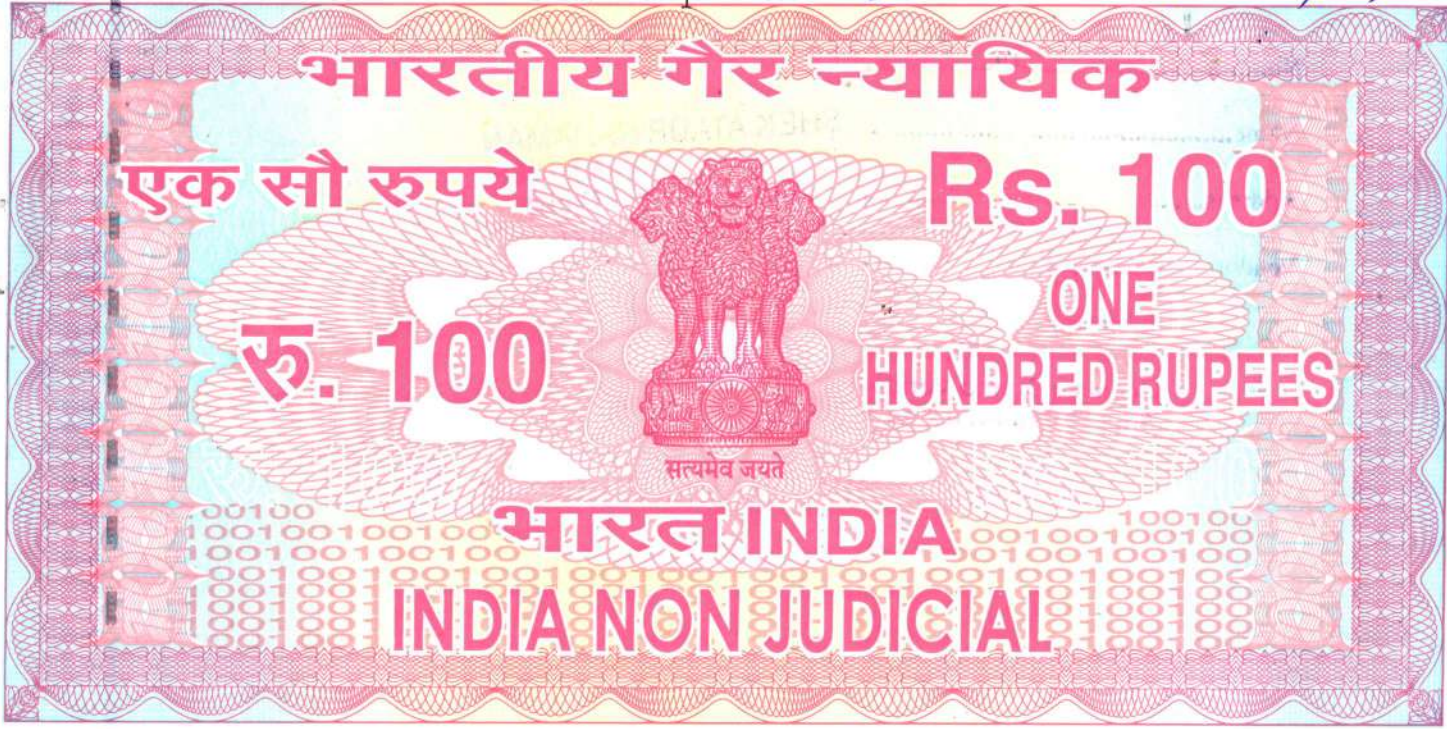


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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar
of Assurances-I, Kolkata

22 MAR 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is being made on the 22nd day of March, 2024 (Two Thousand Twenty Four) of the Christian Era.

No. 1406 Dt. 18/01/24 1002

Name..... SHEK ATAUR RAHAMAN

Address..... Advocate
Alipore Judges Court
Kolkata-700 027

Vendor.....

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

Identified by me-

(Shek Ataur Rahaman), Advocate
S/O - Late Sk Anisur Rahaman
34, Sodepur Brick Field Road
P.O.+P.S.- Haridevpur
Kolkata- 700 082
Mob. No. 9330942717



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BETWEEN

MERIDIAN DEVCON PVT. LTD. (Income Tax PAN- AAHCM1792M), having its registered office at Meridian Plaza, 209, C.R. Avenue, 4th Floor, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata (Mobile No.- 8479901901), duly represented here by its Authorised Signatory namely Sri Pradip Kumar Thakur (Income Tax PAN- AHIPT3156H & Aadhaar No.- 8492 9743 0316), son of Mr Indra Deo Thakur, by Occupation - Service, by faith-Hindu, by Nationality - Indian, residing at SCP Housing Estate, Block-H, Room No.-21, 35/1, Cossipore Road, Kolkata-700002, P.O. + P.S- Cossipore, District- Kolkata (Mobile No.- 8479901901), hereinafter called and referred to as the "LAND OWNER / FIRST PARTY", (which expression shall unless excluded by or repugnant to the context shall mean and be deemed to include its successor-in-office and assigns) of the ONE PART.

AND

UMANATH NIRMAN LLP (Income Tax PAN - AAHFU7150Q), a Limited Liability Partnership Firm, having its office at Shiva Heights, Back Side, Ground Floor, Flat No.-A, 171, Ramesh Dutta Street, P.O.- Bedan Street, P.S. -Burtalla Street, Kolkata - 700 006, District- Kolkata, (Mobile No.-62901 70248), duly represented by its Authorised Signatory namely Sri Akash Ssingh (Income Tax PAN- DGFPS7563L & Aadhaar No.-5312 2906 6185), son of Sri Kanai Singh, by faith- Hindu, by Occupation - Service, by Nationality- Indian, residing at 1/H/43 Ramesh Dutta Street, Kolkata-700 006, P.O.- Bedon Street, P.S.-Girispark, Kolkata-700006, District- Kolkata (Mobile No.- 7980600440), hereinafter called and referred to as the "DEVELOPER / PROMOTER / SECOND PARTY", (which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the OTHER PART.

ARTICLE -I: DEFINITIONS

1. **DEFINITIONS:** In this agreement unless there be something contrary or repugnant to the subject or context:

- (a) "PREMISES" shall mean ALL THAT piece and parcel of land admeasuring an area 211.60 (Two Hundred Eleven Point Six Zero) Decimal more or less in R.S. Dag Nos- 339, 340, 341, 342, 343, 344, 349, 350, 351 and 352 and corresponding to L.R. Dag Nos - 351, 352, 353, 354, 355, 356 (Bastu Land), 361, 362, 363 and 364 under L.R. Khatian Nos.- 2213, by Nature - Bastu, lying and situated at Mouza- Mamudpur, J.L. No.-33, R.S. No.-75, Touzi No.-395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of Moukhali Gram Panchayat, PIN Code-

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743503, in the District of South 24 Paraganas, more fully and particularly described in the FIRST SCHEDULE hereunder written, which is free from all encumbrances, charges, liens, lispendense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

- (b) "BUILDINGS" shall mean the Residential and commercial multi-storied building or buildings to be constructed by the Developer herein upon the Said Premises mentioned herein above with the maximum Floor Ratio [FAR] available or permissible under the Rules and Regulations of the Concerned Authority (i.e. Moukhali Gram Panchayat & Zilla Parishad of South 24 Parganas and from any other authorities if required) for the time being prevailing as per the plan or plans to be sanctioned by the Concerned Authority.
- (c) "COMMON AREAS AND INSTALLATIONS" shall mean and include the areas, installations and facilities as be expressed or intended by the Developer from time to time for common use of the Transferees of the Transferable Areas at the Building Complex in common with the Owners and the Developer and the persons permitted by them and in such manner and to such extent as the Developer may deem fit and proper, it being clarified that, it shall be within the rights of the Developer at any time before the completion of construction of the entire Building Complex, to include or exclude from time to time, any part of the Building Complex so as to form part of or not to form part of the common areas and installations which has been specifically described in the FIFTH SCHEDULE herein under.
- (d) "ARCHITECT" shall mean any person or Company whom the Developer may appoint as per its choice from time to time as the Architect for the building or buildings to be constructed upon their Said Premises.
- (e) "BUILDING PLAN" shall mean the plan or plans, elevations, structural designs, drawings and specifications of the building or buildings as shall be prepared jointly or separately by the Architect and/or structural Engineers and to be sanctioned by the Zilla Parishad of South 24 Parganas or any other concerned authority including modification or variation thereon which may be made from time to time.
- (f) "SALEABLE AREA/SPACE" shall mean the space or spaces in the new building or buildings available for independent use and occupation after making due provisions for common facilities and the space required therefore.
- (g) "BUILDING COMPLEX" shall mean the said premises with the New Building/Buildings thereon.

