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AZ 239347

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

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DEVELOPMENT AGREEMENT

This Development Agreement is being made and executed on the 18th day of December, 2025, at Kolkata, West Bengal.

BY AND BETWEEN

TRIDEEP DEY, son of Rabindra Nath Dey having PAN: ADPPD8700J, AADHAR No: 6747 4781 6727 registered address at 10-FR, FL-10A, 174/8 Netaji Subhash Chandra Bose Road, Unimark Sikha Tuku, Netaji Nagar, VCT: Regent Park, P.O.: Regent Park, P.S.: Regent Park, District: South 24 Paraganas, State: West Bengal, PIN: 700040 hereinafter referred to as the "the OWNER" (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include its

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Tarideep Deg.

174/8, N.S.C. Bell Rd
Kohgo

de

Soumitra Chanda
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



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respective beneficiaries, legal heirs, administrators and permitted assigns) of the **FIRST PART**;

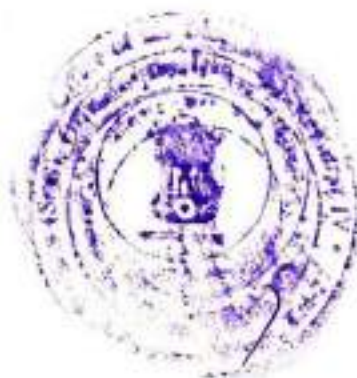
AND

ADITRI PROPERTIES PRIVATE LIMITED having PAN: **AAXCA0358B**, CIN: **U70109WB2022PTC254098**, a private limited company incorporated under the provisions of the Companies Act, 2013 having its registered office at **C/O Narang Niket Private Ltd., 2C, Mahendra Road, P.O.: Bhawanipore, P.S.: Bhawanipore, District: South 24 Paraganas, West Bengal, India, 700025** represented by its authorised signatory, **Mr. Amitava Singha Roy** son of **Binoy Kumar Singha Roy** residing at **H N - 119, Bama Charan Roy Road, 121 Behala S.O., P.O.: Behala, P.S. Behala, Dist- South 24 Paraganas, West Bengal - 700034** having PAN- **ATXPS6554K**, AADHAR No. **4902 8610 4063**) hereinafter referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context mean and include its successors or successors-in-office and/or assigns) of the **SECOND PART**;

(The Owner and the Developer are hereinafter collectively referred to as the "**Parties**" and individually as a "**Party**").

WHEREAS:

- A. The Devolution of the Project Land has been provided in the **SECOND SCHEDULE**
- B. The Owner has and do hereby represent assure and warrant in favour of the Developer as follows:



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- (i) That the Owner herein is seized and possessed of or/and otherwise well and sufficiently entitled as full and absolute Owner of ALL THAT PIECE AND PARCEL OF LAND admeasuring more or less about 4 Cottahs 3 Chittacks 2 Sq.ft., together with a G+2 brick built building standing thereon admeasuring a total area of 5305 sq ft being 1830 sq ft. area in the ground floor, 1819 sq ft. area in the first floor and 1656 sq ft. area in the second floor lying at premises no. 90/2/3, Manick Bandhopadhyay Sarani, Kolkata - 700040 (formerly known as No. 4, Moore Avenue, Calcutta) comprised in Mouza- Shibpur, J.L. No. 42, Touzi No. 151, C.S. Plot No. 407 & 426, within the jurisdiction of Police Station- Regent Park, Sub Registry Office -24 Paraganas South, within the limits of Kolkata Municipality Corporation, Ward No. 097, Borough - X, District- South 24 Paraganas, more fully described in **FIRST SCHEDULE** to this Agreement hereunder and hereinafter called "**Project Land**" and as shown in the plan annexed hereto in red).
- (ii) That the entirety of the Project Land along with the structure(s) standing thereon is in *khas* peaceful physical possession of the Owner and Developer;
- (iii) That the Owner has a good and marketable title to the Project Land, free from all Encumbrances whatsoever and the Owner nor their predecessors have done any act deed or thing which could in any manner encumber or affect their title or interest or development rights in the Project Land and the Owner shall also satisfy the banks, financial institutions and lenders of the Project regarding the same.
- (iv) That there is no subsisting agreement for transfer by way of sale, lease, development agreement, power of attorney or otherwise the



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Project Land or any part thereof or any undivided share therein;
and

- (v) That there is no restraining order or legal bar or restriction or impediment or negative covenant or any other difficulty in the Owner from selling conveying or transferring the Project Land to ultimate purchasers or in the Owner entering into this Agreement with the Developer.

- C. The Parties have mutually decided to take up the Project, i.e. the development of the Project Land by construction of the Proposed Building thereon and in the manner contained in this Agreement, with the main agreement being that the Owner has agreed to grant to the Developer exclusive rights and interest in respect of the Project Land whereby the Developer shall, *inter alia*, be entitled to the exclusive right to develop the Project and sell, transfer and/or convey the Developer's Allocation to interested Transferees and shall be entitled to the other benefits and the Owner shall, *inter alia*, be entitled to the Owner's Allocation and such other benefits.
- D. The Parties are now entering into this Agreement to record the terms and conditions under which the aforementioned development of the Project Land shall be carried on by the Developer.

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

1 DEFINITIONS:

In this Agreement (including the Recitals and Schedules), the following words and expressions, unless the context requires otherwise, have the meanings set forth below;



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- 1.1. **"Applicable Law"** shall mean all statutes, codes, ordinances, decrees, rules, regulations, municipal by-laws, judicial or arbitral or administrative or ministerial or departmental or regulatory judgments, orders, decisions, rulings or awards, policies, voluntary restraints, guidelines, or any provisions of such laws, including general principles of common and civil law and equity, binding on or affecting the Person referred to in the context in which such word is used.
- 1.2. **"Building Plans"** shall mean the plan for construction of the Proposed Building to be caused to be sanctioned by the Developer from the competent sanctioning authority and shall include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- 1.3. **"Common Areas and Installations"** shall mean the areas, installations and facilities at or for the Proposed Building for common use as deemed by the Developer.
- 1.4. **"Common Expenses"** shall mean the expenses required to be incurred for the maintenance and upkeep of the Proposed Building for the Common Purposes.
- 1.5. **"Common Purposes"** shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Proposed Building and in particular the Common Areas and Installations; rendition of common services in common to the Transferees thereof; collection and disbursement of the Common Expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.



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- 1.6. **"Developer's Allocation"** shall mean the 3rd floor and the 4th floor of the Proposed Building, along with the undivided, right, title, interest in the land and share in the Common Areas.

To an extent, the Developer's Allocation for the Parking Space is concerned, it shall be in the ratio of 50:50 with the Owner.

It has been mutually agreed between the Parties that upon obtaining the Sanction Building Plan, a Supplementary Development Agreement shall be executed and the Allocations of the exact parking lots will be mentioned therein the same is specified in the **Schedule III (Part I)** of this Agreement.

- 1.7. **"Execution Date"** shall mean the date of execution of this Agreement, after completion of all condition's precedent, as mentioned in this Agreement.

- 1.8. **"Encumbrances"** shall mean and include encumbrances, mortgages, charges, security interest, liens, lispendens, attachments, leases, tenancies, thika tenancies, restrictive covenants, attachments, occupancy rights, uses, wakf, bankruptcy, insolvency, acquisition, requisition, vesting, claims, demands, forfeitures and liabilities whatsoever or howsoever.

- 1.9. **"Owner's Allocation"** shall mean the 1st floor and the 2nd floor of the Proposed Building, along with the undivided, right, title, interest in the land and share in the Common Areas.

To an extent, the Owner's Allocation for the Parking Spaces is concerned, it shall be in the ratio of 50:50 with the Developer.

It has been mutually agreed between the Parties that upon obtaining the Sanction Building Plan, a Supplementary Development Agreement shall be executed and the Allocations of the exact parking lots will be mentioned therein, the same is specified in the **Schedule III (Part II)** of this Agreement.



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- 1.10. **"Parking Spaces"** shall mean the spaces at the Proposed Building including at covered space, open area or under a shade at the open area or mechanized multilevel systems for parking of motor cars and/or two-wheelers. The Owner's Allocation and the Developer's Allocation for the Parking Spaces shall be in the ratio of 50:50 each. The Parties further agree that upon obtaining the Sanction Building Plan, a Supplementary Development Agreement shall be executed between the Parties and the exacting allocation of the parking lots shall be mentioned therein, the same is specified in the **Schedule III (Part III)** of this Agreement.
- 1.11. **"Project"** shall mean and include (a) development of the Proposed Building at the Project Land, (b) Transfer of the Transferable Areas to the Transferees, (c) administration of Common Purposes, all as per the terms and conditions hereof.
- 1.12. **"Proposed Building"** shall mean the building/structure that may be constructed by the Developer at the Project Land or portions thereof.
- 1.13. **"Share in Land"** shall mean the proportionate undivided share in the land of whole or part of the Project Land attributable to any Unit.
- 1.14. **"Transfer"** with its grammatical variations shall include transfers primarily by sale but with possibility of leases and otherwise as decided by the Parties. The term **"Transferred"** shall be construed accordingly.
- 1.15. **"Transferable Areas"** shall mean the Units, Parking Spaces, other constructed spaces, private/reserved terraces/roofs with or without any facilities and all other areas at the Proposed Building and Project Land capable of being Transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also include any right, benefit or privilege at the Proposed Building and Project Land.



