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1-3/22/2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AV 040606

THIS AGREEMENT OF DEVELOPMENT made on this the 4th day of March Two Thousand

and Twenty Five A.D. **B E T W E E N** (1) **SRI KAMALENDU BANERJEE**, having PAN No. BXGPB4761B, Aadhaar No. 925221043741, Voter ID No. WB/23/151/360109, Mobile No. 9674314279, Son of Late Nihar Ranjan Banerjee, by faith - Hindu, by Occupation - Retired, by nationality Indian and residing at 5/2, Jadavpur East Road, Post Office - Jadavpur University S.O., Police Station - Jadavpur, District: - South 24 Parganas, West Bengal, Pin 700032, (2) **SMT. KRISHNA CHATTERJEE**, having PAN ACRPC7371B, Aadhaar No. 4686 7902 4232, Mobile No. 9433392847, Daughter of Late Kalidas Banerjee, wife of Dr. Siba Prasad Chatterjee, by faith - Hindu, by Occupation - House Wife, by Nationality Indian and residing at Mainak, P - 17B, Ashutosh Chowdhury Avenue, Post Office - Ballygunge SO, Police Station - Kanya, District South 24 Parganas, Pin - 700019, (3) **SMT. RATNA ACHARYYA CHAUDHURI**, having PAN - AISPC6956F, Aadhaar No. 4907 4442 9413, Mobile No. 9830250678, daughter of Late Haridas Banerjee, wife of Shri Nilanjan Acharyya Chaudhuri, by faith - Hindu, by Occupation - Household, by Nationality Indian and residing at 202/12, N. S.C. Bose Road, Post Office - Naktala, Police Station - Netaji Nagar, District South 24 Parganas,

K. Banerji
R. A. Chatterjee
A. Ray
T. Chatterjee

Certified that the document is a true and correct copy of the original. The signature of the parties to the document are the part of this document.

K. Chatterjee

District Sub-Registrar
Alipore, South 24 Parganas
04 MAR 2025

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PAMPA GHOSH
ADVOCATE
HIGH COURT, CALCUTTA

NAME _____
ADD. _____
Rs. 150/-
13 JAN 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, MakT

13 JAN 2025
13 JAN 2025

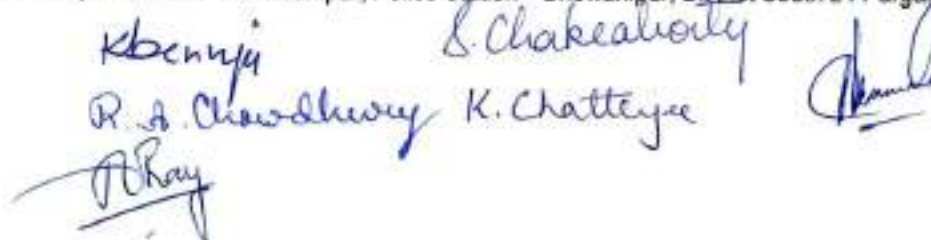


District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

Received from the Government of West Bengal
the amount of Rs. 150/- for the purpose of
the stamp duty on the above mentioned
document and the receipt of this document
is hereby acknowledged.

District Sub-Registrar-II
Alipore, South 24 Parganas
4 MAR 2025

Pin - 700 047, (4) **SMT. ANURADHA RAY**, having PAN - AEAPR8684M, Aadhaar No. 2607 3736 6254, Mobile No. 9899707132, daughter of Late Haridas Banerjee, wife of Late Shri A. S. Ray, by faith - Hindu, by Occupation - Retired Teacher, by Nationality Indian and residing at 656, Dakshinayan Apartment, Plot No 19, Sector 4, Dwaraka, P.O. Dwaraka, Police Station Dwaraka, District South West Delhi, Pin - 110078, (5) **SMT. SHARMILA CHAKRABORTY**, having PAN AGPPC9720J, Aadhaar No. 9570 5083 9320, Mobile No. 9429186724, daughter of Late Haridas Banerjee, wife of Shri Joydeb Chakraborty, by faith - Hindu, by Occupation - Household, by Nationality Indian and residing at A802, Shakuntala, Manjalpur Naka, Manjalpur, Post Office - Vadodara H.O., Police Station - Manjalpur, District Vadodara, Gujrat, Pin - 390011; hereinafter jointly referred to and/or called as the **"CO- OWNERS"** (which term or terms, expression or expressions shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors administrators, legal representatives and assigns) of the **FIRST PART A N D ASR PROJECTS AND VENTURES LLP**, a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. AAV-2350 dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi and having PAN. ABTFA7082L and having its Regd. Office at 2C, Mahendra Road, Ground Floor, Post Office - Bhowanipur, Police Station - Bhowanipur, District South 24 Parganas, Pin - 700 025, West Bengal and represented by its authorized Designated Partner **SRI AMITAVA SINGHA ROY**, having PAN ATXPS6554K, Aadhar No. 4902 8610 4063 and Mobile No. 8584956007, son of Sri Benoy Kumar Singha Roy, by faith Hindu, By Occupation Business, by nationality Indian and residing at 119, Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034 (vide resolution adopted in the Minute of the said 'ASR PROJECTS AND VENTURES LLP' dated 03.03.2025), & hereinafter referred to and/or called as the **CO-OWNER** (which term/s or expression/s shall unless excluded by or repugnant to the subject or context be deemed to include its successor-in-office, successor-in-interest, legal representatives and assigns) of the **SECOND PART AND ASR PROJECTS AND VENTURES LLP**, a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. AAV-2350 dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi and having PAN. ABTFA7082L and having its Regd. Office at 2C, Mahendra Road, Ground Floor, Post Office - Bhowanipur, Police Station - Bhowanipur, District South 24 Parganas, Pin - 700 025, West



 K. Benji S. Chakraborty

 R. A. Chowdhury K. Chatterjee

 A. Ray



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

Bengal and represented by its authorized Designated Partner SRI AMITAVA SINGHA ROY, having PAN ATXPS6554K, Aadhar No. 4902 8610 4063 and Mobile No. 8584956007, son of Sri Benoy Kumar Singha Roy, by faith Hindu, By Occupation Business, by nationality Indian and residing at 119, Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034 (vide resolution adopted in the Minute of the said 'ASR PROJECTS AND VENTURES LLP' dated 02.03.2025), & hereinafter referred to and/or called as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor-in-office, successor-in-interest, legal representatives and assigns) of the THIRD PART.

WHEREAS one Smt. Annada Sundari Banerjee was the sole and absolute owner and was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of homestead land having an area by estimation measuring 06 (Six) Cottahs be the same a little more or less comprised in C.S. Dag No. 266, appertaining to Khatian No. 87, in Mouza – Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 239, Police Station - Previously. Tollygunge and presently Jadavpur, within Additional District Sub Registry Office Alipore, previously within District of 24 Parganas and presently after delimitation of District within South 24 Parganas, by Purchase from the erstwhile recorded owner namely Ajit Kumar Banerjee, by virtue of a registered Deed of Conveyance dated the 29th day of December, 1950 made between the said Ajit Kumar Banerjee, therein referred to as the Vendor of the First Part and Smt. Annada Sundari Banerjee, wife of Hem Chandra Banerjee, therein referred to as the Purchaser of the Other Part and registered at the office of Sadar Joint Sub-Registrar, Alipore, District 24 Parganas, and recorded in Book No. I, Volume No.107, Pages 76 to 81, Being No. 6257 for the year 1950 against valuable consideration mentioned therein the said deed of conveyance, whereupon since after Purchase of the said property, the said Smt. Annada Sundari Banerjee on due mutation of her name before the concerned Municipal authority and on payment of due Govt and municipal rates and taxes and on due sanction of Building Plan, and by constructing a two storied dwelling house thereon, started residing therein with her family, which later has been separately assessed and recorded as Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032, having Assessee No. 21-096-04-0023-9;

K. Banerji *S. Chakraborty* *[Signature]*
R. A. Chowdhury *K. Chatterjee*
[Signature]



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

AND WHEREAS the said **Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee**, who was all along and at the time of death a Hindu female and while was absolutely seized possessed of & otherwise well and sufficiently entitled to and/or acquired the said entire property being homestead land admeasuring **06 (Six) Cottahs** be the same a little more or less comprised in C.S. Dag No. 266, appertaining to Khatian No. 87, in Mouza – Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 239, Police Station - Previously, Tollygunge and presently Jadavpur, within Additional District Sub Registry Office Alipore, previously within District of 24 Parganas and presently after delimitation of District within South 24 Parganas together with her own constructed **two storied dwelling house** thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032, having Assessee No. 21-096-04-0023-9 along with other inherited/acquired property, she died testate in or about 5th April 1977 after publishing her **LAST WILL & TESTAMENT** in or about 15th July 1962, bequeathing her said property, being homestead land admeasuring **06 (Six) Cottahs** be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032, in favour of her three sons namely **Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee** in equal 1/3rd. ratio of share therein, subject to life interest of her only widow childless daughter **Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee** thereon, the said property, wherein by virtue of her said **LAST WILL & TESTAMENT** dated 15th July 1962, she appointed her Two sons namely **Nihar Ranjan Banerjee, Sri Kalidas Banerjee** as Executors for the purpose of obtaining Probate of her said **LAST WILL & TESTAMENT** jointly and severally ; However it is pertinent to mention that the husband of the said **Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee** namely **Hem Chandra Banerjee** predeceased her in or about 06th February, 1962;

