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DEVELOPMENT AGREEMENT FOR JOINT VENTURE

THIS MEMORANDUM OF AGREEMENT made this the 9th day of June, Two Thousand Twenty Two (2022)

BETWEEN

- 1) SMT. ANJALI DEY, (PAN: ANSPD8938K) (AADHAR NO. 3218 2739 9369) wife of Late Sudhir Ranjan Dey, by faith – Hindu, by Nationality – Indian, by occupation – House wife, (2) SRI SUBRATA RANJAN DEY, (PAN: AHPPD7280F) (AADHAR NO 2961 9080 6466) son of Late Sudhir Ranjan Dey, by faith – Hindu, by Nationality – Indian, by occupation – Service, (3) SRI SUMANTA DEY, (PAN: AJAPD7454L) (AADHAR NO

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

District Sub-Register-II
Alipore, South 24-Parganas

09 JUN 2022

06 JUN 2022

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SL. NO.....DT.....

NAME.....

ADDRESS.....

PRADIP SADHUKHAN (AD)
Alipore Criminal Court
Kolkata-700027

RS.....

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



District Sub-Registrar-II
Alipore, South 24 Parganas
09 JUN 2022

Sital Halder
S/o. Sri. S. Halder
of Alipore police Court
Kolkata-700027.
Raw clerk

3901 5894 8932) son of Late Sudhir Ranjan Dey, by faith – Hindu, by Nationality – Indian, by occupation Service and (4) SRI SUKANTA DEY, (PAN: AMGD2961H) (AADHAR NO 5644 8215 4615) son of Late Sudhir Ranjan Dey, by faith – Hindu, by Nationality – Indian, by occupation Service, (5) SMT. SUSMITA CHANDA, (PAN: ANMPC2445G) (AADHAR NO 2059 2714 9668) daughter of Late Sudhir Ranjan Dey, by faith – Hindu, by Nationality – Indian, by occupation – House wife (6) SMT. SUCHETA SARKAR, (PAN: FYDPS6915N) (AADHAR NO 5563 1047 4490) daughter of Late Sudhir Ranjan De, by faith – Hindu, by Nationality – Indian, by occupation – House wife and (7) SMT. SUMITA BISWAS, (PAN: BRBPB8681F) (AADHAR NO 952 6267 9730) daughter of Late Sudhir Ranjan Dey, by faith – Hindu, by Nationality – Indian, by occupation – House wife all are residing at Premises No.3/5, Jadavgar, Haltu, Police Station – Kasba, Post Office Haltu, Kolkata – 700078, District 24 – Parganas (South) hereinafter referred to as the “OWNERS” (which expression unless excluded by or repugnant to the context hereof shall mean and include their respective legal heir / heirs, executor / executors, administrator / administrators, legal representative / representatives and assign) of the ONE PART.

AND

GRIHO NIRMAN ASSOCIATES, (PAN– AAFFG9883N), a Partnership firm having its Principal Office and registered office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas, herein represented by its Partners, (1) SRI ASHOKE KUMAR ROY, (PAN –

ADEPR5803R), (AADHAR NO. 6004 2725 1504) son of Late Hirendra Lal Roy, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 1/1A, Jamini Roy Sarani (formerly Ballygunge Place East) , Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas and (2) SRI ARJUN SINGH, (PAN – ASQPS8610L), (AADHAR NO. 5303 0876 0105) son of Late Shyamji Singh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 82/8A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas hereinafter collectively referred to as the “PROMOTERS/ DEVELOPERS” (which expression shall unless excluded by or repugnant to the context be deemed to include their respective legal heir / heirs, executor / executors, administrator / administrators, legal representative / representatives, successors-in-office and assigns) of the OTHER PART;

WHEREAS one Sudhirendru Narayan Bhattacharjee was the absolute lawful Owner of All that landed property measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas and was enjoying the same free from all encumbrances, charges, liens or whatsoever.

AND WHEREAS while had been in peaceful enjoyment of said landed property, the said Sudhirendru Narayan Bhattacharjee as the Vendor mentioned therein sold, conveyed and transferred All that piece or parcel of land measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs

comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas to Sri Sudhir Ranjan Dey, Sri Adhir Ranjan Dey and Sri Satya Ranjan Dey all sons of Jadunath Dey of 3/5, Jadavgarh, Haltu, Kolkata as the Purchasers mentioned therein by a Registered Deed of Conveyance (Bengali Saf Bickray Kobala) dated 05.07.1978 which was duly registered in the office of District Sub-Registrar at Alipore and was recorded in Book No.1, Volume No. 153, Pages 167 to 172, Being No.3861 for the year 1978 at and for a consideration mentioned therein.

AND WHEREAS Sri Sudhir Ranjan Dey, Sri Adhir Ranjan Dey and Sri Satya Ranjan Dey thus became the lawful Joint Owners and seized and possessed each having $1/3^{\text{rd}}$ share in ALL THAT piece or parcel of land measuring more or less $16 \frac{1}{2}$ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, together with RT Shed structure measuring 500 (five hundred) square feet comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 196, Madurdah, Police Station at present Anandapur, Kolkata- 700 107 being Assessee No. 311080501965, under Ward No. 108, Borough No. XII, within the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas as an absolute estate in fee simple free from all encumbrances, charges or liens whatsoever.

AND WHEREAS Sri Sudhir Ranjan Dey, Sri Adhir Ranjan Dey and Sri Satya Ranjan Dey therein referred to as the Joint Owners entered into an

Agreement for Joint Venture dated 4th June, 2012 with Griho Nirman Associates therein referred to as the Developers/ Promoters/Builders to promote and develop their property being Premises No. 196, Madurdah, Police Station Anandapur, Kolkata- 700107 with the terms and conditions morefully mentioned therein.

AND WHEREAS while had been in peaceful enjoyment of the above mentioned schedule property, Sri Sudhir Ranjan Dey along with his brothers measured their landed property and upon physical measurement the said land it was found as 9 (nine) Cottahs, 10 (ten) Chittacks, 15 (fifteen) Square feet.