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- 1.16. **"Transferees"** shall mean the persons/entities to whom any Transferable Areas in the Project is Transferred or agreed to be transferred.
- 1.17. **"Units"** shall mean the independent and self-contained residential flats and/or apartments, capable of being exclusively held used or occupied by person(s).

2 INTERPRETATION

- 2.1. Reference to any clause shall mean such clause of this Agreement and include any sub-clauses thereof. Reference to any Schedule shall mean such Schedule to this Agreement and include any parts of such Schedule.
- 2.2. Headings, Clause Titles, Capitalized expressions and bold expressions are given for convenience only.
- 2.3. Reference to the word "include" shall be construed without limitation;
- 2.4. The Schedules/Annexure and recitals hereto shall constitute an integral part of this Agreement and any breach of the stipulations contained in the Schedule shall be deemed to be a breach of this Agreement;
- 2.5. Reference to a document, instrument or agreement (including, without limitation, this Agreement) is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated from time to time in accordance with the provisions.

3 REPRESENTATIONS AND WARRANTIES



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3.1. The Owner hereby, with respect to their Ownership in the Project Land, makes the following representations, assurances and warranties to the Developer for the purpose of entering upon this Agreement and the transactions envisaged herein:

- (i) That, he is the absolute, sole and legal Owner of the Project Land with clear and marketable title free from all Encumbrances whatsoever or howsoever.
- (ii) That the Project Land or any part thereof is not affected by or subject to (a) save as expressly mentioned herein there exists no right of residence or maintenance under any testamentary disposition settlement or other documents or under any Applicable Law, (b) any trust resulting or constructively arising under any benami transaction or otherwise, (c) any *wakf* (d) any right of way water light support drainage or any other easement with any person or property, (e) any burden or obligation, (f) any restrictive covenant, (g) any registered or equitable mortgage or anomalous mortgage or charge or lien, (h) any impediment imposed by any competent authority upon the predecessors in title and (i) any other Encumbrance of any kind whatsoever.
- (iii) That the Owner has already mutated his name in the records of the Competent Authority in respect of the Project Land.
- (iv) That apart from the Owner, no other person and/or entity has any right, title and interest in the Project Land whether by way of sale, transfer, mortgage, inheritance, succession and/or other modes of transfer and that no consent is required from any other person and/or entity (including any agency and instrumentality of the state) in the Owner entering into this Agreement and completing the transactions envisaged herein.



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- (v) That the Project Land is fit for the Project (including under Applicable Law).
- (vi) That there is no injunction, status quo, impediment, obstruction, restriction or prohibition in the Owner entering upon this Agreement and/or in the development and transfer of the Project Land nor is there any notice or proceeding affecting the same.
- (vii) That there is no notice of acquisition or requisition or alignment received or pending in respect of the Project Land or any part thereof and the Project Land or any part thereof does not contain any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976.
- (viii) That no declaration has been made or published for acquisition or requisition of the Project Land or any portion thereof under the Land Acquisition Act, 1894 or any other Act for the time being in force.
- (ix) That the Project Land or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corporation, the Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Metro Railways or the Government or any other public body or authority.
- (x) That the Project Land or any part thereof has not been attached or forfeited and/or is liable to be attached or forfeited under any laws or order or decree of any authority or Court of Law or due to Income Tax, Foreign Exchange, Money Laundering or any other Statutory Dues or Public Demand.



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- (xi) That all the original documents of title in respect of the Project Land are in the custody of the Owner and the same has not been deposited with anyone nor seized by any authority nor used as security or collateral security or bond or otherwise in respect of any activity or transaction whatsoever.
- (xii) That there is no pending agreement or contract with any other person in connection with the Project Land or any part thereof or its development/sale/transfer nor has the Owner executed any power of attorney in favour of any person nor have otherwise dealt with the Project Land or any part thereof prior to execution of this Agreement.
- (xiii) That there are no legal proceedings filed or pending by or against the Owner in respect of the Project Land nor has the Owner extended any security and/or guarantee which is likely to affect the Project Land or the transactions envisaged under this Agreement, in any manner whatsoever.
- (xiv) That there is no notice or proceeding of winding up or bankruptcy or insolvency proceedings or under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or Bankruptcy & Insolvency Code or before the Debts Recovery Tribunal or before any Court or Tribunal filed or pending against any Owner.
- (xv) That subject to the terms hereof, there is no difficulty in the compliance of the obligations of the Owner hereunder and each of them have the power to enter into and perform, and has taken all necessary action to authorise the entry into, and performance of, this Agreement and the transactions contemplated by this Agreement.



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(xvi) That the representations, assurances, warranties and covenants contained in the title deeds by which the predecessors-in-title acquired the Project Land still hold true and neither the Owner, nor their predecessors-in-title have done any act deed or thing which could or has in any manner encumbered or affected their title or interest in the Project Land.

(xvii) That all property taxes outstanding and accruing in respect of the Project Land, General revaluations etc. shall be paid by the Owner till sanction and all property taxes in respect of the Project Land shall be punctually and duly paid by the Developer till completion of the Project.

(xviii) That no Receiver has been appointed in respect of the Project Land.

3.2. The Developer hereby makes the following representations, assurances and warranties to the Owner for the purpose of entering upon this Agreement and the transactions envisaged herein:

- (i) The Developer is carrying on the business of construction and development of real estate and has infrastructure, expertise and resources in this field.
- (ii) The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
- (iii) Subject to the terms hereof, there is no difficulty in compliance of the obligations of the Developer hereunder.



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- (iv) That the Developer is not convicted of any illegal or immoral activities by any competent courts, tribunals and/or bodies in India;

4 APPOINTMENT AND CONSIDERATION

- 4.1. The Owner hereby appoints the Developer as the developer of the Project and grant to the Developer exclusive irrevocable rights, interest and authority in respect of the Project Land to develop the same by constructing the Proposed Building thereon and to be entitled to the Developer's Allocation and other rights as morefully hereinafter contained and in consideration thereof and further in consideration of the obligations, covenants, terms and conditions contained herein and on the part of the Owner to be observed, fulfilled and complied with, the Developer has agreed to the same on the terms and conditions hereinafter contained.
- 4.2. With effect from the date hereof, the Developer shall have the sole and exclusive rights, authorities and entitlements to: (a) develop and construct or cause to be developed and constructed the Proposed Building at the Project Land; and (b) administer the Project in the manner and until the period as morefully contained herein; (c) the Developer's Allocation; (d) Transfer the Transferable Areas comprised within the Developer's Allocation in the manner contained herein; and (e) all other properties benefits and rights of the Developer hereunder and the Owner shall jointly be entitled to: (a) to the Owner' Allocation; and (b) Transfer the Transferable Areas comprised within the Owner' Allocation in the manner contained herein; and (c) all other properties benefits and rights of the Owner hereunder, on and subject to the terms and conditions hereinafter contained.
- 4.3. The Proposed Building shall be constructed or caused to be constructed by the Developer at its own costs and expenses. The Owner hereby



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unequivocally agrees to sell and transfer the Transferable Areas under the Developer's Allocation, together with the relevant share in Land attributable to the Transferable Areas in favour of the concerned Transferees or otherwise will execute a Power of Attorney in favour of the Developer for the purpose of Development/Project for the purpose of selling the Transferrable Areas under the Developer's Allocation to the prospective buyers/Transferees.

- 4.4. This Agreement and the rights of the Developer shall be and remain valid and subsisting at all times and cannot be unilaterally cancelled by the Owner.

5 TITLE RELATED OBLIGATIONS

- 5.1. The Owner shall be wholly responsible and liable to cause and ensure the availability of the Project Land towards the development and transfer in terms hereof. The Owner shall comply with and meet the following criteria and requirements:

- i. Marketable Title: The Owner shall make out, keep and maintain good marketable title to the Project Land. The Owner shall have complete responsibility in respect of the ownership and title of the Project Land and for ensuring a marketable title in respect of the Project Land to the Developer and all Transferees and the Owner agrees not to create any Encumbrance or do any act deed or thing which may result in any defect in their title to the Project Land. The Owner shall be responsible and liable towards the Transferees and ensure that the Transferees whether of the Developer's Allocation or Owner's Allocation have no dispute relating to title or share in land or any similar issues pertaining to the same. Any objection or claim of any person/entity in respect of the Project Land shall be dealt with and settled and



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cleared by the Owner immediately and in any event within 30 (thirty) days from the date of receiving such objection or claim.

- ii. Due diligence: On the express stipulation of marketable title by the Owner and the other representations and warranties contained herein, the Developer is embarking upon this development on the bona fide belief of the veracity of the same, the Owner agrees to answer and comply with all requisitions on title that may be raised, if any from time to time by the Developer or any Transferee. It being clarified that irrespective of such bona fide belief of the Developer, the obligation of ensuring the title and marketability of the Project Land shall at all times be of the Owner and the Owner shall keep the Developer indemnified, defended and saved harmless from any claims, demands, damages and costs on account of title related Encumbrances received from any Transferee and/or other persons/entities.
- iii. Free from Encumbrances: The Owner shall be liable and responsible for any Encumbrances in respect of the Project Land with regards to his right, title and interest with effect from the date hereof and shall cause and ensure that the Project Land is free from any Encumbrance, restriction or prohibition for its development and/or Transfer in any manner. In case, any Encumbrances with regard to the right, title and interest is found at any time or litigations on title or possession is found or arises, the Owner shall be responsible to clear the same at their own costs and expenses within 30 (thirty) days of the same arising. In case any other issues/obligations arises in connection with any local problems and/or possession of the Project Land post handover, then the same shall be resolved by the Developer at their own costs and expenses.