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- (h) "OWNER'S ALLOCATION" shall mean 20 % (Twenty Percent) share in the Transferable Areas/ Constructed Areas in the building/s together with undivided and impartible proportionate share of the land in accordance with the express terms and conditions hereof.
- (i) " DEVELOPER'S ALLOCATION " shall mean the 80 % (Eighty Percent) share in the Transferable Areas/ Constructed Areas in the building/s together with undivided and impartible proportionate share of the land in accordance with the express terms and conditions hereof.
- (j) "TRANSFEREES " shall mean and include all persons, firm, limited company, association or any other etc. to whom any Transferable Areas is transferred or agreed to be so done.
- (k) "MARKETING" OR "TRANSFER" (with their respective grammatical variations) shall include transfer by sale, lease/or by any other means adopted to alienate or part with possession of the Transferable Areas or any part of share thereof.
- (l) "TRANSFERABLE AREAS" shall include Units (which may be flats, apartments, office spaces, shops, constructed/covered spaces, covered parking spaces/ open parking spaces as Super Built Up Area and all other areas at the Building Complex 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 area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner.
- (m) "REALIZATION" shall mean the amounts received against sale of their own transferable area for their respective allocation of the both Parties and also any amounts received on account of Extras and Deposits.
- (n) "COMMON PURPOSES" shall mean and include the purposes of managing, maintaining, administering, up-keeping and security of the Building Complex and in particular, the Common Areas & Installations; rendition of common services in common 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.
- (o) "COMMON AREA/FACILITIES" shall mean corridors, hallways, stairways, passages, lift shafts, lifts, driveways, lawns, open spaces, common lavatories, generator room, fire safety work stations, electrical sub-station, tube well, pump, underground reservoir, over head water tank, plumbing lines, drains, sewers and other spaces and facilities/ utilities whatsoever required for the establishment, allocation, enjoyment, provision, maintenance and/or management of common facilities of the Building/ Buildings.

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- (p) "COMMON EXPENSES" shall mean and include all expenses to be incurred for the maintenance management upkeep security and administration of the said Premises (including, the Common Facilities) and other Common Purpose and rendition of common services.
- (q) "COMPLETION OF CONSTRUCTION " (including its variations, "Construction shall be completed", "Complete Construction" and "Completed") shall mean all Units in the Building and Parking spaces comprised in the said Premises will be completed in all respects with all fixtures, fittings and amenities therein and the entrance, ground floor and lobby of the Building being also completed in all respects, lifts being made operative, fire safety system, necessary water, drainage sewerage and electricity connections have been provided. The developer shall obtain completion certificate (Fit for Occupancy) from the competent authority at its responsibility, cost and expenses.
- (r) "CONSENTS" shall mean any and all permissions, clearances, licenses, authorizations, consents, no objections, approvals and exemptions under or pursuant to any of the applicable laws or from any Government authority required in connection with the development of the said Premises and for executing this Agreement and for undertaking, performing or discharging the obligations contemplated by this agreement to be obtained by any of the Parties (Owner & Developer) if required. After execution of this "Development Agreement", any modification and changes to be obtained by each of the Parties towards construction of the building and its allied purpose, the aforesaid /Company shall intimate and obtain consent from the other.
- (s) "PARKING SPACES" shall mean multi-level car parking spaces and/or ordinary spaces in the ground floor of the Building as also in the open spaces surrounding the Building capable of being used for being parked therein or there at, motor cars and two wheelers.
- (t) "COST OF CONSTRUCTIONS shall mean cost incurred for making construction of the new buildings along with Car Parking spaces & other amenities which will be borne by the Developer only for all the portions of land mentioned in the schedule herein below.
- (u) "TAXES AND RENTS" means all taxes, rents, assessments, duties, levies and charges, including advalorem taxes and rents on real property, personal property taxes and business and occupation taxes, imposed by any Governmental Authority in connection with the development of said Premises. The taxes and rent will have been paid by the **First Party** only till the date of completion of the mutation and conversion of the Project land mentioned in the **First Schedule** herein below and thereafter they shall bear all taxes and rent till handing over possession of their allocation to their nominee/intending purchasers.

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- (v) "ROOF" shall mean ultimate roof of each of the buildings which is one of the common amenities and facilities as per definition provided in the West Bengal Apartment Ownership Act, 1972.
- (w) "UNITS" shall mean all the Residential and Commercial spaces and other constructed areas in the Building capable of being held, occupied and used exclusively as an independent Residential and Commercial Space or Unit.
- (x) "TITLE DEEDS" shall mean all the documents referred herein below of the recital in respect of said premises more fully and particularly described in the FIRST SCHEDULE hereunder written.
- (y) "PROJECT'S NAME" has mutually been fixed by the Parties mentioned herein before as "CHITRAKUT GARDEN".
- (z) "AMALGAMATION" shall mean the amalgamation of various Plots of land being RS. Dag Nos- 339, 340, 341, 342, 343, 344, 349, 350, 351 and 352 corresponding to L.R. Dag Nos - 351, 352, 353, 354, 355, 356 (Bastu Land) , 361, 362, 363 and 364 , lying and situated at Mouza- Mamudpur, J.L. No.-33, R.S. No.-75, Touzi No.-395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of Moukhali Gram Panchayat, PIN Code-743503, in the District of South 24 Paraganas, more fully and particularly described in the FIRST SCHEDULE hereunder written.
- (aa) "FORCE MAJEURE "shall include all the events like Fire, Earthquake, Pandemic, storm, lightning, flood, riots, civil commotion, Court Orders and disturbances, insurgency, enemy action or war or such other unforeseen natural calamities or any injunctions/orders of any Government, Local Authority, statutory authorities and other concerned authorities and persons restraining the development works thereof or any part thereof or any other reason beyond the control of the Developer.

ARTICLE -II: INTERPRETATION OF TITLES

2. The OWNER has represented to the Developer as follows :

- 1. i) By virtue of several "Deeds of Conveyance" , executed and registered on diverse date, recorded in Book No.-I which are shown in a Chart herein below, such as -

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Reg. Office	Deed No.	Year	Vol. No.	Page No.	R.S. Dag No.	L.R.Dag No.	L.R. Khatian No.	Purchase Area (Dec.)
A.R.A.-I, Kolkata	01207	2015	CD- 3	7613-7629	343	355,	731	0.8280
					344	356		2.196
A.R.A.-I, Kolkata	01208	2015	CD- 3	7630-7446	340	352	731	21.60
					341	353		1.398
					342	354		1.596
A.R.A.-I, Kolkata	01209	2015	CD- 3	7647-7662	343	355	1256	2.000
A.R.A.-I, Kolkata	01211	2015	CD- 3	7678-7694	340	352	362	6.000
A.D.S.R.-Bishnupur	04373	2015	1613-2015	28876-28904	350	362	719	35.625
A.D.S.R.-Bishnupur	05166	2015	1613-2015	46830-46857	350	362	719	11.8800
A.D.S.R.-Bishnupur	05168	2015	1613-2015	46858-46882	339	351	731	0.4262
A.D.S.R. Bishnupur	05169	2015	1613-2015	46542-46572	339	351	68/1	5.3344
					339	351	731	0.2131
A.D.S.R.-Bishnupur	05170	2015	1613-2015	46573-46606	339	351	731	0.4262
					340	352		14.4144
					341	353		0.9336
					342	354		1.0666
					343	355		0.5519
					344	356		1.4669
D.S.R.-IV, Alipore	04239	2016	1604-2016	113509-113540	339	351	1428	5.3344
A.D.S.R.-Bishnupur	04203	2017	1613-2017	87268-87294	351	363	445	6.000
					352	364		6.250
A.D.S.R.-Bishnupur	02961	2017	1613-2017	62543-62573	349	361	753	11.0000
A.D.S.R.-Bishnupur	02967	2017	1613-2017	62659-62684	349	361	421	11.0000
A.D.S.R.-Bishnupur	02968	2017	1613-2017	62685-62711	349	361	213	11.0000
A.D.S.R.-Bishnupur	02977	2017	1613-2017	62864-62890	351	363	1049	6.0000
					352	364		6.2500
A.D.S.R.-Bishnupur	01525	2018	1613-2018	43432 - 43467	351	363	661	4.000
					352	364		4.375
A.D.S.R.-Bishnupur	01526	2018	1613-2018	44316 - 44347	351	363	661	6.000
					352	364		6.250
A.D.S.R.-Bishnupur	01527	2018	1613-2018	44348 - 44383	351	363	661	5.000
					352	364		5.000
A.D.S.R.-Bishnupur	01529	2018	1613-2018	44483 - 44413	351	363	661	3.000
					352	364		3.125
A.D.S.R.-Bishnupur	01530	2018	1613-2018	44414 - 44443	351	363	661	3.000
					352	364		3.125
A.D.S.R.-Bishnupur	01531	2018	1613-2018	44444 - 44473	351	363	661	3.000
					352	364		3.125
						Total=		219.7907

