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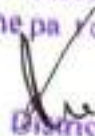


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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


District Sub-Register-III
Alipore, South 24-pargana

17 MAY 2024

DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 17th day of May, 2024 (Two Thousand Twenty Four) A.D.

BETWEEN

S. NO. 13564 Date 24/04/2024

Sold to.....

SELIM SEKH
Advocate

of.....

Alipore Judges' & Criminal Court
Mob.- 9836848308

Rupees 1000/-

Samir Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



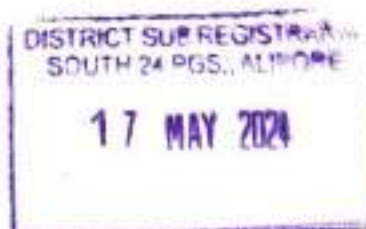
Identified by:-

Selim Sekh

Adv.

Alipore Judges' Court

Kolkata. 700027.



SUBBUN MALLICK (PAN- CHLPM1S90B & Aadhaar No. 7090 2247 9989) son of Nazrul Mallick, residing at Village- Raypur, P.O-Kanganberia, P.S- Bishnupur, Dist- South 24 Pargnas Pin Code - 743 503, in the state of West Bengal, hereinafter referred to as "**THE OWNER/LAND LORD**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, representative and/or assigns) of the **ONE PART**.

AND

M/S ALLVENO HOUSING DEVELOPMENT PRIVATE LIMITED, (PAN AAXCA6676Q) a Company incorporated under the Companies Act, 2013 having its registered office at 152, Diamond Harbor Road, P.S. Thakurpukur, Kolkata - 700063 having CIN U45309WB2022PTC257307, represented by its Directors **(1) SUBBUN MALLICK**, (PAN CHLPM1590B) (AADHAR NO. 7090 2247 9989), son of Nazrul Mallick, residing at Village- Raypur, P.O-Kanganberia, P.S- Bishnupur, Dist- South 24 Pargnas Pin Code -743 503, **(2) MONALISA SEIKH** (PAN GPZPS7219D) (AADHAR NO. 7820 1878 5430), daughter of Sk Munnaf Ali, wife of Subbun Mallick, residing at Village-Raypur, P.O- Kanganberia, P.S- Bishnupur, Dist- South 24 Pargnas Pin Code no. 743 503, **(3) SK ROHAN ALI**, (PAN DPUPR5794J) (AADHAR NO. 4436 7736 8559), son of Sk Munnaf Ali, residing at Village- Raypur, P.O-Kanganberia, P.S- Bishnupur, Dist- South 24 Pargnas Pin Code - 743503 hereinafter referred to as "**THE DEVELOPER**" [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office/interest and/or assigns] of the **OTHER PART**.

PART-1 RECITAL

WHEREAS one Nanilal Hudait was seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of land measuring about 08 decimal out of 16 decimal of danga land recorded in R.S Khatian no. 554/2 lying and situated at R.S & L.R Dag no. 822 of **Mouza- Kanganberia**, J. L. No. 41, Touzi no. 2,16 R.S no. 93 under P.S. & Sub Registry office - Bishnupur, District- South 24-Parganas.

AND WHEREAS said Nanilal Hudait while was seized and possessed of the aforesaid land measuring about 08 decimal out of 16 decimal of danga land recorded in R.S Khatian no. 554/2 lying and situated at R.S & L.R Dag no. 822 of **Mouza- Kanganberia**, J. L. No. 41, Touzi no. 2,16 R.S no. 93 under P.S. & Sub Registry office - Bishnupur, District- South 24-Parganas, died intestate leaving behind him his only son Kalipada Hudait as his legal heirs and successor.

AND WHEREAS said Kalipada Hudait after inherited the aforesaid land from his deceased father Nanilal Hudait and while was seized and possessed of the aforesaid land measuring about 08 decimal out of 16 decimal of danga land duly recorded his name in the R.S Records of Rights in R.S & L.R Dag no. 822 of **Mouza- Kanganberia**, J. L. No. 41, Touzi no. 2,16 R.S no. 93 under P.S. & Sub Registry office - Bishnupur, District- South 24-Parganas.

AND WHEREAS one Panu Charan Pal son of Jharu Nath Pal of Village-Barkalikapur, P.S- Bishnupur, Dist- South 24 Parganas, was seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of land measuring about 80 decimal of Shali land recorded in R.S Khatian no. 527 lying and situated at R.S & L.R Dag no. 813 and ALL THAT piece and parcel of land measuring about 13 decimal of Shali land recorded in R.S Khatian no. 527 lying and situated at R.S & L.R Dag no. 814 of **Mouza- Kanganberia**, J. L. No. 41, Touzi no. 2,16 R.S no. 93 under P.S. & Sub Registry office - Bishnupur, District- South 24-Parganas.

AND WHEREAS said Panu Charan Pal son of Jharu Nath Pal while was in possessed of ALL THAT piece and parcel of land measuring about 80 decimal of Shali land recorded in R.S Khatian no. 527 lying and situated at R.S & L.R Dag no. 813 and ALL THAT piece and parcel of land measuring about 13 decimal of Shali land recorded in R.S Khatian no. 527 lying and situated at R.S & L.R Dag no. 814 of **Mouza- Kanganberia**, J. L. No. 41, Touzi no. 2,16 R.S no. 93 under P.S. & Sub Registry office - Bishnupur, District- South 24-Parganas, sold transferred and conveyed the 47 decimal out of 80 decimal of

Shali land recorded in R.S Khatian no. 527 lying and situated at R.S & L.R Dag no. 813 and 07 decimal out of 13 decimal of Shali land recorded in R.S Khatian no. 527 lying and situated at R.S & L.R Dag no. 814 of **Mouza-Kanganberia**, J. L. No. 41, Touzi no. 2,16 R.S no. 93 under P.S. & Sub Registry office - Bishnupur, District- South 24-Parganas in favour of Kalipada Hudait son of Nanilal Hudait and delivered khass possession of the land by a Deed of Sale dated 14/06/1991 , registered at A.D.S.R-Bishnupur and recorded in Book no. 1, Volume no. 13, Pages from 142 to 145, being Deed no- 1642 for the year 1991.