- 5.2 Boundary Wall and Direct Access: The Project Land is secured by boundary walls with proper entry/exit gates which will be made available to the Developer at all times.



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- 5.3 Mutation and Amalgamation: The Owner has already mutated his name in the records of the Competent Authority in respect of the Project Land. In case any errors, defects, discrepancies, omissions, inconsistencies and/or mis-description in mutation or amalgamation or in any other recording is detected in the records of the Competent Authority or any other authorities including as regards the area of land and/or the nature of recorded use for the purpose of development envisaged herein or otherwise, the Owner shall cause the same to be incorporated/corrected.
- 5.4 Premises Nos.: The Project Land only contains one premises No. which was previously numbered as Plot No. 4 of the Moore Avenue, which was later renumbered as 90/2/3 and Moore Avenue is now known as Manick Bandopadhyaya Sarani, there exists no other premises number for the Project Land and neither the Owner, nor their respective predecessors-in-title have applied to the Kolkata Municipal Corporation for renumbering/altering the said premises number.
- 5.5 Change of Use: If required by the Developer, or under Applicable Law, the Owner through his Constituted Attorney(s), shall cause to recorded/changed the use of the Project Land into purposes commensurate with the Proposed Building in the records of the Competent Authority and other appropriate authorities as required and to make the Project Land fit for being developed as a Project.
- 5.6 Physical Possession: Save and except those mentioned herein, neither is there any claim nor shall there be any claim or interference or obstruction of any other person(s)/entity with regards to the possession of the Project Land, or any part thereof as against the Developer.
- 5.7 Clearances: The Owner through his Constituted Attorney(s) shall, in a time bound manner in application for and obtaining all permissions,



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clearances or certificates including but not limited to No Objection Certificate, as may be required for the sanction of Building Plans from any authority or statutory body as may be required under Applicable Law in respect of the Project Land and/or title of the Project Land or to commence development on the Project Land.

- 5.8 Municipal and statutory dues: The Owner shall at their own costs and expenses, bear and pay the municipal and all other rates taxes land revenue and other dues and outgoings in respect of the Project Land till the date of obtaining sanction plan, thereafter the Developer shall be responsible, until handover of all Transferable Areas to the Transferees or Owner share or on completion of the Project, whichever is earlier.
- 5.9 Time, Costs and Expenses for Obligations of Owner: Unless otherwise expressly mentioned, the time for compliance of the several obligations of the Owner shall be within 30 (thirty) days from the date of execution hereof or as mutually agreed in writing to be extended or if the situation for the same arises later then within 30 (thirty) days of the situation arising and all costs, charges, and expenses on any account whatsoever in respect of the several obligations of the Owner contained herein shall be borne and paid by the Owner only. To an extent the other obligations are concerned post-handover of physical possession, all will be dealt by the Constituted Attorney(s) of the Owner.

6 TITLE DEEDS

- 6.1. Simultaneously with the execution of this Agreement, all original documents of title relating to the Project Land ("**Title Deeds**") shall be kept in the custody of the Developer and they shall make the same available to the Owner on request and as required by the Competent Government Authority.

7 ENTRY



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- 7.1. With effect from the date of execution of this Agreement, the Developer shall have the full, free and unfettered right to enter upon the Project Land for the purpose of survey, soil testing, planning and preparation of plans, inspection and other initial works pertaining to the proposed development.
- 7.2. With effect from the date of sanction of Building Plans, the Developer shall have the full, free and unfettered right to enter upon the Project Land and carry out all development activities and to keep the same secured by appointing its security personnel.

8 PLANNING OF THE PROJECT

- 8.1. Handing over of Physical Possession: The Owner agrees and undertakes to handover the vacant and peaceful possession of the Project Land to the Developer on the date of Execution of this Agreement.
- 8.2. Planning: The planning and layout for the development of the Project Land including, *inter alia*, the decisions on the size and height each thereof, the design, concept and layout of the Proposed Building and also of landscaping, plantation, walkways, driveways at the Project Land, if any, the number and area and type of use of Units and other Transferable Areas in the Proposed Building and other portions of the Project Land with sharing of all/any facilities/infrastructure shall be done by the Developer solely.
- 8.3. Survey and Soil Testing: The Developer shall at its own costs and expenses carry out necessary survey and soil testing and other preparatory works in respect of the Project Land.
- 8.4. Building Plans:



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- (a) The Developer shall cause/has caused to be prepared the proposed Building Plans.
- (b) The Developer shall be entitled from time to time to cause modifications and alterations to the new sanctioned plans or revised sanctioned plans in such manner and to such extent as the Developer may deem fit and proper. Provided That, in case due to any such modification or alteration the total Transferable Areas are reduced, the Developer shall obtain the consent of the Owner in respect thereof, which consent shall not be unreasonably withheld, refused or delayed.
- (c) The Developer shall obtain all the clearances, permissions, no objection certificates and other approvals required for sanction of the Building Plans and carrying out the development at the Project Land, including those required from the Pollution Control Authority, Airport Authority, Fire Service Authorities, Police Authorities, Municipal Authorities any other Statutory Authorities, as applicable and shall be entitled to gift portions of the Project Land to Kolkata Municipal Corporation in connection with sanction of plans. The Developer shall also give necessary letter indicating the completion of the project and handover of the various portions in favour of various persons. The Owner shall cooperate with the Developer and do all acts, deeds, matters and things necessary for the Developer to obtain such clearances, permissions, no objection certificates and other approvals required for sanction of the Building Plans for the purpose of the Project within 7 (seven) days of a request being made by the Developer.

8.5. Signature And Submission: The Owner shall, in a time bound manner and in any event within 2 (two) days of request, sign, execute, submit and deliver all applications, undertakings, declarations, affidavits, plans, gift deeds to Kolkata Municipal Corporation, Boundary



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Declarations, Undertakings, Letters and other documents and do all acts deeds and things as may be required by the Developer in connection with the application and/or obtaining the sanction/re-sanction of the Building Plans and for obtaining any sanctions and/or approvals required by the Developer and/or for commencing or carrying out the Development at the Project Land and for obtaining any utilities and permissions thereat.

9 CONSTRUCTION OF THE PROJECT

- 9.1. Demolition: The Developer shall be entitled to demolish all existing buildings and structures at the Project Land as per its planning and requirement. The Developer shall continue usage of the existing constructions or such parts thereof as may be required for its project office, storage, administration, security and other related purposes. As and when the Developer demolishes any existing buildings and structures, the same shall be done on behalf of the Owner, however the net proceeds realized from the disposal of the debris etc., shall be divided between the Developer and the Owner in a 50:50 ratio.
- 9.2. Boundary Wall: The Developer shall, if required, repair the boundary walls wherever damaged.
- 9.3. Good Construction: The Developer shall construct, erect and carry out the development at the Project Land or cause the same in a good and workman like manner with good quality of materials with the specifications mutually agreed and accepted between the parties and mentioned in the **FOURTH SCHEDULE** hereto (or equivalent substitutes in quality/value thereof) and upon due compliance of the Building Plans and Applicable Law affecting the same. The Developer shall have the sole and complete rights and obligations in respect of all aspects of development and construction.



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- 9.4. Applicable Laws: The Developer shall comply with all necessary requirements under Applicable Laws and required to be complied with by a developer of a building and the Owner shall co-operate and assist the Developer in respect thereof and shall also comply with all necessary requirements under the Applicable Laws required to be complied with by a land owner as being the Owner hereunder.
- 9.5. Team: The entire team of people required for the execution of the Project shall be such person as may be selected and appointed by the Developer in its sole discretion. The Architect for the Proposed Building shall be selected by the Developer. All persons employed by the Developer for the purpose of construction such as architects, contractors, labourers, care-takers etc., shall be the persons under the 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. or their acts in any manner whatsoever and shall have no responsibility towards the architect and/or contractors labourers caretaker etc. or for the compliance of the provisions of labour laws, payment of wages, payment of E.P.F., E.S.I. etc., maintenance of records of labourers etc. and all the responsibilities in this regard shall be that of the Developer and the Owner shall be kept protected and harmless against any action, if taken against the Owner for non-compliance or violation of the said requirements.
- 9.6. Utilities: The Developer shall at its own costs and expenses be entitled to utilize the existing available and/or modify or alter or apply for and obtain new connections of water, electricity, power, drainage, sewerage and/or other utilities inputs and facilities (whether temporary or permanent) from all State or Central Government Authorities and statutory or other bodies required for the construction and use of the proposed Project.