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the First Party has purchased ALL THAT piece and parcel of land admeasuring an area of 219.7907 Decimal more or less in R.S. Dag Nos- 339, 340, 341, 342, 343, 344, 349, 350, 351, 352 and 353 corresponding to L.R. Dag Nos - 351, 352, 353, 354, 355, 356 (Bastu Land), 361, 362, 363 and 364 under L.R. Khatian Nos. -213, 362, 421, 445, 661, 719, 731, 753, 1049, 1256 and 1428 , by Nature - Shali and Bastu , lying and situated at Mouza- Mamudpur, J.L. No.-33, R.S. No.-75, Touzi No.-395, Pargana- Azimabad, District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of Moukhali Gram Panchayat, PIN Code-743503, in the District of South 24 Paraganas and since the date of purchase the First Party is in peaceful khas possession of the said property without any interruption by paying all rent and taxes before the competent authorities and has been enjoying the absolute right, title and interest of the said property till date by mutating its name as the owner in the records of B.L. & L.R.O- Bishnupur, under the Govt. of West Bengal, in respect of land measuring about 211.6324 Decimal more or less , under L.R. Khatian No. 2213 and the said property is free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues, acquisitions and requisitions whatsoever from any corner and has fair and good marketable title and has every right to transfer the same to anybody against valuable consideration.

- ii) Thereafter the aforesaid plots and part of the plots of land and /or project land, more fully and particularly described in the FIRST SCHEDULE hereunder written, have already been converted from 'Shali & Bastu' to "Bastu Commercial" from the concerned authority.
- iii) By dint of purchase since being the lawful owner of the property mentioned herein above and hereunder written , the aforesaid First Party/Owner is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area of 219.7907 Decimal and the same may be a little more or less, with good marketable title and it has every right to transfer the same to anybody against valuable consideration prevailing in the market and the Owner has absolute right to enter into this Agreement with the Developer.
- iv) The Owner herein has been holding the property , more fully described in the FIRST SCHEDULE hereunder written and /or given which is free from all encumbrances.
- v) No person other than the owners herein have any title of any nature whatsoever in the premises or any part thereof.
- vi) The right, title and interest of the Owners herein in the premises is free from all sorts encumbrances, charges, liens, lispenses, damages, claims, hindrances, attachments, debts, dues, acquisition and requisitions whatsoever and the Owner herein has good marketable title in the said property mentioned in the FIRST SCHEDULE.

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vii) The premises or any part thereof is at present not effected by any acquisition and requisitions or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceeding has been received or come to the notice of the owners herein.

viii) Neither the premises nor any part thereof has been attached and/or is liable to be attached due to income Tax, revenue or any other public demand.

ix) The Owner herein has not in any way dealt with the premises whereby the right, title and interest of the Owner herein as to the Ownership, use development and enjoyment thereof is or may be affected in any manner whatsoever.

x) That the Owner herein undertakes to relinquish the unencumbered land to the Developer which is free from any dispute and differences that may arise in the near future with regard to the title of the land of the Owners or its Ownership.

2.2. The Owner has not entered upon any agreement or contract with any other person or persons/company or companies in connection with said premises or its development/sale/transfer prior to execution of this agreement and the Owners are free to enter into this agreement with the Developer.

2.3. There is no impediment or obstruction, restriction or prohibition in the Owner/Owner' entering upon this agreement and/or in development and transfer of the said premises so developed.

2.4. There is no difficulty in the compliance of the obligations of the Owner/Owners hereunder.

2.5. Thus the First Party/Owner is desirous to do all lawful works required for implementation of the Development work either by themselves and/or by other contractors appointed by the Second Party/Developer and/or in any other manner the Second Party/Developer considered fit and proper.

2.6. The Developer/Second Party has experience in developing lands and constructing multi-storied buildings, flats, apartments, market-complex, shopping mall etc.

2.7. The Owner/ First Party being desirous of utilizing the said land for gain, has approached the Developer/ the Second Party and the Developer has also agreed to develop the said land into a Residential Cum Commercial Complex with various modern facilities on joint venture basis at its own expenses and with its expertise, know-how and experience.

2.8. The parties do hereby record into writing the terms and conditions agreed by and between them in connection with the development of the said premises and the commercial exploitation of the

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Residential Cum Commercial Building Complex by the Parties and its/their respective contributions, rights and obligations in respect of the same as hereinafter contained.

2.9. The Owner/ First Party has now provided and handed over to the Developer herein an area of 211.60 Decimal more or less out of Total Area i.e. 219.7907 more or less, for the project.

ARTICLE -III: OWNERS' RIGHT

3.

3.1. In lieu of the land mentioned the First Schedule herein below, the Owner herein will get its own share of Allocation, morefully described in the Second Schedule here under written, within the stipulated period mentioned in Para No-7.1 under Article-VII and/ or given before the date of execution and registration of "Deed of Conveyance" in favour of the intending Purchasers of the Developer's Allocation.

3.2. The possession of completed new flats of the project will be handed over by the Developer to the Owner at first within the stipulated period mentioned in Para No-7.1 under Article-VII.

3.3. Completion Certificate (C.C.) of the new flats of the Owner's Allocation will be handed over by the Developer to the Owner within 6 (Six) months from the date of handing over the possession of the new flats of the project.

3.4. The Developer will provide to the Owner herein the amount of Rs. 26,65,000/- (Rupees Twenty Six Lakhs Sixty Five Thousand) only as Refundable Security Deposit for this PHASE and the amount of Rs. 24,35,000/-/- (Rupees Twenty Four Lakhs Thirty Five Thousand) only will be paid by the Developer to the land Owner as "Advance Refundable Security Deposit" for the next PHASE, Totaling the amount of Rs. 51,00,000/- (Rupees Fifty One Lakhs) only will be paid by the Developer on or before the date of execution of this Agreement.

On the otherhand the amount of Rs. 26,65,000/- (Rupees Twenty Six Lakhs Sixty Five Thousand) only will be refunded by the Land Owner to the Developer after completion of this PHASE.

3.5. The Owner has right to sell its own allocation to the 3rd Party at the rate fixed by both the Parties herein, mutually settled by them.

ARTICLE -IV: OWNER'S OBLIGATION:

4.

4.1. The Owner herein shall answer and comply with all requisitions made by Advocate of the Developer herein for establishing the title of the Owner herein to the premises and shall make out a



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marketable title but notwithstanding the same, the Owner herein shall remain liable to rectify all the defects in the title, if any, at its own costs and expenses and also to hand over all photo copies of the deeds, documents, rent & Tax receipt relating to the Title of landed property, mentioned in the First Schedule herein below, to the Developer and all original deeds will be handed over by the Owner after completion of the project, save and except in case of mortgage to acquire "Project Loan or Finance" from the financial institutions and/or any nationalized bank time to time, if any. If the aforesaid documents in original are required for verification in any office relating to the said development works, the Owner or its agents/representatives will be bound to provide the same for keeping in his/her/there/its custody for a temporary period.

4.2. On good faith between the Parties before signing this Development Agreement, the Owner herein has already handed over the possession of the said land, mentioned in the First Schedule herein below, to the Developer for getting sanction plan of the New Buildings from the concerned authority.

