in the proposed building.

4. That the Owners do hereby grant the exclusive right for development of the said property being premises No. 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata -



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ADDITIONAL
-2100

700006 and for commercial exploitation of the Developer's allocation at the said premises to be constructed in favour of the Developer with the intent and object that the Developer shall have the necessary map or plan prepared by a duly authorized Architect for being submitted to the Kolkata Municipal Corporation (hereinafter called K.M.C.) or other Authorities concerned for sanction and shall construct, erect and complete the new G+IV storied building on the said premises being complete in all respects in accordance with the plan to be sanctioned by the said Authorities Concerned at his cost and specifications as provided in the Second Schedule written hereunder.

5. That in the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by the Owners and the Developer and in regard to Owners' allocation thereof to be constructed by the Developer at his cost, it has been agreed to grant the exclusive right of development of the new building in the said premises including Owners' allocation out of the sanctioned area in the said property (being the Owners' share in the property) to the Developer and that the Developer will be entitled to deal with Developer's allocation in the proposed building.

6. That in consideration of the Developer's agreeing to incur all the expenses towards the construction of the proposed building (including Owners' allocation thereof), the Owners agreed to sell, convey and/or transfer the proportionate share of land attributable to the Developer's allocation in the proposed building or buildings in favour of the Developer or its nominee or nominees and the Developer shall receive the entire consideration money thereof of his allocated portions by way of incurring the entire cost towards the construction of the Owners' allocated portion, as aforesaid, in the proposed building.

7. It has further been agreed between the parties that the Developer will be entitled to get the aforesaid property developed by constructing a G+IV storied building thereof as per the sanctioned plan to be obtained from the Kolkata Municipal Corporation. The construction may be varied/modified with the sanctioned plan if necessary at the instance of the Developer and in that case the Developer shall take all responsibility and cost for the same.



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-2100

8. OWNERS' OBLIGATION :

It shall be the responsibility and obligation of the Owners to comply with the terms and conditions as follows :-

To settle with the existing tenant in the said premises for getting the vacant possession thereof on payment of the compensation money or otherwise and in course of settling with the existing tenant, the Owner will co-operate and assist the Developer and if any amount is required for vacating the space occupied by the tenant, the Developer shall pay the amount. In the above case, the Owner will not claim any share for the space vacated by the Developer from existing tenant. If, however, by such settlement, any area is required to be provided to such tenant in proposed building, in such case the same will be provided out of the Developer's allocation in the proposed building. The Owner will refund the security deposit of Rs. 15,00,000/- to the Developer at the time of handing over possession of Owners' allocation in Six equal installments.

9. DEVELOPER'S OBLIGATION :

It shall be the responsibility and obligation of the Developer to comply with the terms and conditions as follows :-

a) The Developer shall at its own cost for and on behalf of the owners, shall apply and obtain a sanction plan of the proposed building to be constructed at the said premises and the entire cost of such sanctioned plan including the Architect fees, however, shall be borne by the Developer.

b) To prepare and finalize the plan of the aforesaid project for submitting the same to the Kolkata Municipal Corporation and to obtain such sanction.

c) To complete the construction of the proposed building within a period of 24 months from the date of obtaining the sanction plan thereof from the Kolkata Municipal Corporation or 24 months from obtaining vacant possession of the property whichever is later. In case the Developer is unable to complete the construction of the proposed building within the said stipulated period of 24 months, in such case the aforesaid time for completion shall be extended for a further period of six months. In case the Developer is unable to complete the construction even within the said extended period



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of 6 (Six) months in such case the period for completion will be extended for a further period of six months subject to payment of compensation of Rs. 5,000/- (Rupees Five Thousand only) per month by the Developer to the Owner.

d) Developer shall bear expenses and cost for alternative accommodation to the Owners while shifting during construction of the proposed G+IV storied building. Immediately after obtaining sanctioned plan the Developer shall provide following facilities to owners Sri Dipak Saha and Prabir Saha for their alternative accommodation:-

A) For Dipak Saha

i) Developer will provide cost of shifting of all belongings and also pay Rs. 12,000/- as rent/licence fee monthly and beside this Developer will also provide a small room for keeping his belongings at his cost for alternative accommodation till completion of the proposed G+IV storied building.