AND WHEREAS said Kalipada Hudait became the sole and absolute owner of the Said Property and duly recorded his name in the Records of Rights maintained by the B.L. & L.R.O. Bishnupur- II, South 24 Parganas and while he was possession of his **ALL THAT** piece and parcel of Bastu land measuring about 08 decimal out of 16 decimal of land in Dag No. 822 and 47 decimal out of 80 decimal of land in Dag no. 813 and 7 decimal out of 13 decimal of land in Dag no. 814 in **Mouza- Kanganberia**, P.S. & Sub Registry office - Bishnupur, Touzi No. 2, 16, J.L. No. 41, Re. Sa. No. 116, recorded in R.S Khaitan no. 554/2 and 527 and L.R Khatian no. 441 said Kalipada Hudait authorized and empowered MD. AZHAR as his lawful constituted attorney to do all the legal acts and things on his behalf by virtue of a Power of Attorney dated 24.10.2016 duly registered in the office of A.D.S.R Bishnupur, recorded in Book No. IV, volume No. 1613-2016, Pages from 7331 to 7343, Being No. 161300372 for the year 2016.

AND WHEREAS The said Kalipada Hudait through his constituted Attorney MD. AZHAR sold conveyed and transferred **ALL THAT** piece and parcel of Bastu land measuring about 08 decimal out of 16 decimal of land in Dag No. 822 and 47 decimal out of 80 decimal of land in Dag no. 813 and 7 decimal out of 13 decimal of land in Dag no. 814 in **Mouza- Kanganberia**, P.S. & Sub Registry office -Bishnupur, Touzi No. 2, 16, J.L. No. 41, Re. Sa. No. 116, recorded in R.S Khaitan no. 554/2 and 527 and L.R Khatian no. 441 alongwith other several land in other Dag nos. in favour of SUBBUN MALLICK the land owner herein, by virtue of Bengali Bikroy Kobala dated 04.11.2016, registered in the office of A.D.S.R, Bishnupur, recorded in Book No. 1, volume

No. 1613-2016, Pages from 125831 to 125823, Being No. 161305747 for the year 2016.

AND WHEREAS the Owner herein being seized and possessed of and/ or otherwise well and sufficiently entitled to as the full and absolute Owner of **ALL THAT** piece and parcel of Bastu land measuring about 08 decimal out of 16 decimal of land in Dag No. 822 and 41 decimal out of 80 decimal of land in Dag no. 813 and 7 decimal out of 13 decimal of land in Dag no. 814 in **Mouza- Kanganberia**, P.S. & Sub Registry office -Bishnupur, Touzi No. 2, 16, J.L. No. 41, Re. Sa. No. 116, recorded in R.S Khaitan no. 554/2 and 527 and L.R Khatian no. 441 within the limits of Kanganberia Gram Panchayat, A.D.S.R. Bishnupur District South 24 Parganas more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written having undivided share therein duly mutated his name in the L.R Records of Rights which was finally published vide L.R Khatian no. 3226 of Mouza-Kanganberia.

AND WHEREAS the said Owner herein i.e. **SUBBUN MALLICK** after mutated the Said Property in his name and converted the said Property from Danga to Housing Complex vide Conversion Certificate dated 02.12.2021 having Memo No. 57(C)/63/4784/P/21 issued from the office of District Land and Land Reforms officer South 24 Parganas.

AND WHEREAS the Owner herein became desirous to enjoy the benefit of the said property commercially by developing the property for that the Owner herein is engaging the Developer herein who will work at its own cost and expense to construct an Individual Bungalows thereon and would negotiate for sale of the same with the Intending Purchaser in lieu of consideration and the Owner shall be entitled to specified percentage of the said consideration payable by the Intending Purchaser for such sale.

AND WHEREAS the Owner herein will submit the Building plan/s for sanction in the office of Kanganberia Gram Panchayat/ concerned authority for construction of bungalows at the said property,

AND WHEREAS upon mutual discussions and negotiations between the parties to this agreement, it was decided by and between the Owner and the Developer herein who would be responsible as the Developer for the Building

Complex at the said property who would construct the same exclusively at its costs and expenses and would also negotiate for sale of the same and the Realizations would belong to the parties in the Agreed Ratio and the Owner shall receive their share of the Realizations as consideration for sale of proportionate shares in land in favour of Intending Purchaser of Saleable Areas upon completion of construction thereof.

AND WHEREAS The parties are desirous of recording in writing the terms and conditions agreed between them as contained in this Agreement.

PART- II DEFINITIONS:

1. Unless in this Agreement there be something contrary or repugnant to the subject or context:-

a) **"SUBJECT PROPERTY"** shall mean the pieces or parcels of contiguous and adjacent lands in one combined parcel morefully and particularly described in the **FIRST SCHEDULE** hereunder written and include all constructions thereat and appurtenances thereof.

b) **"BUNGALOWS"** shall mean the individual Bungalows to be constructed by the Developer at the Subject Property.