AND WHEREAS by a Deed of Partition dated 28th December, 2015, Sri Sudhir Ranjan Dey therein referred to as the Party of the First Part having 1/3rd (one third) share in the said property and Sri Adhir Ranjan Dey and Sri Satya Ranjan Dey therein referred to as the Parties of the Second Part having 2/3rd (two third) share in the said property amicably agreed to make a partition by metes and bound one being Lot No. "A" and other being Lot No. "B", for better enjoyment with a view to hold enjoy and possess one such part in severally absolutely of the said property which was duly registered in the office of the District Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. 1, Volume 1603-2015, Pages from 149037 to 149065, Being no. 160308636 for the year 2015.

AND WHEREAS by virtue of the Deed of Partition Sri Adhir Ranjan Dey and Sri Satya Ranjan Dey were allotted Lot "A" having the land area measuring 6 (six) Cottah 10 (ten) Chittacks 30 (thirty) square feet and physically measured as 6 (six) Cottah 6 (six) Chittacks 40 (forty) square feet

and Sri Sudhir Ranjan Dey was allotted Lot "B" having the land area measuring 3 (three) Cottah 5 (five) Chittacks 15 (fifteen) square feet physically measured as 3 (three) Cottah 3(three) Chittacks 20 (twenty) square feet.

AND WHEREAS Sri Sudhir Ranjan Dey thus became the absolute lawful Owner and seized and possessed of ALL THAT piece or parcel of bastu land measuring more or less 3 (three) Cottah 5 (five) Chittacks 15 (fifteen) square feet physically measured as 3 (three) Cottah 3(three) Chittacks 20 (twenty) square feet comprising in Revisional Settlement Record under Khatian No. 184 (formerly 133), Revenue Survey No. 212, Dag No. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, formerly within District 24-Parganas, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 196, Madurdah, Police Station at present Anandapur formerly Purba Jadavpur , Kolkata- 700 107 being Assessee No. 311080501965, under Ward No. 108, Borough No. XII, within the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas, as an absolute estate in fee simple free from all encumbrances, charges or liens whatsoever.

AND WHEREAS Sudhir Ranjan Dey duly applied for separation before the office of the Assessment Department of Kolkata Municipal Corporation and the same was duly approved and the said portion of land was renumbered as 196/1, Madurdah, Kolkata- 700107.

AND WHEREAS one Smt. Nirmala Chakraborty as the Vendor mentioned therein sold, conveyed and transferred ALL THAT piece or parcel of land measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten)

Cottahs, in recorded Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station – Jadavpur, formerly Tollygunge, under the Calcutta Municipal Corporation (Jadavpur Unit) Ward no. 108, Sub-Registry office at Sealdah in the District of South 24-Parganas to Smt. Anjali Dey, Sri Subrata Ranjan Dey , Sri Sumanta Dey and Sri Sukanta Dey as the Purchasers mentioned therein by Deed of Conveyance (Bengali Bickray Kobala) dated 21.07.1992 which was duly registered in the office of District Sub-Registrar at Alipore and recorded in Book No.1, Volume No. 232, Pages 19 to 27, Being No. 12403 for the year 1992 at and for a consideration mentioned therein.

AND WHEREAS Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey thus became the lawful joint Owners of ALL THAT piece or parcel of land measuring more or less 16 ½ (sixteen and half) Satak equivalent to 10 (ten) Cottahs, recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas.

AND WHEREAS by a Deed of Gift dated 28th December 2015 made between Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey therein referred to as the Donors of the One Part and Sri Sudhir

Ranjan Dey therein referred to as the Donee of the Other Part, wherein Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey and Sri Sukanta Dey for better enjoyment of their premises and out of their natural love and affection for her/ their husband and father respectively gifted ALL THAT piece or parcel of undivided share in the land measuring 3 (three) Cottahs together with RT Shed structure measuring 200 (two hundred) square feet out of the total land measuring 10 (Ten) Cottahs and physically measured as 9 (nine) Cottahs, 10 (ten) Chittacks, 15 (fifteen) Square feet together with RT Shed structure measuring 500 (five hundred) square feet, recorded in Revisional Settlement Record under Khatian No. 184, comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur and subsequently Purba Jadavpur now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731, Madurdah, Police Station at present Anandapur (formerly Purba Jadavpur), Kolkata- 700 107 being Assessee No. 311080510267, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas which was duly registered before the Office of the District Sub-Registrar III, Alipore, South 24 Parganas and recorded in Book-I, Volume No.1603-2015, Pages from 149066 to 149090, Being No. 160308635 for the year 2015.

AND WHEREAS Sudhir Ranjan Dey duly applied for separation before the office of the Assessment Department of Kolkata Municipal Corporation and the same was duly approved and the said portion of land was renumbered as 731/1, Madurdah, Kolkata- 700107.

AND WHEREAS Sudhir Ranjan Dey died intestate on 16.06.2021 leaving behind his wife Smt. Anjali Dey and three sons namely Sri Subrata Ranjan Dey, Sri Sumanta Dey, Sri Sukanta Dey and three married daughters namely Smt. Susmita Chanda, Smt. Sucheta Sarkar and Smt. Sumita Biswas as his legal heirs and heiresses who were governed by the Dhayabhaga School of Hindu Law.

AND WHEREAS Smt. Anjali Dey , Sri Subrata Ranjan Dey, Sri Sumanta Dey, Sri Sukanta Dey, Smt. Susmita Chanda, Smt. Sucheta Sarkar and Smt. Sumita Biswas thus became the lawful Joint Owners of Premises No. 196/1 and 731/1, Madurdah, Police Station Anandapur, Kolkata- 700107.

AND WHEREAS Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey, Sri Sukanta Dey, Smt. Susmita Chanda, Smt. Sucheta Sarkar and Smt. Sumita Biswas as the lawful Joint Owners applied for mutation and amalgamation of the said two Premises the before the office of the Assessment Department of Kolkata Municipal Corporation and the same was duly approved and the said two Premises were renumbered as 731/1, Madurdah, Kolkata-700107 being Assessee No 311080538599, under Ward No. 108, Borough No. XII.

