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Certified that the document is admitted to registration. The signature sheet/s and the endorsement are attached with this document.

Sub-Registrar
District 24 Parganas

01 MAR 2024

DEVELOPMENT AGREEMENT

This AGREEMENT made this day of 1st March Two Thousand Twenty Four (2024) BETWEEN SIDDHARTHA GHOSH ROY (PAN ANHPC7568D) Aadhaar No 3375 5979 0895 Mob No 9883182465 son of Late Jyotirmoy Ghosh Roy Chowdhury @ Jyotirmoy Ghosh Roychowdhury , by faith Hindu, by occupation – Retired , by Nationality Indian, residing at D/10, New Patuli, P.O. Panchasayar , P.S. Patuli, Kolkata – 700094, District 24-Parganas (South), West Bengal hereinafter referred to as the "OWNER"

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No. 1175 Date 01/3/24
F. D. L. No. Enter name
Ch. / S. D. / P. Journal No. 4
Rupee 5000



[Signature]
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

1175 in 5000 (1st time named any)



[Signature]
Sanjay Kumar Das
A/S

Stamp Vendor

Alipore Police Court
12th 22

District Sub-Registrar-I
Alipore, South 24 Parganas
10 1 MAR 2024

(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the ONE PART.

AND

M/S. FRIENDS ENTERPRISE (PAN AAJFF6138K) a Partnership firm having its office at G/154, Baishnabghata Patuli ^{Township} P.O. Panchasayar, P.S. Patuli Kolkata 700094 represented through its partners namely **1. MR BALARAM SAHA (PAN BXPPS6773P)** Aadhaar No 5355 0856 5142 Mob No 8240004972 son of Sambhulal Saha by faith-Hindu, by occupation – Business by Nationality Indian residing at 86/3, Biplabi Ullashkar Dutta Road P.O. Baghajatin ,P.S. Patuli Kolkata 700086 **2. BIPUL DAS (PAN AJXPD4533H)** Aadhaar No 7543 2007 5831 Mob No son of Late Makhan Lal Das by faith- Hindu, by occupation – Business by Nationality Indian residing at A54/1, Bapujinagar P.O. Regent Estate P.S. Jadavpur Kolkata 700092 **3. SRI TAPAS CHAKRABORTY (PAN AFLPC5224J)** Aadhaar No 9463 2260 1017 Mob No son of Late Nanigopal

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Chakraborty by faith- Hindu, by occupation – Business by Nationality Indian residing at J/324, Baishnabghata Patuli Township P.O. Panchasayar, P.S. Patuli Kolkata 700094 hereinafter referred to as the “DEVELOPERS” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS **Dolly Ghosh Roy Chowdhury** wife of Late Jyotirmoy Ghosh Roy Chowdhury @ Jyotirmoy Ghosh Roychowdhury purchased all that piece and parcel of land measuring 6 Cottahs more or less out of land measuring 50 Satak more or less at Mouza Patuli J.L. No. 29, R.S. No 23 , Touzi No 6&13, C.S. Khatian No 51 ,116 , 71 , 7, R.S. Khatian 275,198,268,197, C.S. Dag No 249 , R.S. Dag No 264, under District Sub-Registry office Alipore, P.S. Jadavpur now Patuli , in the District South 24-parganas from Jitendra Nath Dey son of Late Kul Chandra Dey of Ganguly Bagan Kolkata 700047 and Sri Lala Subrata Dey son of Late Lala Hemanta Dey of Baghajatin Pally Kolkata by virtue of sale Deed which was registered on 28.03.1973 in the office of District Sub Registrar

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Alipore and entered in Book No 1 Volume No 41 Page 255 to 263 Being No 1803 in the year 1973

AND WHEREAS the said **Dolly Ghosh Roy Chowdhury** became the sole and absolute owners of the above mentioned property and mutated her name in the record of B.L. & L.R.O and Kolkata Municipal Corporation as the recorded owners in respect of all that piece and parcel of land measuring 6 Cottahs more or less at Mouza Patuli J.L. No. 29, R.S. No 23, Touzi No 6&13, C.S. Khatian No 51, 116, 71, 7, R.S. Khatian 275, 198, 268, 197, C.S. Dag No 249, R.S. Dag No 264, under District Sub-Registry office Alipore, P.S. Jadavpur now Patuli, in the District South 24-parganas which is now known as KMC Premises No. 161 Baishnabghata Patuli under Ward No 101 within Kolkata Municipal Corporation and Postal Address D/10, New Patuli, P.O. Panchasayar, P.S. Patuli, Kolkata - 700094, District 24-Parganas (South), and used to pay taxes thereon regularly vide Assessee No. 31-101-09-0161-7