AND WHEREAS after the demise of said testatrix namely **Smt. Annada Sundari Banerjee alias Ananda Sundari Banerjee**, on appropriate application for Probate before **Ld. District Delegate Alipore**, at the instance of one of the joint Executors named in the said Will, namely **Sri Kalidas Banerjee**, Probate of the said **LAST WILL & TESTAMENT** dated 15th July 1962 was granted by **Ld. District Delegate 8th Sub – Judge Alipore** in Act 39

K. Banerji
S. Chakraborty
R.A. Chowdhury
A. Ray
K. Chatterjee



District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

Case No. 169 of 1979 in or about 9th October, 1982 and accordingly in terms of the said Probated last will and Testament of Smt. Annada Sundari Banerjee alias Ananda Sundari Banerjee, the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 along with her other property of the estate, ultimately devolved upon said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee in equal undivided share or interest therein and each having acquired 1/3rd undivided share or interest in the subject property subject to life estate of the said widow childless daughter Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee;

AND WHEREAS it is very much pertinent to mention that the life estate of the said childless widow daughter Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, created under the Probated LAST WILL & TESTAMENT of Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee, finally came to an end when she left for her heavenly abode in or about 1st November 1987;

AND WHEREAS thus with the death of the said Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, the subject property under this agreement of Development namely homestead land admeasuring 6 (Six) Cottahs be the same or a little more or less comprised in C.S. Dag No. 266 appertaining to Khatian no. 87 in Mouza Ibrahimpur, J.L. No. 36, Pargana Khaspur, Revenue Survey 10 together with an old Two storied dwelling house standing thereon, lying at and being Municipal Premises No.5/2, Jadavpur East Road, Pin – 700032, Police Station previously Tollygunge and presently Jadavpur, Additional District Sub-Registration Office at Alipore, within District South 24 Parganas, presently lying within Municipal Ward No.096 of the Kolkata Municipal Corporation], vide Assessee no. 21-096-04-0023-9 for brevity hereinafter referred to as "the 'said Property'" and specified in schedule "A" hereunder written along with her other property of the estate was absolutely vested upon Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee jointly and the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became joint owners of all properties under the estate including the said property (being subject matter of this agreement) on payment of Govt. and Municipal rates and

K. Banerji *S. Chakraborty*
R. A. Chowdhury *K. Chatterjee*
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District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

Taxes and thus the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee jointly seized possessed of and or otherwise well and sufficiently entitled to the same in equal ratio, each having 1/3rd share therein;

AND WHEREAS while the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became joint owners and jointly seized possessed of and or otherwise well and sufficiently entitled to the said property, specified in schedule "A" hereunder written, one of the Co-Owners of undivided 1/3rd share and interest in the said Property, namely Sri Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 30/07/1985, leaving him surviving his widow Smt. Bakul Rani Banerjee, Three sons namely Shri Amalendu Banerjee, Shri Kamalendu Banerjee (the Co-Owner no. 1 herein of the First Part) Sri Bimalendu Banerjee and one daughter namely Smt. Rama Ghosal, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/3rd share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/15th ratio of share therein:

AND WHEREAS while the said Smt. Bakul Rani Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided 1/15th inherited share of the said property, specified in schedule "A" hereunder written, the said Smt. Bakul Rani Banerjee, who during his lifetime and at the time of his death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 07.01.2002, leaving him surviving his Three sons namely Shri Amalendu Banerjee, Shri Bimalendu Banerjee, Shri Kamalendu Banerjee (the Co-Owner no. 1 herein of the First Part) and one daughter namely Smt. Rama Ghosal, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided 1/15th share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/60th ratio of share therein:

AND WHEREAS thus on the death of both the parents namely Sri Nihar Ranjan Banerjee alias Nihar Ranjan Bandyopadhyay and the said Smt. Bakul Rani Banerjee, the said Shri Amalendu Banerjee, Shri Bimalendu Banerjee, Shri Kamalendu Banerjee (the Co-Owner no. 1 herein of the First Part) and one

K. Banerjee
S. Chakraborty
R. A. Chowdhury *K. Chatterjee*
Aray *Murali*



District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

daughter namely Smt. Rama Ghosal became joint owners of $1/3^{\text{rd}}$ undivided share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $(1/15^{\text{th}} + 1/60^{\text{th}} = 1/12^{\text{th}}$ ratio of share therein);

AND WHEREAS while the said Sri Amalendu Banerjee, was seized possessed of and or otherwise well and sufficiently entitled to undivided $1/12^{\text{th}}$ inherited share in the said property, specified in schedule "A" hereunder written, the said Sri Amalendu Banerjee, who during his lifetime and at the time of his death was Hindu male guided and governed under Dayabhaga School of Hindu Law died intestate on 27.11.1993, leaving him surviving his widow Smt Sunanda Banerjee, one son namely Shri Gautam Banerjee, and one daughter namely Smt. Anindita Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided $1/12^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $1/36^{\text{th}}$ ratio of share therein:

AND WHEREAS while the said Smt Sunanda Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided $1/36^{\text{th}}$ inherited share of the said property, specified in schedule "A" hereunder written, the said Smt Sunanda Banerjee, who during her lifetime and at the time of her death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 06.02.2020, leaving her surviving only son namely Shri Gautam Banerjee, and only daughter namely Smt. Anindita Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided $1/36^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $1/72^{\text{th}}$ ratio of share therein:

AND WHEREAS thus on the death of both the parents namely Sri Amalendu Banerjee and the said Smt Sunanda Banerjee, the said Shri Gautam Banerjee, and Smt. Anindita Banerjee, became joint owners of $1/12^{\text{th}}$ undivided share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $(1/36^{\text{th}} + 1/72^{\text{th}}) = 1/24^{\text{th}}$ ratio of share therein:

AND WHEREAS while the said Shri Gautam Banerjee and Smt. Anindita Banerjee, were jointly seized possessed of and/or otherwise well and sufficiently entitled to undivided $1/24^{\text{th}}$ ratio of share in the said property, the said Shri Gautam Banerjee, out of love, affection on his sister namely Smt. Anindita

K. Banerji S. Chakraborty

 R. A. Chowdhury K. Chatterjee Anindita Banerjee



District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

Banerjee, gifted his undivided 1/24th share in the said property specified in schedule "A" hereunder written, by a regd. Deed of Gift dated 02/09/2023, executed by Sri Goutam Banerjee, a resident of USA but an overseas Citizen of India, duly represented through his authorized attorney Mr. Suman Banerjee vide instrument of power authenticated before, Edward Russell, N.P. California, USA and duly stamped at Kolkata by Stamp Superintendent, Calcutta Collectorate in accordance with law, therein described as Donor of the First Part in favour of his own sister namely Smt. Anindita Banerjee and Registered in the office of the Additional Registrar of Assurances – II, Kolkata and recorded in its Book No. I, Volume no. 1902-2023, Page from 386814 to 386842, Being no. 1902-11910 for the year 2023, which gift has duly accepted by the said sister namely Smt. Anindita Banerjee, on joint execution and Registration of the said Deed of Gift and thus the said deed of Gift has also been acted upon and thus by virtue of the said Regd. deed of Gift, the said Smt. Anindita Banerjee, became owner of total 1/12th undivided share in the said Property, specified in schedule "A" hereunder written;

AND WHEREAS thus while the said Smt. Anindita Banerjee, became owner of undivided 1/12th share in the said property specified in schedule "A" hereunder written, partly by inheritance on the death of her parents and partly by Regd. deed of gift by her brother, for diverse bonafide causes, the said Smt. Anindita Banerjee, sold, transferred assigned and parted with symbolic possession her entire undivided 1/12th share in the said Property, specified in schedule "A" hereunder written to ASR PROJECTS AND VENTURES LLP, a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 [Act 6 of 2009] and Rules made there under, having its Regd. Office at 2C, Mahendra Road, Ground Floor, Post Office – Bhowanipur, Police Station – Bhowanipur, District South 24 Parganas, Pin – 700 025, West Bengal, (the Co-Owner of the Second Part herein), who is also the developer/Promoter herein of the Third Part, by a Registered Deed of conveyance dated 28.02.2025, executed by the said Smt. Anindita Banerjee, therein described as Vendor of the First Part and ASR PROJECTS AND VENTURES LLP, therein described as Purchaser of the Other Part and Registered in the office of the D.S.R. II, South 24 Parganas and recorded in Book No. I, Being No. 2911, for the Year 2025;




S. Chakraborty
K. Chatterjee
A. A. Choudhury



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

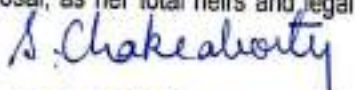
AND WHEREAS subsequently another Co-Owner of 1/12th undivided share in the said Property, specified in schedule "A" hereunder written namely. Sri Bimalendu Banerjee, who during his lifetime and at the time of his death was Hindu male guided and governed under Dayabhaga School of Hindu Law died intestate on 29.12.2021 leaving him surviving his widow namely Smt Manju Banerjee and one son namely Sri Abhishek Banerjee, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/12th share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/24th ratio of share therein;

