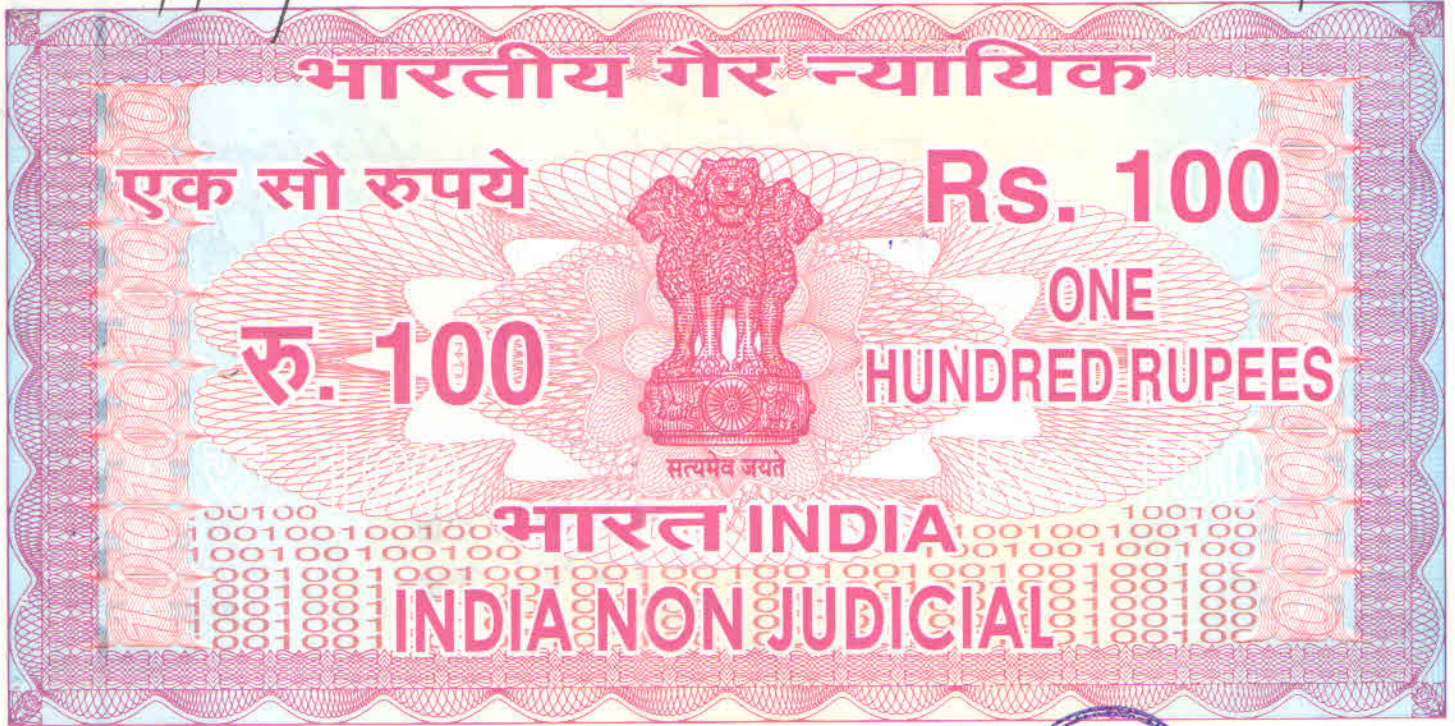


4938/18.

05135/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Z 630720

16.5.18.

244950/18  
 Dev  
 Additional Registrar  
 Assurances-IV, Kolkata

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

Additional Registrar  
 of Assurances-IV, Kolkata

16 MAY 2018

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the 16<sup>th</sup> day of May **TWO THOUSAND AND EIGHTEEN (2018)**

23731

Aatreye Nirman

NAME.....  
 ADD.....  
 16 MAY 2018  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court

9/12 - Lalbarra

19-1

16 MAY 2018  
16 MAY 2018



Al

ADDITIONAL REGISTRAR  
 OF ASSURANCES-IV, KOLKATA  
 16 MAY 2018



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

GRN: 19-201819-023897623-1

Payment Mode Online Payment

GRN Date: 16/05/2018 13:18:03

Bank : State Bank of India

BRN : IK00PGTYA4

BRN Date: 16/05/2018 13:18:53

DEPOSITOR'S DETAILS

Id No. : 19040000744950/2/2018

[Query No./Query Year]

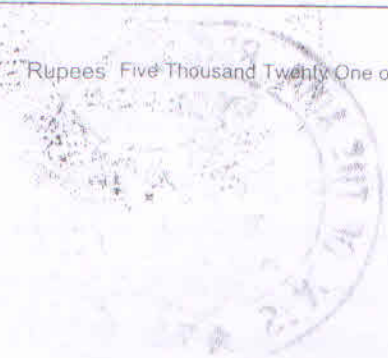
Name : ANIL KUMAR CHOWDHARY  
Contact No. : 03322430723 Mobile No. : +91 9831089412  
E-mail : chowdharyanil01@gmail.com  
Address : 10 OLD POST OFFICE STREET KOLKATA 700001  
Applicant Name : Org AATREYEE NIRMAN PRIVATE LIMITED  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19040000744950/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	19040000744950/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	101