AND WHEREAS the said **Dolly Ghosh Roy Chowdhury** while in possession and enjoyment of the aforementioned property by constructing structure, She gifted all that piece and

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parcel of land measuring 3 Cottahs more or less with structure at Mouza Patuli J.L. No. 29, R.S. No 23, Touzi No 6&13, C.S. Khatian No 51, 116, 71, 7, R.S. Khatian 275, 198, 268, 197, C.S. Dag No 249, R.S. Dag No 264, under District Sub-Registry office Alipore, P.S. Jadavpur now Patuli, in the District South 24-parganas which is now known as KMC Premises No. 161 Baishnabghata Patuli under Ward No 101 within Kolkata Municipal Corporation and Postal Address D/10, New Patuli, P.O. Panchasayar, P.S. Patuli, Kolkata - 700094, District 24-Parganas (South) to her elder son namely Siddhartha Ghosh Roy by virtue of Gift Deed which was registered on 30.05.2023 in the office of District Sub Registrar-III Alipore and entered in Book No I Volume No 1603-2023 Page ^{from} 216150 to 216170 Being No 160307541 in the year 2023 and Siddhartha Ghosh Roy mutated his name in the record of Kolkata Municipal Corporation and paying tax regularly vide Assessee No. 31-101-09-0161-7.

AND WHEREAS the party of the first being thus absolutely seized and possessed of the schedule 'A' property described

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herein could not maintained the homestead building which is almost at the verge of demolition of the decided to develop the said property by erecting ownership residential flat or apartment in a three storied building thereon upon complying the building rules of Kolkata Municipal Corporation with the help of some one who can develop the said property.

AND WHEREAS the owner with that object in view approached the party of the Second Party being termed as Builders/Developers herein having the experience to undertake such construction to enter into a Development Agreement to construct the said building with several residential flats and other garage or saleable space for themselves and also for sale to intending purchasers along with undivided proportionate share of the land equivalent to construction of individual flats.

AND WHEREAS the party of the second part/Developers herein being thus approached by the said party of the First Part, agreed to exploit and develop the said land particularly described in the schedule A written hereunder by construction of residential building upon demolition of the existing structure

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by arranging funds by the builders/Developer's absolute authority either from its own sources and/or from the intending buyers of the undivided proportionate share in land for construction of flats or apartments to be constructed in the said building hereby proposed to be constructed through the said Builders/Developers the party of the Second part.

AND WHEREAS the owners accepted the said proposal of the Builders/Developers subject to the terms and conditions herein after expressly described.

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

1. **OWNERS** : shall mean **SIDDHARTHA GHOSH ROY** (PAN ANHPC7568D) Aadhaar No 3375 5979 0895 Mob No 9883182465 son of Late Jyotirmoy Ghosh Roy Chowdhury @ Jyotirmoy Ghosh Roychowdhury , by faith Hindu, by occupation – Retired , by Nationality Indian, residing at D/10, New Patuli, P.O. Panchasayar , P.S. Patuli, Kolkata – 700094, District 24-Parganas (South), West Bengal.

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2. BUILDER/DEVELOPER : shall mean M/S. FRIENDS ENTERPRISE (PAN AAJFF6138K) a Partnership firm having its office at G/154, Baishnabghata Patuli ^{Township} P.O. Panchasayar, P.S. Patuli Kolkata 700094 represented through its partners namely 1. MR BALARAM SAHA (PAN BXPPS6773P) Aadhaar No 5355 0856 5142 Mob No 8240004972 son of Sambhulal Saha by faith- Hindu, by occupation – Business by Nationality Indian residing at 86/3, Biplabi Ullashkar Dutta Road P.O. Baghajatin ,P.S. Patuli Kolkata 700086 2. BIPUL DAS (PAN AJXPD4533H) Aadhaar No 7543 2007 5831 Mob No son of Late Makhan Lal Das by faith- Hindu, by occupation – Business by Nationality Indian residing at A54/1, Bapujinagar P.O. Regent Estate P.S. Jadavpur Kolkata 700092 3. SRI TAPAS CHAKRABORTY (PAN AFLPC5224J) Aadhaar No 9463 2260 1017 Mob No son of Late Nanigopal Chakraborty by faith- Hindu, by occupation – Business by Nationality Indian residing at J/324, Baishnabghata Patuli Township P.O. Panchasayar, P.S. Patuli Kolkata 700094.