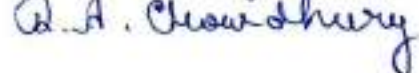
AND WHEREAS while the said Sri Abhishek Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided 1/24th inherited share in the said property, specified in schedule "A" hereunder written, the said Sri Abhishek Banerjee, who during his lifetime and at the time of his death was Hindu bachelor guided and governed under Dayabhaga School of Hindu Law died intestate on 01.07.2022, leaving him surviving only mother namely Smt Manju Banerjee, as his total heir and legal representative, who inherited the entire estate left by the deceased including his said undivided 1/24th share in the said Property, specified in schedule "A" hereunder written;;

AND WHEREAS therefore on the death of both the said Sri Bimalendu Banerjee and Sri Abhishek Banerjee, the said Smt Manju Banerjee, became owner of 1/12th undivided share in the said Property, specified in schedule "A" hereunder written;

AND WHEREAS while the said Smt Manju Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided 1/12th inherited share in the ancestral property, specified in schedule "A" hereunder written and belonged to her husband, the said Smt Manju Banerjee, who during her lifetime and at the time of her death was a Hindu lady guided and governed under Dayabhaga School of Hindu Law, died intestate on 09.08.2024, leaving her surviving deceased husband's only surviving brother namely Sri Kamalendu Banerjee and Deceased husband's only surviving married sister namely Smt Rama Ghosal, as her total heirs and legal









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District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

representatives for the undivided $1/12^{\text{th}}$ inherited share in the ancestral property of her husband, specified in schedule "A" hereunder written, who inherited her said undivided $1/12^{\text{th}}$ share in the ancestral Property, specified in schedule "A" hereunder written in equal share each having $1/24^{\text{th}}$ share therein;

AND WHEREAS thus the said Shri Kamalendu Banerjee and the said Smt. Rama Ghosal, individually became owners of undivided $1/12^{\text{th}} + 1/24^{\text{th}} = 1/8^{\text{th}}$ undivided share in the ancestral property, specified in schedule "A" hereunder written, on the death of their parents as well as on the death of widow of Late Bimalendu Banerjee;

AND WHEREAS since after the said Smt. Rama Ghosal, became co-owner of undivided $1/8^{\text{th}}$ share in the said property specified in schedule "A" hereunder written, by inheritance on the death of her parents and the said Sri Bimalendu Banerjee (since Deceased) and Smt Manju Banerjee (since Deceased), for diverse bonafide causes, subsequently the said Smt. Rama Ghosal, sold, transferred assigned and parted with symbolic possession her entire undivided $1/8^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written to **ASR PROJECTS AND VENTURES LLP**, a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under, having its Regd. Office at 2C, Mahendra Road, Ground Floor, Post Office – Bhowanipur, Police Station – Bhowanipur, District South 24 Parganas, Pin – 700 025, West Bengal, (the Co-Owner of the Second Part herein), who is also the developer/Promoter herein of the Third Part, by a Registered Deed of conveyance dated 28.02.2025, executed by the said Smt. Rama Ghosal, therein described as Vendor of the First Part and **ASR PROJECTS AND VENTURES LLP**, therein described as Purchaser of the Other Part and Registered in the office of the D.S.R. II, South 24 Parganas, Alipore and recorded in Book No. I, Being No. 2910 for the Year 2025;

AND WHEREAS another Co-Owners of undivided $1/3^{\text{rd}}$ share and interest in the said Property, namely Sri Kalidas Banerjee, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 14.01.2011, leaving him surviving one son namely Shri Ajoy Kumar Banerjee and one married daughter namely Smt. Krishna Chatterjee (the Co-Owner no. 2

KB Banerjee
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S. Chakraborty
K. Chatterjee
R.A. Chowdhury



District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

herein of the First Part), as his total heirs and legal representatives, (while his wife Smt. Anjali Banerjee, pre-deceased him in or about 26.01.2010), who inherited the entire estate left by the deceased including his said undivided 1/3rd share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/6th ratio of share therein:

AND WHEREAS while the said Sri Ajoy Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided 1/6th inherited share of the said property, specified in schedule "A" hereunder written, the said Sri Ajoy Banerjee, out of love and affection on his only sister Smt. Krishna Chatterjee (the Co-Owner no. 2 herein of the First Part), and for diverse bonafide causes, transferred his undivided 1/6th share in the said Property by way of Gift by a Registered Deed of Gift dated the 2nd day of January 2013, executed by the said Sri Ajoy Banerjee, therein referred to as the Donor of the First Part in favour of the said Smt. Krishna Chatterjee, therein referred to as the Donee of the Other Part and registered at the office of Additional Registrar of Assurances – I, Kolkata, and recorded in Book No. I, Volume No.1, Pages 473 to 487, Being No. 00023 for the year 2013, which gift has been duly accepted by joint execution by Donee with the Donor and has thus duly acted upon:

AND WHEREAS thus the said Smt. Krishna Chatterjee (the Co-Owner no. 2 herein of the First Part), became the owner of undivided 1/3rd share in the said Property, specified in schedule "A" hereunder written partly by inheritance and partly by Gift as aforesaid;

AND WHEREAS another Co-Owners of undivided 1/3rd share and interest in the said Property, namely Sri Haridas Banerjee, who during his lifetime and at the time of his death was Hindu male, guided and governed under the Dayabhaga School of Hindu Law died intestate on 22.07.2012, leaving him surviving his widow Smt Nilima Banerjee and three married daughters namely Smt Ratna Acharyya Chaudhuri (the Co-Owner no. 3 herein of the First Part), Smt. Anuradha Ray (the Co-Owner no. 4 herein of the First Part) and Smt. Sharmila Chakraborty (the Co-Owner no. 5 herein of the First Part), as his total heirs and legal representatives,

K. Chatterjee
R. A. Chowdhury
A. Ray
S. Chakraborty

K. Chatterjee

[Signature]



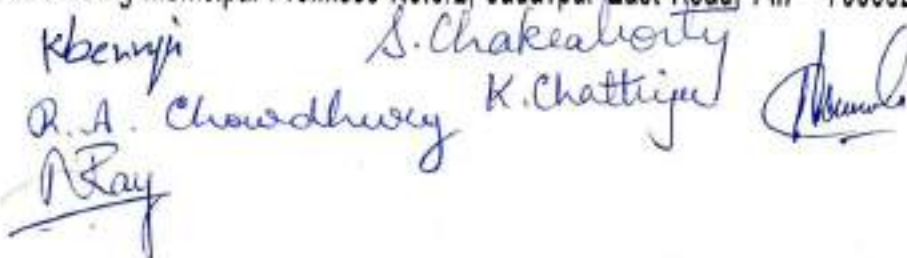
District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

who inherited the entire estate left by the deceased including his said undivided $1/3^{\text{rd}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $1/12^{\text{th}}$ ratio of share therein:

AND WHEREAS while the said Smt Nilima Banerjee was seized possessed of and or otherwise well and sufficiently entitled to undivided $1/12^{\text{th}}$ inherited share of the said property, specified in schedule "A" hereunder written, the said Smt Nilima Banerjee, who during her lifetime and at the time of her death was Hindu female guided and governed under Dayabhaga School of Hindu Law died intestate on 24.03.2018, leaving her surviving the said three married sisters namely three married daughters namely Smt Ratna Acharyya Chaudhuri (the Co-Owner no. 3 herein of the First Part), Smt. Anuradha Ray (the Co-Owner no. 4 herein of the First Part) and Smt. Sharmila Chakraborty (the Co-Owner no. 5 herein of the First Part), as her total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided $1/12^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $1/36^{\text{th}}$ ratio of share therein:

AND WHEREAS thus on the death of both the parents namely Sri Haridas Banerjee and the said Smt Nilima Banerjee, the said Smt Ratna Acharyya Chaudhuri (the Co-Owner no. 3 herein of the First Part), Smt. Anuradha Ray (the Co-Owner no. 4 herein of the First Part) and Smt. Sharmila Chakraborty (the Co-Owner no. 5 herein of the First Part), became joint owners of $1/3^{\text{rd}}$ undivided share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $(1/12^{\text{th}} + 1/36^{\text{th}}) = 1/9^{\text{th}}$ ratio of share therein:

AND WHEREAS it is pertinent to mention that prior to transfer of certain undivided shares in the said property to the Developer herein by two of the Co-owners as aforesaid, namely Smt Manju Banerjee and Smt. Anindita Banerjee, [i.e. in respect of their respective $1/12^{\text{th}}$ undivided share each therein the said property specified in schedule "A" hereunder written, being. total $1/6^{\text{th}}$ undivided share in all that homestead land admeasuring 6 (Six) Cottahs be the same or a little more or less comprised in C.S. Dag No. 266 appertaining to Khatian no. 87 in Mouza Ibrahimpur, J.L. No. 36, Pargana Khaspur, Revenue Survey 10 together with an old Two storied dwelling house standing thereon, lying at and being Municipal Premises No.5/2, Jadavpur East Road, Pin - 700032, Police