4.3. The Developer herein shall be entitled to construct and complete the building in accordance with the sanction and/or approval of the building Plan without any interference or hindrance from the said of the Owners herein.

4.4. During the continuance of these presents, the Land Owners herein will not let out, grant, lease, and mortgage and/or create any charge in respect of this agreement, premises or any portion thereof without the consent of the Developer in writing herein.

4.5. The Owner herein will execute a "Development Power of Attorney" unto and in favor of the Developer herein or its nominee/s authorized person/persons, for entering into Agreement for Sale and/or transfer or sale to the intending/prospective purchaser/s and/or buyer/s in respect of the Developer's Allocation only and to receive the advance consideration/s thereof for the Flats/units/Car Parking Spaces pertaining to the Developer's Allocation only of the project.

4.6. After making handover the Project, the Maintenance Charges of the unsold flats/units shall be paid for their own allocation.

4.7. The Owner herein or its intending Purchasers will pay G.S.T., if applicable, for the Owners' Allocation only and the same will also be applicable for the unsold flats/units.

ARTICLE -V: RIGHTS OF CREATING CHARGE AND MORTGAGE:

5.1. The Developer/ Party of the Second Part or its nominee/or nominees, assignee or assignees can create charge, mortgage the Developer's Allocation with the bank/banks, financial institution or

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institutions as the case may be or as may be required, for obtaining financial assistance/Loan/ECB/FDI/PE whatsoever for development of the project and in this regard, the Owner will assist to/co-operate with the Developer in all respects.

5.2. In case of mortgage of the Developer's Allocation, the Developer will repay the interest of loan to the mortgagee in time and after making repayment of the same, the Developer is bound to show and hand over the receipt of repayment of loan/interest to the Owner within 15 days from the date of payment.

ARTICLE -VI: DEVELOPER'S RIGHT:

6.1. The Owners hereby grant exclusive right to the Developer to build and complete the new building/buildings.

6.2. The Owners herein grant exclusive right to the Developer herein to commercially exploit the land without any obstruction and/or claim from the Owners' herein. The Developer herein will have absolute right and authority to enter into any agreement with any Purchaser(s) in respect of the project at any price after consultation with the Owners and receive advance amount and/or consideration amount in full thereof.

6.3. The Developer herein shall be entitled to occupy and use the premises **SUBJECT TO** the terms of these presents for the duration of the project. The Developer herein shall be entitled to use the said premises for setting up temporary site office and/or quarters for its guards and other staffs and shall further be entitled to put up sign boards and advertisement in the project and post its watch and ward staffs.

6.4. Upon being inducted into the premises, the Developer herein shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water, if any, in the premises, at its costs and expenses. The Developer herein shall have the right to obtain temporary connection of utilities for the project and the Owners herein shall sign and execute all papers and documents necessary therefore by the concerned authorities for such utilities required.

6.5. The Developer herein will be entitled to receive, collect and realize the money out of the said project and deposit the same in their account for the **Developer's Allocation only**.

6.6. The Developer herein shall cause such charges to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.

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6.7. The Developer herein will be entitled to deliver units in the project to the intending and/or prospective purchaser/s and/or buyer/s.

6.8. The Developer herein will be entitled to make publicity and advertisement in all possible manners at its own cost for the benefit of commercial exploitation of the project.

6.9. The Developer herein will be entitled to sell all the materials of the existing building at its discretion without any claim whatsoever of the Owners herein.

6.10. The Owner herein shall give such co-operation to the Developer and sign all the papers, confirmation and/or authorities as may be reasonably required by the Developer herein from time to time, for the project, at the cost and expenses of the Developer.

6.11. The Owner herein will bear all taxes and impositions on the premises and/or part thereof till the date of getting Mutation and Conversion Certificate of the project land and handing over the same to the Developer herein.

6.12. The Developer herein shall have the right of further construction, erection and promotion of further stories i.e. more than G+4 stories, at and upon the said premises subject to the permission and sanction by the said Municipal Authority/ Zilla Parishad, in the same ratio i.e. 20 % (Owners' Allocation) and 80 % (Developers' Allocation).

6.13. The expenses towards Advertisement and Publicity for marketing the aforesaid project shall be borne by the Developer only.

ARTICLE- VII : DEVELOPER'S OBLIGATIONS

7.1 The Developer herein will complete the project in completely habitable condition within 42 (Forty Two) months from the date of getting Sanctioned Building Plan from the Zilla Parishad. The Developer herein will be entitled to get another 6 (Six) months as grace period for completion of the project subject to Force Majeure clause. It is pertinent to mention herein that the Developer shall complete the entire project in complete satisfaction of the owners and to obtain completion certificate (fit for occupancy) within 6 (Six) months from the date of handing over the possession of the new flats of the project. Time for completion of the proposed building is the essence of the contract.

7.2. In case, the Owners comply with and/or are ready and willing to carry out its obligations as stated herein and the Developer fails and/or neglects to comply with its obligations to construct and complete the Buildings within the stipulated period, the Developer shall not be entitled to get any extension of time and in case of failure to complete the buildings, the Developer shall be liable to pay

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 2 MAR 2024

to the Owners predetermined compensation of Rs 50,000/- (Rupees Fifty Thousands) only per month for every completed month's delay beyond the grace period.

7.3 All those costs, charges, and expenses for construction of the buildings and/or the development of the said premises shall be borne and paid by the Developer herein exclusively and the entire liability of the costs of construction including G.S.T., if applicable , specially arising out of the construction of the new buildings of the project and transfer of development right to the Developer by the Land Owners , in future, shall be borne by the Developer herein only and the Owners shall not be held liable any way for the said cost.

7.4. The Developer herein will complete the project as per specification annexed hereto, in the **FORTH SCHEDULE** written hereunder.

7.5. The Developer herein shall construct the building with standard materials available in the market.

7.6. The Developer herein will bear all costs including G.S.T. , if applicable , arising out of the construction of the new buildings of the project and for transfer of the development right to the Developer by the Land Owner, in future.

7.7. If the Owner herein shall at any point of time intend to sell, convey, transfer, alienate, grant, demise, devise and provide any part and/or portion of the property mentioned in the **FIRST SCHEDULE** written hereunder, then they can do after taking consent from the Developer in all other cases the Developer has the exclusive right to sell and transfer any of the constructed portion of the Developer's Allocation in the form of Unit/Car Parking Space. The amount of Refundable Security Deposit for this PHASE i.e. Rs. 26,65,000/- (Rupees Twenty Six Lakhs Sixty Five Thousand) only will be refunded by the Land Owner to the Developer after completion of this PHASE .

7.8. The Developer herein shall also construct one separate site office with an attached toilet within the project for the Land Owner herein and it will hand over to the Land Owner on or before the opening of the Developer's site office.

7.9. The Developer herein or its intending Purchasers will pay G.S.T., if applicable , for the Developer's Allocation only and the same will also be applicable for the unsold flats/units .

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ARTICLE VIII: SUPPLY OF LAND & SECURITY DEPOSIT

8.

8.1. The Project will be Phase wise and the required quantum of land for this purpose is 660 Decimal (i.e. 20 Bigha) more or less.

8.2. The Owner has already provided and handed over to the Developer herein an area of 211.60 Decimal more or less out of Total Area i.e. 219.7907 more or less for the project and undertakes to arrange and provide more 370.00 Decimal more or less within 18 (Eighteen) months from the date of execution & registration of this Agreement.

8.3. The Developer undertakes to provide the Owner the amount of Rs.20,000/- (Rupees Twenty Thousand) only per Cottah as "Phase Wise " as Refundable Security Deposit which will be refunded by the Owner to the Developer as "Phase Wise " time to time.

8.4. The Developer will provide to the Owner herein the amount of Rs. 26,65,000/- (Rupees Twenty Six Lakhs Sixty Five Thousand) only as Refundable Security Deposit for this PHASE and the amount of Rs. 24,35,000/- (Rupees Twenty Four Lakhs Thirty Five Thousand) only will be paid by the Developer to the land Owner as "Advance Refundable Security Deposit" for the next PHASE , Totaling the amount of Rs. 51,00,000/- (Rupees Fifty One Lakhs) only will be paid by the Developer on or before the date of execution of this Agreement.