AND WHEREAS Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey, Sri Sukanta Dey, Smt. Susmita Chanda, Smt. Sucheta Sarkar and Smt. Sumita Biswas thus became the lawful joint Owners of ALL THAT piece or parcel of land measuring more or less 6(six) Cottahs,3 (three) Chittacks 20 (twenty) Square Feet and recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi

No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur at present Anandapur, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731/1, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080538599, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas as an absolute estate in fee simple free from all encumbrances, charges or liens whatsoever.

AND WHEREAS Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey, Sri Sukanta Dey, Smt. Susmita Chanda, Smt. Sucheta Sarkar and Smt. Sumita Biswas have now agreed to develop ALL THAT piece or parcel of land measuring more or less 6(six) Cottahs, 3 (three) Chittacks 20 (twenty) Square Feet and recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur at present Anandapur, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731/1, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080538599, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas which is the subject matter of this Development Agreement for Joint Venture and is more fully described and mentioned in the Schedule "A" hereinbelow hereinafter referred to as the said "PROPERTY".

AND WHEREAS the Owners and Promoters / Developers have jointly agreed and settled terms and conditions for their mutual benefit and interest for

finalisation of promoting and developing the aforesaid landed property and it covenanted as under :-

1. That the Owners have agreed to give to develop and promote and the Developers/Promoters have agreed to take and accept to develop and promote ALL THAT piece or parcel of land measuring more or less 6(six) Cottahs,3 (three) Chittacks 20 (twenty) Square Feet and recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur at present Anandapur, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731/1,Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080538599, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas which is more fully described and mentioned in the Schedule 'A' hereinbelow hereinafter referred to as 'the said property'.
2. That the Owners have not entered into any Memorandum of Understanding and/or Agreement for Sale and/or Agreement for Joint Venture and/or Agreement to develop of the said property with any person or persons, firms or company. If so, all the Agreement previous to this present will be liable to be cancelled and such expenses will be borne by the Owners and this present Agreement will be in force.
3. That the Developers/Promoters have agreed to enter into this Agreement after knowing the fact that the Owners have good marketable title of the said property and they have gone through all the

- relevant records, papers and any other documents of the Owners relating to the said property.
4. That the Promoters/Developers will bear all cost and expenses for preparing plan, submission of the same, payment of sanctioned fees and obtaining sanctioned building plan and/or revised sanctioned building plan of the said property from the Kolkata Municipal Corporation and the Owners will sign all papers, documents, plan etc. to be produced by the Promoters/Developers from time to time if required. The Promoters/Developers will inform the Owners about the progress of the building plan to be sanctioned from time to time.
 5. In the event of any loss or injury or damages being caused of any nature of in any manner whatsoever including injury and or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising thereof in all respect and shall at all point of time keep the Owners indemnified for the same and all consequences. It is specifically agreed and understood that the Owners shall not be responsible and or liable either for any act and or manner of construction, defects, deviations, damages or any proceedings if initiate by any person/s and or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions, proceedings and consequences arising there from shall be attended to, defended, prosecuted and complied with and face by the Promoters/Developers at its own cost and expenses and shall keep the Owners indemnified from all or any loss, damages, suffered or incurred therefrom.

6. The Owners will also execute a registered General Power of Attorney in favour of the Promoters/Developers authorising and empowering Promoters/Developers to take all necessary steps in connection with the construction of the proposed building on the said land, sale of flats, and execution of conveyances relating thereto with common facilities in Promoters/Developers allocation in the proposed construction, appointment of Engineers, Architects, Agents, Contractors, etc. and to represent the Owners before the Kolkata Municipal Corporation and any other authority or authorities concerned, to sign any application, schemes, drawings, maps or any other writings for deviation or alteration in this behalf, appear before any authority or authorities and undertake the construction of the proposed building. It is made clear that this Power of Attorney will be valid till completion of the newly proposed building and registration of the Deed of Conveyances in favour of the intending purchaser/s out of the Developer's allocation at the aforesaid premises.
7. The Promoters/Developers shall not be entitled to assign and or transfer this agreement without approval of the Owners in writing.
8. That the Promoters/Developers shall be entitled to enter in to agreement for sale of the flats in the proposed building at any time after execution of these presents by accepting earnest money and/or advance from the individual buyer relating to sale of flats in Promoters/Developers allocation of the said new building to be constructed.
9. That the Promoters/Developers will have to complete the construction of the buildings and first handover Owners' allocation to the Owners within 24 (twenty four) months from the date of commencing the

construction work upon obtaining sanction building plan from the Kolkata Municipal Corporation. In case Promoters/Developers fail to complete the building and further fail to handover the Owners' allocation to the Owners within 24 (twenty four) months due to any unforeseen circumstances, the aforesaid period of 24 (twenty four) months will be extended, which should not exceed 6 (six) months under any circumstances. In case the Promoters/Developers fail to complete the building in 30 (thirty) months in that event the Promoters/Developers shall pay a sum of Rs.13,333.00 (Rupees thirteen thousand three hundred thirty three) only per month to the Owners as demarage charges till the completion of the said new building. In case if the process of the construction work of the said new building at the said premises is delayed for some unforeseen reasons due to the Owners in that event such loss of time shall be considered by the Owners in respect of the above mentioned completion period of 30 (thirty) months. That the Promoters/Developers will hand over possession of the Owners allocation of flats before handing over possession of flats in their allocation. The Joint Owners amicably decided and agreed to share their allocation in the entire first and second floor each floor consisting of two flats between themselves. That Smt. Susmita Chanda, Smt. Sucheta Sarkar and Smt. Sumita Biswas will get one flat each and Smt. Anjali Dey, Sri Subrata Ranjan Dey, Sri Sumanta Dey, Sri Sukanta Dey will jointly get one flat. ~~That a Registered Building~~
~~Agreement will be executed between the Joint Owners upon completion of~~
~~the said new building at the said premises for sanction building~~
~~plan to be sanctioned by the Kolkata Municipal Corporation~~