 K. Banerji S. Chakraborty

 R.A. Choudhury K. Chattopadhyay

 A. Ray



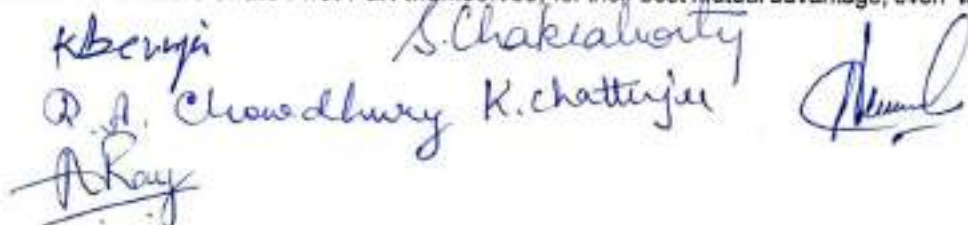
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District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

Station previously Tollygunge and presently Jadavpur, Additional District Sub-Registration Office at Alipore, within District South 24 Parganas, lying within Municipal Ward No.096 of the Kolkata Municipal Corporation], the names of joint owners (prior to such transfer) were mutated in the record of the Kolkata Municipal Corporation vide Assessee no. 21-096-04-0023-9,

AND WHEREAS thus presently by virtue of the aforesaid, the said Sri Kamalendu Banerjee (Co-Owner no 1 herein of First Part of First Part herein, having undivided $1/8^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written), Smt. Krishna Chatterjee (Co-Owner no 2 of First Part herein, having undivided $1/3^{\text{rd}}$ share in the said Property, specified in schedule "A" hereunder written), Smt. Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt Sharmila Chakraborty (the respective Co-Owner nos. 3, 4 & 5 herein of First Part herein, each having undivided $1/9^{\text{th}}$ share therein the said Property, specified in schedule "A" hereunder written), and the said ASR PROJECTS AND VENTURES LLP, (the Developer herein became co-owner of undivided $(1/12 + 1/8) = 5/24^{\text{th}}$ share in the said Property), became the joint owners of the said property as specified in schedule "A" hereunder written in the ratio of share, as aforementioned. It is also pertinent to mention that the Developer although became co-owner of undivided $5/24^{\text{th}}$ share in the said property but it has got no physical possession over the said property or any part of the said family dwelling house of the parties of First Part;

AND WHEREAS it is also pertinent to mention that the Party of the Second Part namely ASR PROJECTS AND VENTURES LLP, who became co-owner of undivided $5/24^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written, being a reputed Developer of Southern Kolkata and responsible for several successful quality project, came forward to the present Co-Owners of the First Part in possession of the said property with a proposal for giving it an opportunity to undertake such project and assured the Co-Owners of the First Part best co-operation from it as $5/24^{\text{th}}$ Co-Owners and as Developer and offered quality construction within quick time as per terms and conditions to be agreed upon on negotiation, which the Present Co-Owners of the First Part herein, considers as bonafide and in as much as the Co-Owners of the First Part themselves, for their best mutual advantage, even were



 K. Banerji S. Chakraborty

 R. A. Choudhury K. Chatterjee

 A. Ray



District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

in search of a suitable Developer, having capability and experience of Development of similar project for development of the said property lying at and being Municipal Premises No.5/2, Jadavpur East Road, pin-700032 and as specified in Schedule "A" hereunder written and as such the Co-Owners of the First Part agreed with the Proposal of co-owner cum Developer of respective Second & Third Part herein subject to its honouring terms and conditions agreed upon by the parties and specified hereunder written and similarly co-owner cum Developer of respective Second & Third Part jointly agreed to undertake Development of the said property in as it is condition and as per terms and conditions as negotiated and agreed with the Co-Owners of the First Part herein and as specified hereunder written;

AND WHEREAS Co-Owners of the First Part admit and confirm that Developer of Third Part herein became Co-owner of 5/24th undivided share in the said property lying at and being Municipal Premises No.5/2, Jadavpur East Road, pin- 700032 and as specified in Schedule "A" hereunder written by purchase, and similarly Co-owner cum Developer of respective Second & Third Part herein admits and confirms that Sri Kamalendu Banerjee (Co-Owner no 1 herein of First Part is the Co-owner of undivided 1/8th share, while Smt. Krishna Chatterjee, the is the Co-owner of undivided 1/3rd share in the said Property, and Smt. Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt Sharmila Chakraborty, the respective Co-Owner nos. 3,4 & 5 herein of First Part, each having undivided 1/9th share therein the said Property, specified in schedule "A" hereunder written) and parties of both part admit and confirm each other that subject property proposed to be Developed and specified in Schedule "A" hereunder written, lying at and being Municipal Premises No.5/2, Jadavpur East Road, Pin - 700032 is absolutely free from all encumbrances, charges, liens, claims, attachments, acquisition, requisition and the Co-Owners of the First Part agreed to develop their said property through the Co-owner cum Developer of respective Second & Third Part herein and the parties of First Part admit and confirm that they have every right to sell, transfer, assign, Develop and enjoy the said property described in schedule "A" hereunder written according to their share at their sweet will and similarly the party of the Second and Third Parts being the Developer cum Co-owner has got the right to undertake Development and, also has got the right of sell transfer

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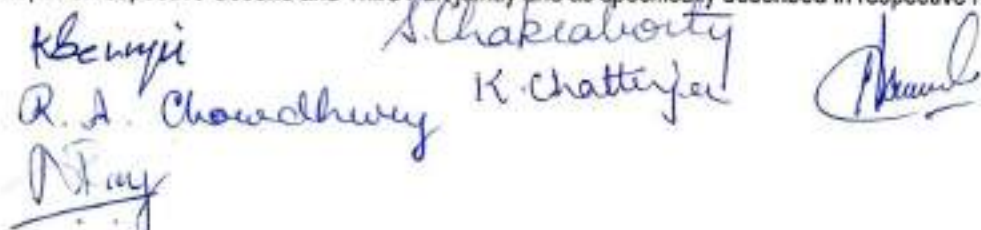
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District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

assign part with possession in proportion to its own acquired share in the said property described in schedule "A" hereunder written; It is also pertinent to mention that the Developer cum Co-Owner (specified in respective Third and Second Part herein) has completed its searches and investigation and has already inspected all Original Title Deed and related Papers, Death certificate, Probate including Municipal Tax payment receipt, mutation certificate and has already equipped with photo copies thereof and that it has got no further requisition or Doubt about the right, power authority of the parties of First Part and their marketable title in respect of the said property and their respective share;

AND WHEREAS Co-Owners of the First Part confirm that they have not entered into any agreement of development or sale in respect of any part or share in the said property specifically described in schedule "A" hereunder written [excepting transfer by some of co-owners of rest 5/24th share to the Party of the Second Part herein (which of course transfer of share in the said property, other than the parties herein of the First Part and as already specified herein above) and similarly the Co-Owner cum Developer also confirms that it has not entered into any agreement for transfer of its undivided 5/24th share in the said property with any third party nor it entered into any agreement of Development of its acquired share with any third Party/Developer;

AND WHEREAS the Parties herein of all Parts confirm that they got no grievance against each other as regards right title interest share in the said property and in making declaration that the said property, as specified in schedule "A" hereunder, which is absolutely free from all encumbrances, acquisition, requisition, claim demands whatsoever and that both of them have right, power and authority to entering into this agreement of Development subject to terms and conditions of this agreement. And that it is interested in developing the subject property in as it is condition and the Developer cum Co-Owner of respective Second and Third Parts herein made it clear that it will construct/Develop the subject property under proposed Development strictly in accordance with the sanction Plan to be sanctioned by appropriate authority of the Kolkata Municipal Corporation at its cost and complete the construction with quality materials at its own risk and cost as Developer and as per terms and conditions of this agreement and shall share respective allocations with Co-Owners of the First Part and Co-Owners cum Developer of respective Second and Third Part jointly and as specifically described in respective Part


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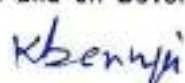
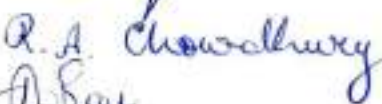


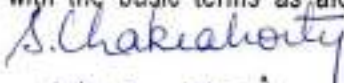
District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

I and Part II of Schedule as agreed upon and specified in this agreement and the Developer/Party of the Third Part herein agreed to complete the project and complete fixed allocation of Co-Owners of the First Part with all essential services provided therein and handover such allocation to them in time within 42 (Forty Two) months from the date of execution of these presents, subject to Delivery of vacant possession of the subject property under development by parties of the First Part in time and as would be requisitioned after sanction of plan and subject to providing/arranging alternative accommodation for Co-Owner no. 1 of the First Part and as specified in clause 1 hereunder written, and shall obtain prior Completion certificate before handing over specified allocation to the Co-Owners of First Part; The Developer cum Co-Owner (specified in respective Third and Second Part herein) agreed that it shall neither deliver possession to any of its nominee/customers, any part or portion of its joint allocation (both as co-owner of 5/24th share or as Developer) nor shall execute and register any deed of transfer in favour of its customers any part or portion out of its own joint allocation (both as co-owner of 5/24th share or as Developer) & both before delivery of possession of allocation of Co-Owners of the First Part, which the Developer cum Co-Owner (specified in respective Third and Second Part herein) agreed and accepted;