c) **"DEVELOPER"** shall mean **M/S ALLVENO HOUSING DEVELOPMENT PRIVATE LIMITED, (PAN AAXCA6676Q)** a Company incorporated under the Companies Act, 2013 having its registered office at 152, Diamond Harbor Road, P.S. Thakurpukur, Kolkata - 700 063 having CIN U45309WB2022PTC257307, represented by its directors (1) Subbun Mallick, (PAN : CHLPM1590B) (AADHAR NO : 7090 2247 9989), son of Nazrul Mallick, residing at Raypur, P.O- Kanganberia, P.S- Bishnupur, Dist- South 24 Pargnas Pin Code -743503, (2) Monalisa Seikh (PAN : GPZPS7219D) (AADHAR NO: 7820 1878 5430), daughter of Sk Munna Ali, wife of Subbun Mallick, residing at Raypur, P.O- Kanganberia, P.S- Bishnupur, Dist- South 24 Pargnas Pin Code -743503, (3) Sk Rohan Ali, (PAN DPUPR5794J) (AADHAR NO. 4436 7736 8559), son of Sk Munna Ali, residing at Raypur, P.O- Kanganberia, P.S- Bishnupur, Dist- South 24 Pargnas Pin Code - 743503 include its successors or successors-in-office and/or successors-in-interest and/or assigns.

d) **"BUILDING COMPLEX"** shall mean and include the said property and the New Bungalows to be constructed along with Common Areas and therein;

e) **"BUILDING PLANS"** shall mean the plan for construction of the New Bungalows at the said property as may be sanctioned by the Kanganberia Gram Panchayet / Concerned Authority and include all modifications and/or alterations that may be made thereto by the Developer.

f) **"COMMON AREAS AND INSTALLATIONS"** shall according to the context mean and include the areas installations and facilities comprised in and for the individual Bungalows and/or the said property 'and/or any' part or parts thereof as may be expressed or intended by the Developer from time to time for use in common with rights to the Developer to keep any part or parts of the Common Areas and Installations as being meant for use by the Intending Purchaser and such other person/s as the Developer may deem fit and proper. A tentative list of the proposed Common Areas and Installations is mentioned as the **THIRD SCHEDULE "PART A"** hereunder written but the same is subject to modifications or changes as may be made by the Developer therein;

g) **"EXTRAS AND DEPOSITS"** shall include amounts receivable under the heads as mentioned in the **FIFTH SCHEDULE** hereto subject to any modifications and/or alterations that the Developer may make thereto in consultation with the Owner.

h) **"INDIVIDUAL BUILDINGS"** shall mean the individual bungalows (G+1 bungalow) to be constructed from time to time at the said property capable of being exclusively held, used or occupied by intending purchaser.

i) **"OWNER'S ALLOCATION"** shall according to the context mean **20% (Twenty per cent)** of the Realizations as revenue sharing as per internal agreed proportion morefully described in **SECOND SCHEDULE** .

j) **"DEVELOPER'S ALLOCATION"** shall according to the context mean **80% (Eighty per cent)** of the Realizations as revenue sharing.

k) **"AGREED RATIO"** shall mean the ratio of sharing or distribution of Realization as Revenue sharing and others hereunder between the Owner and

the Developer which shall be 20% (Twenty per cent) belonging to the Owner and 80% (Eighty per cent) belonging to the Developer."

l) "**PROJECT**" shall mean the development and sale of the Bungalows;

m) "**PROJECT LAND**" shall mean an area of 56 (Fifty Six) decimals of land purchased by the Owner by separate Deeds of Conveyances.

n) "**REALIZATION**" shall mean and include the consideration received hereafter against sale of the Individual Building/ Bunglows from time to time but shall not include any amounts received on account of Extras and Deposits;

o) "**SAID PROPERTY**" shall mean all that piece and parcel of immovable property with a land area of **ALL THAT** piece and parcel of Bastu land measuring about 08 decimal out of 16 decimal of land in Dag No. 822 and 41 decimal out of 80 decimal of land in Dag no. 813 and 7 decimal out of 13 decimal of land in Dag no. 814 in Mouza- Kanganberia, P.S. & Sub Registry office -Bishnupur, Touzi No. 2, 16, J.L. No. 41, Re. Sa. No. 116, recorded in R.S Khaitan no. 554/2 and 527 and L.R Khatian no. 441 now Recorded in **L.R Khatian no. 3226** of Mouza- Kanganberia, within the limits of Kanganberia Panchayat area, A.D.S.R. Bishnupur District South 24 Parganas.

q) "**SALEABLE AREAS**" shall mean the Individual Bunglows with (a) appertaining share in Common Areas and Installations and/or (b) appertaining land share and include Parking Spaces and anything else comprised in the Building Complex which is or can be commercially exploited.

r) "**INTENDING PURCHASER**" shall mean the persons to whom any Saleable Areas in the Building Complex is sold or agreed to be sold:

PART III WITNESSETH:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows: -

3. DEVELOPMENT AND CONSTRUCTION:

3.1. The Owner have agreed to appoint the Developer and grant to the Developer the exclusive rights and authority to develop the said property and construct the Building Complex thereon and to negotiate for sale of the

Saleable Areas for benefit of both the Owner and the Developer as contained herein and for the consideration and on the terms and conditions contained hereinafter.

3.2 The Developer by virtue of this Agreement made hereunder shall be solely entitled to develop the said property and to look after supervise, manage and administer the progress and day to day work of construction of the Building Complex.

3.3. The Owner shall be entitled to the Owner's Allocation being 30% (Thirty per cent) of the Realizations as revenue sharing and the Developer shall be entitled to the Developer's Allocation being 70% (Seventy ptr cent) of the Realization as revenue sharing .

3.4 The Developer agrees to develop the said property in the manner hereinafter mentioned and to provide or cause to be provided all requisite workmanship, materials, technical knowhow for the same and to pay (the costs and expenses thereof in the manner mentioned hereinafter.

3.5. The Building Complex shall be constructed and completed by the Developer in the manner and as per the Building plan/s and Specifications herein agreed at the Developer's cost.

3.6. The Owner have agreed to convey proportionate shares in land attributable to the Individual Bungalows and other Saleable areas, as applicable, in favour of the Intending Purchaser upon completion of construction thereof by the Developer in as per terms mentioned herein.