On the otherhand the amount of Rs. 26,65,000/- (Rupees Twenty Six Lakhs Sixty Five Thousand) only will be refunded by the Land Owner to the Developer after completion of this PHASE .

8.5. The Allocation for total project land mentioned in Para No. 8.1. is 20% : 80 % (Owners' Allocation : Developers' Allocation).

ARTICLE -IX: OWNERS' AND DEVELOPERS' INDEMNITY

9.

9.1. The Developer herein indemnifies the owners herein against all claims , actions, suits and proceedings arising out of any acts of the Developer herein in connection with the construction, any accident at the site, quality of construction, any third party claim or demand, any unforeseen situations and act of God relating to the construction, erection, promotion, building and development of the subject building as undertaken by the developer herein in pursuance to and in terms of these presents.

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9.2. The Developer herein shall indemnify and keep the Land Owner herein indemnified in respect of all the costs, expenses, liberties, claims, and/or proceedings arising out of any acts done in pursuance of the authorities as aforesaid.

9.3. The Land Owner herein indemnifies the Developer herein against all the charges, claims and demands from any person, Company, bank and/or Court or any one against the title of the Land.

9.4. The Land Owner herein indemnifies the Developer herein against any demand and/or claim made by any authority for any tax dues and/or ULC clearance before entering into this Development Agreement.

ARTICLE- X: COMMON UNDERSTANDINGS

10.

10.1. In case it is required to pay any outstanding dues to the Municipality/Panchayet or any other outgoing and liabilities in respect of the premises till the date of hand over of the Mutation and Conversion Certificate of the Project Land, mentioned in the First Schedule herein below, to the Developer herein, then the Owner herein shall pay such dues and bear the costs expenses thereof and the Developer herein shall be liable for the subsequent period, if any. In other words, the Developer herein shall pay the municipal rates and taxes and electric bills from the date of hand over of the Mutation and Conversion Certificate of such land till the date of handing over the Owner's Allocation to the Owner or its nominees and/or its purchasers herein.

10.2. The cost of transformer for the said project will be borne by the Developer only and the Developer herein will provide electricity connection for the entirety of the building and the owners and/or its nominees shall reimburse the Developer herein proportionately for their own share of sold or unsold units out of the total of deposits and expenses as be required to obtain electricity from the WBSEDCL or otherwise subject to making satisfaction him/her/them with documentary proof from the concerned authority.

10.3 Upon completion of the building and/or floors therein, from time to time, the Developer herein shall maintain and manage the same in accordance with such rules applicable in West Bengal and as in conformity with other buildings containing Ownership Units/Flats diligently. The Developer and the Land Owners and/or their respective transferees, if any, shall comply with the said rules and regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management.

10.4. The Owner herein and its nominees, representatives, prospective purchasers shall have the right to use the internal road of the project personally forever.

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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10.5. If the Land Owner herein wants to sell the land adjacent to the project and/or wish to make another project independently or jointly with the Third Party, then the Owner herein and its nominees, representatives, prospective purchasers shall also have the rights to use the said internal road of this project forever for which the Developer herein will not arise any objection in this regard.

10.4. The project's Bank Account (i.e. Escrow Account) will be operated jointly by the Parties herein for which the Developer herein will not raise any objection in this regard.

10.5. Sale Price of the Land Owner's Allocation will be withdrawn by the Land Owner herein from the project's Bank Account (i.e. Escrow Account) within 7(Seven) days from the date of deposit into the said account for which the Developer herein will not raise any objection in this regard.

10.6. The Land Owner/1st Party herein may deposit/invest its share of Sale Price /Allocation, deposited into the project's Bank Account (i.e. Escrow Account) as "Fixed Deposit " into the bank for a certain and/or temporary period for which the Developer herein will not raise any objection in this regard.

10.7. Defect liabilities caused for the materials used in the newly constructed building(s), will always be borne by the Developer only.

10.8. Project's name will be started with the word "CHITRAKUT " and it will be fixed later by the Developer herein.

ARTICLE- XII: COMMON RESTRICTIONS

12.

12.1 Neither the Parties shall use nor permit to use of their respective constructed space or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the buildings.

12.2 Neither the Parties shall demolish any wall or make any structural alteration to the buildings.

12.3 Both the Parties shall abide by all laws, bye laws, rules and regulations of the competent authority in enjoying the occupation of the buildings.

12.4 Only the Developer will form an ad-hoc common body committee to look after the maintenance of the buildings.

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12.5. Neither the Parties shall use or permit to use of the projected and/or any constructed space or any portion of the said building(s) for storing articles which may be detrimental to the free ingress and egress to the building or part thereof.

12.6. Both the Parties will allow the said Association or the common persons to enter into project for maintenance of the buildings upon giving notice in writing.

12.7 Both the parties and also theirs transferees will bear proportionate tax, maintenance cost, day to day expenditure for their respective shares, after completion of the buildings/project.

ARTICLE- XIII: MISCELLANEOUS COST BORNE BY THE DEVELOPER:

13.1. All costs and expenses to be incurred for making boundary wall and filling & leveling of the earth with soil shall be entirely borne by the Developer/ the Second Party only.

13.2. All costs and expenses to be incurred in the paper work and otherwise, for getting the plans sanctioned and for making applications for other purposes like installation of water connection, electricity connection, telephone connection, lifts, and for all other similar purposes shall be entirely borne by the Developer/ the Second Party.

13.3. The Owner herein or its intending Purchasers will pay G.S.T., if applicable , for the Owners' Allocation only and On the same way the Developer herein or its intending Purchasers will pay G.S.T., if applicable , for the Developer's Allocation only and the same will also be applicable for their unsold flats/units.

ARTICLE- XIV: FORCE MAJURE

14. The Developer herein will complete the project within the stipulated period subject to the circumstance which may not be found beyond the control of the Developer herein.

ARTICLE- XV: JURISDICTION

15. The court under which jurisdiction the property is lying & situated under these presents, will have the exclusive jurisdiction in pursuance of this agreement.

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ARTICLE- XVI: TERMINATION

16. That the agreement will be terminated on giving 6 (Six) months' notice by both the Parties on the reasonable grounds.

ARTICLE- XVII: NOTICES

17. All notices to be served hereunder by any of the Party on the other shall be deemed to have been served on the 4th day from the date of dispatch 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 post without the same being served. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.

ARTICLE- XVIII: APPLICATION OF RERA, 2016 :

18. All the rules and regulations of the Real Estate (Regulations & Development) Act, 2016 (RERA) will be complied by all the concerned parties imposed by the Central Government as well as the State Government, by notification in the Official Gazettee (if any).

ARTICLE- XIX: ARBITRATION

19.1. All disputes and differences that may arise between the parties hereto relating to or in connection with the matter of the present Development Agreement, made between the parties or their representatives shall be referred to the sole Arbitrator whose decision shall be final and binding on both the parties.

19.2. All disputes or differences relating to the specifications, designs, drawings and as to quality of workmanship or material used in the work or as to any other question arising out of or relating to the contract, design, drawings, specifications, orders or otherwise in connection with the agreement or the carrying out of the works, whether during the progress of the work or after the completion or abandonment there shall be referred to the Arbitral Tribunal.