AND WHEREAS in consideration of the above, both the Co-Owners of the First part herein and the Developer cum Co-Owner herein of the respective Third and Second Part, now entered into the instant Agreement of Development to-day, the execution of these presents, for brevity hereinafter referred to as "the Agreement of Development" incorporating agreed terms as hereunder written;

1) The Co-Owners of the First Part agree that for better advantage, benefits and their convenience and on good faith, they are entrusting the Developer cum Co-Owner (specified in respective Third and Second Part herein), [having capability, means and experience, in Developing similar project as that of the Co-Owners of the First Part herein] to undertake development of total land admeasuring 6 (Six) Cottahs be the same or a little more or less together with an old Two storied family dwelling house standing thereon, lying at and being Municipal Premises No.5/2, Jadavpur East Road, Pin - 700032 and more fully and specifically described in Schedule "A" hereunder written (to which the Developer herein is the Co-owner of undivided 5/24th share but with no physical possession), as per terms and conditions incorporated in the instant Agreement of Development, on Developers' confirmation of all Co-Owners' Title on adequate searches and investigation and on Developer's agreeing with the basic terms as aforesaid, besides those







District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

specifically incorporated in this Agreement subject to strict compliance of terms and conditions as contained herein;

2) The Parties herein also agree that the Development project shall be registered and if applicable in accordance with applicable laws namely Real Estate Regulation & Development Act 2016 in short "RERA ACT 2016 and following Judgment of Hon'ble Apex Court in W.P. (C) No. 116 Of 2019 (Forum for People's Collective Efforts (FPCE) & Anr. – vs- The State of West Bengal & Anr.) dated 04.05.2021 followed by West Bengal Real Estate (regulation and Development Rules, 2021 published in The Kolkata Gazette on 27th July 2021 or any other applicable laws/acts/Rules in this regard and of course subject to infrastructure Development for Registration in the State of West Bengal and the Co-Owners of the First Part shall execute Development power simultaneously or along with this Development Agreement in favour of the Developer- herein of the Third Part, specifying area of delegation of power to it for smooth Development and as well as towards disposal of joint allocation of Developer-cum Co-Owner's (of respective Third and Second Parts) joint allocation specified in Part II of the said Regd. agreement of development and to go for registration of the same in accordance with law, which parties herein of both part agreed and accepted;

NOW IT IS EXPEDIENT TO HAVE A DEED OF AGREEMENT BETWEEN THE PARTIES CODIFYING ITS TERMS AND CONDITIONS IN BLACK AND WHITE TO AVOID FUTURE DISPUTES BETWEEN THEMSELVES AS HEREUNDER WRITTEN: -

1. That in lieu of the consideration as recorded hereinafter, the Co-Owners of the First Part herewith grant, assure and assign in favour of the Developer of Third Part herein (who is also the Co-Owner of Second Part herein), the sole and exclusive right power and authority of Development, in respect of subject property specified in schedule "A" hereunder written (in which the Co-Owners of the First Part hold 16 annas possession with 19/24th undivided share therein, whereas the Developer owns 5/24th undivided share therein with symbolic possession for its proportionate share) and to build upon and/or commercially exploit the said property mentioned in Schedule 'A' hereunder written and for construction of a multistoried Building thereon containing residential (up to any floor, or as would be permitted by the competent authority), as aforesaid, subject to sanction of building plan/s to be sanctioned by The Kolkata Municipal Corporation or other appropriate authority or authorities as the case may be, It is agreed by all the parties herein that the

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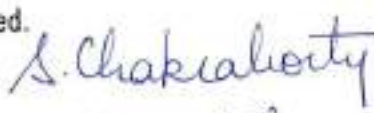



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

Developer of Third Part shall jointly Develop the entire property specified in schedule "A" hereunder written including its own 5/24th undivided share in the said property specified also in Schedule 'A' hereunder written (in which the Co-Owners of the First Part hold 16 annas possession with 19/24th undivided share therein, whereas the Developer owns 5/24th undivided share therein with symbolic possession for its proportionate share), hereinafter for brevity referred to as "the said Project", together with all benefits, privileges and rights appurtenant thereto and in lieu of the consideration as recorded herein and shall share joint allocation of Developer cum Co-Owners of respective Third Part and Second Part herein conjointly, the Developer accepts the aforesaid grant of the Development Rights in respect of the said property specified in schedule "A" hereunder written (in which the Co-Owners of the First Part hold 16 annas possession with 19/24th undivided share therein, whereas the Developer owns 5/24th undivided share therein with symbolic possession for its proportionate share); The Developer herein also agrees to undertake the development of the Project, at its own cost and expense and it is recorded that the Co-Owners of the First Part herein shall put the Developer in exclusive vacant, khas, peaceful and physical possession of the property specified in schedule "A" hereunder written within 1 month from providing alternative two roomed rented accommodation only to Co-owner no.1 of the First Part within a radius of 3 Km. from the said Property specified in schedule "A" hereunder written at its cost and expenses for the period from taking possession of the said property before undertaking development till his reinstatement or alternatively, may provide maximum rental compensation to him only for the said period [i.e for the period from taking possession of the said property before undertaking development till his reinstatement after development] @ Rs. 25,000/- P.M. for the co-owner no. 1(of First Part)'s self-finding/self-arranging suitable rental accommodation elsewhere at his discretion. All the Parties also agree that the Developer of the Third Part (who has acquired 5/24th undivided share in the said property shall be entitled to retain and/or continue to hold such exclusive possession immediate to receiving possession for Development and shall have all the rights to deal with the said property, specified in schedule "A" hereunder written and to implement and execute the rights, powers and interest granted herein, in manner stipulated herein in this Agreement;

2. All the Parties further agree that the specified allocation of the present Co-Owners of the First Part and joint allocation of the Developer-Co-Owner of respective Third and Second Part herein including respective re-production of allocations mentioned in respective Part I and Part II of Schedule "B" hereunder written shall remain the same and under no circumstances the same could be changed, which Parties herein of all Parts agreed and accepted.







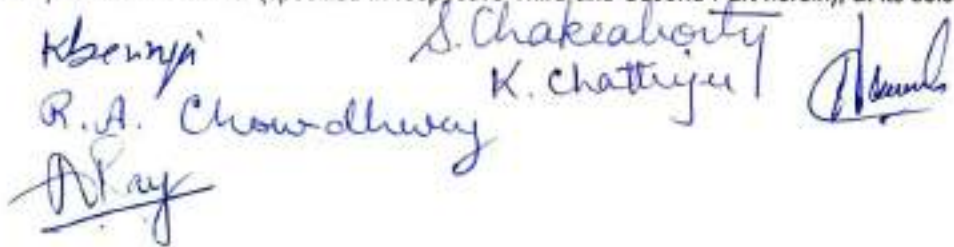

District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

3. That the Developer shall be entitled to carry on the work of construction on the basis of sanctioned plan as would be sanctioned or as would be permissible on existing Laws over the said Property specified in schedule "A" hereunder written and as per design and advise of the Architect/Engineer to be engaged in the project by the Developer at its sole discretion;

4. That the consideration, in lieu whereof the Co-Owners of the First Part have granted the Development Rights to, unto and in favour of the Developer of the Third Part herein (who is also the Co-Owners of undivided 5/24th share in the said property without physical possession) is the receipt, by the Co-Owners of First Part (jointly) from the Developer, (i) the non-refundable forfeit Money agreed to be paid and as specified against (ii) Developer's agreeing to undertake the construction and completion of the project at its own cost and expense (jointly with its 5/24th undivided share in the whole of the said property) and (iii) Fixed allocation of the Co-Owners of the First Part in the manner and as stipulated herein, it being agreed and understood that the aforesaid consideration as also the manner of computation of the Allocation of the Co-Owners of First Part herein shall at all times remain fixed and firm for 42(Forty Two) months from the date of execution of these presents provided that the aforesaid understanding shall in no manner prejudice the rights of the parties herein of all the parts as stipulated therein.

5. The consideration in lieu whereof, the Developer of Third Part herein (who is also the Co-owner of undivided 5/24th share in the subject property under Development) has accepted the grant of the Development Rights from the Co-Owners of the First Part and obligations under the Agreement, is the receipt by the Developer, of the joint Allocation of Developer of the Third Part jointly with Co-Owner of Second Part herein, in the manner and as stipulated herein.