4. LICENSE TO ENTER UPON

4.1 The possession of the said property is and shall continue to be exclusively with the Owner and the Owner shall continue to deploy his own security guards, on completion of the Building Complex and with effect from the date hereof the Developer shall only have mere license to enter upon the said property strictly to carry out all construction works required for the development of the Individual Bungalows / Building Complex and upon completion of the same the Developer may with the consent of the Owner deliver possession of the Saleable Areas directly to the Intending Purchaser thereof.

5. OBLIGATIONS OF OWNER: In connection with the said property, the Owner shall be obliged to carry out, observe and perform the following obligations:-

a) The said property and each part thereof is and shall be free from all Encumbrances and in case any Encumbrance arises or is detected in respect of the said property or any part thereof at any time or in case any defect or deficiency in the title of the said property arises or is detected at any time or there is any claim of possession or occupation by any person in respect of the said property, the same shall be rectified and cured by the Owner and if the Owner is unable to cure the defects within three months of such detection the Developer may take such steps as may be deemed fit by him for curing the defect/encumbrance at the cost of the Owner.

b) The said property is mutated in the name of the Owner herein in the records of the B.L & L.R.O.

6. TITLE DEEDS:

6.1. All original documents of title relating to the said property exclusively shall be kept in the custody of the Owner.

6.2. The Owner shall produce, give copies and extracts of and from the said original documents of title before government and semi government bodies and authorities, municipal and land authorities, local authorities, statutory bodies, courts, tribunals, judicial and quasi-judicial fora, service providers, Intending Purchaser, of their respective areas in the Building Complex and Banks and/or financial institutions providing finance to the Developer and Intending Purchaser and other persons and authorities as may be required. The Owner herein agrees to submit the original title deeds to any bank or financier providing finance to the Developer for the construction of the Building Complex. The Developer shall keep the Owner fully indemnified in this behalf.

7. BUILDING PLANS:

7.1. The Developer herein shall pursue and cause the Building plan/s to be sanctioned at its own costs and expenses.

7.2. The Developer herein shall be entitled from time to time to cause modifications and alterations to the building plan/s submitted or sanctioned or to submit revised building plan/s in such manner and to such extent as the Developer may, deem fit and proper but with the consent of the Architects. All fees, costs, charges and expenses in respect of such modifications and alterations shall be borne and paid by the Developer.

7.3. With effect from the date of execution hereof the Developer shall be entitled at its own costs to cause survey and soil testing work at the said property and other preparatory works relating to the sanction of plan/s for the Individual Bungalows,

8. CONSTRUCTION OF THE BUILDING COMPLEX:

8.1. The Developer shall construct and build the Building Complex at the said property in accordance with the Building plan/s and to do all acts deeds and things as may be required for the said purposes in compliance with the provisions of the relevant acts and rules of the Appropriate Authority in force at the relevant time. The construction shall be done by the Developer in strict compliance of the legal requirements.

8.2. The Developer shall construct erect and complete the Building Complex in a good and workman like manner with good quality of materials and shall construct and finish the same in accordance with the Specifications mentioned in the **THIRD SCHEDULE PART B** hereto save as may be modified or altered by mutual consent or approval of the Architects and the Developer shall obtain necessary completion or occupancy certificates, as applicable in respect of such construction from the appropriate authorities or persons.

8.3. The Developer shall apply for and obtain temporary and/or permanent connections of water, electricity power, drainage, sewerage and/or other utilities inputs and facilities from all State or Central Government Authorities and statutory or other bodies required for the construction and use of the Building Complex.

8.4. The Developer shall be authorised and empowered in its own name and also in the name of the Owner, insofar as may be necessary, to apply for and obtain electricity, water tube wells, drainage etc and all permissions, approvals and clearances from any authority whether local, state or central

for the same and for the construction of the Building Complex and also to sign and execute all plans sketches papers and applications and get the same submitted to and sanctioned by the appropriate authority or authorities from time to time for demolition, making additions and/or alterations, constructions and/or reconstructions on the said property or any portion thereof and/or for obtaining any utilities and permissions.

8.5. The Developer shall be entitled to procure all building and construction materials, fittings, fixtures, common installations etc. (viz. steel, cement, sand, bricks, water pump, flooring materials, electrical, sanitary fittings etc), construction equipments and/or any type of machinery required (viz. loaders, vibrators, crushers, mixers, crusher, mixer, tools etc) for construction of the Building Complex.

8.6. The Architects and the entire team of people required for execution of the Building Complex shall be such person as may be selected and appointed by the Developer in its sole discretion. The Developer shall be entitled from time to time to appoint engineers, consultants, planners, advisors, designers, experts and other persons of its choice as may be necessary. The Developer shall also appoint engage and employ such contractors, sub-contractors, engineers, labourers, artisans, caretakers, guards and other staff and employees and at such remuneration and on such terms and conditions as be deemed necessary by the Developer and wherever required, to revoke such appointments from time to time or at any point of time. All persons employed by the Developer for the purpose of construction shall be the persons under appointment from and/or employees of the Developer and the Owner shall not in any way be liable or responsible for their salaries, wages, remuneration etc.

8.7 The construction work shall be carried out in phases as per the discretion of the Developer.

8.8. The Developer shall have all necessary authorities for undertaking and carrying out works for and incidental to the construction and completion of the Building Complex and obtaining inputs, utilities and facilities therein.

8.9. The Developer shall deal with the Kanganberia Gram Panchayat, Zilla Parishad, KMDA, MED, Planning Authority, Panchayat Samiti, Development Authority, Fire Department, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Pollution Control Authorities, B.L & LRO., Promoters Act and other authorities under the West Bengal Land Reforms Act. Insurance Companies and authorities, Police Authorities, CESC Limited/WBSEDCL and also all other authorities and Government Departments and/or its officers and also all other* State Executives Judicial or Quasi Judicial, Municipal and other authorities and persons in all manner and for all purposes connected with the development or sale of the Building Complex or anyway connected therewith.