Anjali Dey

10. That in lieu and in consideration of the Owners' allowing the Promoters/Developers to construct the proposed building in the said premises and in lieu of the allocation and or interest and benefits as provided herein the Promoters/Developers hereby agrees to meet the apparent consideration and shall further give to the Owners' herein the fifty percent constructed area of the proposed new building free of cost in the form of self contained independent flats complete in all respect internally with all necessary amenities, fittings and fixtures and three nos. car parking space in the ground floor including super builtup area at the said premises as being the Owners' allocation. The balance 50 (fifty) percent of the constructed area and remaining car parking space shall be allotted to the Promoters/Developers. The Owners will be allotted the entire first and second floor, the Promoters/Developers will be allotted the entire third and fourth floor. Apart from the Owners' allocation of 50 (fifty) percent share in the said new building, the Promoters/Developers shall pay to the Owners a sum of Rs. 7,50,000.00 (Rupees seven lakh fifty thousand) only out of which the Promoters/Developers had already paid a sum of Rs. 6,50,000.00 (Rupees six lakh fifty thousand) only to Sudhir Ranjan Dey since deceased and the remaining sum of Rs. 1,00,000.00 (Rupees one lakh) only shall be paid by the Promoters/Developers to the Owners upon obtaining sanction building plan from Kolkata Municipal Corporation .
11. That in consideration of the Owners permitting and granting exclusive right to Promoters/Developers to build multistoried building upon the said property and to sell and transfer the flats, car-parking spaces and other portion of the proposed building at the said property (except the

Owners' allocation/flats/car parking spaces) together with the proportionate land comprised in the said property and realise and appropriate the sale-proceeds thereof. That the roof right of the proposed new building shall be held and enjoyed by both the Parties hereto.

12. That the Promoters/Developers shall meet and bear expenses required for construction of the proposed multistoried building as per plan sanctioned by the Kolkata Municipal Corporation. The costs and expenses required for any further revision in the Plan will also be met and paid by the Promoters/Developers. Any expenses required to be incurred towards obtaining sewerage; water, electricity and other amenities will also be borne and paid by the Promoters/Developers.
13. That The Owners agree and undertake to sell, convey and transfer and the Owners will be the Vendors in the Deed of Conveyance of the proportionate undivided part or share in the said land to any Purchasers of the flats, car parking space and other portion, if any in the allocation of Promoters/Developers of the proposed building as may be nominated by the Promoters/Developers for the flats, car parking spaces of the building.
14. That the Promoters/Developers and/or their nominee/nominees purchaser or purchasers and Owners or their assigns shall have rights of built up area spaces for the use as common areas, common facilities and common parts for egress and ingress, right of passage to set electricity through pipes, drains, wire conducts laying or bringing in through or over the flats as far as reasonable necessary for the beneficial use and enjoyment of their respective flats.

15. That upon completion of construction, sale and transfer of the flats/car parking area to the intending purchaser or purchasers who will acquire rights, title and interest in the land in proportion to the area of the spaces so acquired in their respective flats, it being expressly declared that interest of the flats owned in the land or soil is impartiable.
16. That after completion of the construction and obtaining completion certificate from the Kolkata Municipal Corporation the Promoters/Developers shall intimate the Owners by writing to take possession of the Owners' Allocation in the new building and handing over possession to the Owners in their respective allocation and subsequently by selling the flats in the Promoters/Developers allocation to the individual flat buyer, the maintenance and upkeep of the said flats or common spaces, both internal and external shall be maintained by the Promoters/Developers and such cost and expenses shall be borne by all the flat Owners proportionately till the formation of Flat Owners Association and the Promoters/Developers shall handover management of the building to such Association of the Owners. That the Promoters/Developers and Owners will jointly form an Association for maintenance of the said new building and the Owners will not deposit any security money towards the same.
17. That the construction of the proposed building will be looked after and managed by the Promoters/Developers in their utmost ability and best interest for the successful implementation of the project.
The Promoters/Developers shall construct and develop the said premises strictly at the advice of the Architect and shall carry out the development work with prior clearance of the Owners' allocation part.

18. That the Promoters/Developers had already paid outstanding due taxes to the Kolkata Municipal Corporation and all further due taxes to Kolkata Municipal Corporation shall be paid by the Promoters/Developers. The Promoters/Developers shall pay the taxes during the period of construction work till handing over possession of the flats to the Owners in their respective allocation.
19. That the Promoters/Developers shall make the said construction as per sanctioned plan or revised plan, if any, in accordance with relevant Rules, Regulations and Bye-Laws of the Kolkata Municipal Corporation. That the Promoters/Developers will inform the Owners before such modification alteration made in the plan to be sanction by the Kolkata Municipal Corporation in the Owners' allocation. The Promoters/Developers shall keep the Owners absolutely indemnified and harmless against all actions claims and demands whatsoever due to any deviation from the said sanctioned plan or due to any violation of the relevant Rules, Regulations and Bye-Laws or for any acts, omission, commission made by the Promoters/Developers or if any accident is occurred during the construction the Promoters/Developers shall remain liable for any loss or damages for accepting advances from the intending purchasers of the flats in the Developers allocation. The Owners shall not remain liable for any such acts or part of the Promoters/Developers. The Promoters/Developers will from time to time keep the Owners informed of any modification/change in the sanctioned building plan if the same is done with the approval of Kolkata Municipal Corporation.
20. The General specification of the construction of the Owners' allocated area are summarised hereunder :

- (a) BUILDING: Building comprises of car parking and four upper floors.
- (b) FOUNDATION: Reinforced Cement Concrete with columns.
- (c) SUPER STURCTURE: The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete columns, beams and slabs.
- (d) WALLS & CEILING: Walls of the building will be 200mm thick brick walls on the external face and 125/75 mm thick internal brick partition walls with cement, sand, mortor. All internal surfaces to be plastered with cement sand mortar and with plaster of paris finish. All external walls to be plastered with sand, cement mortar and will have a damp-proof treatment along with Weather Coat cement paint (Berger/Asian Paint) finish.
- (e) FLOORING: Vitrified Tiles flooring in bedrooms, living/dining hall, kitchen toilets and verandahs. Kumari Marble flooring in staircase and lobbies. Crazy mosaic flooring in the roof with heat proof treatments. Cement tiles flooring in the car parking areas.
- (f) DOORS: All doorframes will be of seasoned Sal wood. Main doors will be made of 35mm plywood and teak ply pasted with decorative woodwork & polished finish. Internal flush door will be made of 32mm plywood and teak ply pasted thick with hot pressed factory made solid cure phenol bounded finish. All doors will be fitted with oxidized steel hinges, tower bolts, door stopper and main door with godrej locks, internal doors with mortice locks.
- (g) WINDOWS: Windows will be made of sliding Aluminum framed with glass and necessary fittings including iron grill to be made with 8mm and 10mm square bar.