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3. THE SAID PROPERTY : shall mean all that piece and parcel of land measuring 3 Cottahs more or less with structure at Mouza Patuli J.L. No. 29, R.S. No 23, Touzi No 6&13, C.S. Khatian No 51, 116, 71, 7, R.S. Khatian 275, 198, 268, 197, C.S. Dag No 249, R.S. Dag No 264, under District Sub-Registry office Alipore, P.S. Jadavpur now Patuli, in the District South 24-parganas which is now known as KMC Premises No. 161 Baishnabghata Patuli under Ward No 101 within Kolkata Municipal Corporation and Postal Address D/10, New Patuli, P.O. Panchasayar, P.S. Patuli, Kolkata - 700094, District 24-Parganas (South) vide Assessee No. 31-101-09-0161-7.

4. BUILDING : shall mean and include the proposed multi storied building to be constructed ^{as per sanction Building Plan of K.M.C} at the said property and particularly mentioned in the schedule B written hereunder.

5. COMMON FACILITIES : shall mean and include roof, corridors, ways, stairs, elevator, passage, drive ways common lavatories provided by the Developer, water pump, common meter and other facilities which will be provided by the Builder/Developer in the new building as described in schedule 'C' & 'D' written hereunder.

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6. SALEABLE SPACE : shall mean and include the space in the new building as will be available as per terms of this agreement for exclusive use and utilization by the builders/developers after making due provision for common facilities and space required thereof and after making provision of Owner's allocation and proportionate share in land.

7. OWNER'S ALLOCATION IN THE NEW BUILDING : shall mean the owner will get entire ground floor and 50% of Second floor Back side of the said multi storied building with proportionate share of land including common areas with facilities and Rs 6,00,000/- (Six Lakhs) will be paid by the Developer to the owner as non refundable money out of which Rs 4,00,000/- (Four Lakhs) only at the time of signing this agreement and Power of Attorney and Rs 2,00,000/- (Two Lakhs) only at the time of Delivery possession.

8. DEVELOPER/S BUILDERS/ALLOCATION : shall mean and include the remaining portion of the proposed multi storied building with undivided proportionate of land.

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9. THE ARCHITECT : shall mean such person or persons with requisite qualification who will be appointed by the Builder/Developer for designing and planning the new building.

10. BUILDING PLAN : shall mean such plan prepared by the Architect for the construction of the new building as described in schedule B written hereunder.

11. TRANSFER : with it's grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to builder or his nominated purchaser thereof without causing in any manner inconveniences or disturbances to the owner's allocation.

12. TIME : shall mean the construction shall be completed within 24 months from the date of vacating the possession of the said premises and extra 6 months for natural calamity and labour crisis .

13. COMMENCEMENT : This Agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

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14. Name of the Building shall be decided by both parties herein.

15. Owner's Rights and obligations:-

a) The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property described in the schedule A below before construction of proposed building as per this agreement and have absolute right title and interest to deal with the same and in the manner herein mentioned.


b) None other than the owner herein or authorized person has any right title claim and/or demand over and in respect of the said premises and/or any portion thereof before construction of proposed building as per this agreement.

c) There is no excess vacant land in the said property within the meaning of the urban land (ceiling & Regulation Act, 1976).

d) Owners herein are liable to deliver proper documents in respect of said premises as an absolute owner.


16. CONSIDERATION : In consideration of the owner having agreed to permit the Builder/Developer to commercially exploit


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the said property and to construct erect and build a new building in accordance with the specifications and material description which are stated in details in schedule 'X' below in the land described in schedule 'A' written hereunder. 

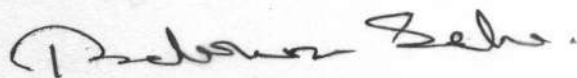
a) The Builder/Developer shall provide to the owner for flats in the new building as per owner's allocation mentioned in clause 7 herein above in this agreement at first before delivering the Developer allocation.

17. BUILDER'S/DEVELOPER'S RIGHTS :

a) All applications, plan, deed and other paper and documents as may be required by the Builder/Developer for the purpose of obtaining necessary construction and submitted by the Builder/Developer behalf of the owner at their ~~own~~  costs of ~~Builder~~ and developer and the Builders/Developers shall pay all chares and bear all fees of Architect's fees.

b) The owners hereby grant subject to what has been hereunder provided exclusive right to the builders/Developers to built upon and to exploit commercially the said plot of land and to take all necessary steps thereto in accordance with the ^{Sanction} plan. 