8.10. The Developer shall not violate any Panchayat or other statutory rules and laws and always abide by and observe all the rules and procedures and practices usually followed in making construction of buildings. The Owner will not be responsible for any laches and/or lapses on the part of the Developer.

8.11. All costs of construction and development of the said property in terms hereof shall be borne and paid by the Developer. The Owner shall fully cooperate with and assist the Developer and shall sign execute register and deliver all papers, plans, affidavits, indemnities, undertakings, declarations, powers etc. as may be required by the Developer thereof and do all acts deeds and things as may be required by the Developer thereof and also for the purposes herein contained.

9. SALE:

9.1. The Developer shall negotiate with the Intending Purchaser/s who are interested to acquire and/or own Bungalows, Parking Spaces and other saleable spaces/constructed areas in the Building Complex on the terms and conditions hereinafter mentioned.

9.2. The Owner shall sell undivided shares in land attributable to Bungalows in favour of the Intending Purchaser/s by executing the deeds of conveyance in respect thereof only upon completion of construction of the concerned Saleable Areas.

9.3. The Developer shall be entitled to undertake sales promotion and marketing for sale of the Bungalows, Parking Spaces and other saleable

spaces/constructed areas in the Building Complex to advertise and publicize the same in media, can appoint marketing and sale agents therefore in such manner and on such terms and conditions as it may deem fit and proper.

9.4. The Developer shall accept bookings of any Bungalows, Parking Space or other saleable space/ constructed area in the Building Complex in favour of any Intending Purchaser/ s and to allot the same and enter upon agreements in connection therewith and if necessary to cancel revoke or withdraw the same.

9.5. The Developer herein may receive the Realizations including earnest money, instalments, part payments, consideration, Extras, Deposits and other amounts on any account receivable from the Intending Purchaser/s and/or other persons in respect of the Building Complex or any part or share thereof in its own name and shall give receipts for the same which shall fully discharge the payee thereof.

9.6. The consideration for which the Developer shall open the bookings and/or for which the Bungalows, Parking Spaces and other saleable areas will be transferred by the Developer shall be such as be determined by the Developer from time to time in consultation with the Owner and the marketing persons appointed for the purpose.

9.7. The bookings, allotments, agreements, receipts, confirmations, applications, final sale deeds relating to sale of the Bungalows, Parking Spaces and other Saleable areas shall be executed by the Developer and the Owner (wherever required) provided that the Owner shall execute and register the final sale deeds thereby conveying the proportionate share in land attributable to the Bungalows or other Saleable Areas conveyed thereby subject however to the receipt of the share of Realization in respect thereof in terms hereof.

9.8. The Owner may if so required by the Developer from time to time authorize and empower the Developer for execution and/or registration of *the agreements, sale deeds and other contracts and documents by executing on or more power/s of attorney in favour of the Developer provided that the authority to execute any sale deed shall be

conferred only upon completion of the Building Complex or any phase thereof relevant to the completed areas.

9.9. Marketing Costs, all costs of brokerage, commission and like other amounts relating to sale or any interest, damage or compensation payable to any Intending Purchaser/s or other person/s relating to the Building Complex shall be borne by the Developer herein.

10. REALIZATION AND DISTRIBUTION

10.1. The parties agree as follows:-

a) The Owner herein shall be entitled, in the Internal Agreed Proportion, to a specific 20% (Twenty per cent) of the Realization from the Building Complex as Revenue Sharing.

b) The Developer shall be entitled to a specific 80% (Eighty per cent) of the Realization from the Building Complex as Revenue Sharing.

10.2. The Developer shall simultaneously pay to the Owner in respect of the Bungalows or other Saleable Areas and their share (as per the Agreed Ratio) in the Realization in the way described in the **SECOND SCHEDULE**.

10.3. All payments made by the Developer to the Owner if found erroneous has to be rectified in the books of accounts accordingly and the settlement has to be made within themselves. Further in case due to cancellation of any booking or agreements/contracts or any other reason, any part of the Realization becomes refundable or payable to any Intending Purchaser/s and/or any interest or compensation is payable to any Intending Purchaser/s or any other person in connection with the Building Complex or any part thereof, the Realizations in the hand of the Developer may be used for the purpose.

10.4. The Developer shall maintain proper accounts pertaining to the sales and Realizations received in respect of the Saleable Areas and the Owner shall have at all times full and free access and liberty to Inspect such Books of Accounts of the Developer relating to Realizations in respect of the Saleable Areas. For the purpose of accounting and settlement the parties shall, if so required by the Developer or found necessary, has to pass required entries and adjustments in their respective books of accounts in

respect of their respective shares of the incomings and outgoings pertaining to the Realizations from the Building Complex.

10.5. After fulfillment of this Agreement or at such time as the parties mutually agree, the final accounts pertaining to the entire period of continuance of this Agreement shall be made and finalized by the parties.

10.6. The audited accounts of the Building Complex as on any given date shall be deemed to be final and accepted (save for any errors or omissions on the face of the record) if no objection from any party is received in respect thereon within 30 (thirty) days of such given date.

10.7 Any Extras and Deposits that may be taken from the Intending Purchaser shall be taken separately by the Developer and the Owner shall have no concern therewith.

11. DATE OF COMPLETION

11.1. Time for completion: Subject to force majeure and subject to the Owner not being in default in compliance of their obligations hereunder, the Developer shall construct the Building Complex within 4 years (48) months from the date of sanction of the Building plan/s with a further period of 6 months (hereinafter referred to as "the Grace Period"). It is clarified that "Completion" shall mean the Developer obtaining a completion certificate from Kanganberia Gram Panchayat or any other sanctioning authority.