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22 MAR 2024

THE FIRST SCHEDULE ABOVE REFERRED TO

(Schedule of Land)

ALL THAT piece and parcel of land admeasuring an area 211.60 (Two Hundred Eleven Point Six Zero) Decimal more or less in R.S. Dag Nos- 339, 340, 341, 342, 343, 344, 349, 350, 351 and 352 and corresponding to L.R. Dag Nos - 351, 352, 353, 354, 355, 356 (Bastu Land) , 361, 362, 363 and 364 under L.R. Khatian No.- 2213 , by Nature - Shali and Bastu , lying and situated at Mouza- Mamudpur, J.L. No.-33, R.S. No.-75, Touzi No.-395, Pargana- Azimabad, comprised in the following R.S. & L.R. Dag Nos and & L.R. Khatian Nos. -

Dag Nos.		L.R. Khatian No.	Nature	Total area in Dag (in Dec)	Share in 1.0000	Own Area (In Dec)	Area under this Agreement (In Dec)	Set forth Value (In Rs.)
R.S.	L.R.							
339	351	2213	Bastu	32	0.3562	11.3984	11.40	285000
340	352	2213	Bastu	42	1.0000	42.0000	42.00	1050000
341	353	2213	Bastu	7	0.3334	2.3338	2.33	58250
342	354	2213	Bastu	8	0.3333	2.6664	2.66	66500
343	355	2213	Bastu	9	0.3333	2.9997	3.00	75000
344	356	2213	Bastu	11	0.3333	3.6663	3.66	91500
349	361	2213	Bastu	44	0.5810	25.5640	25.55	638750
350	362	2213	Bastu	54	0.8797	47.5038	47.50	1187500
351	363	2213	Bastu	48	0.7500	36.0000	36.00	900000
352	364	2213	Bastu	50	0.7500	37.5000	37.50	937500
			Total=	305		211.6324	211.60	52,90,000/-

District Sub-Registrar Office at Alipore, Additional District Sub-Registrar Office at Bishnupur, Police Station- Bishnupur, within the jurisdiction of Moukhali Gram Panchayat, PIN Code-743503, in the District of South 24 Paraganas, hereinafter called and referred to as the SAID LAND.

THE SECOND SCHEDULED ABOVE REFERRED TO

(OWNERS' ALLOCATION)

As Owner's Allocation in lieu of the land of the said premises mentioned in the FIRST SCHEDULE herein above , the Owner shall get and the Developer shall handover **20% (Twenty Percent)** share in

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ADDITIONAL REGISTRAR
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the Transferable Areas/ Constructed Areas in the building/s together with undivided and impartible proportionate share of the land mentioned herein above , in accordance with the express terms and conditions hereof including all rights easements, common facilities and amenities annexed to the Project, details of which are mentioned herein below and the amount of Security Deposit as mentioned herein above, shall be refunded after completion of the project phase wise.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

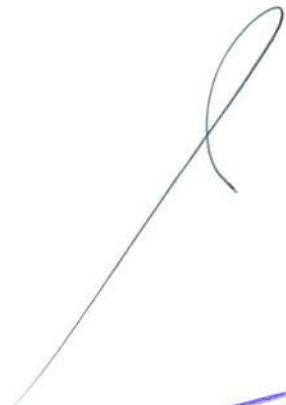
As Developer's Allocation in lieu of making construction upon the land of the said premises mentioned in the FIRST SCHEDULE herein above , the Developer shall get 80 % (Eighty Percent) share in the Transferable Areas/ Constructed Areas in the building/s , together with undivided and impartible proportionate share of the land mentioned herein above , in accordance with the express terms and conditions hereof including all rights easements, common facilities and amenities annexed to the Project, details of which are mentioned herein below.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

A. Common Areas & Installations at individual buildings:

1. Staircases, landings and passage with glass panes and stair-cover on the ultimate roof.
2. Concealed Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the lift of the Designated Block.
3. At least one manual Lift with all machineries, accessories and equipments and lift well for installing the same in the Designated Block as per requirement.
4. Electrical installations with main switch and meter and space required therefore in the Building.
5. Over head water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Building.
6. Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.
7. Such other areas, installations and/or facilities as the Developer may from time to time specify to form part of the Common Areas and Installations of any individual building.



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2 2 MAR 2024

B. Specifications as regards constructions of and fittings and fixtures to be provided in the Units:

"SPECIFICATIONS"

	SPECIFICATIONS
Foundation & Super Structure	Earthquake-resistant RCC framed structure
	INTERNAL SPECIFICATIONS
Wall finish	Internal walls with plaster of Paris/Cement Putty.
Flooring	Vitrified tiles (2" x 2") in all bedrooms, living/dining rooms, Balcony/Verandah.
Kitchen	Granite platform.
	Floor made with Anti-skid tiles.
	Stainless steel sink.
	Dado up to 2 feet above the counter/platform with Ceramic tiles
	Provision for installing exhaust fan/ chimney
	Electric points for microwave & water filter
Toilet	floor with anti-skid tiles
	Finest quality tiles on the walls up to a height of 7 (Seven) feet
	CP fittings of ISI Mark
	White Sanitary ware of ISI Mark
Windows	Anodized aluminum sliding glass windows
Doors	Flush door with frame and Flat Main Door.
Electricals	Concealed copper wiring with modular switches (ISI marked)
	Door bell point at the main entrance door
	Adequate electrical points/switch boards in all bedrooms, living cum dining room, kitchen and toilet
	Cable T.V. & telephone points in living and dining rooms
	Washing Machine Point will be given.
	i) One Power Point (15 AMP) in Kitchen for various purposes. ii) One Power Point (15 AMP) at toilet for Geyser.

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OF ASSURANCES-I, KOLKATA
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	EXTERNAL SPECIFICATIONS
Structure	RCC
Elevation	Modern aesthetic elevation
Wall finish	By synthetic base paint over cement putty.
Ground Lobby	Marble/Kota stone or equivalent Tiles on floor
Staircase & Floor Lobby	Marble/Kota stone /Tiles on staircases & floor lobby
Elevators	Lift from a reputed manufacturer
Water	24 hours Deep tube well
Security	CCTV at ground floor and each floors stair lobby with 24×7 central security surveillance.
Common lighting	Overhead illumination for driveway. Necessary illumination in all lobbies, staircases & common areas.

THE FIFTH SCHEDULED ABOVE REFERRED TO:

(COMMON AREA AND FACILITIES)

1. Stairs, staircase and landing and lifts.
2. Egress and ingress from and to the said flat and building as well as premises.
3. Pump room, electric meter room.
4. Caretaker's room, if any.
5. Reservoirs.
6. Common plumbing and other common relations.
7. Electric wiring, connection, installations and equipments.
8. Motor pump room, lift and fittings including those are installed for particular unit.
9. Boundary wall, drainage, sewerage system of the premises and the building.

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

[Handwritten signature]



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 MAR 2024

SIGNED, SEALED AND DELIVERED

by the Owners at Kolkata in the presence of:

- 1) *Shek Ataur Rahaman*
209, C.R. Avenue
Kolkata - 700006.
- 2) *Pandugopal Sarda*
85, V.K. Road
Kolkata - 7

SIGNED, SEALED AND DELIVERED

by the Developer at Kolkata in the

presence of:

- 1) *Shek Ataur Rahaman*
- 2) *Pandugopal Sarda*

For Meridian Devcon Pvt. Ltd.


 Authorised Signatory
SIGNATURE OF THE OWNER/
FIRST PARTY

UMANATH NIRMAN LLP


 Designated Partner
SIGNATURE OF THE DEVELOPER
/SECOND PARTY*Drafted & Prepared by:*(As per Informations Supplied
by the Parties)


(Shek Ataur Rahaman)

Advocate

Alipore Judges' Court

Kolkata-700027

(Regn. No.- WB/382/2000)

Mob. No. 9330942717

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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 MAR 2024

MEMO OF CONSIDERATION:

RECEIVED from the within-named Developer the amount of Rs. 26,65,000/- (Rupees Twenty Six Lakhs Sixty Five Thousand) only as Refundable Security Deposit for this PHASE and the amount of Rs. 24,35,000/- (Rupees Twenty Four Lakhs Thirty Five Thousand) only as "Advance Refundable Security Deposit" for the next PHASE, Totaling the amount of Rs. 51,00,000/- (Rupees Fifty One Lakhs) only, by two different Cheques, as per Memo mentioned hereunder as follows:-

MEMO

Cheque Nos.	Name of Bank and its Branch	Date	Amount (Rs.)
000123	ICICI Bank, V.K. Road Branch	21/03/2024	26,65,000
000124	ICICI Bank, V.K. Road Branch	21/03/2024	24,35,000
		Total =	51,00,000/-

SIGNED, SEALED AND DELIVERED

by the Owner at Kolkata in the presence of:

1) *Shen Ataww Rahman*

For Meridian Devcon Pvt. Ltd.