B) For Prabir Saha

i) Developer will provide cost of shifting of all belongings and also provide 3 BHK flat for alternative accommodation till completion of the proposed G+IV storied building at the cost of the Developer.

Owners shall vacate the said premises with 15 (fifteen) days as and when Developer provides alternative accommodation and ask them to vacate specifically from the date of obtaining sanctioned plan from Kolkata Municipal Corporation failing which Owners shall have to pay damages a sum of Rs. 500/- per day.

e) Save and except the Developer's allocation of the aforesaid building, the Developer shall not be entitled to create any charge or mortgage or encumber the remaining share of the aforesaid property with any financial institution or bank nor shall fasten the Owners of the First Part for any financial liability.

f) That the Owners through their Development Power of Attorney shall execute necessary Deed of Conveyance in respect of the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of the Developer or his nominee or nominees or successor or successors in office at or after completion of the Owners' allocation and/or delivery of possession thereof.



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LIBRARY
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g) That after completion of the building, the Developer shall obtain completion certificate issued by the Kolkata Municipal Corporation. The owners may appoint engineers at its own cost to supervise the construction of the proposed multistoried building till its completion.

h) The Developer shall indemnify and keep indemnified the Owners against all loss, damages, costs, charges, expenses that may be incurred or suffered by the Owners on account of arising out of any breach of any of the terms of these presents or any laws, rules, regulations or due to any accident or mishap during the progress of construction or due to any claim made by the Third Party in respect of such construction or otherwise howsoever till the date of possession to the Owners of his allocation.

h) The Developer shall take necessary steps for getting electricity connection from CESC, K.M.C. water connection, reservoir, K.M.C. sewerage connection, apportionment of Kolkata Municipal Corporation tax and the cost of getting electricity connection from C.E.S.C shall be paid and/or born by the Owners and Developer or its nominee proportionately.

i) That the time stipulations as mentioned in several clauses of this Agreement shall be the essence of the contract.

10. THE DEVELOPER FURTHER AGREES AS FOLLOWS :

a) Over and above the aforesaid allocation the Developer also agreed to pay to the Owners a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) to the Owners as interest free refundable security deposit.

b) To incur all costs, charges and expenses for obtaining the sanctioned plan or any modification thereof of the proposed building to be constructed at the aforesaid premises and also for any modification thereof and also to get the aforesaid plan duly sanctioned by the Kolkata Municipal Corporation.

c) The Developer shall also be entitled to have the existing building and/or structures demolished and so far as the salvage in respect of the aforesaid property is concerned, the Developer shall take the salvage value in respect of the aforesaid property.



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 2 DEC 2022

11. THE DEVELOPER SHALL BE ENTITLED :

- a) This Agreement commences and shall be deemed to have commenced on the date of execution Development Power of Attorney duly registered in this connection.
- b) To enjoy, negotiate and enter into agreement/ agreements for sale and/or nomination with its nominee or nominees and/or assignees and accept advance and/or part/full consideration money for the disposal of Developer's allocation as it may think fit and proper from all such person or persons of their choice, without any interference from the Owners, whatsoever.
- c) The Developer, however, shall be liable to pay all municipal taxes, land rent, rates and other out goings in respect of the aforesaid property on and from the date of obtaining the sanctioned plan or vacant possession of the entire property, whichever, is later, till delivery of possession of fully completed Owners' allocation in the proposed building after which the parties and/or their respective transferees or nominees shall become liable and responsible for payment of property taxes and all other outgoings (collectively rates) in the ratio of their respective allocations.
- d) The Developer shall also be entitled to have the existing building and/or structures demolished and so far as the salvage in respect of the aforesaid property is concerned, the Developer shall take the salvage value in respect of the aforesaid property.