(h) TOILETS (FITTINGS): Coloured European commode, cistern and washbasin. Hot and cold concealed GI water lines, for bibcocks, shower with arm and geyser point. All fitting and fixtures will be of Jaguar (continental) brand make. Walls will be covered with ceramic glazed tiles dado finished upto 7'-00" height.

(i) KITCHEN: Granite slab on cooking platform with steel sink. Ceramic Glazed tiles dado will be fixed upto 2'-6" height above the cooking platform.

(j) ELECTRICAL: Concealed conduit piping with copper wiring of ISI Grade.

(I) 3 Nos. light point, 1 No. fan point and 2 No. 5 Amp socket point with switch board having provisions of setting fan regulator in each room. 1 No Ac Point in master bedroom.

(II) Drawing/Dining hall will have 5 Nos. light points 2 Nos. fan points, 2 Nos. 15 Amp socket point, one telephone point, one AC point and cable TV point.

(III) Kitchen will have 1 No. light point, 2 Nos. 15 Amp socket point and 1 No. Exhaust Fan Point.

(IV) Toilets will have 1 No. light point, 1 No. Geyser point, 1 No. 15 Amp socket point. 1 No. Exhaust Fan Point.

(V) Staircase will have 1 No. light point in each landing area.

(VI) 1 calling bell point in each flat.

(VII) All points will be fitted with modular switches.

(k) LIFT: One 4 passengers LES or other elevator will be provided.

(l) WATER SUPPLY: 24 hours water supply with pump set and Corporation supply.

EXTRA: i] Ground floor lobby will be decorated by sculptural relief mural.

ii] Landscaping garden in the ground floor.

- iii] Aesthetic elevation treatment on the building.
- iv] Suitable main gates with adequate lighting.

21. That the Owners will not be liable to pay the Promoters/Developers any amount whatsoever towards cost of construction or any matter concerned therewith.
22. That so long such separate assessment are not made the Owners and/or his assigns and the Promoters/Developers or their nominee or nominees or Purchaser from Developers allocation shall proportionately share the consolidated rate of the Municipal Taxes and other rates or government taxes as may be found payable or may be imposed on account of and in respect of their respective portions of the constructed area in their allocation.
23. That the flat Owners shall also pay proportionate share of the maintenance and service charges whatsoever as may be payable on account of the maintenance of the common areas and facilities.
24. That fees, remunerations, wages and charges payable to all Engineers, Architects, Contractors, Durwans, Security Guard, Mistries, masons, labours and other staffs and employees to be engaged by the Promoters/Developers shall be borne by the Promoters/Developers during the construction period till handing over possession to the Owners and intending Purchaser.
25. That during the continuance of this Agreement, the Owners shall not in any manner encumber or dispose of the said premises and/or land comprised therein or any portion thereof.
26. That the Promoters/Developers shall solely and exclusively be responsible to look after supervise, manage and administer the

progress and/or day to day work of development and/or construction of the proposed building and in this regard the Owners shall not in any way be responsible. Further the Owners shall not in any way be responsible for any loss or injury to any employee or staff of the Developers or any other persons because of any accident or otherwise under Workmens' Compensation Act or any other law.

27. That the Promoters/Developers shall be entitled to apply for and obtain electricity, telephones, sewerage, water, gas and other public utility services in or upon the proposed new building either in their own names or in the names of intending buyers or nominee or other persons at their sole discretion and at their own costs, which will be done with mutual consent of the Owners and Promoters/Developers .
28. That all building materials, plants and machineries etc. which may be brought or kept at the premises shall remain at the sole risk and responsibilities of the Promoters/Developers. The Promoter/Developers will clear the premises on or before giving possession to the Owners and intending Purchaser. The Promoters/Developers shall first handover the Owners' allocation and then shall handover their allocation to the intending purchaser/s.
29. That after completion of the construction of the proposed building and making over possession of the space and/or flat and/or garage herein to the Owners in his allocation the Promoters/Developers shall have the rights and obligations in respect of their respective allocation as follows :-
 - (a) The Promoters/Developers, their nominee or nominees shall have full and complete and unfettered right in common with other purchasers and/or

- occupants/Owners of different flat spaces of the said property in respect of the staircase along with landing therein and the common passage landing to and from the main entrance or gate abutting on the public road in the ground floor of the said property for the purpose of egress and ingress and carrying or bringing in or taking out of said floors all goods pieces or furniture and any other harmless and/or non-prescribed movables;
- (b) Subject to the restriction and reservation contained herein, the Promoters/Developers, their nominee or nominees shall have full and absolute right of use in common with other purchaser and/or occupants/Owners of different flat/spaces of the said property the main drainage water supply system and connection including the pipes. Pipelines and also the water reservoirs with conduits and connection and all common facilities and common areas;
- (c) The Promoters/Developers their nominee or nominees shall have absolute and unfettered right to use of vertical, lateral, overhead and underneath support and the rights of keeping, resting, inserting, supporting and maintaining all beams, rafters, fixtures and on and to all walls supporting the said floors including all boundaries and land bearing or dividing and/or separating walls, overhead walls, overhead roofs and floors. The Promoters/Developers and/or their nominee or

nominees Purchaser/Purchasers shall have to maintain the floor of the said flats/portions.

- (d) The Promoters/Developers and/or their nominee Purchaser/Purchasers/Owners or nominees shall have the right of erecting and maintaining temporary scaffolding if necessary for effecting any repairs white washing or painting of the doors and windows of the said floors of any portion thereof provided always that such scaffolding does not cause any nuisance or permanent obstructions to the other occupants of the said property;
- (e) The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers/Owners shall have the absolute right of making such construction, additions and alterations at their option within the said floors allotted to them as are permissible under the rules and regulations of the Kolkata Municipal Corporation provided always that such action does not impair safety of the building or cause any nuisance and inconvenience to the other occupants of the said building;
- (f) The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers from time to time and at all times agree to pay proportionate share towards costs of service charges, maintenance taxes, impositions and other outgoings. The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers shall

regularly and month by month make payment of the aforesaid sum or any variations thereof as may be fixed thereafter individually and/or collectively.