11.2. Force majeure shall mean general riot, war, tempest, civil commotion, strike or any other acts of God, shortage of materials, litigations, changes in law, pandemic and any other reason beyond the control of the Developer.

12. DEFAULTS AND CONSEQUENCES:

12.1. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this Agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder.

12.2. The parties will refer any disputes or differences between them to the Arbitration Tribunal as more fully provided hereinafter and accept and abide by the award made therein.

13. COVENANTS

13.1. The Owner hereby declare and confirm that all acts deeds and things done by the Developer shall be fully binding on the Owner and each of them and the same shall always be deemed to have been done by the Developer for and on behalf of itself and the Owner. The receipts or acknowledgements issued by the Developer shall bind the Owner to the extent of its share of the amounts therein.

13.2 The Owner agreed and covenant with the Developer not to cause any interference or hindrance in the development and/or sale of the Building Complex at the said property and not to do any act deed or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from making or proceeding with the construction of the Building Complex or sale of the same or doing and carrying out the other acts contemplated herein.

14. MISCELLANEOUS:

14.1. The parties shall upon completion of the Building Complex form an Association for the common _ purposes of management and maintenance of the Building Complex and collection and disbursement of common expenses and till such time the Association is formed the Developer or its nominee shall be in charge for the Common Purposes.

14.2 Both the Developer and Owner shall open a joint escrow account and all future transactions related to this development agreement shall be operated from this account. The Owner and Developer shall derive profit and/or Income thereto from the said account in the ratio as agreed in the Development Agreement.

14.3. In case any Khazna and/or Tax is found due or outstanding in respect of the said property for any period prior to the date of execution hereof the same shall be borne and paid by the Owner. Such Khazna, tax and/or liability for the period from the date of execution hereof and till the date the same

becomes the liability of any Intending Purchaser/ s shall be borne and paid by the Developer.

14.4. All calculations pertaining to areas of the Bungalows and other constructed or saleable areas of the Building Complex shall be done by the Developer. The Developer shall decide the exact nature of the Common Areas and Installations in the Building Complex.

14.5. For all or any of the purposes mentioned herein, the Owner shall fully co-operate with the Developer in all manner and sign execute submit and/or deliver all applications papers documents as may be required by the Developer from time to time at the cost and expenses of the Developer.

14.6. It is further expressly clarified that notwithstanding any amalgamation, merger demerger etc. of any of the parties, this Agreement as well as the Power/s of Attorney to be executed by the parties in pursuance hereof, shall remain valid and effective and automatically bind all the successors or successors-in-interest of the parties.

14.7 The owner do hereby also agree and permit the Developer to obtain loan or finances for construction of the Building Complex from Banks/NBFC/ and/or other Financial Institutions and/or Real Estate Trusts, FDI, etc. The Developer may get the Building Complex at the said property approved by them and allow and permit the Intending Purchaser/s to take loans from any such Banks or Financial Institutions for purchase of Saleable Areas in the Building Complex.

PART IV SCHEDULES

THE FIRST SCHEDULE ABOVE REFERRED TO (SAID PROPERTY)

ALL THAT piece and parcel of Bastu land measuring about **08 decimal** out of 16 decimal of land in **R.S & L.R Dag No. 822** and **41 decimal** out of 80 decimal of land in **R.S & L.R Dag no. 813** and **7 decimal** out of 13 decimal of land in **R.S & L.R Dag no. 814** in **Mouza- Kanganberia**, P.S. & Sub Registry office -Bishnupur, Touzi No. 2, 16, J.L. No. 41, Re. Sa. No. 116, recorded in R.S Khatian no. 554/2 and 527 and L.R Khatian no. 441 now Recorded in **L.R Khatian no. 3226** of Mouza- Kanganberia, within the limits of Kanganberia

Panchayat area, A.D.S.R. Bishnupur District South 24 Parganas and butted and bounded as follows:-

On the North : Land under Dag Nos. 885 of Kanganberia Mouza

On the South : 20 feet wide Road. (Kancha)

On the East : Part of Land in Dag Nos. 822 of Kanganberia Mouza

On the West : 20 feet wide Road. (Kancha)

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNER ALLOCATION shall according to the context mean **20% (Twenty per cent)** of the Realizations as Revenue Sharing **DEVELOPER'S ALLOCATION** shall according to the context mean **80% (Eighty per cent)** of the Realizations as Revenue Sharing :-

PAYMENT SCHEDULE	AMOUNT (IN PERCENTAGE)	OWNER'S SHARE	DEVELOPER'S SHARE
ALLOTMENT MONEY	10%+ GST	3%	7%
AGREEMENT MONEY	10%+ GST	3%	7%
COMPLETION OF FOUNDATION	20%+GST	6%	14%
COMPLETION OF GROUND FLOOR ROOF CASTING OF THE UNIT	15%+GST	5%	10%
COMPLETION OF 1 ST FLOOR ROOF CASTING OF THE UNIT	15%+GST	00	15%
COMPLETION OF THE BRICK WORK OF THE UNIT	10%+GST	00	10%
COMPLETION OF FLOORING OF THE	5%+GST	00	5%

UNIT			
COMPLETION OF POP, ELECTRICAL, SANITARY AND PLUMBING FITTING OF THE UNIT	5%+GST	00	5%
POSSESSION	10%+GST	3%	7%
TOTAL	100%	20%	80%

THE THIRD SCHEDULE ABOVE REFERRED TO

PART A

(Tentative Common Areas and Installations)

A. Common Areas & Installations at the Designated Block

1. Lobby, Staircases, landings and passage with glass panes and stair-cover on the ultimate roof.
2. Concealed Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings of the Designated Block.
3. Electrical installations with the main switch and meter and space required therefore in the Building.
4. Over head water tank with water distribution pipes from such overhead the designated area of the Ultimate water tank connecting to the different Bungalows.
5. Water waste and sewerage evacuation pipes and drains from the Bungalows to drains and sewers common to the Building Complex.
6. Such other areas, installations and/or facilities as the Developer may from time to time specify to form Part of the Common Areas and Installations of the Designated Block.