12. THE OWNERS AGREES :

- a) It will be the sole responsibility of the Owners to make out a clear marketable title in respect of the aforesaid property free from all encumbrances, charges, liens, attachments, lis pendens, whatsoever, to the satisfaction of the Developer.
- b) After obtaining the sanction plan of the proposed building, the Owners shall deliver the vacant possession in respect of the portion of the aforesaid property under their possession to the Developer.
- c) To sign and execute all necessary Plans, Papers, Undertakings, Affidavits, Documents, Declarations, Deeds which may be required for obtaining the sanction Plan of the proposed building or buildings and construction of the proposed buildings.



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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 2 DEC 2012

- d) That the owners shall bear all costs for all arrear/outstanding municipal taxes of the said property until the vacant possession of the premises is delivered to the Developer.
- e) To co-operate with the Developer for construction and completion of the new multistoried building being premises No. 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006.
- f) The Owners also agreed to execute a registered Development Power of Attorney in favour of the Developer or his nominee or nominees for constructing the said proposed multistoried building and for obtaining sanctioned plan from the KMC and others related/ connected activities for such construction and executing the Sale Deed in respect of the Developer's allocated portion.
- g) That the owners through his Power of Attorney, shall execute necessary Deed of conveyance in respect of the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of Developer or its nominee or nominees.
- h) To give inspection of the original deeds & papers to Developer for verification by intending buyers, banks, etc. and to provide certified copies of the said original deed and papers to the Developer and handover such original deeds and papers to the Developer at the time of vacating the said premises before construction.
- i) To refund the security deposit to the Developer at the time of getting Owners' allocation in six equal installments.

13. THE OWNERS HAS FURTHER AGREED AS FOLLOWS:

- a) Not to sell, transfer, alienate or encumber his right over the said premises till completion of the proposed multistoried building and after completion, the owners shall have every right to deal with his allocation i.e. Owners' Allocation in the proposed new multistoried building.



ADDITIONAL REGISTRAR
INSURANCE, KOLKATA
- 2 DEC 2012

b) Not to cause any obstruction, hindrance or interference in the bonafide construction erection and completion of the new multistoried building on the said Premises.

c) To execute a Development Power of Attorney appointing the Developer as his Constituted Attorney authorising to do all deeds and things necessary for completion of the project and for dealing with Developer's allocation in the proposed building.

d) The portion of Prabir Saha, the name of the building will be "Minu- Mihir Niloy" and the portion of Dipak Saha the name of the building will be "Ruelia Apartment".

e) Not to create any mortgage, sell and to enter into any other agreement with any other person or persons in respect of the said premises during the continuation of this Development Agreement.

f) The Owners undertakes not to enter into any agreement either development or otherwise with any third party and/or not to encumber the said premises until and unless a comprehensive development agreement is made between the parties and get the same registered.

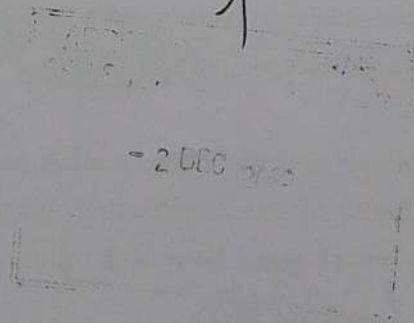
14. In the event of the new construction work being delayed and/or destroyed due to the reasons amount to Force Majeure or conditions beyond its control i.e. to say by earthquake, tempest or other Act of God, fire, riots, civil commotion, lockdown due to Covid-19 pandemic or any other irresistible forces not caused by any act of the Developer and/or their workmen in that situation or prohibitory order of any Court, Corporation or Government Authority, the Developer shall not be treated as defaulter and not responsible for delayed construction:

15. Both the Developer and the Owners shall be entitled to deal with or to dispose of their respective shares of the constructed space in any manner they think fit and proper without any interference from each other.