Developers/Builders shall handover the owner's allocation in



accordance with the specifications more fully described in the schedule ~~X~~' below and the builder/developer shall construct and complete the flats in accordance with the plan. The Builder/Developer shall bear all costs, charges and expenses for the construction of all the residential flats including owner's allocation and the said owner's allocation will be made fit for occupation with proportionate rights in all manner and portions of the said building at the costs and expenses of the Builder/Developer.

18. POSSESSION

1. The owner shall vacate the existing building along with the land appurtenant therein as described in the Schedule A and shall deliver free, quite, peaceful and unencumbered exclusive vacant possession of the property to the Builders/Developers and as per agreement the Builders/Developers shall be entitled to obtain vacant possession of the premises upon demolition of the existing structure of the building and take away the old materials of the demolished building in to the Builder/Developer's custody at their own costs and also to survey the said land and to do all

Robert Zoh.

necessary jobs for the purpose of construction of the proposed building in terms of this agreement.

2. The Builders/Developers shall complete the owner's allocation of the proposed building positively within 24 months from the date of vacating possession of the premises unless prevented by any unforeseen circumstances beyond the control of the builders/developers. And hand over the owner's allocation in finished and habitable condition with all arrangement and other necessary fittings as per specifications described in Schedule 'X' below.

3. The owner shall have absolute right to transfer or otherwise deal with the owner's allocations along with proportionate share in common areas and common passage without any reference to the Builder/Developer or any person or persons whatsoever upon getting possession of his allotted respective portion.

4. The Builder/Developer shall have exclusive right, title and interest to the Builder/Developer's allocation in the new building with exclusive undisturbed right to transfer, sale and/or otherwise deal with or dispose of the same without however

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affecting any right, title claim or interest therein as per this agreement whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Builder/Developer's allocation. The owner shall be liable to execute any deed for registration in favour of related person to make free title of the said premises after getting their allocation.

5. The owner hereby further undertakes to give the Builders/Developers the General power of Attorney in a form and manner reasonably required for the purposes of smooth construction work in terms of this deed and to deal with by way of transfer and dispose off Builders/Developers allocation. It is further understood however that such dealings shall neither in any way fasten or create any financial or legal liability upon the owner nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.

19. COMMON EXPENSES:

- a) The Builders/Developers and owners shall pay and bear all property taxes and other dues and out goings in respect of the said building accruing due as and from the

Robert John

date of handing over vacant possession of the land or part thereof equally

- b) As soon as the new building is completed within the time herein before mentioned, the Builder/Developer shall deliver the owner allocation in terms of this agreement and according to the specifications and plan thereof and certificate of Architet.

20. OWNER'S OBLIGATION

a) The owner shall give unencumbered land and premises simultaneously with the execution of this deed of agreement to the Builders/Developers. The owner hereby covenants with the Builders/Developers not to cause any hindrance in the construction of The building at the said property by the Builder/ Developer.

b) The owner hereby agrees to covenant with the Builders/ Developers not to do any act or deed or things whereby the Builders/ Developers may be prevented from selling assigning and/or disposing of any part or portion of the Builders/ Developer's allocation in the building or for the said property

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save and except the right of proportionate share in the land of the owner.

c) The owners hereby agree and covenant with the Builders/Developers not to let out, grant, lease, mortgage and/or charge the allocated portion of the Builders/Developers in the super built up construction, but shall have all those rights of alienation in respect of their allocated portion upon getting possession on completion of the building, to any person/persons, company/ companies. The Builders/ Developers also shall have not right to let-out, grant, lease, mortgage and/or charge the allocated super built up areas of the owner.

d) The owners hereby declare in clear and unequivocal terms that neither they nor their heirs and representatives after execution of this agreement shall encumber or otherwise transfer the land described in the Schedule 'A' and shall abide this stipulation set out in the agreement itself within construction period.

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e) The Builders/ Developers will have the right to enter into agreement for sale of the flats and/or space of the proposed building (excepting the reserved flats mentioned in clause 7 herein above of owners along with the proportionate undivided share in land and in common portion) with any intending purchasers. The Builders/Developers shall also be entitled to take earnest and consideration money for proportionate share in land and construction cost as advance as well as consideration money from any intending purchaser or purchasers in respect of the flats of the proposed building allotted to the Builders/ Developers.

f) Upon execution of this Agreement, the Owners/ First Party shall execute a Development Power of Attorney in favour of the Builders/ Developers or it's nominee or nominees authorising the Builder/ Developer or it's nominee or nominees as the case may be for taking all necessary steps in connection with the property described in the Schedule A written hereunder and to represent the owner before the Calcutta Municipal Corporation, C.I.T. Calcutta and West Bengal Police, Fire Brigade and any other authorities including State or Central

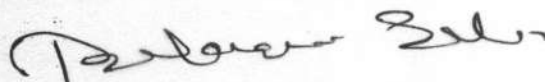
Beloren Saha

Government in connection with the construction of the proposed building and also to sign application, schemes, Maps, Drawings, Plans and other writings in his behalf and also to appear before any authorities and also to execute agreement for sale of flats as well as deed of conveyance in respect of portions allotted to the Builders/ Developers and to receive considerations thereof.