In Words : Rupees Five Thousand Twenty One only

Total 5021



**BETWEEN**

**SRI GOBINDA SARKAR (PAN- GCKPS1772M)**, son of Late Premananda Sarkar, by faith-Hindu, by occupation-Service, by Nationality-Indian residing at 2, Motilal Colony, Police Station-DumDum, P.O. Rajbari Colony, Kolkata – 700081, Dist. 24 Paraganas (North) hereinafter called the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

**AND**

**M/S. AATREYEE NIRMAN (P) LTD.**, a private limited company, having Income Tax Permanent Account No. (PAN) "**AAHCA1189Q**", registered under the Companies Act, 1956, having its office at 9/12, Lal Bazar Street, Third Floor, Block - C, Post Office – Lal Bazar, Police Station – Hare Street, Kolkata – 700 001, represented by its Director **MRS JAYATI ROY** wife of Mr. Indrajit Roy, having Income Tax Permanent Account No. (PAN) "**ACXPR9705L**", by faith – Hindu, by Occupation – Business, residing at 50, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, Indian Citizen, hereinafter called the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include the partners, successors, successors in office and assigns) (Developer includes successor-in-interest and assigns) of the **SECOND PART**.

- I. Subject Matter of Agreement: Development:** Development and commercial exploitation of **ALL THAT** piece or parcel of land measuring an area measuring **9 chittack 6 sq feet out of** and as part of **10 Cottahs 05 Chittacks 36 Sq. ft more or less** comprised in **C.S. & R.S. Dag Nos. 2552, 2547 and 2551** under **C.S. & R.S. Khatian Nos. 503, 402** at **Mouza- Sultanpur, Police Station- Dumdum, Holding No.76, Motilal Colony**, Kolkata-700081, within the limits of **Dumdum Municipality**, Additional District- Sub Registration Office- Cossipore Dumdum and according to the Settlement Records of Rights finally published the plot is comprised at **Pargana-Kalikata, J.L. No.10, R.S. No.148, Touzi No.173** in the District of **24 Parganas (North)**.



- II.** Previous Agreement : The Owner /Vendor has already executed and registered a development in respect of land admeasuring 1 Chittaks and 15 sq.ft, being Development Agreement dated 21.06.2017 registered before District Sub – Rigrstrar of Barast ,the being No. 4234 for the year 2017,.
- III.** **Agreement** with the developer herein in respect of remaining land measuring **7 Chittacks and 36 Sq feet** out of Total land measuring **9 Ch 6 sq feet more or less and** being terms & conditions as stated therein on Development Agreement dated 21.06.2017 registered before the District Sub –Rigrstrar of Barast being No. 4234 for the year 2017, and allocation in the instant Development Agreement shall be the Owner's final allocation for the Owner herein.
- IV.** As per owners allocation decided by both the Parties herein alongwith other Co-owners of entire land mentioned in the First registered Development Agreement dated 05.06.2017, being no. 3770 for the year 2017, owner herein will get one Garage 120 Sq.ft more or less on the ground floor, and one Flat on the First floor over the said garage from his part of allocation.
- V. ALTERNATIVE ALLOCATION:** The Developer will provide the rent for alternative accommodations for the Owner till delivery of his allocation as provided in the earlier development agreement. Shifting charges upto possession of landowner per month for Rs 6,000/-
- VI. Owners' Obligation :** Save and except the right to possess Owners' Allocation the Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from selling, transferring, conveying and/or disposing of any part or portion of the constructed saleable area/space pertaining to the developers Allocation as well as the proportionate share in the land and furtherance to this the terms and conditions of the said Development Agreement and Power thereby granted shall be co-existent with the Development Agreement 05.06.2017 , 21.0-6.2017, both registered with the Office of DSR-I, North 24 Paraganas , Book no.I,

Being nos. 3770 and 4234 respectively and Power of Attorney dated 05.06.2017 and 21.06.2017, both registered with the Office of DSR-I, North 24 Paraganas , Book no.I, Being nos. 3792 and 4280 respectively.

**VII. Arbitration:** : All disputes and differences between the parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/ or the said properties or determination of any liability shall be referred to the arbitration under the Arbitration and Conciliation Act 1996 or Arbitration and Conciliation (Amendment) Act, 2015 or any other statutory modification or enactment for the time being in force and the award of the Arbitrator. However, the subject matter of Arbitration shall only remain confined to the owners' property under this Agreement but shall not affect the Project otherwise and the Owner has waived his right to raise any dispute with regard to the other areas of the Project.