[Signature]
Authorised Signatory

2) *Panchajanya Sander*

SIGNATURE OF THE OWNER/
FIRST PARTY

Handwritten signature



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 2 MAR 2024

DISTRICT- KOLKATA**OFFICE OF ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA**

				Thumb	1st finger	Middle finger	Ring finger	Small finger
	Left Hand							
	Right Hand							

Name:

SRI PRADIP KUMAR THAKUR

Signature :-



	Left Hand					
	Right Hand					

Name:

SRI AKASH SINGH

Signature :-



PHOTO	Left Hand					
	Right Hand					

Name:

Signature :-



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
2 2 MAR 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



220320242043557709

GRIPS Payment Detail

GRIPS Payment ID:	220320242043557709	Payment Init. Date:	22/03/2024 14:43:23
Total Amount:	125942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4128929299337	BRN Date:	22/03/2024 14:43:45
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms UMANATH NIRMAN LLP
Mobile: 9830315747

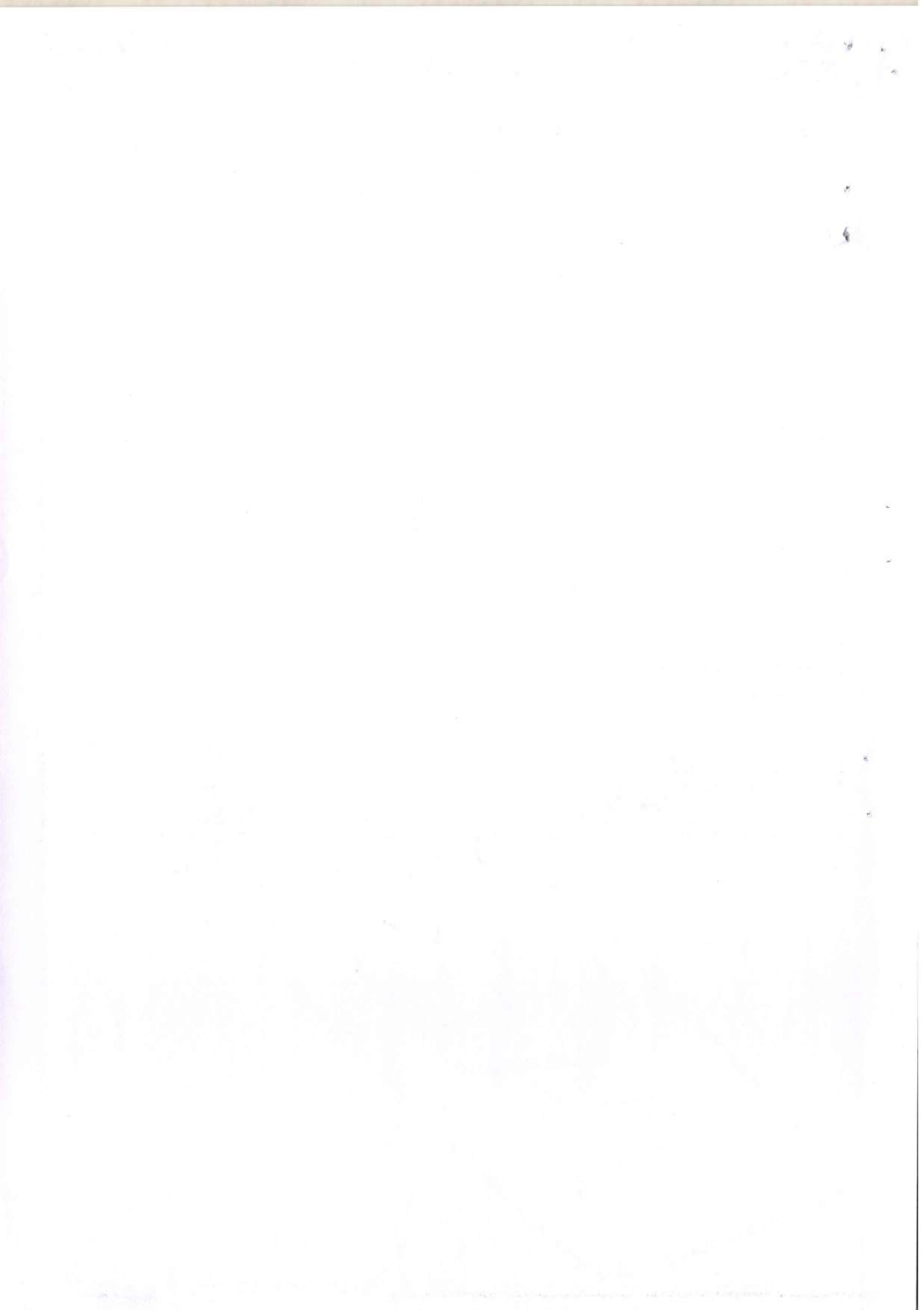
Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240435577108	Directorate of Registration & Stamp Revenue	125942
Total			125942

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND NINE HUNDRED FORTY TWO ONLY.

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







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



192023240435577108

GRN Details

GRN:	192023240435577108	Payment Mode:	SBI Epay
GRN Date:	22/03/2024 14:43:23	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4128929299337	BRN Date:	22/03/2024 14:43:45
Gateway Ref ID:	0814915380	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	220320242043557709	Payment Init. Date:	22/03/2024 14:43:23
Payment Status:	Successful	Payment Ref. No:	2000556259/2/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms UMANATH NIRMAN LLP
Address:	SHIVA HEIGHTS, BACK SIDE GR.FL. FL-A, 171A, RAMESH DUTTA STREET, KOLKATA - 700006
Mobile:	9830315747
Period From (dd/mm/yyyy):	22/03/2024
Period To (dd/mm/yyyy):	22/03/2024
Payment Ref ID:	2000556259/2/2024
Dept Ref ID/DRN:	2000556259/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000556259/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2000556259/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	51021

Total 125942

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID



DEVELOPMENT AGREEMENT

Date of Execution & Registration : 22nd day March,
2024 of the Christian Era.

BETWEEN

MERIDIAN DEVCON PVT.LTD.

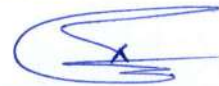
..... Land Owner/First Party

AND

UMANATH NIRMAN LLP

..... Developer / Second Party

Drafted & Prepared by me



(Shek Ataur Rahaman)