21. BUILDER/ DEVELOPER'S OBLIGATION

The Builders/ Developers hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of rules applicable for construction of the building and shall positively complete the construction within 24 months from the date of vacating possession of the said premises and shall positively deliver owner's allocation within a month thereafter.

- a) To provide a temporary residential accommodation to the owners of the land till the flats allotted to the owners in the proposed new building is delivered to him upon completion and the Developer will bear monthly rent Rs. 6,000/- only of the temporary accommodation till the date of delivered the possession of the owner allocation.



b) Original Deed and others documents in respect of the property will be handed over by the owners and the developer will be bound to return the said original documents after complete the building.

c) The Developers will arrange Electricity meter in favour of Owner-Allocation with cost of owners .

22. OWNER'S INDEMNITY

The Owners hereby undertake that they will positively deliver the vacant unencumbered possession of the said property to the Builders/ Developers from the same day as per Agreement mentioned herein above.

23. Builder/ Developer's Indemnity:

a) The Builders/ Developers hereby undertake to keep the owner indemnified against all third party claims and notices arising out of any sort of act or commission or commission of the Builder/ Developer in or in relation to the construction of the said new Building strictly in terms of the plan.

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24. The Agreement herein made shall not be treated as Partnership between the owners and the Builders/ Developers. The Builders/ Developers are given the absolute rights to develop the said property as aforesaid for commercial exploitation of Builders/ Developer's allocation in lieu of owner's allocation in terms of this Agreement.

25. Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the owners of the said property or any part thereof to the Builders/ Developers or as creating any right, title and interest in respect of thereof in the Builders/ Developers other than a exclusive license to the Builders/ Developers to commercially exploit the same to their benefit in terms hereof provided However the Builders/ Developers shall be entitled to borrow money from any Bank or Banks or any private financial institutions without creating any financial liability on the owners and their other estate shall not be encumbered and/or liable for payment of any such dues of such Bank or Banks or any private financial institutions and for that purpose the Builders/Developers shall keep the owner

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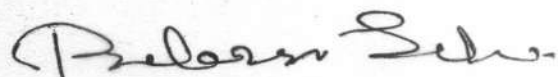
indemnified against any action suits and proceedings and costs charges and expenses in respect thereof.

26. The one original Agreement and certified copy of a duly attested copy of the original Deeds and documents of title in respect of the said property shall be kept at the city office Builders/ Developers or at the office of their agents for the inspection of the intended purchaser or purchasers.

27. The Builders/ Developers hereby declare that they have entered into this Agreement as per their capability of development work upon relying on the owner's representation and bonafide about their title to the said property described in the Schedule A written hereunder.

28. The Builders/ Developers, without prejudice to the rights and contentions of the owners, in this agreement, shall be entitled to enter into in their said capacity with any other contractor, architect and others for carrying out the said development at their risk and costs.

29. FORCE MAJEURE:



a) The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.

b) The term force majeure shall mean floods, earth-quake, riots, war storm, tempest civil commotion, strikes, lock-outs and/or any other act or commission beyond the control of the Parties hereto.

30. ARBITRATION: Any dispute or differences on any matter relating to the terms and condition of this Agreement herein between the Parties hereto shall be referred to arbitration under the provisions of the Indian Arbitration Act, 1940 and/or any other statutory modifications made thereto.

SCHEDULE A ABOVE REFERRED TO

All that piece and parcel of land measuring 3 Cottahs more or less with structure ^{measuring 1000 sq ft} at Mouza ¹ Patuli J.L. No. 29, R.S. No. 23, Touzi No 6&13, C.S. Khatian No 51, 116, 71, 7, R.S. Khatian 275, 198, 268, 197, C.S. Dag No 249, R.S. Dag No 264, under District Sub-Registry office Alipore, P.S. Jadavpur now

Prabir Sen.