6. That it is hereby further agreed and understood that the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) shall at all time have the absolute unhindered, unimpeded and unfettered right and authority in perpetuity to deal with and/or dispose of all Saleable Space of its joint allocation (as Co-Owner of Second Part and as Developer of Third Part herein) and as specified in Part II of the said Regd. agreement of development [i.e. other than and/or beyond fixed allocation of the Co-Owners of the First Part as specified in Part I of the Schedule 'B' of the said Regd. agreement of development] in the project and/or any part or portion of its such allocation in such a manner and subject to such terms and conditions as may be decided by the Developer cum Co-Owner (specified in respective Third and Second Part herein) at its sole and absolute discretion and for such consideration to be determined, collected and/or appropriated by the Developer cum Co-Owner (specified in respective Third and Second Part herein), at its sole



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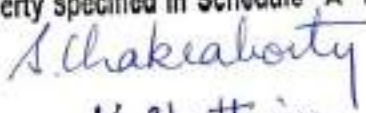
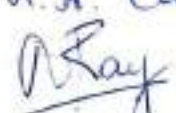


District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

and absolute discretion and the Co-Owners of the First Part jointly or severally shall have no right authority, objection, demand and/or claim of any nature or manner or on any ground or account whatsoever in this regard except the Allocation of Co-Owners of First Part and as specified in Part I of the Schedule 'B' of the said Regd. agreement of development, and similarly the Co-Owners of the First Part shall be entitled to deal with and/or dispose of Saleable Space of as specified in Part I of the Schedule 'B' of the said Regd. agreement of development in such a manner and specifically beyond Allocation of the Developer cum Co-Owner (specified in respective Third and Second Part herein) and as specified in Part II of the said Regd. agreement of development and subject to such terms and conditions as may be decided by the Co-Owners of the First Part at their sole and absolute discretion and for such consideration to be determined, collected and/or appropriated by the Co-Owners of the First Part herein at their sole and absolute discretion according to their share and the Developer cum Co-Owner (specified in respective Third and Second Part herein) shall have no right authority, objection, demand and/or claim of any nature or manner or on any ground or account whatsoever in this regard.

7. That without prejudice to any other rights and authorities as per the terms of this Development agreement, the Developer cum Co-Owner (specified in respective Third and Second Part herein) shall also be entitled with effect from execution of these presents, the following:

- a) Permanent rights and entitlements to ingress, egress, roadways, pathways etc. on into, unto, from the subject property specified in schedule "A" hereunder written or any part or portion thereof and irrespective of mentioning or non-mentioning in the contents of the agreement and that too without any interference, restrictions and/or obstructions whatsoever from the other Co-Owners of the First Part;
- b) Without prejudice to any other rights and authorities and irrespective of mentioning or non-mentioning in the contents of this Development Agreement, Developer cum Co-Owner (specified in respective Third and Second Part herein) shall be entitled to enter into Agreement for Sale including registration of such agreements for sale and/or Transfer of its Saleable Space or granting proportionate share rights and interest on land of the subject project with its intending purchaser(s) and to receive earnest money, part consideration for the same provided that the Developer cum Co-Owner (specified in respective Third and Second Part herein), without handing over of Allocation of Co-Owners of the First Part, shall not be entitled either to put into possession to any of its purchaser any unit of the said Building of the Project under its joint allocation as Developer of Third Part and as Co-Owner of 5/24th share of the said property specified in Schedule "A" hereunder written or to


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District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

Register any deed of transfer/sale/assignment in favour of its any purchaser/allottee from its joint allocation as aforesaid (even beyond allocation of the Co-Owners herein of the First Part);

8. Unanimously the Parties herein of both part agreed that the nomenclature of the proposed Project to be developed over the property specified in schedule "A" hereunder written should be "ADITRI ANNADA", which consists of one Multistoried Building having residential apartments/ units Car Parking space etc., but it is pertinent to mention that in the event the project is coming under the preview of the said Real Estate Regulation & Development Act 2016 in short "RERA ACT 2016, in short "RERA ACT 2016 following West Bengal Real Estate (regulation and Development Rules, 2021, then at the time of Registration of Project under the said Act, the project name should always be recorded and/or regarded as "ADITRI ANNADA" [having its Building to be registered as "ANANDA BHAVAN", for all practical purposes and the Parties herein undertake to furnish a copy of this Agreement before the concerned authority accordingly for doing the needful;

i. The Multi-storied Building that may be constructed subject to sanction of building Plan/s in the Project covering either over the land specified in schedule "A" hereunder written or with contiguous land or plots and/or Premises in amalgamation with the subject land specified in Schedule "A" hereunder written with all amenities, facilities and equipment comprised therein shall be registered and if applicable, in accordance with applicable laws namely Real Estate Regulation & Development Act 2016 in short "RERA ACT 2016" and following Judgment of Hon'ble Apex Court in W.P. (C) No. 116 Of 2019 (Forum for People's Collective Efforts (FPCE) & Anr. -vs- The State of West Bengal & Anr.) Dated 04.05.2021 followed by West Bengal Real Estate (regulation and Development Rules, 2021 and of course subject to infrastructure Development for Registration in the State. However the Developer cum Co-Owner (specified in respective Third and Second Part herein) shall take appropriate steps for getting approval of proposed Agreement of sale as well as proposed deed of conveyance, if applicable, for transfer of saleable areas of the Building of the project and the Developer cum Co-Owner (specified in respective Third and Second Part herein), subject to applicability, shall also do the needful for following up and compliance under the said West Bengal Real Estate (regulation and Development Rules, 2021) and its subsequent amendment if any thereto or any other law for the time being in force;

ii. That the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) at its cost risk and peril shall have to demolish existing structures/dwelling units standing thereon at the said Premises, more specifically described in

K. Benupri
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District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

Schedule 'A' hereunder written and to dispose of old building materials, to be available from therein and to digest its sale proceeds itself or to utilize the same (If utilizable) in the project without compromising with agreed quality agreed to be provided/ shall handover its sale proceeds to the Parties herein of the First Part.

III. For the purpose of development and making construction of the proposed multistoried Building of the subject Project to be constructed on the said property, mentioned in the Schedule 'A' hereunder written exclusively, the Co-Owners of the First Part namely SRI KAMALENDU BANERJEE, SMT KRISHNA CHATTERJEE, SMT RATNA ACHARYYA CHAUDHURI, SMT ANNURADHA RAY and SMT SHARMILA CHAKRABORTY, shall execute Development power of Attorney including power for sale of allocation of Developer of Third Part (who is also the Co- Owner of 5/24th undivided share in the said property), separate KMC specified attorney jointly or severally [in respect of and for compliance of relevant terms and conditions of this instant Development Agreement properly and for erection & completion of construction, sanction/modification/Revision of Building plan or plans over the said property specifically described in Schedule 'A' hereunder written and for disposal of joint allocation of Developer, as aforesaid, in terms saleable areas/space of the proposed Multi-storied Building, Flat, Car Parking spaces etc. (as specified in Part II of the said Regd. agreement of development).after erection and completion in all respect with all essential services provided therein], in favour of Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), represented by its authorized designated Partner and for compliance of all its obligations in terms of this agreement, subject to strict compliance of and/or fulfilment of other terms and conditions specified in the instant agreement of Development provided prior Delivery of allocation to be made by the Developer of Third Part herein, (the Co-owner of undivided 5/24th share in the subject property under Development) to the Co-Owners of the First Part in respect of their fixed allocation in terms of complete Flat/units, car parking spaces with forfeit money (as specified in Part I of schedule "B" to the said Regd. agreement of Development) and accordingly the Co-Owners herein of the First Part jointly and severally shall nominate, authorize, constitute and appoint in their and each of their place and stead the Developer herein namely ASR PROJECTS AND VENTURES LLP, a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. AAV-2350 dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi and having PAN. ABTFA7082L and having its Regd.

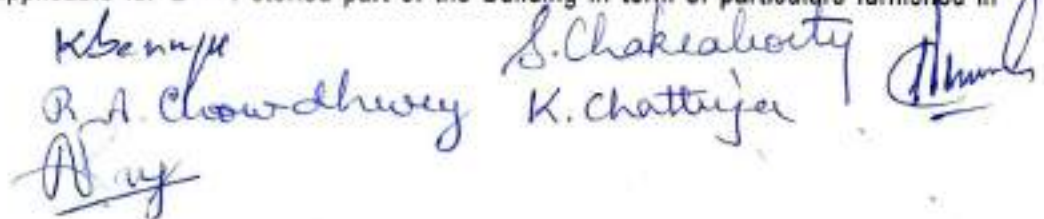
K. Banerjee
R. A. Chowdhury
A. Ray
S. Chakraborty
K. Chatterjee
[Signature]



District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

Office at 2C, Mahendra Road, Ground Floor, Post Office – Bhowanipur, Police Station – Bhowanipur, District South 24 Parganas, Pin – 700 025, West Bengal, now represented by its authorized Designated Partner **SRI AMITAVA SINGHA ROY**, having PAN ATXPS6554K, Aadhar No. 4902 8610 4063 and Mobile No. 8584956007, son of Sri Benoy Kumar Singha Roy, by faith Hindu, By Occupation Business, by nationality Indian and residing at 119, Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034, AS ATTORNEY, authorizing the Attorney to execute all acts deed things FOR DEVELOPMENT OF THE SUBJECT PROPERTY UNDER DEVELOPMENT INCLUDING POWERS OF SALE OF DEVELOPER CUM 5/24TH CO-OWNERS SHARE specified in Part II of Schedule "B" hereunder written and the Co-Owners/Principals herein of the First Part agreed to ratify and confirm all and whatsoever the said attorney, represented by its designated Partner shall lawfully do or cause to be done in or about the subject property specified in schedule "A" hereunder written for fulfilling its obligation under the said Agreement of Development (between Principals/Co-Owners of the First Part and Developer/Attorney of the Third Part cum Co-owner of Second Part herein), the Co-Owners herein of the First Part as Principals jointly agree themselves with and their heirs, executors administrators, assignee, legal representatives jointly and severally to allow, ratify, confirm and bind upon them all lawful acts only to the same extent and in the same manner as if the same are done by the Co-Owners/Principals of First Part' on their personal presence but it is expressly made clear that those delegated powers should not be extended in any way or manner in respect of fixed allocation of Co-Owners of the First part herein as specified in Part I of Schedule B' hereunder written or their any other personal or joint property or estate elsewhere or its part;