16. MISCELLANEOUS :



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- i) For the purpose of sale and/or transfer of their respective allocations no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent.
- ii) It is agreed between the parties that after delivery of possession of the existing building under the occupation of the Owners partly through tenant, they will not create any encumbrances and/or liens in respect of the property and the Developer's exclusive right of development of the aforesaid property shall not in any way be affected and shall extend all cooperation in all possible manner with the Developer.
- iii) If there is any extra construction/modification either internal or external beyond the sanctioned plan, entire liability and responsibilities of such construction will come upon the Developer.
- iv) The Developer on completion of the proposed building shall cause the formation of the Association/Company/Organization for maintenance of the said building and the Owners or his nominee or nominees shall become members of the said Association and shall be abide by the Rules and Regulations framed thereof and shall also pay proportionate cost of formation of such Association.
- v) Both the Owners and the Developer and/or their nominees and the Purchaser, however, shall be liable to pay the extra costs for additional features and/or facilities to be provided in the building.
- vi) Both the Owners and the Developer and/or their nominee and the purchaser of their respective allocation shall be liable to pay the stamp duty, registration charges, G.S.T and other levies.

17. It is further agreed between the parties that for the purpose of proper implementation of the terms and conditions of this Development Agreement and/or to enable the Developer for commercial exploitation of the Developer's allocation in the aforesaid property, the Owners has agreed to execute such other or further document or documents as and when found necessary by the said Developer.



1
- 2 DEC 2020

18. All disputes and differences arising out of this agreement or in relation to the determination of any and/or liabilities of the parties hereto or the construction and interpretation of any of the terms and meaning thereof shall be referred to the appropriate court of law having jurisdiction in that behalf.

19. JURISDICTION :

Only City Civil Court and High Court at Calcutta shall have the jurisdiction to entertain, try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this Agreement or connected therewith.

THE FIRST SCHEDULE ABOVE REFERRED TO

[SAID PROPERTY]

ALL THAT piece and parcel of bastu land in total measuring about **3 (Three) Cottahs 6 (Six) Chittacks 36 (Thirty Six) Square feet** be the same a little more or less as per Deed and upon physical measurement the said land measuring about 3 Cottahs 5 Chittacks 39.935 sq. ft. together with 80 years old dilapidated partly three storied brick built partially tenanted dwelling house out of which cemented **Ground Floor** Covered area measuring in total **1968 sq. ft.** be the same a little more or less, cemented **First Floor** covered area measuring in total **1968 sq. ft. and** Cemented **Second Floor** covered area measuring total **767 sq. ft.** be the same a little more or less at premises No. 22B, Amar Bose Sarani (formerly known as Chore Bagan Lane), P.S.-Girish Park, Ward No. 25 of the Kolkata Municipal Corporation, Kolkata - 700006 having assessee No. 110251600302 which is butted and bounded as follows:-

ON THE NORTH : By premises No. 22A, Amar Bose Sarani;
ON THE EAST : By Amar Bose Sarani;
ON THE SOUTH : By Parbati Ghosh Lane;
ON THE WEST : By premises No. 59, Parbati Ghosh Lane;

SECOND SCHEDULE ABOVE REFERRED TO

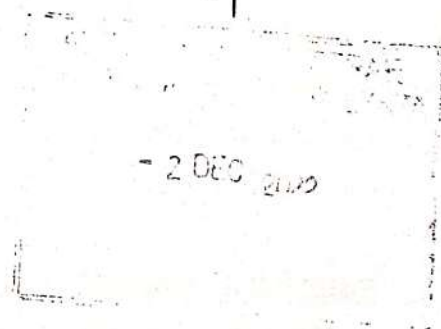
(SPECIFICATION OF CONSTRUCTION)

FOUNDATION:

R.C.C. work 1:2:4 work;