B. Common Areas & Installations at the Building Complex:

1. Electrical Installations, transformers and the accessories and wiring in respect of the Building Complex and the space required therefore, if installed (and if installed then extra cost as specified here in).
2. CCTV System with intercom
3. Water supply system with water reservoir, water pump with motor with water distribution pipes to Overhead water tanks of Bungalows.
4. Water waste and sewerage evacuation pipes and drains from the buildings to the Municipal drains, Sewerage Treatment Plant.
5. DG Set, its Panels, accessories and wiring and space for installation of the same
6. Activity area related construction Viz. Swimming Pool / kids Pool changing rooms, Gymnasium, Indoor Games Room and library
7. Community Hall.
8. Such other areas, Installations and /or facilities as the Developer may from time to time specify to form Part of the Common Areas and Installations of the Building Complex.

THE THIRD SCHEDULE ABOVE REFERRED TO

PART- B

[SPECIFICATIONS]

EXTERNAL

1. Structure: Reinforced Concrete Cement Structure
2. Finishing of external walls with cement plaster and Acrylic / cement paint.
3. All gates, internal roads and boundary as per specifications laid down by the Architect.
4. All electrical installations including transformers, switchgears, cabling, caper specifications laid down by the Electrical Consultant/ Architect.

5. Plumbing works including Overhead Water tanks, Water supply line sewerage and drains.

6. Landscaping of all common open areas as per design approved by the Architect.

7. All other works-including waste management to be carried out as per the guidelines laid down by the Environment Department and such other Governments departments.

INTERNAL

1. Internal Walls: RCC 4 inches thick.

2. Internal Finish:

- POP finish for the apartments.
- POP with paint finish for common areas.

3. Flooring:

- Interiors- Vitrified Tiles or any other similar.
- Staircase-Stone/ Tiles or any other similar.
- Entrance lobby of each Block - Marble /Decorative stones/Vitrified Tiles or any other similar.
- Floor lobby Marble/ Decorative stones/ Vitrified Tiles or any other similar.

4. Kitchen:

- Counter- Granite /marble/ stone with stainless steel sink
- Dado- Ceramic Tiles up to 2 ft. above counter or any other similar
- Electrical points for Refrigerator, Water Purifier Microwave/ oven & Exhaust Fan,

5. Toilet:

- Tiles for floor or any other similar
- Walls-Tiles on the walls upto door height.
- Sanitary ware of reputed brand
- Chrome plated fittings of reputed brand
- Electrical point for geyser and exhaust fan.
- Plumbing provision for Hot/ Cold water line in shower.

6. Doors & Windows:

- Main Door-Flush Door with laminate finish or any other similar.
- Internal Doors-Painted flush doors or any other similar.
- Windows - Aluminium sliding and Casement windows or any other similar.

7. Electrical ;

- Provision for AC points.
- Provision for Cable TV.
- Plug points in all bedrooms, living/dining, kitchen and toilets.

Concealed wiring with DB of reputed brand.

- Doorbell point at the main entrance door,
- Modular switches of reputed brand.

(All above specifications, facilities & amenities are tentative and may change as required by Architect and Developer and appropriate for the project)

THE FOURTH SCHEDULE ABOVE REFERRED TO:

EXTRAS & DEPOSITS-

EXTRAS shall include:

- (a) All costs, charges and expenses on account of HT & LT power (including Sub- station. Transformers, Switch gears, cables, HT 85 LT panels and the like) and all the amounts payable to the electricity service provider.
- (b) Security or any other deposit (including minimum deposits or any deposit by any name called) and all additional amounts or increases thereof payable to the electricity service provider, presently being WBSEDCL Limited or other electricity service provider for electricity connection at the Building Complex.
- (c) All costs, charges and expenses on account of one or more generators and like other power-backup equipment and all their accessories (including cables, panels and the like) for the Building Complex.
- (d) Betterment fees, development charges, water connection charges and other levies taxes duties and statutory liabilities (save those being the exclusive liability of the Owner) that may be charged on the said property or the buildings or the Bungalows or on their transfer or construction partially or wholly as the case may be.
- (e) Cost of formation of Association/service maintenance company/ Society.
- (f) Club and Club related facilities, equipments and installation, if so provided by the Developer.
- (h) Legal Charges.
- (k) Extra Work Charges (for work carried out on request of Buyer).
- (l) GST (Good and Service Tax) or any other statutory charges/levies.

DEPOSITS (which shall be interest free) shall include:

- (a) Deposit on account of Sinking Fund, maintenance charges, common expenses, municipal rates and taxes etc.

(b) Any other deposits if so made applicable by the Developer for the Units with the consent of the Owner, in the Building Complex.

STATUTORY PARA FOR DEVELOPMENT AGREEMENT:

Be it noted that by this Development Agreement and the related Development Power of Attorney the Developers shall only be entitled to receive consideration money by executing agreement/final document for transfer of property as per provisions laid down in the said documents as a developer without getting any Ownership of any part of the property under schedule. This Development Agreement and the related Development Agreement Power of Attorney shall never be treated as the Agreement / final document for transfer of property between the owner and the developer in anyway. This clause shall have overriding effect above written in these documents contrary to this clause.

IN WITNESS WHEREOF the parties hereto have executed and delivered this Agreement on the date mentioned above.

SIGNED SEALED AND DELIVERED by

The Parties in presence of Witnesses:-

① Selim Sekh
Adv.
Alipore Judges' Court
Kolkata - 700027.