Patuli , in the District South 24-parganas which is now known as KMC Premises No. 161 Baishnabghata Patuli under Ward No 101 within Kolkata Municipal Corporation and Postal Address D/10, New Patuli, P.O. Panchasayar , P.S. Patuli, Kolkata – 700094, District 24-Parganas (South) vide Assessee No. 31-101-09-0161-7

ON THE NORTH : 10 Feet wide KMC Road

ON THE SOUTH : R.S. Dag No 264

ON THE EAST : Plot No B Satirtha Ghosh

ON THE WEST : Bimal Bhattacharya

SCHEDULE.'B' REFERRED TO ABOVE

ALL THAT the piece and parcel of proposed multi storied building to be constructed according to specification mentioned in schedule ~~A~~ as per plan in the land described in schedule A above having all the common facilities as described in schedule C written hereunder.

SCHEDULE 'C' REFERRED TO ABOVE
(OWNER'S ALLOCATION IN THE MULTI STORIED BUILDING)

The owner will get entire ground floor and 50% of Second floor Back side of the said multi storied building with

Prof. Saha

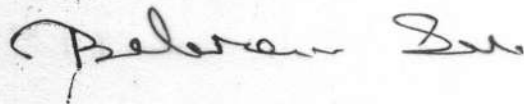
proportionate share of land including common areas with facilities and Rs 6,00,000/- (Six Lakhs) will be paid by the Developer to the owner as non refundable money out of which Rs 4,00,000/- (Four Lakh) only at the time of signing this agreement and Power of Attorney and Rs 2,00,000/- (Two Lakhs) only at the time of Delivery possession.

SCHEDULE 'D' REFERRED TO ABOVE
(DEVELOPER/S BUILDERS/ALLOCATION)

All that piece parcel of proposed remaining portion of constructed area of multi storied building of above mentioned property save and except the owner allocation in the land described in schedule A with proportionate share of land including common areas with facilities

SCHEDULE 'E' REFERRED TO ABOVE

1. Stair case on all the floors of the building.
2. Common passage including main entrance leading to the respective allotted flats.
3. Water pump and water tank under ground reservoir, overhead tank and water supply line.



4. Electric meter for pump installation and other common electrical service in the building and the meter room if any.
5. Drainage sewerage systems.
6. Boundary walls and main gate.
7. Such other common parts, equipment's installations, fixtures, fittings and spaces for occupancy of the respective portions in the building.

ANNEXURE 'X'

GENERAL SPECIFICATION OF THE CONSTRUCTION

| | |
|--------------------|---|
| Foundation : | Sand filling with isolated footings. |
| | : R.C..C. Frame Structures; |
| Wall : | Internal wall and ceiling finished with plaster of paris , |
| Stair : | Stair Land and steps Marble |
| Brick work : | Out side wall 125 mm |
| | : Inside wall 75 mm |
| Floor : | All room floor area and Drawing, Dining are made Tiles/ Marble . |
| Toilet & Kitchen : | Kitchen counter and kitchen floor black stone topping and coloured glazed tiles dado upto a height of 2 feet in cooking |

Reborn Selva

area. Toilet Tiles flooring and dado
glazed wall tiles upto 6 ft. height

Door : Door frame of standard quality Wood & Door will be flush door. Inside hatch bolt and tower bolt

Windows : Aluminum sliding window with grill design by the Developer.

ELECTRIC : (Fenolex wire & Modular switch owner allocation)

- a) In bed room one fan point, one light point, one 5 amp plug point, One A.C (Each flat). One T.V Point
- b) Dining-cum-Leaving room : one light point one fan point one 1.5 amp. Plug point.
- c) Kitchen : One light Point One exhaust fan point and one plug point.
- d) Toilet : One light point one exhaust fan point.

Sanitary and

Plumbing : Inside concealed pipe line with high density PVC Pipe and outside.

Basin/Pan/Comode : White Parry/Hindustan/Cere fittings & fixtures C.P. Fittings.

Water Supply : 24 hours water supply from two overhead R.C.C. or P.V.C. reserver on roof each 1000 liter capacity. Ferul of KMC water will be changed by Developer for multi storied building.

Out of Building Berger weather cote colour

Entrance : One Gate and secured boundary wall.

Prabir Sen

IN WITNESS WHEREOF the Owners/Vendors and Developer hereunto set and subscribed their respective hands and seals this the day month and year first above written.

SIGNED SEALED AND DELIVERED to


In the presence of :-

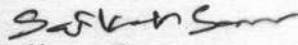
WITNESSES :


1. Satish Ghosh Roy
D/10/1, New Patuli
P.O. Panchasayan
Kolkata - 94

2. Suman Chandra
A/5/1 - R. Pally,
Kolkata - 86.

Drafted by :

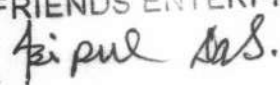

Partha Pratim Das
Advocate,
High Court, Calcutta
Bar Association Room No. 13,

F-639/1999
Typed by 
Alipore Police Court



SIGNATURE OF THE OWNERS

① FRIENDS ENTERPRISE


② FRIENDS ENTERPRISE


③ FRIENDS ENTERPRISE

Partner

SIGNATURE OF THE BUILDERS/DEVELOPERS .