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| | |
|-------------------------|---|
| MATERIAL: | TATA/Shyam TMT bars, Ambuja cement. |
| EXTERNAL FINISH: | External walls shall be weather coat paint. |
| INTERNAL FINISH: | Brick shall be of 1 st class and shall be finished with wall putty. |
| BRICK WORK: | Brick masonry 8 (eight) inches thick partition 5" and 3" thick with wire netting, cement plaster both sides, wall putty. |
| PLASTER: | 3/4" thick plaster. |
| FLOORS: | Entire tiles/marble(marwar) flooring. |
| STAIR CASE: | Stair case will be white marble flooring. |
| DOORS: | Frame shall be 4" X 3" Sal wood frame. All doors are Flash Doors branded Ply with branded handles. |
| WINDOWS/GRILL: | Aluminium sliding windows with integrated grills painted with synthetic enamel paint fitted with 2mm glass. |
| PAINTS: | External exposed surface of windows and grills |
| WATER: | Corporation water shall be stored into a reservoir and from there supply to different flats; |
| ARRANGEMENT | |
| SANITARY: | White Basin, Shower. All fittings will be Parryware/Esco. Concealed stopcock to be provided in each toilet. Overhead R.C.C. tank/s. |
| KITCHEN: | Spacious cooking platforms (18" X 6') with R.C.C. and Black Stone finished platform, S.S sink along with Parryware/Esco cock, 3' heights all over the wall of kitchen finished with highlighter tiles with branded C.P. Tap. Flooring will be marble. |
| TOILET/BATHROOM: | Glazed wall tiled upto 6' height, one shower point with shower fittings, one geyser point, two C.P. tap. One wash basin, one India/Western Commode. All fitting of Parryware/Esco, Tiles flooring. |
| ELECTRICAL: | All concealed electrical wiring with Mascab wires. Modular Switches of reputed brand, light points, |



8

RECEIVED
- 2 DEC 2000

light plugs, call bell points, Cable TV point, one AC point.

ROOF:

Roof IPS.

ELEVATOR:

Reputed and reliable company capacity of 4 passengers.

IN WITNESS WHEREOF the Parties hereto both hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of :

WITNESSES :

1. Animesh Mondal
553A, Rabindra Sarani
Kolkata - 700003

Dipali Saha

Rabis Saha

Signature of the Owners

2. Pradipta Nag Choudhury .
Naibati, 743165 .

ARYAANS LINE 88

Aloke Dey .

Proprietor

Signature of the Developer

Drafted & Prepared by :

Amit Chaudhury .
Amit Chaudhury
Advocate

High Court, Calcutta
Enrolment No. WB/1870/1995



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ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
- 2 DEC 2022

RECEIVED from the within named Developer a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs) only as interest free refundable Security Deposit in part as per Memo below:

MEMO OF CONSIDERATION

| Date | In favour of | Cash/Bank and Branch | Cheque No. | Amount | |
|------------|-----------------|------------------------------------|--------------|---------------------|----|
| | | | | Rs. | P. |
| 25.04.2022 | Sri Dipak Saha | HDFC Bank, Girish Park, Kolkata | 000227 | 1,50,000.00 | |
| 26.04.2022 | | HDFC Bank, Girish Park, Kolkata | 000228 | 1,50,000.00 | |
| 25.04.2022 | Sri Prabir Saha | HDFC Bank, Girish Park, Kolkata | 000226 | 5,00,000.00 | |
| 26.04.2022 | | HDFC Bank, Girish Park, Kolkata | 000239 | 2,00,000.00 | |
| 01.12.2022 | | HDFC Bank, Girish Park, Kolkata | 000301 | 2,50,000.00 | |
| 01.12.2022 | | HDFC Bank, Girish Park, Kolkata | 000302 | 2,50,000.00 | |
| | | | Total | 15,00,000.00 | |

(Rupees Fifteen Lakhs) only

WITNESSES:

1. *Arinab Ghosh*

Dipak Saha

2. *Pradipta Nag choudhury.*

Prabir Saha


































Signature of the Owners



ADDITIONAL REGISTRAR
ASSURANCE-II, KOLKATA

- 2 DEC 2019

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | |
|---|--------------------|---|---|--|---|---|
|  | <i>Dipan Saha</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | <i>Prabir Saha</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
|  | <i>Aloke Dey</i> |  |  |  |  |  |
| | | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 2 DEC 2022

धार्द सखा नम्बर / PERMANENT ACCOUNT NUMBER

AJDPS3918D



नाम / NAME

DIPAK SAHA

पिता का नाम / FATHER'S NAME

GOPAL CHANDRA SAHA

जन्म तिथि / DATE OF BIRTH

04-11-1943

हस्ताक्षर / SIGNATURE

Dipak Saha

[Signature]

04-11-2011

COMMISSIONER OF INCOME TAX

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी का सूचित / यापना कर दे महापत्रक आगकर आयुक्त, की-7

गोरगी स्क्वायर,
कलकत्ता - 700 069

In case this card is lost/ found, kindly inform/ return to the issuing authority.

Assistant Commissioner of Income Tax,
की-7

G. Howrah Square
Calcutta - 700 069

Dipak Saha

PERMANENT ACCOUNT NUMBER
AISPS8444G

NAME
PRABIR SAHA

FATHER'S NAME
MIHIR LAL SAHA

DATE OF BIRTH
20-10-1954

SIGNATURE
Prabir Saha

COMMISSIONER OF INCOME-TAX, W.B. - II

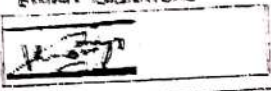
Prabir Saha

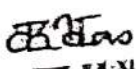
स्थायी लेखा संख्या PERMANENT ACCOUNT NUMBER
ADGPD0072N

नाम / NAME
ALOKE DEY

पिता का नाम / FATHER'S NAME
ARUN KUMAR DEY

जन तिथि / DATE OF BIRTH
29-11-1970

हस्ताक्षर / SIGNATURE



 आयकर आयुक्त, ए. ए. - XI
 COMMISSIONER OF INCOME TAX, W.B. - XI

इस कार्ड को हजी / बिना जाने पुर फुल्ल जगरी करने
 सारे प्राधिकारी को सूचित / पत्र लिख कर दे
 संपूर्ण आयकर आयुक्त (सहायि एवं तकनीकी),
 पी. 7,
 छींगी चौराहा,
 कोलकाता - 700 069.

In case this card is lost/damaged, kindly inform/return to
 the issuing authority :-
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chhingher Square,
 Calcutta- 700 069.

Alok Dey

**DATED THIS 2nd DAY OF DECEMBER,
2022**

BETWEEN

SRI DIPAK SAHA & ANR

OWNERS

AND

ARYAN INFRA

DEVELOPER

DEVELOPMENT AGREEMENT

AMIT CHAUDHURY

Advocate

High Court, Calcutta
608, Rabindra Sarani,
Kolkata-700003

Mob:-9433138426

Email: amitchaudhuryadvocate@gmail.com



Major Information of the Deed

| | | | |
|--|--|--|------------|
| Deed No : | I-1902-14558/2022 | Date of Registration | 05/12/2022 |
| Query No / Year | 1902-2003329599/2022 | Office where deed is registered | |
| Query Date | 23/11/2022 8:17:19 PM | A.R.A. - II KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | Animesh Mondal 553A, Rabindra Sarani, Thana : Shyampukur, District : Kolkata, WEST BENGAL, PIN - 700003, Mobile No. : 9830465497, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-] | | |
| Set Forth value | Market Value | | |
| | Rs. 1,39,91,859/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 20,021/- (Article:48(g)) | Rs. 15,021/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Amar Bosh Sarani, , Premises No: 22B, , Ward No: 025 Pin Code : 700006