Subbum Mallick.
Signature of the Owner

② Najrul Mir
Karganberis.

Signature of the Developers
Subbum Mallick.
Director
Aliveno Housing Development Pvt. Ltd.
SK Rahman Ali
Director
Aliveno Housing Development Pvt. Ltd.

Drafted By :-

Selima
SELIM SEKH
Advocate
Alipore Judges & Criminal Court
Kolkata - 700 027
Regd. No.- F-1157 OF 2007
Mob.: 9836848308

monalixash
Director
Aliveno Housing Development Pvt. Ltd.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

NameSubbum Mallick

Signature ..Subbum Mallick



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..Subbum Mallick

Signature ..Subbum Mallick



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..SK Rohan Ali

Signature ..SK Rohan Ali



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..Monalisa S

Signature ..Monalisa S



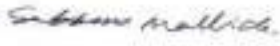
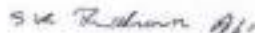
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
17 MAY 2024

Raypur, City:- Not Specified, P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: chxxxxxx0b, Aadhaar No: 70xxxxxxxx9989, Status :Individual, Executed by: Self, Date of Execution: 17/05/2024 , Admitted by: Self, Date of Admission: 17/05/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Allveno Housing Development Private Limited 152 Diamond Harbour Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Date of Incorporation:XX-XX-2XXX2 , PAN No.: aaxxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Subbun Mallik (Presentant) Son of Nazrul Malik Date of Execution - 17/05/2024 , , Admitted by: Self, Date of Admission: 17/05/2024, Place of Admission of Execution: Office	 Ray 17 2024 12:08PM	 Captured LT1 17/05/2024	 17/05/2024
Raypur, City:- Not Specified, P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: chxxxxxx0b, Aadhaar No: 70xxxxxxxx9989 Status : Representative, Representative of : Allveno Housing Development Private Limited (as Director)				
2	Name	Photo	Finger Print	Signature
	Monalisa Sk Daughter of Munnaf Ali Sekh Date of Execution - 17/05/2024 , , Admitted by: Self, Date of Admission: 17/05/2024, Place of Admission of Execution: Office	 Ray 17 2024 12:08PM	 Captured LT1 17/05/2024	 17/05/2024
Raypur, City:- Not Specified, P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: gpxxxxxx9d, Aadhaar No: 78xxxxxxxx5430 Status : Representative, Representative of : Allveno Housing Development Private Limited (as Director)				
3	Name	Photo	Finger Print	Signature
	Mr Sk Rohan Ali Son of Sk Munnaf Ali Date of Execution - 17/05/2024 , , Admitted by: Self, Date of Admission: 17/05/2024, Place of Admission of Execution: Office	 May 17 2024 12:08PM	 Captured LT1 17/05/2024	 17/05/2024

Raypur, City:- Not Specified, P.O:- Kanganberia, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: DPxxxxxx4J, Aadhaar No: 44xxxxxxxx8559 Status : Representative, Representative of : Aliveno Housing Development Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Selim Sekh Son of Aminuddin Sekh Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	17/05/2024	17/05/2024	17/05/2024
Identifier Of Subbun Malik, Subbun Malik, Monalisa Sk, Mr Sk Rohan Al			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Subbun Malik	Aliveno Housing Development Private Limited-8 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Subbun Malik	Aliveno Housing Development Private Limited-41 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Subbun Malik	Aliveno Housing Development Private Limited-7 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: KANGANBERIA, Mouza: Kanganberia, JI No: 41, Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 822, LR Khatian No:- 3226	Owner:সুব্বুন মলিক, Gurdian:সুব্বুন মলিক, Address:কানপুর, Classification:জমি, Area:0.08000000 Acre,	Subbun Malik
L2	LR Plot No:- 813, LR Khatian No:- 3226	Owner:সুব্বুন মলিক, Gurdian:সুব্বুন মলিক, Address:কানপুর, Classification:জমি, Area:0.37000000 Acre,	Subbun Malik
L3	LR Plot No:- 814, LR Khatian No:- 3226	Owner:সুব্বুন মলিক, Gurdian:সুব্বুন মলিক, Address:কানপুর, Classification:জমি, Area:0.07000000 Acre,	Subbun Malik

On 17-05-2024

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 11:49 hrs on 17-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Subbun Malik ..

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 48,67,128/-

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

Execution is admitted on 17/05/2024 by Subbun Malik, Son of Nazrul Malik, Raypur, P.O: Kanganberia, Thana: Bishnupur, . South 24-Parganas, WEST BENGAL, India, PIN - 743503. by caste Muslim, by Profession Business Identified by Selim Sekh, . . Son of Aminuddin Sekh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 17-05-2024 by Subbun Malik, Director, Allveno Housing Development Private Limited (Private Limited Company), 152 Diamond Harbour Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by Selim Sekh, . . Son of Aminuddin Sekh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 17-05-2024 by Monalisa Sk, Director, Allveno Housing Development Private Limited (Private Limited Company), 152 Diamond Harbour Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by Selim Sekh, . . Son of Aminuddin Sekh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 17-05-2024 by Mr Sk Rohan Al, Director, Allveno Housing Development Private Limited (Private Limited Company), 152 Diamond Harbour Road, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063

Identified by Selim Sekh, . . Son of Aminuddin Sekh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (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 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2024 7:23AM with Govt. Ref. No: 192024250050115938 on 17-05-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 4090581580055 on 17-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 6,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13564, Amount: Rs.1,000.00/-, Date of Purchase: 24/04/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/05/2024 7:23AM with Govt. Ref. No: 192024250050115938 on 17-05-2024, Amount Rs: 6,020/-, Bank: SBI EPay (SBIPay), Ref. No. 4090581580055 on 17-05-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 213110 to 213142
being No 160308192 for the year 2024.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2024.05.21 16:27:51 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 21/05/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.