MEMO OF CONSIDERATION

RECEIVED this sum of Rs 4,00,000/- (Rupees Four Lakhs) only from the Developer as per forfeited/ non refundable money out of Rs 6,00,000/- (Six Lakhs) against within mentioned property in the manner following :-

By cheque No 498151 from Canara Bank Rs 4,00,000/-,
 A/c By - Bank

Total

Rs 4,00,000/-

WITNESSES :

1. Sati Shashank Roy
 D/10/1, New Patuli
 P.O. Panchasayan
 Kolkata - 94

Siddhartha Ghosh Roy

SIGNATURE OF THE OWNERS

2. Suman Choudhary
 A/5/1 - R. Parry
 Kolkata - 86.



Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name ...BALARAM SAHA
Signature ...Balaram Saha



Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name ...SIDDHARTHA GHOSH ROY
Signature ...Siddhartha Ghosh Roy



Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name ...TAPAS CHAKRABORTY
Signature ...Tapas Chakraborty



Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name ...BIPUL DAS
Signature ...Bipul Das



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



010320242040666831

GRIPS Payment Detail

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRIPS Payment ID: | 010320242040666831 | Payment Init. Date: | 01/03/2024 13:45:54 |
| Total Amount: | 8042 | No of GRN: | 1 |
| Bank/Gateway: | State Bank of India | Payment Mode: | Online Payment |
| BRN: | CK000VFZT5 | BRN Date: | 01/03/2024 13:46:35 |
| Payment Status: | Successful | Payment Init. From: | GRIPS Portal |

Depositor Details

Depositor's Name: BALARAM SAHA
Mobile: 9903735373

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|--------------|--------------------|---|-------------|
| 1 | 192023240406668341 | Directorate of Registration & Stamp Revenue | 8042 |
| Total | | | 8042 |

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240406668341

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192023240406668341 | Payment Mode: | Online Payment |
| GRN Date: | 01/03/2024 13:45:54 | Bank/Gateway: | State Bank of India |
| BRN : | CK000VFZT5 | BRN Date: | 01/03/2024 13:46:35 |
| GRIPS Payment ID: | 010320242040666831 | Payment Init. Date: | 01/03/2024 13:45:54 |
| Payment Status: | Successful | Payment Ref. No: | 2000568174/5/2024 |

[Query No*/Query Year]

Depositor Details

Depositor's Name: BALARAM SAHA
Address: 86/3, BIPLABI ULLASKAR DUTTA ROAD , KOL 86
Mobile: 9903735373
Contact No: 9433069769
Depositor Status: Buyer/Claimants
Query No: 2000568174
Applicant's Name: Mr PARTHA PRATIM DAS
Identification No: 2000568174/5/2024
Remarks: Sale, Development Agreement or Construction agreement Payment No 5
Period From (dd/mm/yyyy): 01/03/2024
Period To (dd/mm/yyyy): 01/03/2024

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|-------------|
| 1 | 2000568174/5/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 2021 |
| 2 | 2000568174/5/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 6021 |
| | | | Total | 8042 |

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.

Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1601-00407/2024 | Date of Registration | 01/03/2024 |
| Query No / Year | 1601-2000568174/2024 | Office where deed is registered | |
| Query Date | 29/02/2024 1:10:55 PM | D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | PARTHA PRATIM DAS ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433069769, 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 : 6,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 4,00,000/- | Rs. 39,15,001/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,021/- (Article:48(g)) | Rs. 6,053/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :


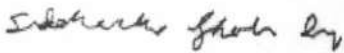
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Patuli, , Premises No: 161, , Ward No: 101 Pin Code : 700094

| 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 | 3,00,000/- | 32,40,001/- | Property is on Road |
| Grand Total : | | | | 4.95Dec | 3,00,000 /- | 32,40,001 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1000 Sq Ft. | 1,00,000/- | 6,75,000/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 1000 sq ft | 1,00,000 /- | 6,75,000 /- | |




Land Lord Details :







| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SIDDHARTHA GHOSH ROY Son of Late JYOTIRMOY GHOSH ROY Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office |  <small>01/03/2024</small> |  Captured <small>LTI 01/03/2024</small> |  <small>01/03/2024</small> |
| D/10, NEW PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANxxxxxx8D, Aadhaar No: 33xxxxxxxx0895, Status :Individual, Executed by: Self, Date of Execution: 01/03/2024 , Admitted by: Self, Date of Admission: 01/03/2024 ,Place : Office | | | | |