IV. That it may be mentioned that in the event the sanctioning authority grants sanction of additional construction or reduces any area from sanction Plan for any reason or under law, the same shall always be at the risk, and cost of the Developer and the Co-Owners/Principals herein have got nothing to do with the same, and therefore irrespective of increase and decrease of FAR at the First phase their fixed allocation for G + 4 storied Building, as specified in Part I of the Schedule 'B' of the said Regd. agreement of development, would remain the same. However in the event the sanctioning authority grants sanction over and above G + 4 storied Building on any other phase, the Developer cum Co-Owner (specified in respective Third and Second Part herein) (jointly) shall handover to the Co-Owners of the First Part herein of the First Part fixed 34.91 % of constructed area against such extra sanction, if any (other than their fixed allocations for G + 4 storied initial sanction of the proposed Building) in terms of complete Flat/Flats as per same specification of materials and particulars of construction as applicable for G + 4 storied part of the Building in term of particulars furnished in





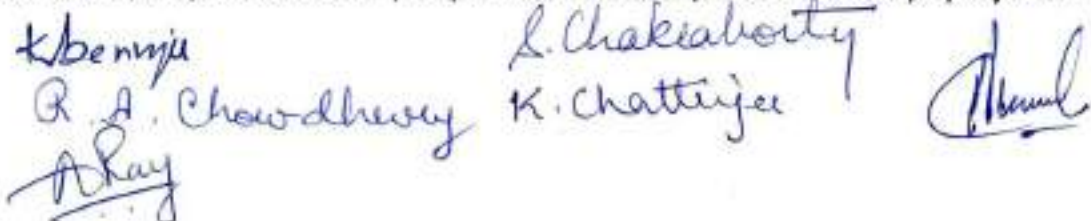
District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

schedule "C" hereunder written or alternatively equivalent cash consideration for the extra (super built up area to be entitled by the said Co-Owners of the First Part herein of the First Part in that event against such extra sanction) as per prevailing market rate per sq. ft of super built up area entitled by the said Co-Owners of the First Part herein, which parties herein of all parts agreed and accepted;

V. The Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), through its men and at its own cost will measure, survey and check-up the said property mentioned in Schedule 'A' hereunder written and prepare Building plan or plans thereupon the said property, as specified in schedule "A" hereunder written at the sole and absolute discretion of the said Developer herein and after obtaining sanction of Building Plan/s or modification Plan/s, it will go for construction over the said property specified in Schedule 'A' hereunder written, securing maximum built up area as would be sanctioned by The Kolkata Municipal Corporation; The Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) at its own cost shall be entitled to approve, sign and submit the said modification/Revision plan/plans, extension plan/plans to be prepared by its own Architect/Engineer for sanction from the Kolkata Municipal Corporation or other appropriate authorities on behalf of the Co-Owners herein of the First Part also including its own part of share of ownership therein and the Developer of the Third out of its own fund shall pay and incur all fees, costs, charges and expenses from time to time for such purpose or purposes whatsoever and the Co-Owners of the First Part, at the cost of the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), shall produce all Title deeds and tax payment receipts & other relevant documents/papers or certified copies thereof for the said property mentioned in Schedule 'A' hereunder written for inspection by appropriate authorities at the time of sanction/modification/ additional sanction/ Revision of plans or at their necessity and also during period of construction and for the purpose of approval of the project in nationalized Banks, financial institutions, LIC etc. and for inspection before Developer's nominee/intending Purchasers of the joint allocation of Developer cum Co-Owner (of the respective Third and Second Part herein)..

VI. The Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) shall be at liberty to enter into contracts with Engineers, Architects, Contractors, Consultants and other persons in connection with construction, preparation of Building Plan/s, modification plan/plans, extension plan/plans and for development of the said property and/or





District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

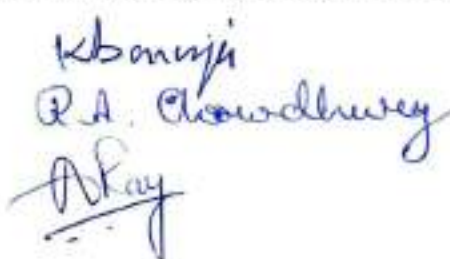
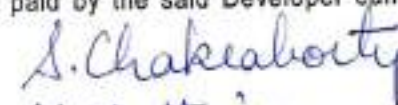
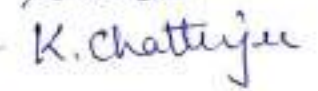
projects mentioned in Schedule 'A' hereunder written, absolutely at its own cost and risk and it is also at liberty to engage, dismiss staff, masons, carpenter, labourers, plumbers, contractors, supervisors, overseers experts and other persons and to enter into all contract and obligation as may be necessary as the said Developer of Third Part herein may think fit and proper at its absolute discretion, risk and cost but without making the Co-Owners of the First Part herein liable or responsible in any way or manner whatsoever which the Parties herein of all Parts agreed and accepted.

VII. The Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) shall take all effective measures and protection for completion of construction in the proposed Multi-storied Building of the project (to be undertaken and/or constructed) over the said property mentioned in Schedule 'A' hereunder written, with quality materials and shall handover' share of allocation of Co-Owners of the First Part herein as indicated in Part I of schedule B hereunder written but positively within **42 (Forty Two) months** from the date of execution of these presents subject to act of God or force majeure & other reasons beyond Developer' control.

VIII. The Developer herein shall take all appropriate steps and/or measures at its costs and expenses for bringing electricity, water connections and other essential services/connections including installation of lift of a standard Company like "KONE" or its equivalent standard as would be necessary in the said proposed Multi-storied Building in the Project on the said property mentioned in Schedule 'A' hereunder written;

IX. That the Co-Owners of the First Part herein shall co-operate with the Developer of the Third Part herein in all respect for such construction to be carried out by Developer of Third Part herein at the said property mentioned in Schedule 'A' hereunder written including for the purpose of obtaining sanction or modification/revision of building plan/plans and its/their connecting allied purposes, as would be asked for by the Developer including putting signature on the plan/plans, or modification plan/plans, extension plan/plans etc. if necessary.

X. That the Developer herein agrees that entire cost of the said construction proposed to be made, over the said property, mentioned in Schedule 'A' hereunder written including costs ancillary or incidental thereto for development of the said Project including all cost for obtaining Municipal sanction of any additional/modified/Revised plan/plans for the said property, mentioned in Schedule 'A' hereunder written, shall be borne and/or be paid by the said Developer cum Co-Owner of the




District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

(respective Third and Second Part herein) alone and the Co-Owners of First Part herein shall not pay or bear anything on that account.

XI. That it is also agreed by and between the Parties that the Developer of Third Part herein after completion of building of the Project, shall obtain completion certificate and thereafter shall handover/transfer of possession of the Co-Owners of the First Part subject to other clauses applicable in this respect, which the Parties herein agreed and accepted.

XII. That the Co-Owners of the First Part shall be entitled to the following considerations, also specified in Part I of Schedule "B", which will be deemed and referred as allocation of Co-Owners' of First Part to which the Developer of Third Part herein, (either as Co-owner of undivided 5/24th share in the subject property under Development or as Developer) herein shall not oppose or raise any objection whatsoever.

ALLOCATIONS OF CO-OWNERS' OF FIRST PART

The Co-Owners of the First Part (some individually and some in groups as per his/her/their acquisition of Title in the property and as agreed and understood with the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development and who is entitled joint allocation as Developer cum Co-owner (of undivided 5/24th share), in lieu of granting rights of Development in favour of the Developer of Third and its entitlement (specified in their combined allocation as Developer cum Co-owner (of undivided 5/24th share specified herein and specified in Part II of Schedule "B hereunder written), shall be entitled to fixed constructed area of the aforesaid Building to be named on unison and consent of parties herein of all parts as "ANNADA BHAVAN" at the project to be familiar with the name also on consent of both parties as "ADITRI ANNADA" and irrespective of increase or decrease of sanctioned FAR up to G + 4 storied proposed Building at the First phase, the Co-Owners of the First Part herein (some individually and some in groups as per his/her/their acquisition of Title in the property, already stated) subject to fulfilment of their obligations and compliance of the terms of the Agreement, shall be entitled to specified fixed total constructed area of the aforesaid Building named "ANNADA BHAVAN" at the project to be familiar with the name also on unison and consent of all parties herein as "ADITRI ANNADA" of the said Project in terms of 5 (Five) numbers of complete