(g) The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers shall have the right to mutate their names as Owners of the said flats/spaces allotted to them in the assessment record of the Kolkata Municipal Corporation and of having the said flats/spaces assessed for taxes and Owners shall not object to the same;

(h) So long as the said flats/spaces are not assessed separately for the purpose of municipal taxes, the Owners or their nominee or nominees and the Promoters/Developers or their nominee or nominees shall pay proportionately in respect of their share.

30. That the name of the said new building to be constructed will be decided mutually by Owners and Promoters/Developers.

31. That the Owners and the Promoters/Developers mutually decided to form a residential complex with the adjacent Premises nos. 196 and 731, Madurdah and shall share and use the common passages of the said premises with each others.

32. Nothing in these presents shall be constitute as a demised or assignment or conveyance in law of the said premises or any part thereof to the Developers by the Owners or Joint Venture or as creating any right, title or interest thereof in favour of the Promoters/Developers other than to develop the said premises

described in Schedule "A" written hereunder in terms of these presents.

33. That any dispute or difference arising out of and/or relating to this Agreement for Development in the event both the parties herein shall have the right and liberty to proceed the matter for justice in the Court of Law.

SCHEDULE "A" AS REFERRED TO ABOVE.

ALL THAT piece or parcel of land measuring more or less 6 (six) Cottahs,3 (three) Chittacks 20 (twenty) Square Feet together with 200 sq.ft R. T. Shed structure and recorded in Revisional Settlement Record under Khatian No. 184 , comprising in plot no. 71 under Dag Nos. 411/459, Touzi No.2998, J.L.No; 12, under Mouza Madurdah, Police Station formerly Jadavpur at present Anandapur, now within the Municipal limits of Kolkata Municipal Corporation, being Premises No. 731/1, Madurdah, Police Station at present Anandapur, Kolkata - 700 107 being Assessee No. 311080538599, under Ward No. 108, Borough No. XII, under the jurisdiction of Sub-Registry office at Alipore in the District of South 24-Parganas, which is butted and bounded in the manner following that is to say:

<u>ON THE NORTH:</u>	By <u>16'-0" (Sixteen Feet) wide KMC Road</u>
<u>ON THE SOUTH :</u>	By Premises No. 1/235, Madurdah
<u>ON THE EAST:</u>	By Premises No.196, Madurdah
<u>ON THE WEST:</u>	By Premises No. 731, Madurdah

IN WITNESS WHEREOF the Owners and the Promoters / Developers have hereto set and subscribed their respective hands this day, month and year first above written.

SIGNED AND DELIVERED at
Kolkata in presence of Witnesses:

1. Anjana Das
4/FB, Bahadurpore Phase,
Kolkata - 70019.

Anjali Dey
(SMT. ANJALI DEY)

Subrata Ranjan Dey
(SRI SUBRATA RANJAN DEY)

2. Swapan Kr. Chandra
Tantul + taler. Purba Lal
KOL - 700136

Sumanta Dey
(SRI SUMANTA DEY)

Sukanta Dey
(SRI SUKANTA DEY)

3. Sital Halder
Aripore police Court
KOLKATA - 27.

Susmita Chandra
(SMT. SUSMITA CHANDA)

Sucheta Sarkar
(SMT. SUCHETA SARKAR)

Sumita Biswas
(SMT. SUMITA BISWAS)

OWNERS

Ashoke Kumar Roy
(SRI ASHOKE KUMAR ROY)

Arjun Singh
(SRI ARJUN SINGH)
(GRIHO NIRMAN ASSOCIATES)
PROMOTERS/DEVELOPERS

This Agreement for Joint Venture is
drafted and prepared by me at my
office :

Goutam Basu

Advocate,
Alipore police Court -
Kolkata - 700 027.
WB-745/1980

MEMO OF CONSIDERATION

Received from the above named Promoters/Developers a sum of Rs.6,50,000.00 (Rupees six lakh fifty thousand) only towards payment in the following manner.

1. By an A/c payee cheque bearing No 123875
Dated 04.06.2012 drawn on The Federal Bank
Limited, Tangra Branch, Kolkata in favour
of Sudhir Ranjan Dey. Rs. 2,50,000.00
2. By an A/c payee cheque bearing No 235568
Dated 08.09.2015 drawn on The Federal Bank
Limited, Tangra Branch, Kolkata in favour
of Sudhir Ranjan Dey. Rs. 50,000.00
3. By an A/c payee cheque bearing No 008335
Dated 28.12.2015 drawn on The Federal Bank
Limited, Tangra Branch, Kolkata in favour
of Sudhir Ranjan Dey. Rs. 3,50,000.00
Rs. 6,50,000.00

(Rupees six lakh fifty thousand) only.

Witnesses:

1. Swapankr. Chandra
Jentuktala, Furberlane
K-1-700136

Anjali Dey.
(SMT. ANJALI DEY)

Subrata Ranjan Dey
(SRI SUBRATA RANJAN DEY)

Sumanta Dey
(SRI SUMANTA DEY)

Sukanta Dey
(SRI SUKANTA DEY)











Susmita Chanda
(SMT. SUSMITA CHANDA)

Sucheta Sarkar
(SMT. SUCHETA SARKAR)

Sumita Biswas
(SMT. SUMITA BISWAS)








OWNERS

2. Sital Halder
Alipore Police Comr-
Kolkata-27.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name: ANJALI DEY

Signature: Anjali Dey

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name: SUBRATA RANJAN DEY

Signature: _____

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name: _____

Signature: Subrata Dey

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					








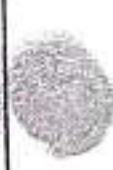



Name _____

Signature Suxanta Aey

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name _____

Signature Sumita Biswas

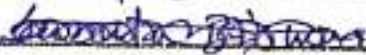
	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name _____

Signature Sucheta Sarkar

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name Sumita Chanda

Signature 

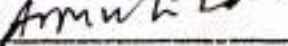
	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name Anand

Signature 

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name _____

Signature 

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

192022230046534278

Payment Mode: Online Payment (SBI Epay)