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- 9.7. Common Areas and Installations: The Developer shall identify the Common Areas and Installations in the Project Land meant jointly or individually for the Proposed Building and/or the Project Land as a whole and also for all or some of the Transferees and/or Transferable Areas. The Developer shall be entitled to:
- (a) Allow or permit only phase wise and/or provisional and/or partial use of any of the Common Areas and Installations until completion of construction of the Project or until such earlier time as the Developer may deem fit and proper;
- 9.8. Areas: The carpet area shall be as per Applicable Laws and shall be provided by the Developer and the built-up and super built-up area in respect of all the Units and other Transferable Areas in the Project shall be such as may be determined by the Developer.
- 9.9. Management, Control and Authority: With effect from the date of execution of this Agreement, the Developer shall have exclusive and unobstructed right to administer the Project till handover to the Association or such earlier time as the Developer may desire. The Owner hereby agree and confirm that the Developer shall have all the authority to carry out the planning and development of the Project including the following:
- (a) to set up site office, put up the hoardings/boards, bring out brochures and commence the preparatory works for the proposed Project at the Developer's cost.
 - (b) to display the board/hoardings of its group companies at the Project Land and the Proposed Building.
 - (c) to apply for and obtain all permissions, approvals and clearances from any appropriate authority for all or any of the purposes



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connected with the planning or development or Transfer of the Proposed Building from the Government or any other person.

- (d) to represent the Owner before all appropriate authorities and Government and also all electricity, water, drainage, sewerage, technology driven and other service providers.
- (e) to pay various fees, costs and charges to the concerned authorities as may be necessary for the purpose of carrying out the development work on the Project Land and to claim refund of such deposits so paid and to give valid and effectual receipts in connection with the refund of such deposits in its own name or in the name of the Owner or in the joint names, as may be required.

9.10. Name: The name of the Project shall be "**ADITRI SINGHALOY**"

9.11. Co-Operation: For all or any of the purposes contained hereinabove and required by the Developer, the Owner shall render all assistance and co-operation to the Developer and sign execute submit and deliver at the costs and expenses of the Developer all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time promptly and without any delay, failing which the time periods for construction by the Developer shall stand automatically extended by the periods of delay on the part of the Owner.

9.12. Time for planning and construction:

- (a) Time: Subject to the Owner not being in default in compliance of their obligations hereunder and subject to Force Majeure, the Developer shall cause to be completed the construction of the Project as sanctioned within 36 (Thirty-Six) months from the date of receipt of all sanctioned Building Plan, approvals, permits.



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consents and clearances for commencement of the Project. The Developer shall be entitled to a grace period of 6 (six) months beyond the time stipulations mentioned above.

- (b) In case of delay more than the aforesaid grace period of the sanction of the Building Plan, the Developer shall be liable to pay a penalty of INR 50,000/- (Indian Rupees Fifty Thousand) per month to the Owner for such delay.
- (c) In addition to the above it is expressly agreed and provided that in case of there being any dispute or litigation or claim pertaining to the ownership or title of the Project Land or any non-compliance of the obligations of the Owner, then until resolution of such dispute or litigation or claim and/or compliance of the concerned obligation by the Owner, the time for compliance of its obligations by the Developer shall not be counted and shall *ipso facto* stand added to the time granted to the Developer. This shall be without prejudice to the other rights and remedies of the Developer hereunder.

9.13. Completion of Construction: The construction of Proposed Building shall be deemed to have been completed on the issuance of a letter by the Developer indicating that the Development is complete ("**Completion of Construction**"). It is clarified that the elevation works and decoration and beautification works, landscaping works, pavements, permanent connections relating to the common amenities may be continued and carried out after Completion of Construction. Such works, however, must be completed within a reasonable period from the Completion of Construction.

9.14. Costs and Expenses: Unless otherwise expressly mentioned, all costs of construction and development of the Proposed Building at the Project Land shall be borne and paid by the Developer.



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- 9.15. Extras and Deposits: All Extras and Deposits that may be agreed to be charged by the Developer directly from any Transferee shall be paid to the Developer directly by the Transferees of both the Owner's Allocation and the Developer's Allocation. Any Extras and Deposits including those mentioned in the **FIFTH SCHEDULE** hereunder written that may be taken by the Developer from the Transferees (including the Transferees of the Owner's Allocation) shall be taken and utilized exclusively by the Developer for the purpose it is so taken. The Developer shall be free to add or alter the particulars of Extras and Deposits as mentioned in the **FIFTH SCHEDULE** hereunder written with prior consent from the Owner. The Owner shall be liable to pay the Extras and Deposits in respect of any areas not Transferred out of the Owner's Allocation at the time of taking possession thereof.

10 TRANSFER AND MANNER

- 10.1. Transfer: The Transfer of all Developer's Allocation in the Project shall be under the control and management of the Developer and the Owners Allocation in the Project shall be under the control and management of the Owner. The Parties shall Transfer the Transferable Areas to the Transferees wherein the proportionate Share in the Land attributable to the concerned Transferable Areas shall be Transferred or agreed to be Transferred by the Owner in the manner required by the Developer. It being clarified that both the Owner (represented by the Developer as the constituted attorney of the Owner vide the Power of Attorney to be granted pursuant to this Agreement) and the Developer in its individual capacity as a confirming party, will be parties to the agreements and deeds to be entered into with the Transferees for the Developer's Allocation.
- 10.2. Manner of Transfer: The Parties agree to the following terms and conditions in respect of the Transfer:



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- (a) Rate and Price for Transfer: The rates at which the both Parties shall take booking for Transfer of their respective allocations shall be such as finalized by the Parties after mutual discussion in writing and any downward revision of the same shall require the prior consent of both.
- (b) Publicity and Advertisement: The Developer shall have exclusive rights in respect of the advertisement and signage to be placed at the Project Land and the Proposed Building. The Developer shall be entitled to advertise for Transfer of the Project in all media. The Developer shall negotiate and settle the costs and other terms with marketing and publicity agents and use its brands and logo in publicity materials and media.
- (c) Marketing Agents: The marketing of the Project shall be done by both the Parties respectively for their respective allocated areas directly or through Marketing Agents, brokers, sub-brokers and other agents selected, appointed or discontinued by the Developer.
- (d) Signature to Agreements and Deeds: The agreements and final Transfer deeds or deeds relating to Transfer of the Units, Parking Spaces and other Transferable Areas in the Developers Allocation shall be executed by the Owner (represented by the Developer vide the Power of Attorney to be granted pursuant to this Agreement) and the Developer. The Owner shall also by power of attorney to be executed in pursuance hereof authorise the Developer to sign the agreement for sale, sale deed and other documents of Transfer on behalf of the Owner the Developer's Allocation and have such agreement for sale, sale deed and other documents of Transfer registered.
- (e) The Parties shall deliver possession of their respective Transferable Areas directly to the Transferees thereof and the consent thereof is



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deemed to have been provided by the other Parties by virtue of this Agreement.

- 10.3. Advocate: All documents of transfer or otherwise shall be such as be drafted by Guha & Co., Advocates having its office at Ground Floor, Room No. GD/1, Hastings Chamber, 7C Kiran Shankar Ray Road, Kolkata, West Bengal of the Developer.
- 10.4. Interest etc. to transferees etc.: In case any liability, interest, damage or compensation is payable to any Transferee or other person relating to the Project, owing to delay or default on the part of the Owner in compliance of their obligations towards them in accordance with the agreements to be entered with the Transferees, the same shall be payable by the Owner exclusively. In case any liability, interest, damage or compensation is payable to any Transferee or other person relating to the Project, owing to delay or default on the part of the Developer in compliance of its obligations towards them in accordance with the agreements to be entered with the Transferees, the same shall be payable by the Developer exclusively.
- 10.5. Loans by Transferees: The Transferees shall be entitled to take housing loans for the purpose of acquiring specific Units and Transferable Areas from banks, institutions and entities granting such loans. The Owner and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents etc. as required in this regard by such banks, institutions and entities Provided That, there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Project/Project Land except the Unit and appurtenances under Transfer and save those occasioned due to cancellation of the agreement with the Transferee.

11 FINANCE, MORTGAGE AND SECURITY DEPOSIT



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- 11.1. The Owner shall be entitled to Owners Allocation and the Developer shall be entitled to the Developer's Allocation, the Developer shall also be entitled to raise construction finance for construction of the Proposed Building and the Owner shall have no objection.
- 11.2. Acknowledgments: The Developer shall be and is hereby authorized to issue receipts on behalf of itself and the Owner for the amounts so received which shall fully bind both the Owner and the Developer.
- 11.3. Errors and Omissions: All payments made by the Parties to each other shall be subject to any errors or omissions and the consequent accounting and settlement when such errors or omissions are detected
- 11.4. Security Deposit: The Developer has agreed to pay the Owner a total sum of INR 30,00,000/- (Indian Rupees Thirty Lakhs Only) as and by way of non-refundable security deposit:
- INR 5,00,000/- (Indian Rupees Five Lakhs Only) which has been paid upon signing the Term Sheet;
 - INR 10,00,000/- (Indian Rupees Ten Lakhs Only) which shall be paid upon execution of the Joint Development Agreement;
 - INR 15,00,000/- (Indian Rupees Fifteen Lakhs Only) which shall be paid upon sanction of the Building Plan or by 25th March, 2026, whichever is earlier.
- 11.5. Delivery of Allocation: The Developer shall deliver the identified separate Owner's Allocation to the Owner and retain the Developer's Allocation for its own use or the use of its Transferees thereof on completion of construction. Unless the Owner take possession within 21 (twenty-one) days upon receiving the Notice from the Developer to take possession as aforesaid, they shall be deemed to have taken possession of such notified areas on expiry of such notice period of 21 (twenty-one) days. The Owner shall before delivery of possession of Owner's Allocation or on the date of demand by the Developer, whichever is earlier shall also



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pay full cost charges and deposits or separate meters for their Allocation, alongwith the applicable GST.