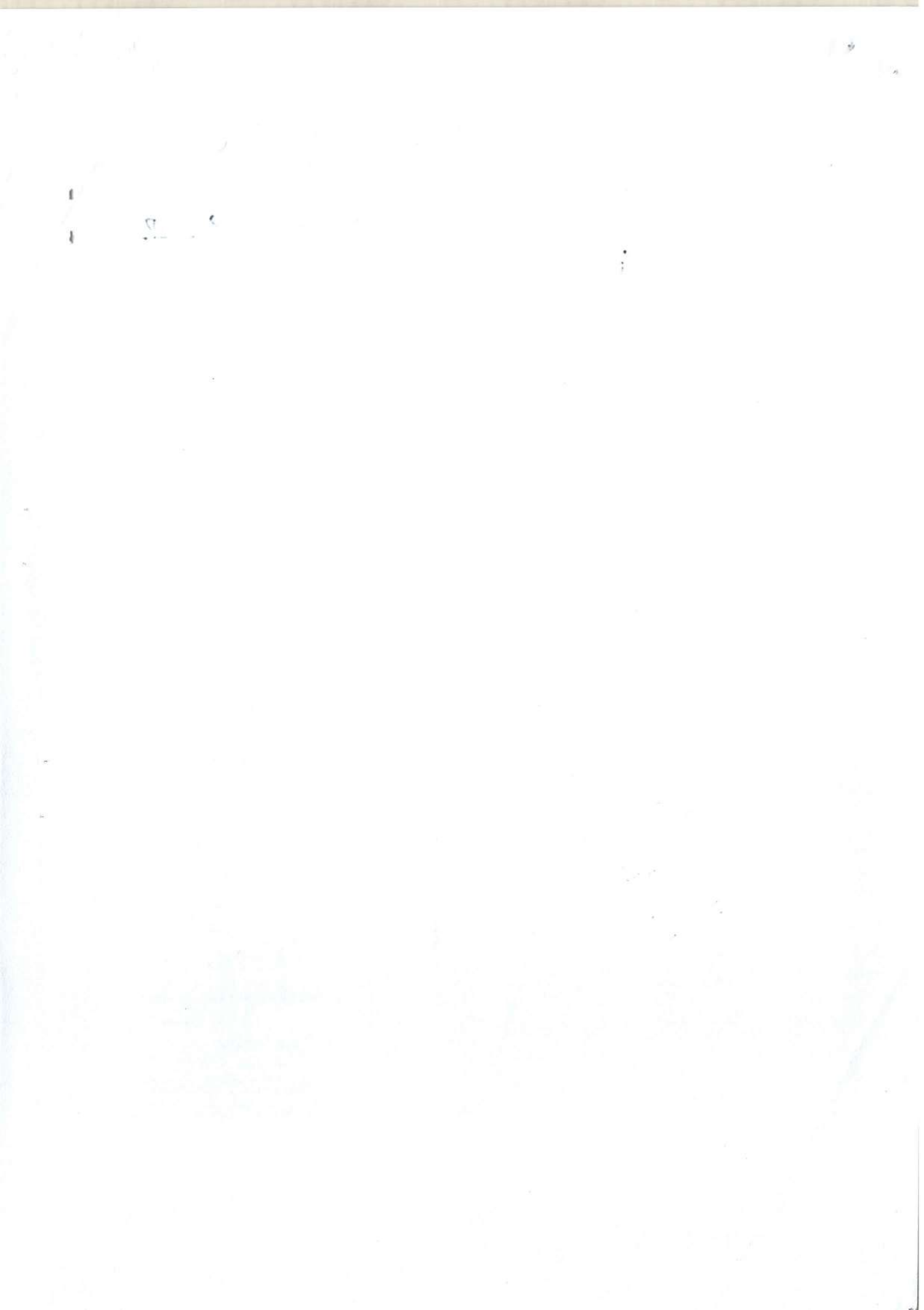
Advocate

Alipore Judges' Court,

Kolkata-700 027

(Regn.No.-WB/382/2000)

Mob.No. 9330942717



Major Information of the Deed

Deed No :	I-1901-02560/2024	Date of Registration	22/03/2024
Query No / Year	1901-2000556259/2024	Office where deed is registered	
Query Date	28/02/2024 3:13:39 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Shek Ataur Rahaman Alipore Judges Court, P.O.-Alipore,, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9073103425, 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 : 51,00,000/-]	
Set Forth value		Market Value	
Rs. 52,90,000/-		Rs. 7,42,79,808/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 51,105/- (Article:E, E, B)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, JI No: 33, Touzi No: 395, Mamudpur Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-351 (RS :-)	LR-2213	Commercial Bastu	11.4 Dec	2,85,000/-	39,39,840/-	Width of Approach Road: 10 Ft.,
L2	LR-352 (RS :-)	LR-2213	Commercial Bastu	42 Dec	10,50,000/-	1,45,15,200/-	Width of Approach Road: 10 Ft.,
L3	LR-353 (RS :-)	LR-2213	Commercial Bastu	2.33 Dec	58,250/-	8,05,248/-	Width of Approach Road: 10 Ft.,
L4	LR-354 (RS :-)	LR-2213	Commercial Bastu	2.66 Dec	66,500/-	9,19,296/-	Width of Approach Road: 10 Ft.,
L5	LR-355 (RS :-)	LR-2213	Commercial Bastu	3 Dec	75,000/-	15,55,200/-	Property is on Road Adjacent to Metal Road,
L6	LR-356 (RS :-)	LR-2213	Commercial Bastu	3.66 Dec	91,500/-	18,97,344/-	Property is on Road Adjacent to Metal Road,
L7	LR-361 (RS :-)	LR-2213	Commercial Bastu	25.55 Dec	6,38,750/-	88,30,080/-	Width of Approach Road: 10 Ft.,
L8	LR-362 (RS :-)	LR-2213	Commercial Bastu	47.5 Dec	11,87,500/-	1,64,16,000/-	Width of Approach Road: 10 Ft.,
L9	LR-363 (RS :-)	LR-2213	Commercial Bastu	36 Dec	9,00,000/-	1,24,41,600/-	Width of Approach Road: 10 Ft.,
L10	LR-364 (RS :-)	LR-2213	Commercial Bastu	37.5 Dec	9,37,500/-	1,29,60,000/-	Width of Approach Road: 10 Ft.,
		TOTAL :		211.6Dec	52,90,000 /-	742,79,808 /-	
		Grand Total :		211.6Dec	52,90,000 /-	742,79,808 /-	

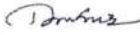
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MERIDIAN DEVCON PRIVATE LIMITED Mearidian Plaza, 209, C.R.avenue, 4th Floor, City:- Kolkata, P.O:- Bedon Street, P.S:-Girish Park, District:- Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

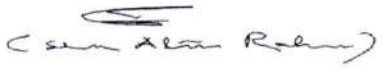
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UMANATH NIRMAN LLP Shiva Hights, Back Side, Ground Floor, Flat No.-A, 171A, Ramesh Dutta Street, City:- Kolkata, P.O:- Bedon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PRADIP KUMAR THAKUR (Presentant) Son of Mr INDRA DEO THAKUR Date of Execution - 22/03/2024, , Admitted by: Self, Date of Admission: 22/03/2024, Place of Admission of Execution: Office	Photo  Mar 22 2024 5:54PM	Finger Print  LTI 22/03/2024	Signature  22/03/2024
	35/1, COSSIPORE ROAD, City:- Not Specified, P.O:- COSSIPORE, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MERIDIAN DEVCON PRIVATE LIMITED (as AUTHORISED SIGNATORY)			
2	Name Mr AKASH SINGH Son of Shri KANAI SINGH Date of Execution - 22/03/2024, , Admitted by: Self, Date of Admission: 22/03/2024, Place of Admission of Execution: Office	Photo  Mar 22 2024 5:54PM	Finger Print  LTI 22/03/2024	Signature  22/03/2024
	1/H/43, RAMESH DUTTA STREET, City:- Not Specified, P.O:- BEADON STREET, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DGxxxxxx3L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UMANATH NIRMAN LLP (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shek Ataur Rahaman Son of Late Sk Anisur Rahaman 34, Sodepur Brick Field Road, City:- Not Specified, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082		 Captured	
	22/03/2024	22/03/2024	22/03/2024
Identifier Of Shri PRADIP KUMAR THAKUR, Mr AKASH SINGH,			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-11.4 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-37.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-42 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-2.33 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-2.66 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-3 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-3.66 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-25.55 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-47.5 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	MERIDIAN DEVCON PRIVATE LIMITED	UMANATH NIRMAN LLP-36 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, JI No: 33, Touzi No: 395, Mamudpur Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 351, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 352, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 353, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 354, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 355, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 356, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 361, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 362, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 363, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 364, LR Khatian No:- 2213		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190102560 / 2024

On 22-03-2024

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

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

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

Presented for registration at 17:39 hrs on 22-03-2024, at the Office of the A.R.A. - I KOLKATA by Shri PRADIP KUMAR THAKUR ,.

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 7,42,79,808/-

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

Execution is admitted on 22-03-2024 by Shri PRADIP KUMAR THAKUR, AUTHORISED SIGNATORY, MERIDIAN DEVCON PRIVATE LIMITED (Private Limited Company), Mearidian Plaza, 209, C.R.avenue, 4th Floor, City:- Kolkata, P.O:- Bedon Street, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mr Shek Ataur Rahaman, , Son of Late Sk Anisur Rahaman, 34, Sodepur Brick Field Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Execution is admitted on 22-03-2024 by Mr AKASH SINGH, AUTHORISED SIGNATORY, UMANATH NIRMAL LLP (Partnership Firm), Shiva Hights, Back Side, Ground Floor, Flat No.-A, 171A, Ramesh Dutta Street, City:- Kolkata, P.O:- Bedon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mr Shek Ataur Rahaman, , Son of Late Sk Anisur Rahaman, 34, Sodepur Brick Field Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 51,105.00/- (B = Rs 51,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 51,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2024 2:43PM with Govt. Ref. No: 192023240435577108 on 22-03-2024, Amount Rs: 51,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4128929299337 on 22-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1406, Amount: Rs.100.00/-, Date of Purchase: 18/01/2024, Vendor name: L K DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2024 2:43PM with Govt. Ref. No: 192023240435577108 on 22-03-2024, Amount Rs: 74,921/-, Bank: SBI EPay (SBlePay), Ref. No. 4128929299337 on 22-03-2024, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 101301 to 101338

being No 190102560 for the year 2024.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.03.30 18:50:24 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 30/03/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.