| 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 | 3 Katha 6 Chatak 36 Sq Ft | | 1,22,06,700/- | Property is on Road |
| Grand Total : | | | | 5.6513Dec | 0 /- | 122,06,700 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|-------------------------------------|
| S1 | On Land L1 | 4703 Sq Ft. | 0/- | 17,85,159/- | Structure Type: Structure Tenanted, |
| <p>Gr. Floor, Area of floor : 1968 Sq FL, Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1968 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 767 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 4703 sq ft | 0 /- | 17,85,159 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Mr Dipak Saha Son of Late Gopal Chandra Saha 22B, Amar Bosh Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx8D, Aadhaar No: 69xxxxxxxx7246, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence</p> |
| 2 | <p>Mr Prabir Saha Son of Late Mihirlal Saha 22C, Amar Bosh Sarani, City:- Kolkata, P.O:- Beadon Street, P.S:-Jorasanko. District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AXxxxxxx4G, Aadhaar No: 42xxxxxxxx0917, Status :Individual, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/12/2022 , Admitted by: Self, Date of Admission: 02/12/2022 ,Place : Pvt. Residence</p> |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>ARYAANS INFRA 197A, Chittaranjan Avenue, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: ADxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Mr Alope Dey (Presentant) Son of Late Arun Kumar Dey 43/2A, Biplabi Barin Ghosh Sarani, City:- Not Specified, P.O:- Maniktala, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2N, Aadhaar No: 36xxxxxxxx9504 Status : Representative, Representative of : ARYAANS INFRA (as Proprietor)</p> |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <p>Shri Animesh Mondal Son of Late Dhananjoy Mondal 553A, Rabindra Sarani, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003.</p> | | | |
| Identifier Of Mr Dipak Saha, Mr Prabir Saha, Mr Alope Dey | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|---------------------------|
| 1 | Mr Dipak Saha | ARYAANS INFRA-2.82562 Dec |
| 2 | Mr Prabir Saha | ARYAANS INFRA-2.82562 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|-----------------------------------|
| 1 | Mr Dipak Saha | ARYAANS INFRA-2351.50000000 Sq Ft |
| 2 | Mr Prabir Saha | ARYAANS INFRA-2351.50000000 Sq Ft |



Endorsement For Deed Number : I - 190214558 / 2022

On 01-12-2022

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 1,39,91,859/-

102

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 02-12-2022

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

Presented for registration at 19:40 hrs on 02-12-2022, at the Private residence by Mr Aloke Dey .-

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

Execution is admitted on 02/12/2022 by 1. Mr Dipak Saha, Son of Late Gopal Chandra Saha, 22B, Road: Amar Bosh Sarani, , P.O: Beadon Street, Thana: Jorasanko, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Mr Prabir Saha, Son of Late Mihiraj Saha, 22C, Road: Amar Bosh Sarani, , P.O: Beadon Street, Thana: Jorasanko, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person

Identified by Shri Animesh Mondal, , , Son of Late Dhananjoy Mondal, 553A, Road: Rabindra Sarani, , P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

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

Execution is admitted on 02-12-2022 by Mr Aloke Dey, Proprietor, ARYAANS INFRA (Sole Proprietorship), 197A, Chittaranjan Avenue, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

Identified by Shri Animesh Mondal, , , Son of Late Dhananjoy Mondal, 553A, Road: Rabindra Sarani, , P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

102

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 03-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021.00/- (B = Rs 15,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/11/2022 6:25PM with Govt. Ref. No: 192022230193987061 on 28-11-2022, Amount Rs: 15,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1962748529 on 28-11-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by by online = Rs 20,001/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/11/2022 6:25PM with Govt. Ref. No: 192022230193987061 on 28-11-2022, Amount Rs: 20,001/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1962748529 on 28-11-2022, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 05-12-2022

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 20,00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 73428, Amount: Rs.20.00/-, Date of Purchase: 01/08/2022, Vendor name: S MUKHERJEE

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 491580 to 491613
being No 190214558 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.07 14:06:18 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/07 02:06:18 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)