09/06/2022 14:28:07

Bank/Gateway: SBIEPay Payment Gateway

7499028267433

BRN Date: 09/06/2022 14:30:55

CHJ6294642

Method: State Bank of India NB

Successful

Payment Ref. No: 2001658954/2/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:

GRIHO NIRMAN ASSOCIATES

Address:

82/7H, BALLYGUNGE PLACE GARIAHAT, KOLKATA - 700019

Mobile:

9830035288

E-Mail:

GRIHONIRMAN_ASSOCIATES@YAHOO.CO.IN

Contact No:

9830035288

Depositor Status:

Others

Query No:

2001658954

Applicant's Name:

Mr ARJUN SINGH

Identification No:

2001658954/2/2022

Remarks:

Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001658954/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2001658954/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	6521
			Total	46492

IN WORDS: FORTY SIX THOUSAND FOUR HUNDRED NINETY TWO ONLY.

Major Information of the Deed

Deed No :	I-1602-07470/2022	Date of Registration	09/06/2022
Query No / Year	1602-2001658954/2022	Office where deed is registered	
Query Date	02/06/2022 10:04:07 PM	D.S.R. - I I SOUTH 24-PARGANAS, District. South 24-Parganas	
Applicant Name, Address & Other Details	ARJUN SINGH 82/8A, BALLYGUNGE PLACE, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831309565, Status : Seller/Executant		
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 : 6,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,96,90,615/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 6,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Deeshari Estate -- Deeshari Estate) , , Premises No: 731/1, , Ward No: 108 Pin Code : 700107



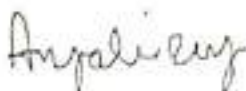





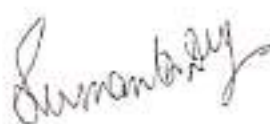
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 3 Chatak 20 Sq Ft	1/-	2,95,19,615/-	Width of Approach Road: 16 Ft.,
Grand Total :				10.2552Dec	1/-	295,19,615/-	






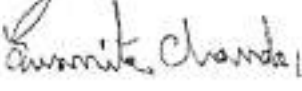


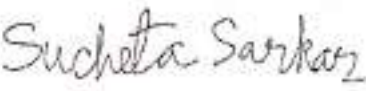


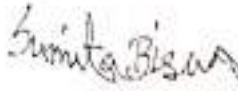
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,71,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1/-	1,71,000 /-	

and Lord Details :

Name, Address, Photo, Finger print and Signature

No.	Name	Photo	Finger Print	Signature
1	<p>Mrs ANJALI DEY Wife of Late SUDHIR RANJAN DEY Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office</p>	 <p>09/06/2022</p>	 <p>LTI 09/06/2022</p>	 <p>09/06/2022</p>
<p>3/5, JADAVGAR, HALTU, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx8K, Aadhaar No: 32xxxxxxxx9369, Status :Individual, Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office</p>				
2	<p>Mr SUBRATA RANJAN DEY Son of Late SUDHIR RANJAN DEY Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office</p>	 <p>09/06/2022</p>	 <p>LTI 09/06/2022</p>	 <p>09/06/2022</p>
<p>3/5, JADAVGAR, HALTU, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx0F, Aadhaar No: 29xxxxxxxx6466, Status :Individual, Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office</p>				
3	<p>Mr SUMANTA DEY Son of Late SUDHIR RANJAN DEY Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office</p>	 <p>09/06/2022</p>	 <p>LTI 09/06/2022</p>	 <p>09/06/2022</p>
<p>3/5, JADAVGAR, HALTU, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx4L, Aadhaar No: 39xxxxxxxx8932, Status :Individual, Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office</p>				



















Name	Photo	Finger Print	Signature
Mr SUKANTA DEY Son of Late SUDHIR RANJAN DEY Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office	 09/06/2022	 LTI 09/06/2022	 09/06/2022
3/5, JADAVGAR, HALTU, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx1H, Aadhaar No: 56xxxxxxx4615, Status :Individual, Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office			
Mrs SUSMITA CHANDA Daughter of Late SUDHIR RANJAN DEY Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office	 09/06/2022	 LTI 09/06/2022	 09/06/2022
3/5, JADAVGAR, HALTU, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx5G, Aadhaar No: 20xxxxxxx9668, Status :Individual, Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office			
Mrs SUCHETA SARKAR Daughter of Late SUDHIR RANJAN DEY Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office	 09/06/2022	 LTI 09/06/2022	 09/06/2022
3/5, JADAVGAR, HALTU, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FYxxxxxx5N, Aadhaar No: 55xxxxxxx4490, Status :Individual, Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office			
Mr SUMITA BISWAS Son of Late SUDHIR RANJAN DEY Executed by: Self, Date of Execution: 09/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office	 09/06/2022	 LTI 09/06/2022	 09/06/2022

32/5, JADAVGAR, HALTU, City - . P.O - HALTU, P.S - Pasba, District - South 24 Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. : BRxxxxxx1F, Aadhaar No: 95xxxxxxx9730, Status: Individual, Executed by: Self, Date of Execution: 09/06/2022
 Admitted by: Self, Date of Admission: 09/06/2022, Place: Office