11.6. Transfer of the Parties respective Allocations: The Owner and the Developer shall be entitled to deal with and dispose of their respective separately Identified Allocations to such persons and subject to this Agreement at such price/consideration as they may be decided. The Developer shall not be required to be made a party to the agreements with the Transferees of the Owner however, the Owner shall be made party to the agreements with the Transferees of the Developer (represented by the Developer vide the Power of Attorney to be granted pursuant to this Agreement). Provided However That:-

- (a) The dealings of either Party with regard to their respective allocation shall not in any manner fasten or create any additional financial or monetary liabilities upon the other Party.
- (b) Neither Party shall make any commitment or enter upon any term which is or may be repugnant to or contrary to those contained or otherwise affects or prejudices the scope of the respective rights and obligations of the Parties herein.
- (c) Any transfer by any Party shall be at its own risks and consequences.
- (d) The Owner shall not be entitled to sell and transfer the areas forming part of the Owner's Allocation at prices less than those agreed with the Developer for the other Transferable Areas.
- (e) Save as aforesaid all other terms and conditions of this Agreement shall apply *mutatis mutandis*.

12 COMMON PURPOSES AND MAINTENANCE IN-CHARGE



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- 12.1. Common Purposes: Each of the Owner and the Developer and all Transferees of their respective allocations shall be bound and obliged to pay the amounts and outgoings and comply with the rules, regulations, restrictions and conditions as may be framed by the Developer and adopted for or relating to the Common Purposes of managing, maintaining, administering, up-keep and security of the Project and in particular the Common Areas and Installations. Furthermore, while dealing with and/or entering into any agreements and other documents of transfer of their respective allocations or any part thereof, the Owner and the Developer shall respectively necessarily incorporate all rules, regulations restrictions and conditions framed by the Developer in consultation with the Owner.
- 12.2. Maintenance In-Charge: The Developer shall upon Completion of Construction of the Project form an Association for the Common Purposes and till then, the Developer or its nominee shall be in charge for the Common Purposes. It is expressly agreed and understood that so long as the Developer or its nominee remains the Maintenance In-charge, the Owner and/or their nominees or Transferees shall not hold it liable or responsible for rendering any accounts or explanation of any expenses incurred. Further the Developer shall not be bound to continue with such responsibility of administration of the Common Purposes beyond 12 (twelve) months from the Completion of Construction of the Proposed Building.
- 12.3. Until formation of the Association and handover of the charge of the Common Purposes or any aspect thereof to the Association, the Developer shall be free to appoint different agencies or organizations for any activities relating to Common Purposes at such consideration and on such terms and conditions as the Developer may deem fit and proper. All charges of such agencies and organizations shall be part of the Common Expenses.



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- 12.4. Notwithstanding any formation of Association or handover of charge to it, neither the Association nor the members thereof or any Transferee shall be entitled to frame any rule or regulation or decide any condition which may affect any right or privilege of the Parties hereto.

13 COVENANTS BY THE OWNER

13.1. The Owner does hereby covenant with the Developer as follows:-

- (a) That with effect from the date of execution hereof, the Owner shall not deal with, transfer, let out or create any Encumbrance in respect of the Project Land or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.
- (b) That the Owner shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer.
- (c) That the Owner shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.
- (d) That the Owner shall not cause any interference or hindrance in the sanction/modification/addition/alteration of Building Plans in terms hereof, construction and development at the Project Land by the Developer and/or Transfer of the Developer's Allocation and not to do any act deed or thing whereby any right of the Developer hereunder may be affected.



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- (e) That neither the Owner nor their predecessors have at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Project Land or any part thereof can or may be impeached, encumbered or affected in title or would in any way impair, hinder and/or restrict the development transfer and other activities envisaged under this Agreement.
- (f) The Owner shall provide a boundary declaration to the Developer.
- (g) That for all or any of the purposes contained in this Agreement, the Owner shall render all assistance and co-operation to the Developer and sign execute submit and deliver at the costs and expenses of the Developer all plans, specifications, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time.

14 COVENANTS BY THE DEVELOPER

14.1. The Developer doth hereby covenants with the Owner as follows:-

- (a) That the Developer doth hereby agrees and covenants with the Owner not to do any act deed or thing whereby any right or obligation of the Owner hereunder may be affected or the Owner are prevented from making or proceeding with the compliance of the obligations of the Owner hereunder.
- (b) That the Developer shall implement the terms and conditions of this Agreement strictly without any violation and shall adhere to the stipulations of time limits without any delays or defaults and shall not do or permit any act or omission contrary to the terms and conditions of this Agreement in any manner.



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- (c) That the Developer shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Owner's Named Representative.

15 GST AND TDS ETC.

- 15.1 The Owner and the Developer shall respectively discharge statutory compliances in respect of TDS or Income Tax related compliances as well as GST and any other statutory compliances in respect of their allocation under this Development Agreement and upon Transfer of their respective allocations.
- 15.2 The Owner will bear the GST, or any other tax and imposition if any levied by the State Government, Central Government or any other authority or body or applicable under any law for the time being in force on the Owner's Allocation. Similarly, the Developer will bear the GST, or any other tax and imposition if any levied by the State Government, Central Government or any other authority or body or applicable under any law for the time being in force on the Developer's Allocation.
- 15.3 The payment of consideration in respect of the Owner's Allocation shall be taken directly in the name of the Owner and the Owner shall be liable for GST and TDS related compliance in their own name, the Extras and Deposits in respect of any such Transferable Areas agreed to be transferred forming part of Owner's Allocation shall be paid in favour of the Developer as agreed under this agreement.

16 FORCE MAJEURE

- 16.1 "**Force Majeure**" shall mean any event or combination of events or circumstances beyond the control of a Party, which cannot be prevented or caused to be prevented, and which materially and adversely affects a Party's ability to perform obligations under this Agreement including (a) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, pandemic, epidemics, quarantine restrictions, governmental



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notifications, trade restrictions, lockdowns and natural disasters; (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-outs, civil disturbances, curfew etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in Law, Rules and Regulations, injunctions, prohibitions, or stay granted by court of law, Arbitrator, Government; (f) Non-functioning of any existing or new Appropriate Authorities due to any reason whatsoever and (g) any other event or circumstance which is beyond the control of the parties.

- 16.2 Notwithstanding anything elsewhere to the contrary contained in this Agreement, neither of the Parties hereto shall be considered to be in default in performance of their respective obligations or be liable for any obligation hereunder to the extent that the performance of the relative obligations are prevented by the existence of the Force Majeure and time for performance shall remain suspended during the duration of the Force Majeure.

17 POWER OF ATTORNEY

- 17.1. The Owner shall with the execution of this Agreement execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer's nominated persons being or such other person as may be nominated from time to time granting all necessary powers and authorities required by the Developer to effectuate and implement this Agreement. If any further powers or authorities be required by the Developer at any time for or relating to the purposes mentioned herein, the Owner shall grant the same to the Developer and/or its nominees at the latter's costs and expenses.
- 17.2. It is understood that to facilitate the Project, various acts deeds matters and things not herein specified may be required to be done by the Developer for which the Developer may need the authority of the Owner for making or signing of various applications and other documents



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relating to which specific provisions may not have been mentioned herein.

- 17.3. The Owner hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owner shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer.
- 17.4. The said power(s) of attorney to be so granted by the Owner to the Developer shall form an integral part of this Agreement and the Owner shall not be entitled to modify or alter the same without the prior written consent of the Developer.

18 DEFAULTS OF THE OWNER AND CONSEQUENCES

- 18.1. In case the Owner fails and/or neglect to make out a marketable title to the Project Land, handover vacant possession of the same or any part thereof or in case the Owner fails to comply with any of its obligations mentioned in this Agreement in the manner or within the period stipulated therefor, the Developer shall give a notice, in writing, to the Owner giving time of 30 (thirty) days to remedy the default or breach and in case the Owner fails to remedy the same within such 30 (thirty) days, the Developer shall have the option to take the following recourses in any priority or order as the Developer shall deem fit and proper:-
- (a) To itself try and attempt the compliance of the obligation under default, at the cost and expense of the Owner and by paying such amounts and in such manner and on such terms and conditions as the Developer may deem fit and proper and without being liable to the Owner for the result of such attempt. The period taken for



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such attempt or the compliance pursuant to such attempt shall automatically be added to the time for construction granted to the Developer this Agreement.

- (b) To sue the Owner for specific performance of the contract.
- (c) To cancel/terminate this Agreement in respect of whole or part of the Project Land and in such event the consequences of Cancellation as envisaged in Clause 18.3 shall be followed.

18.2. Effects of the Developer carrying out the Obligations of the Owner: In case the Developer attempting the compliance of the obligation of the Owner under default, the amounts, costs and expenses paid or incurred by the Developer together with interest @ 10 % per annum thereof shall be the liability of the Owner exclusively.