**FIRST SCHEDULE ABOVE REFERRED TO:**

**(PREMISES)**

**ALL THAT** piece or parcel of land measuring an area **7 chittack 36 sq feet more or less (to be registred ) out of 9 Chittaks 6 sq.ft.** from the part of **total 10 Cottahs 05 Chittacks 36 Sq. ft.** more less comprised in **C.S. & R.S. Dag Nos. 2552, 2547 and 2551** under **C.S. & R.S. Khatian Nos. 503, 402** at **Mouza- Sultanpur, Police Station- Dumdum, Holding No.76, Motilal Colony** , Kolkata-700081, within the limits of **Dumdum Municipality**, Additional District- Sub Registration Office- Cossipore Dumdum and according to the Settlement Records of Rights finally published the plot is comprised at **Pargana-Kalikata, J.L. No.10, R.S. No.148, Touzi No.173 in the District of 24 Parganas (North)** and is butted and bounded in the manner as follows :

- ON THE NORTH** : **By House of Chandan Burman and Anju Burman;**
- ON THE SOUTH** : **By Block B of Rupadarshini and Plot of Ram Lal Kirtonia;**
- ON THE EAST** : **By Road 4";**
- ON THE WEST** : **By House of subha Sen Gupta**



**IN WITNESSES WHEREOF** the Parties have executed this Agreement on the date mentioned above.

**SIGNED SEALED AND DELIVERED**

on behalf of the abovenamed **OWNER**  
in the presence of:

Gobindo Sanyal

1. *Alok Das*  
Kanaipur, Uttarpara  
Dist Hooghly  
Pin 712234

2. *Ramalesh Boudal*  
S/o Late Nirangan Mondal  
44 Lakshminaras Road  
P/o Italgacha, Kol - 700079

**SIGNED SEALED AND DELIVERED**

on behalf of the abovenamed  
**DEVELOPER** in the presence of:

For Aatreyee Nirman Pvt. Ltd.

*Jayati*  
Director  
(JAYATI ROY)

1. *Alok Das*
2. *Ramalesh Boudal*

Drafted by:  
Anup Kumar Das  
Associate  
High Court, Calcutta.  
En. No. 48/1515703



SPECIMEN FORM FOR TEN FINGERS PRINT



Jayale  
(JAYATI RAY)

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Gobindosoykari

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

ATA



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 214413 to 214430  
being No 190405135 for the year 2018.



*Ghosh*

Digitally signed by Srijani Ghosh  
Date: 2018.05.28 16:33:53 +05:30  
Reason: Digital Signing of Deed.

(Srijani Ghosh) 28-05-2018 16:33:46  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

## Major Information of the Deed



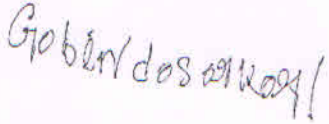
Deed No :	I-1904-05135/2018	Date of Registration	16/05/2018
Query No / Year	1904-0000744950/2018	Office where deed is registered	
Query Date	10/05/2018 6:16:45 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AATREYEE NIRMAN PRIVATE LIMITED 9/12, LAL BAZAR STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No.: 9831089412, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 7,31,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Motilal Colony, Mouza: Sultanpur, Holding No:76

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2547	RS-402	Bastu	Bastu	7 Chatak 36 Sq Ft		7,31,250/-	Property is on Road
<b>Grand Total :</b>					<b>.8044Dec</b>	<b>0 /-</b>	<b>7,31,250 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringefprint	Signature
	<b>Mr GOBINDA SARKAR</b> Son of Late PREMANANDA SARKAR Executed by: Self, Date of Execution: 16/05/2018 , Admitted by: Self, Date of Admission: 16/05/2018 ,Place : Office			
	16/05/2018	LTI 16/05/2018	16/05/2018	
2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: GCKPS1772M, Status :Individual, Executed by: Self, Date of Execution: 16/05/2018 , Admitted by: Self, Date of Admission: 16/05/2018 ,Place : Office				




Major Information of the Deed :- I-1904-05135/2018-16/05/2018




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AATREYEE NIRMAN PRIVATE LIMITED</b> 9/12, LAL BAZAR STREET, Block/Sector: C, P.O:- LALBAZAR, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAHCA1189Q, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs JAYATI ROY</b> <b>(Presentant)</b> Wife of Mr INDRAJIT ROY Date of Execution - 16/05/2018, , Admitted by: Self, Date of Admission: 16/05/2018, Place of Admission of Execution: Office	 May 16 2018 4:22PM	 LTI 16/05/2018	 16/05/2018
50, GORAKSHABASHI ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACXPR9705L Status : Representative, Representative of : AATREYEE NIRMAN PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr ALOKE DEY son of Mr GOURANGA CHANDRA DEY ANAIPUR, P.O:- KANAIPUR, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712234, Sex: Male, By caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr GOBINDA SARKAR, Mrs JAYATI ROY	16/05/2018  

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
	Mr GOBINDA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-0.804375 Dec

Major Information of the Deed :- I-1904-05135/2018-16/05/2018