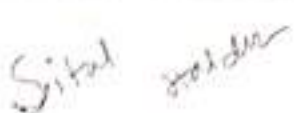
Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	GRIHO NIRMAN ASSOCIATES 82/8A BALLYGUNGE PLACE, City - . P.O - BALLYGUNGE, P.S -Ganahat, District -South 24 Parganas, West Bengal, India, PIN - 700019, PAN No. : AAxxxxxx3N, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ASHOKE KUMAR ROY Son of Late: HIRENDRA LAL ROY Date of Execution - 09/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 9 2022 5:10PM</td> <td>475 09/06/2022</td> <td>09/06/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ASHOKE KUMAR ROY Son of Late: HIRENDRA LAL ROY Date of Execution - 09/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office					Jul 9 2022 5:10PM	475 09/06/2022	09/06/2022	1/1A, JAMINI ROY SARANI, City - P.O - BALLYGUNGE, P.S -Ganahat, District -South 24 Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : ADxxxxxxx3R, Aadhaar No: 60xxxxxxxx1504 Status: Representative, Representative of GRIHO NIRMAN ASSOCIATES (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr ASHOKE KUMAR ROY Son of Late: HIRENDRA LAL ROY Date of Execution - 09/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office																
	Jul 9 2022 5:10PM	475 09/06/2022	09/06/2022													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARJUN SINGH (Presentant) Son of Late: SHYAMJI SINGH Date of Execution - 09/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 9 2022 5:10PM</td> <td>475 09/06/2022</td> <td>09/06/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ARJUN SINGH (Presentant) Son of Late: SHYAMJI SINGH Date of Execution - 09/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office					Jul 9 2022 5:10PM	475 09/06/2022	09/06/2022	82/8A, BALLYGUNGE PLACE, City - P.O - BALLYGUNGE, P.S -Ganahat, District -South 24 Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : ASxxxxxxx0L, Aadhaar No: 53xxxxxxxx0105 Status: Representative, Representative of: GRIHO NIRMAN ASSOCIATES (as PARTNER)		
Name	Photo	Finger Print	Signature													
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Identifier Details :

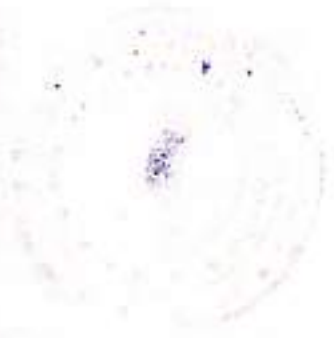
<p>SITAL HALDER Case of Mr. S HALDER ALIPORE POLICE COURT, City:-, P.O.- ALIPORE, P.S.-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 733027</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 
	09/06/2022	09/06/2022	09/06/2022
Identifier Of Mrs ANJALI DEY, Mr SUBRATA RANJAN DEY, Mr SUMANTA DEY, Mr SUKANTA DEY, Mrs SUSMITA CHANDA, Mrs SUCHETA SARKAR, Mr SUMITA BISWAS, Mr ASHOKE KUMAR ROY, Mr ARJUN SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJALI DEY	GRIHO NIRMAN ASSOCIATES-1.46503 Dec
2	Mr SUBRATA RANJAN DEY	GRIHO NIRMAN ASSOCIATES-1.46503 Dec
3	Mr SUMANTA DEY	GRIHO NIRMAN ASSOCIATES-1.46503 Dec
4	Mr SUKANTA DEY	GRIHO NIRMAN ASSOCIATES-1.46503 Dec
5	Mrs SUSMITA CHANDA	GRIHO NIRMAN ASSOCIATES-1.46503 Dec
6	Mrs SUCHETA SARKAR	GRIHO NIRMAN ASSOCIATES-1.46503 Dec
7	Mr SUMITA BISWAS	GRIHO NIRMAN ASSOCIATES-1.46503 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJALI DEY	GRIHO NIRMAN ASSOCIATES-28.57142900 Sq Ft
2	Mr SUBRATA RANJAN DEY	GRIHO NIRMAN ASSOCIATES-28.57142900 Sq Ft
3	Mr SUMANTA DEY	GRIHO NIRMAN ASSOCIATES-28.57142900 Sq Ft
4	Mr SUKANTA DEY	GRIHO NIRMAN ASSOCIATES-28.57142900 Sq Ft
5	Mrs SUSMITA CHANDA	GRIHO NIRMAN ASSOCIATES-28.57142900 Sq Ft
6	Mrs SUCHETA SARKAR	GRIHO NIRMAN ASSOCIATES-28.57142900 Sq Ft
7	Mr SUMITA BISWAS	GRIHO NIRMAN ASSOCIATES-28.57142900 Sq Ft



09-06-2022

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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 13:50 hrs on 09-06-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr ARJUN SINGH .

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 2,96,90,615/-

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

Execution is admitted on 09/06/2022 by 1. Mrs ANJALI DEY, Wife of Late SUDHIR RANJAN DEY, 3/5, JADAVGAR, HALTU, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 2. Mr SUBRATA RANJAN DEY, Son of Late SUDHIR RANJAN DEY, 3/5, JADAVGAR, HALTU, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 3. Mr SUMANTA DEY, Son of Late SUDHIR RANJAN DEY, 3/5, JADAVGAR, HALTU, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 4. Mr SUKANTA DEY, Son of Late SUDHIR RANJAN DEY, 3/5, JADAVGAR, HALTU, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 5. Mrs SUSMITA CHANDA, Daughter of Late SUDHIR RANJAN DEY, 3/5, JADAVGAR, HALTU, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 6. Mrs SUCHETA SARKAR, Daughter of Late SUDHIR RANJAN DEY, 3/5, JADAVGAR, HALTU, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 7. Mr SUMITA BISWAS, Son of Late SUDHIR RANJAN DEY, 3/5, JADAVGAR, HALTU, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife
Identified by Mr SITAL HALDER, . . Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-06-2022 by Mr ARJUN SINGH, PARTNER, GRIHO NIRMAN ASSOCIATES (Partnership Firm), 82/9A, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr SITAL HALDER, . . Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-06-2022 by Mr ASHOKE KUMAR ROY, PARTNER, GRIHO NIRMAN ASSOCIATES (Partnership Firm), 82/9A, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr SITAL HALDER, . . Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,553/- (B = Rs 6,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 6,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/06/2022 2:30PM with Govt. Ref. No: 192022230046534278 on 09-06-2022, Amount Rs: 6,521/-, Bank: SBI EPay (SBIPay), Ref. No. 7499028267433 on 09-06-2022, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50/-, by
Stamp = Rs 39,971/-
Description of Stamp
Stamp: Type: Impressed, Serial no 510304, Amount: Rs.50/-, Date of Purchase: 06/06/2022, Vendor name: Tanmoy
Kar Purakayastha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/06/2022 2:30PM with Govt. Ref. No: 192022230046534278 on 09-06-2022, Amount Rs: 39,971/-, Bank:
SBI EPay (SBIPay), Ref. No. 7499028267433 on 09-06-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 283499 to 283542

being No 160207470 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.06.20 16:15:19 +05:30
Reason: Digital Signing of Deed.



(Suman Basu) 2022/06/20 04:15:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)