18.3. Consequences of Cancellation: In case the Owner cancels/terminates this Agreement, then notwithstanding anything elsewhere to the contrary contained in this Agreement the following consequences shall apply:

- (a) Any cancellation/termination affecting part of the Project Land shall not affect the continuance of this Agreement in respect of the remaining parts of the Project Land, as may be determined by the Developer.
- (b) Any realisation received by the Developer from the Transferees of the Developer's Allocation and required to be refunded owing to cancellation, shall be refunded by the Developer and the Owner shall be liable for any other claims of the Transferees.
- (c) That any amount paid or incurred by the Developer on the Project Land or in respect of the Project including on its planning or



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development or otherwise and also the cost of construction of the Project together with all interest @ 8 % (eight percent) per annum thereon along with the compensation and damages for all losses and damages suffered by the Developer, shall be paid by the Owner immediately and in any event within 15 (fifteen) days of being demanded by the Developer.

- (d) Nothing contained in the last preceding sub-clauses shall affect the other rights and remedies of the Developer.

19 DEFAULTS BY THE DEVELOPER

19.1. In the event that the Developer is unable to complete construction within the time period mentioned herein, the Owner shall be entitled to take over the unfinished works in the Project and to complete the same at the costs and expenses of the Developer together with pre-determined damages liquidated at 8 % (Eight percent) of such costs and expenses incurred for completing the unfinished works.

19.2. The benefits of all sanctions, licenses, permissions, clearances and certificates in respect of the works taken over by the Owner shall stand assigned in favour of the Owner without any cost.

19.3. In case of such takeover by the Owner, the Developer's Allocation shall be exclusively received by the Developer and after adjusting (i) the said costs and expenses incurred by the Owner for completing the unfinished works out of the Developer's Allocation; and (ii) Developer's Allocation shall be made over to the Developer after adjusting all the costs and expenses incurred by the Owner for completing the project.

20 UNILATERAL CANCELLATION:



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Except as provided above, neither party hereto can unilaterally cancel or rescind this Agreement at any time.

21 OTHER TERMS AND CONDITIONS:

- 21.1. Property Taxes and Outgoings: Till the Date of obtaining Sanction Building Plan, all taxes and outgoings on account of municipal/property tax, land tax and other outgoings on the Project Land shall be borne and paid by the Owner and those arising for the period thereafter shall be borne and paid by the Developer. Once the letter of completion is issued by the Developer, the Parties shall be liable as per the allocation done between the Parties for their respective Allocations. Provided that such liability of the Parties shall from time to time progressively cease in respect of the portions for which Transferees become liable upon Completion of Construction.
- 21.2. Indemnity by Owner: At all times hereafter the Owner hereto shall jointly and severally indemnify and agree to keep the Developer, its designated partners, its partners, affiliates, consultants and employees, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising due to any representation of the Owner being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Owner.
- 21.3. Indemnity by Developer: At all times hereafter the Developer hereto shall indemnify and agree to keep the Owner, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Owner and arising due to any representation of the Developer being found to be



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false or misleading and/or due to act of omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Developer. The Developer further will keep the Owner indemnified towards the structural stability of the Proposed Building as per the guidelines laid down by the Real Estate Regulatory Authorities.

- 21.4. No Partnership or AOP: The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an Association of Persons (AOP).
- 21.5. Waivers: Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights nor shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision. A waiver on any occasion shall not be deemed to be waiver of the same or any other breach or non-fulfilment on a future occasion.
- 21.6. Entire Agreement: This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions, correspondence and agreements between the Parties, written oral or implied.
- 21.7. Part Unenforceability: If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not



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be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties agree, in the circumstances referred above, to use all reasonable endeavours to substitute any invalid or unenforceable provision with a valid or enforceable provision, which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision.

- 21.8. Modifications: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by the Owner and the Developer.
- 21.9. Execution in Duplicate: This Agreement is being executed in Duplicate, and one counterpart each whereof shall be retained by the Owner and the Developer (the original registered version to be retained by the Developer) and each copy whereof shall be deemed to be the original.
- 21.10. Choice of Remedies: It is clarified that the exercise of any one or more remedy by any Party shall not be or constitute a bar for the exercise of any other remedy by the concerned party at any time. Furthermore, the liability of the Owner or the Developer to pay interest at the rate and in terms of the other clauses of this Agreement shall continue for the entire duration until payment/repayment of the respective entire dues irrespective of the exercise of the other remedies by the other party and without affecting the other liabilities of the defaulting party hereunder.
- 21.11. Notices: All notices to be served hereunder by any of the Parties on the other shall be deemed to have been served on the 4th day from the date of despatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to



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raise any objection as to service of the notice deemed to have been served as aforesaid.

Further, any Notices to be served to the Parties, shall be served to the following address provided below:

a) FOR OWNER

Name: Trideep Dey

Address: 10-FR, FL-10A, 174/8 Netaji Subhash Chandra Bose Road, Unimark Sikha Tuku, Netaji Nagar, VCT: Regent Park, P.O.: Regent Park, District: Kolkata, State: West Bengal, PIN: 700040

Email ID: deviachmi@yahoo.com

b) FOR DEVELOPER

Name: Aditri Properties Private Limited

Address: C/O Narang Niket Private Ltd., 2C, Mahendra Road, Kolkata, West Bengal, India, 700025

Email ID: anr.projects.ventures.llp@gmail.com

21.12. Arbitration: All disputes and differences between the Parties hereto regarding the constructions or interpretation of any of the terms and conditions herein contained or touching these presents and/or the Project Land or determination of any liability shall be referred to arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being in force and shall be decided by the Sole Arbitrator to be appointed in pursuance to the provisions of the Act. In connection with the said arbitration, the parties have agreed and declared as follows:

- (a) The Arbitration Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- (b) The Arbitration Tribunal will be at liberty to give interim orders and/or directions.
- (c) The parties agree to abide by all their directions and/or awards.



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21.13. Jurisdiction: The Hon'ble High Court at Calcutta shall have the exclusive jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this Agreement or connected therewith including the arbitration as provided hereinabove.

FIRST SCHEDULE

(Project Land)

ALL THAT PIECE AND PARCEL OF LAND admeasuring more or less about 4 Cottahs 3 Chittacks 2 Sq ft., together with a G+2 brick built building standing thereon admeasuring a total area of 5305 sq ft, having an area of 1830 sq ft. in the ground floor, 1819 sq ft. in the first floor and 1656 sq ft. in the second floor lying at premises-no. 90/2/3, Manick Bandhopadhyay Sarani, Kolkata - 700040 (formerly known as No. 4, Moore Avenue, Calcutta) comprised in Mouza- Shibpur, J.L. No. 42, Touzi No. 151, C.S. Plot No. 407 & 426, within the jurisdiction of Police Station- Regent Park, Sub Registry Office -24 Paraganas South, within the limits of Kolkata Municipality Corporation having Assessee Number 210970805760, Ward No. 097, Borough - X, District- South 24 Paraganas

BEING BOUNDED AND BUTTED BY:

IN NORTH: By the Premises No. 90/2/2, Manick Bandhopadhyay Sarani

IN SOUTH: Partly by Premises No. 90/1A and partly by Premises No. 90/A, Manick Bandhopadhyay Sarani

IN EAST: Premises No. 90, Manick Bandhopadhyay Sarani and

IN WEST: KMC Road

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



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[Signature]

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THE SECOND SCHEDULE
(Devolution of the Title)

WHEREAS One Mugneeram Bangur & Company was in possession of ALL THAT piece and parcel of land admeasuring little more or less of Area 6 Cottahs 3 Chittacks 2 Square Feet. lying at and being Plot No. 4 of the Moore Avenue, Scheme comprised in C.S. Plot No. 407 and 426 Mouza Shibpur, J.L. No. 42, Touzi No. 151, Police Station Tollygunge, Sub-Registry Office Alipore formerly within the Tollygunge Municipality now within the Municipal Limit of Calcutta Municipal Corporation.

AND WHEREAS, by an indenture of conveyance dated the 19th May 1950 which was made and executed by and between the said Mugneeram Bangur & Co., and Labanya Sengupta, ALL THAT piece and parcel of land admeasuring little more or less of Area 6 Cottahs 3 Chittacks 2 Square Feet. lying at and being Plot No. 4 of the Moore Avenue, Scheme comprised in C.S. Plot No. 407 and 426 Mouza Shibpur, J.L. No. 42, Touzi No. 151, Police Station Tollygunge, Sub-Registry Office Alipore formerly within the Tollygunge Municipality now within the Municipal Limit of Calcutta Municipal Corporation was granted, transferred, conveyed, assured and assigned unto and in favour of the said Labanya Sengupta for the consideration mentioned thereunder. The said Deed of Conveyance was registered with the Sadar Joint Sub-Registrar Alipore in Book No. 1, Volume No. 33, Pages 114 to 121 Being No. 1984 for the year 1950.

AND WHEREAS, by another indenture of conveyance dated the 30th January, 1952 made between the said Smt. Labanya Sengupta and Binode Behari Dasgupta the said Labanya Sengupta for the consideration therein mentioned granted, transferred, conveyed, assured and assigned unto and in favour of the one Binode Behari Dasgupta ALL THAT piece of land admeasuring an area a little more or less than 4 Cottahs 3 Chittacks 2 Sq.ft. lying at and being Plot No. 4 of the Moore Avenue, Scheme comprised in C.S. Plot No. 407 and 426 Mouza Shibpur, J.L. No. 42, Touzi No. 151, Police Station Tollygunge, Sub-Registry Office Alipore formerly within the Tollygunge Municipality now within



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[Signature]

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the Municipal Limit of Calcutta Municipal Corporation ("the said land"). This Deed of Conveyance was duly registered with the Sadar Joint Sub-Registrar at Alipore in Book No. 1, Volume No. 12, Pages 121 to 126, Being No. 384 for the year 1952.