Developer Details :



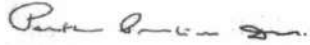
| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | MS FRIENDS ENTERPRISE G/154, BAISHNABGHATA PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr BALARAM SAHA (Presentant) Son of Mr SAMBHULAL SAHA Date of Execution - 01/03/2024, , Admitted by: Self, Date of Admission: 01/03/2024, Place of Admission of Execution: Office |  <small>Mar 1 2024 2:16PM</small> |  Captured <small>LTI 01/03/2024</small> |  <small>01/03/2024</small> |
| 86/3, BIPLABI ULLASHKAR DUTTA ROAD, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx3P, Aadhaar No: 53xxxxxxxx5142 Status : Representative, Representative of : MS FRIENDS ENTERPRISE (as PARTNER) | | | | |

| 2 | Name | Photo | Finger Print | Signature |
|--|---|--|---|--|
| | Mr BIPUL DAS Son of Late MAKHAN LAL DAS Date of Execution - 01/03/2024, , Admitted by: Self, Date of Admission: 01/03/2024, Place of Admission of Execution: Office |  <small>Mar 1 2024 2:13PM</small> |  <small>LTI 01/03/2024</small> Captured |  <small>01/03/2024</small> |
| A54/1, BAPUJINAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3H, Aadhaar No: 75xxxxxxxx5831 Status : Representative, Representative of : MS FRIENDS ENTERPRISE (as PARTNER) | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Mr TAPAS CHAKRABORTY Son of Late NANIGOPAL CHAKRABORTY Date of Execution - 01/03/2024, , Admitted by: Self, Date of Admission: 01/03/2024, Place of Admission of Execution: Office |  <small>Mar 1 2024 2:14PM</small> |  <small>LTI 01/03/2024</small> Captured |  <small>01/03/2024</small> |
| J/324, BAISHNABGHATA PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4J, Aadhaar No: 94xxxxxxxx1017 Status : Representative, Representative of : MS FRIENDS ENTERPRISE | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|--|--|
| Mr PARTHA PRATIM DAS Son of Late B C DAS ALIPORE JUDGES COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  <small>01/03/2024</small> |  <small>01/03/2024</small> Captured |  <small>01/03/2024</small> |

Identifier Of Mr SIDDHARTHA GHOSH ROY, Mr BALARAM SAHA, Mr BIPUL DAS, Mr TAPAS CHAKRABORTY

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|--------------------------------|
| 1 | Mr SIDDHARTHA GHOSH ROY | MS FRIENDS ENTERPRISE-4.95 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|---|
| 1 | Mr SIDDHARTHA GHOSH ROY | MS FRIENDS ENTERPRISE-1000.00000000 Sq Ft |

Endorsement For Deed Number : I - 160100407 / 2024

On 29-02-2024

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 39,15,001/-



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 01-03-2024

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 13:45 hrs on 01-03-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr BALARAM SAHA ,,

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

Execution is admitted on 01/03/2024 by Mr SIDDHARTHA GHOSH ROY, Son of Late JYOTIRMOY GHOSH ROY, D/10, NEW PATULI, P.O: PANCHASAYAR, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-03-2024 by Mr BALARAM SAHA, PARTNER, MS FRIENDS ENTERPRISE (Partnership Firm), G/154, BAISHNABGHATA PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2024 by Mr BIPUL DAS, PARTNER, MS FRIENDS ENTERPRISE (Partnership Firm), G/154, BAISHNABGHATA PATULI, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2024 by Mr TAPAS CHAKRABORTY,

Indetified by Mr PARTHA PRATIM DAS, , , Son of Late B C DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,053.00/- (B = Rs 6,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 6,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/03/2024 1:46PM with Govt. Ref. No: 192023240406668341 on 01-03-2024, Amount Rs: 6,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000VFZT5 on 01-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1175, Amount: Rs.5,000.00/-, Date of Purchase: 01/03/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2024 1:46PM with Govt. Ref. No: 192023240406668341 on 01-03-2024, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000VFZT5 on 01-03-2024, Head of Account 0030-02-103-003-02



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1601-2024, Page from 14532 to 14571
being No 160100407 for the year 2024.**



mdtabis

Digitally signed by MD TABIS ANSARI
Date: 2024.03.06 11:53:42 +05:30
Reason: Digital Signing of Deed.

**(Md Tabis Ansari) 06/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.**