The said land was previously numbered as premises no. 4, Moore Avenue, Calcutta and later was renumbered by the Corporation of Calcutta as 90/2/3 and Moore Avenue is now known as Manick Bandopadhyaya Sarani.

AND WHEREAS, the said Binode Behari Dasgupta had passed away leaving him, his legal heirs being four sons and three daughters. The sons being: (i) Sudhanshu Dasgupta; (ii) Ratan Dasgupta; (iii) Sadhan Dasgupta; and (iv) Bhajan Dasgupta and the daughters being: (i) Labanya Sengupta; (ii) Dipti Sengupta; and (iii) Smriti Mukherjee.

AND WHEREAS, from the aforementioned four sons and three daughters, Sadhan Dasgupta had passed away, leaving behind his widow wife being Bhabani Dasgupta, daughters being Romi Dasgupta and Piku Dasgupta.

AND WHEREAS the said Bhajan Dasgupta had also passed away leaving behind his widow wife being Shibani Dasgupta, two daughters namely Mousumi Dasgupta and Rupu Dasgupta and two sons namely, Asish Dasgupta and Tapash Dasgupta.

AND WHEREAS accordingly, the surviving family members and their heirs were in complete possession of the rights, title and interest of the said land.

AND WHEREAS thereafter, Dr. Trideep Dey being the Owner herein had approached the aforementioned family members to purchase the said land and the aforementioned family members had agreed to sell/transfer the rights, title and interest of the said land, which was held by them free from all encumbrances, charges, liens, lispendens, attachments, acquisition or whatsoever in nature.

AND WHEREAS upon such understanding, an indenture of conveyance was executed on 23rd October 1990 between the Dasgupta family members, being, (i) Sudhanshu Dasgupta; (ii) Ratan Dasgupta; (iii) Smt. Bhabani Dasgupta; (iv) Smt. Sibani Dasgupta; (v) Kumari Romi Dasgupta; (vi) Kumari Piku Dasgupta; (vii) Kumari Mousumi Dasgupta; (viii) Kumari Rupu Dasgupta; (ix) Ashis Dasgupta; (x) Tapas Dasgupta; (xi) Smt. Labanya Sengupta; (xii) Smt.



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Digitally signed by District Sub-Registrar-IV

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Deepti Sengupta and (xiii) Smt. Smriti Mukherjee and Dr. Trideep Dey, through which ALL THAT piece and parcel of land containing an area of 4 Cottahs 3 Chittacks 2 Sq.ft. be the same a little more or less situate lying at and being Plot No. 4 of the Moore Avenue, Scheme comprised in C.S. Plot No. 407 and 426 Mouza Shibpur, J.L. No. 42, Touzi No. 151, Police Station Tollygunge, Sub-Registry Office Alipore formerly within the Tollygunge Municipality now within the Municipal Limit of Calcutta Municipal Corporation was sold to Dr. Trideep Dey. The said Deed of Conveyance was duly registered before the Registrar of Assurances Calcutta in being number 19126, Volume No. 603, Book No I, pages 287 to 301.

AND WHEREAS accordingly, Dr. Trideep Dey had obtained the possession of ALL THAT piece and parcel of land containing an area of 4 Cottahs 3 Chittacks 2 Sq.ft. be the same a little more or less situate lying at and being Plot No. 4 of the Moore Avenue, Scheme comprised in C.S. Plot No. 407 and 426 Mouza Shibpur, J.L. No. 42, Touzi No. 151, Police Station Tollygunge, Sub-Registry Office Alipore formerly within the Tollygunge Municipality now within the Municipal Limit of Calcutta Municipal Corporation and duly mutated the said property in his name and as such is regularly paying corporation tax under Assessee No. 21-097-08-0576-0. Further, he has also constructed a three stored building over the said land and has been residing thereupon.

AND WHEREAS now the Developer herein had approached Dr. Trideep Dey, being the Owner to enter into a joint development of ALL THAT PIECE AND PARCEL OF LAND admeasuring more or less about 4 Cottahs 3 Chittacks 2 Sq.ft., together with a G+2 brick built building standing thereon admeasuring a total area of 5305 sq ft being 1830 sq ft. in the ground floor, 1819 sq ft. in the first floor and 1656 sq ft. in the second floor lying at lying at premises no. 90/2/3, Manick Bandhopadhyay Sarani, Kolkata - 700040 (formerly known as No. 4, Moore Avenue, Calcutta) comprised in Mouza- Shibpur, J.L. No. 42, Touzi No. 151, C.S. Plot No. 407 & 426, within the jurisdiction of Police Station- Regent Park, Sub Registry Office -24 Paraganas South, within the limits of Kolkata Municipality Corporation, Ward No. 097, Borough - X, District- South 24 Paraganas for the Purpose as prescribed in this Agreement



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and the Developer has expressed his interest and consent with respect to the same. Therefore, this Agreement.

THIRD SCHEDULE

(Developer's Allocation, Owner's Allocation and Parking Spaces)

(Part I)

(Developers Allocation)

The Developer's Allocation, in the Project as agreed between the Parties shall comprise of shall mean the 3rd floor and the 4th floor of the Proposed Building, along with the undivided, right, title, interest and share in the Common Areas.

(Part II)

(Owner Allocation)

The Owner's Allocation, in the Project as agreed between the Parties shall comprise of shall mean the 1st floor and the 2nd floor of the Proposed Building, along with the undivided, right, title, interest and share in the Common Areas.

(Part III)

(Parking Spaces)

The Parking Spaces shall mean the spaces at the Proposed Building including at covered space, open area or under a shade at the open area or mechanized multilevel systems for parking of motor cars and/or two-wheelers. It is mutually agreed between the Owner and the Developer that, the Owner's Allocation and the Developer's Allocation for the Parking Spaces shall be in the ratio of 50:50 each. The Parties further agree that upon obtaining the Sanction Building Plan, a Supplementary Development Agreement shall be executed between the Parties and the exact allocation of the parking lots shall be mentioned therein.



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For the Registrar

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FOURTH SCHEDULE

(Specifications, Quality, Fittings and fixtures to be provided in the Units)

Specifications of the Apartment

- 1. Structure:**
R.C.C. framed structure.
- 2. Flooring:**
 - a. Common area:**
Lift facia/ Corridors/ Stairs : Granite / Tiles flooring
 - b. Apartment:**
 - o Foyer : Vitrified tiles flooring
 - o Living & Dining : Vitrified tiles flooring
 - o Master Bedroom : Vitrified tiles flooring
 - o Other Bedrooms : Vitrified tiles flooring
 - o Balcony & Utility : Vitrified tiles flooring
 - o Kitchen : Vitrified tiles flooring
(Brand: Kajria/Vermora/Nitco or equivalent)
 - c. Toilets:**
 - o Antiskid Ceramic tiles flooring.
 - o Glazed / Ceramic tile dado up to 8 feet Height.
(Brand: Kajria/Vermora/Nitco or equivalent)
- 3. Toilets:**
 - o Hot and cold Single lever basin mixer for all the toilets.
 - o Single lever with CP shower units in bath area for all the toilets.
 - o Health Faucet For all the Toilets.
 - o Granite counter top washbasin in Master Bathroom.
All of reputed make. Like Jaquar/ Essco/ Parryware/Hindware
- 4. Doors:**
 - o Main door-both side laminate finish flush door with Handle for outside.
 - o All other doors made of flush shutters.
 - o Door Lock (Godrej/ Dorset)
- 5. Windows:**



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Signature of Sub-Registrar

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- Aluminium sliding windows.
- Ventilators for toilets.

6. Painting :

- Exterior finish with weather coat (ICI/Asian Paint/Berger)
- Internal walls and Ceilings with putty (Birla / JK)

7. Electrical:

- One TV point in the living room & all bedrooms.
- Fire resistant electrical wires of Reputed brand.(Polycab/RR Cable/Finolex)
- Electrical Modular switches of Reputed make. (Legrand/ Hager)
- Telephone points in all bedrooms and living area.
- Air condition point in all bedroom & living room.

8. Telephone/ Intercom Facility:

- Intercom facility from each apartment to the security room

9. Lift:

- Automatic passenger lifts of reputed make. (KONE/ LT)

10. Back- up Generator:

- Full power back up for each apartment (At extra cost).

11. Security Systems:

- A CCTV camera will be installed in the Lobby/ Security Room /Periphery Vital Points.

12. Landscape terrace garden



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FIFTH SCHEDULE
(Extras and Deposits)

1. Any type of taxes like service tax, GST, VAT, tax, local taxes and any other statutory levy or tax etc., payable to any government authority or local body (without however affecting the provisions in respect thereof under the operative part of the agreement above).
2. Any EDC (External Development Charges)/IDC (Infrastructure Development Charges) charges payable to any government authority or any local body etc.
3. All costs, charges and expenses on account of bringing electricity lines/connections, HT & LT, power (including Sub-station, Transformers, Switch gears, cables, HT & LT panels and the like) and all the amounts payable to the electricity service provider.
4. All costs, charges and expenses on account of bringing water lines/connections and all the amounts payable to the provider thereof.
5. Security or any other deposit (including minimum deposits or any deposit by any name called) and all amounts or increases thereof payable to the electricity service provider for electricity and any other connection or service at the New Building.
6. All costs, charges and expenses on account power backup equipment and all their accessories (including cables, panels etc.) for the Proposed Building.
7. INR 25,000/- (Indian Rupees Twenty Five Thousand) per KVA as Generator charges along with GST.
8. Betterment fees, development charges, and other levies taxes duties and statutory liabilities that may be charged on the Project Land and/or the Proposed Building or the buildings or the Units or on their transfer or construction partially or wholly, as the case may be.
9. Cost of formation of Association, Master connection from Calcutta Electricity Supply Connection, other facilities, common expenses, rates and taxes
10. Intercom, CCTV or any other chargeable facility as may be decided by the Developer.
11. Deposit on account of maintenance charges @ INR 4/- (Rupees Four) per square feet.
12. Sinking funds @ INR 25/- (Rupees Twenty Five) per square feet.



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25/12/2025

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

EXECUTED AND DELIVERED by the abovenamed **OWNER** at **Kolkata** in the presence of:


MR. TRIDEEP DEY

1. Priyanka Trivedi
63/A, Banatharan Roy Road
Kolkata - 700034
2. Swapnil Bose
Higrauli K01-01

EXECUTED AND DELIVERED by the abovenamed **DEVELOPER** at **Kolkata** in the presence of:


MR. AMITAVA SINGHA ROY

(For ADITRI PROPERTIES PRIVATE LIMITED)

1. Priyanka Trivedi
2. Swapnil Bose

Drafted & prepared by:
Tapash Mishra (ENROL NO. F/1224/2007)
Adv.
High Court, Calcutta



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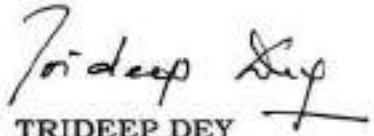
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RECEIVED of and from the within-named Developer the within-mentioned sum of **INR 15,00,000/- (Indian Rupees Fifteen Lakhs Only)** by NEFT payable by the Developer to the Owner in terms of the agreement as per Memo below:-

MEMO OF CONSIDERATION

Date	NEFT/RTGS Nos.	BANK/BRANCH	AMOUNT PAID (in INR)	IN FAVOUR OF
26.11.2025	BARBR5202511 2600909	Punjab National Bank, Tollygunge	4,50,000/-	Trideep Dey
18.12.2025	Cheque No.000611	Bank Of Baroda, Lansdown MKT Branch	9,00,000/-	Trideep Dey
TDS deducted as per the Income Tax Act, 1961			1,50,000/-	Trideep Dey
GRAND TOTAL			15,00,000/-	

I say that I have received the aforesaid amount of INR 15,00,000/- (Indian Rupees Fifteen Lakhs Only) through the aforesaid NEFT/RTGS and acknowledge to have been received in presence of the following witness.


TRIDEEP DEY

WITNESSES:

1. Priyanka Trivadi
2. Swapnil Bose



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SPECIMEN FORM FOR TEN FINGER PRINTS



		Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Jideep Singh	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					



		Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Anand Singh	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					

		Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					



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



192025260393914408

GRN Details

GRN:	192025260393914408	Payment Mode:	SBI Epay
GRN Date:	17/12/2025 16:09:23	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6235723232015	BRN Date:	17/12/2025 16:10:07
Gateway Ref ID:	IGATPLEGP4	Method:	State Bank of India NB
GRIPS Payment ID:	171220252039391439	Payment Init. Date:	17/12/2025 16:09:23
Payment Status:	Successful	Payment Ref. No:	2003393229/4/2025
[Query No**/Query Year]			

Depositor Details

Depositor's Name:	Mr Chandan Chatterjee
Address:	2C, Mahendra Road, Kolkata-700025
Mobile:	9830012537
Period From (dd/mm/yyyy):	17/12/2025
Period To (dd/mm/yyyy):	17/12/2025
Payment Ref ID:	2003393229/4/2025
Dept Ref ID/DRN:	2003393229/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003393229/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2003393229/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	15600
3	2003393229/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				35821

IN WORDS: THIRTY FIVE THOUSAND EIGHT HUNDRED TWENTY ONE ONLY.

DATED THIS DAY OF DECEMBER 2025

BETWEEN

TRIDEEP DEY

... OWNER

AND

ADITRI PROPERTIES PRIVATE LIMITED

... DEVELOPER

DEVELOPMENT AGREEMENT

Guha & Co., Advocates,
7C Kiran Shankar Roy Road,
Room No. GD/1 Kolkata 700001

Major Information of the Deed

Deed No :	I-1604-09771/2025	Date of Registration	18/12/2025
Query No / Year	1604-2003393229/2025	Office where deed is registered	
Query Date	17/12/2025 2:29:15 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,49,84,948/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 15,632/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

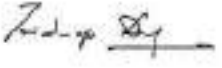
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Marik Bandopadhyay Sarani (Moore Avenue), , Premises No: 90/2/3, , Ward No: 097 Pin Code : 700040

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	4 Katha 3 Chatak 2 Sq Ft	1/-	1,04,75,698/-	Property is on Road
Grand Total :				6.914Dec	1/-	104,75,698 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5305 Sq Ft.	1/-	45,09,250/-	Structure Type: Structure,Status of Completion : Completed
Gr. Floor, Area of floor : 1830 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1819 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1656 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5305 sq ft	1/-	45,09,250 /-	

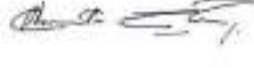
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	TRIDEEP DEY (Presentant) Son of Rabindra Nath Dey Executed by: Self, Date of Execution: 18/12/2025 , Admitted by: Self, Date of Admission: 18/12/2025 ,Place : Office	 18/12/2025	 LT1 18/12/2025	 18/12/2025
10-FR, FL-10A, 174/8 Netaji Subhash Chandra Bose Road, Unimark Sikha Tuku, Netaji Nagar, VCT: Regent Park, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx0J, Aadhaar No: 67xxxxxxxx6727, Status :Individual, Executed by: Self, Date of Execution: 18/12/2025 , Admitted by: Self, Date of Admission: 18/12/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	ADITRI PROPERTIES PRIVATE LIMITED C/O Narang Niket Private Ltd., 2C, Mahendra Road, Kolkata, City:- . P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx8B,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
	Mr Amitava Singha Roy Son of Binoy Kumar Singha Roy Date of Execution - 18/12/2025, , Admitted by: Self, Date of Admission: 18/12/2025, Place of Admission of Execution: Office	 Dec 18 2025 1:22PM	 LT1 18/12/2025	 18/12/2025
H N – 119, Bama Charan Roy Road, 121 Behala, City:- , P.O:- BEHELA, P.S:-Behala, District:-South 24 -Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ATxxxxxx4K, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ADITRI PROPERTIES PRIVATE LIMITED (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SWARUP BOSE Son of Mr LAKSHMIKANTA BOSE HIGH COURT, CALCUTTA, City:- , P.O:- GPD, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	18/12/2025	18/12/2025	18/12/2025
Identifier Of TRIDEEP DEY, Mr Amitava Singha Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	TRIDEEP DEY	ADITRI PROPERTIES PRIVATE LIMITED-6.91396 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	TRIDEEP DEY	ADITRI PROPERTIES PRIVATE LIMITED-5305.00000000 Sq Ft

Endorsement For Deed Number : I - 160409771 / 2025

On 18-12-2025

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 12:05 hrs on 18-12-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by TRIDEEP DEY ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,49,84,948/-

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

Execution is admitted on 18/12/2025 by TRIDEEP DEY, Son of Rabindra Nath Dey, 10-FR, FL-10A, 174/8 Netaji Subhash Chandra Bose Road, Unimark Sikha Tuku, Netaji Nagar, VCT: Regent Park, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others
Identified by Mr SWARUP BOSE, , Son of Mr LAKSHMIKANTA BOSE, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-12-2025 by Mr Amitava Singha Roy, Authorised Signatory, ADITRI PROPERTIES PRIVATE LIMITED (Private Limited Company), C/O Narang Niket Private Ltd., 2C, Mahendra Road, Kolkata, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025
Identified by Mr SWARUP BOSE, , Son of Mr LAKSHMIKANTA BOSE, HIGH COURT, CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,632.00/- (B = Rs 15,000.00/- ,E = Rs 600.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 15,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2025 4:10PM with Govt. Ref. No: 192025260393914408 on 17-12-2025, Amount Rs: 15,600/-, Bank: SBI EPay (SBIEPay), Ref. No. 6235723232015 on 17-12-2025, Head of Account 0030-03-104-001-16

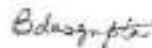
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 041471, Amount: Rs.100.00/-, Date of Purchase: 17/12/2025, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/12/2025 4:10PM with Govt. Ref. No: 192025260393914408 on 17-12-2025, Amount Rs: 19,921/-, Bank: SBI EPay (SBIEPay), Ref. No. 6235723232015 on 17-12-2025, Head of Account 0030-02-103-003-02



Baishali Dasgupta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2025, Page from 307531 to 307590

being No 160409771 for the year 2025.



B. Dasgupta

Digitally signed by Baishali Dasgupta
Date: 2025.12.22 17:07:12 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 22/12/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.