K. Benji
R. A. Chowdhury
A. J. Jy
S. Chakraborty
K. Chatterjee
H. Jy



District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

self-contained flat in different Floors of the said proposed Building (specified hereunder written) with facilities of 2 (Two) no. of Open Car Parking spaces at the specified parking area in the ground floor, which to be treated as fixed joint allocation of the parties of First Part herein as understood and agreed with the Developer of Third Part herein), and the Developer (who is also the Co-owner of undivided 5/24th share in the subject property) shall be bound to handover to the said Co- Owners of the First Part herein, the following allocations/considerations, which of course further specified in Part I of the Schedule 'B' of the said Regd. agreement of development [i.e. joint allocation of Smt Ratna Acharyya Chaudhuri, Smt Anuradha Ray and Smt Sharmila Chakraborty specified in i) below, Sri Kamalendu Banerjee specified in ii) below, and Smt Krishna Chatterjee specified in iii) below]:

THE CO-OWNERS OF THE FIRST PART HEREIN SMT RATNA ACHARYYA CHAUDHURI, SMT ANURADHA RAY, SMT SHARMILA CHAKRABORTY, SRI KAMALENDU BANERJEE & SMT KRISHNA CHATTERJEE SHALL ACCORDINGLY BE ENTITLED TO A FIXED JOINT ALLOCATION AND/OR BE DEEMED AS OWNERS OF THE FOLLOWING IN THE MANNER AS SPECIFIED

(i) Two self-contained complete flats (1) being Flat Nos. 1B on the South Eastern side of the First floor (of the Proposed Building namely **ANNADA BHAVAN** having carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft. approx.]. (comprising of Three numbers of bed room, one living cum dining room,, one kitchen, Two toilets and One balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) and (2) being Flat Nos. 2B on the North Eastern side of the Second Floor (of the Proposed Building namely **ANNADA BHAVAN** having carpet area of 530 Sq. ft be the same a little more or less [equivalent to super built up area of 800 sq. ft. approx.], (comprising of Two numbers of bed room, one living cum dining room, one open kitchen, Two toilets and One balcony (inclusive of proportionate stair case, lift together with proportionate common service areas);

(ii) One self-contained complete flat, being Flat No. 1A on the on the South Western side of the First floor (of the Proposed Building namely **ANNADA BHAVAN** having carpet area of 830 Sq. ft

K. Banerjee
Anuradha Ray

S. Chakraborty
K. Chatterjee
R.A. Chowdhury

[Signature]



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

be the same a little more or less [equivalent to super built up area of 1200 sq. ft. approx.] (comprising of Two numbers of bed room, one living cum dining room, one study room, one kitchen, Two toilets and One balcony (inclusive of proportionate stair case, lift together with proportionate common service areas with One sanctioned covered Open Car Parking in the ground floor as would be sanctioned having minimum area of 135 Sq. ft. be the same a little more or less. (for Parking One Car);

(iii) Two contiguous self-contained complete flats being Flat Nos. 2A/1 and 2A/2 on the respective South Western & North Western side of the Second floor (of the Proposed Building namely **ANNADA BHAVAN**) respectively having (1) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft. approx.] (comprising of Two numbers of bed room, one living cum dining room, one kitchen, Three toilets and Two numbers of balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) and (2) carpet area of 265 Sq. ft be the same a little more or less [equivalent to super built up area of 400 sq. ft. approx.] (comprising of One number of bed room, one kitchen cum dining and one toilet (inclusive of proportionate stair case, lift together with proportionate common service areas) along with One sanctioned covered Open Car Parking in the ground floor as would be sanctioned having minimum area of 135 Sq. ft. be the same a little more or less. (for Parking One Car);

All (i to iii) above each should be coupled with undivided proportionate impartible variable share or interest and ownership in the said land specified in Schedule 'A'; hereunder written together with right of common user of stair case/stair landing and other common areas, common passages, common path ways, common entrances, underground and overhead reservoirs and other common parts, services and/or facilities that may be necessary for peaceful user and enjoyment of the said respective flats and other amenities as specified in Schedule 'D' subject to payment of proportionate common maintenance specified in Schedule 'E' hereunder written;

(iv) Together with non-refundable cash consideration and/or forfeit money to the tune of Rs. **25000/- (Rupees Twenty Five Thousand)** only, which the Developer herein has already paid to the Co- Owners of First Part as mutually settled by said Co-Owners of the First Part, which receipt the

K. Banerjee
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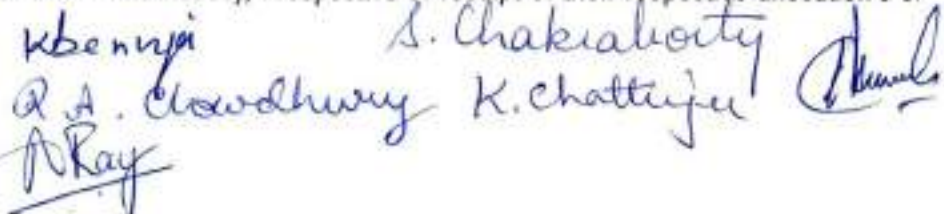


District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

said Co- Owners of First Part jointly admit and acknowledge herewith as per memo of consideration appearing hereunder written.

Provided and it is agreed by the parties that immediate to execution/registration of this agreement of Development, the Developer shall be entitled to enter into agreement to sale with its customers from its joint allocation (as Developer and as Co-Owner of 5/24th undivided share, as aforesaid) or part and also shall also be entitled to register such agreement to sale with its customers for its own joint allocation mentioned in clause XIII hereunder written (and also in Part II of Schedule "B hereunder written) and shall be entitled to accept earnest money and part consideration etc. from its customers for its own joint allocation as specified hereunder written or its part at its risk and responsibility, similarly the Co-Owners of the First Part for their allocations as specified hereinabove and also in part I of the Schedule 'B' of the said Regd. agreement of development and as agreed and understood with the Developer of Third Part herein (who is also the Co-Owner specified in Second Part herein), shall be entitled to enter into agreement to sale with their customers from their allocation as indicated in schedule, in the event any of them decide/s to transfer its/her/their respective allocation or its part by sale or otherwise and also shall be entitled to register such agreement to sale with their customers etc. as agreed upon and specified in this agreement and shall be entitled to accept earnest money and part consideration/full consideration etc. from his/her/their customers for their said respective allocation as specified against his/her/their name/names as here under written.

Provided and it is also agreed by and between the parties that after completion of construction with all essential services provided therein and after obtaining Completion Certificate (CC) for the proposed Building, the Developer of Third Part herein,(who is also the Co-owner of undivided 5/24th share in the subject property under Development), shall give 7 days' notice to all the Co-Owners of the First Part herein for taking delivery of their agreed allocation, that they are entitled from the Developer and the said Co-Owners of the First Part herein shall receive their allocation within the stipulated date and time (as per the said notice) physically and from after expiry of such time (to be provided in the notice), irrespective of receipt of their respective allocation's or



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 R.A. Chowdhury

 A. Ray

 S. Chakraborty

 K. Chatterjee

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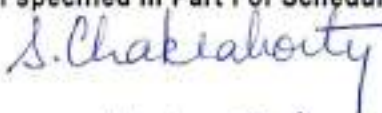


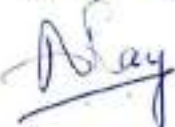
District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

not or irrespective of their personal delay or inconvenience in accepting physical possession of their allocations, the Co-Owners of the First Part shall be liable to pay maintenance and other payables including Municipal taxes for their allocation and the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) shall not take any responsibility to protect and maintain the interest and allocated property of such defaulted Co-Owners amongst Parties of First Part, who failed or neglected in accepting allocation and it is agreed and expressly made clear that on the expiry of the notice towards acceptance of allocation in Group or individual of Co-Owners of the First Part, by the Developer, as aforesaid, the Developer cum co-owners herein (of respective Third and Second Part), shall be entitled to part with possession of its allocated sealable areas or its part (beyond allocations of Co-Owners of the First Part, as aforesaid) to its customers and shall also be entitled to execute and register appropriate deed of Transfer to its prospective buyers before appropriate registration authority/authorities, having jurisdiction in favour of its customers on acceptance of balance considerations if any (other than already taken from its customers), to which the Co-Owners of the First Part herein shall neither oppose nor be entitled or permitted to oppose on any ground whatsoever, which Parties herein of all Parts agreed and accepted.

provided the parties further agreed that in the event the concerned sanctioning authority of The Kolkata Municipal Corporation grants any extra sanction of any Floor/s by extending FAR or otherwise beyond G + 4, the ratio of allocation of such extra floor/s or extra FAR beyond initial sanction of G + 4 storied Building, the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) shall be bound to handover to the said Co-Owners of the First Part fixed 34.91 % of constructed area against such extra sanction, if any (other than their fixed allocations for G + 4 storied initial sanction of the proposed Building) in terms of complete Flat/Flats as per same specification of materials and particulars of construction as applicable for G + 4 storied part of the Building as per particulars furnished in schedule "C" hereunder written or alternatively equivalent cash consideration for the extra (super built up area to be entitled by the said Co-Owners of the First Part herein of the First Part, in that event of extra sanction, if any) as per prevailing market rate per sq. ft of super built up area entitled by the said Co-Owners of the First Part herein, which parties of all parts herein agreed and accepted, which have also been specified in Part I of Schedule 'B' hereunder written;









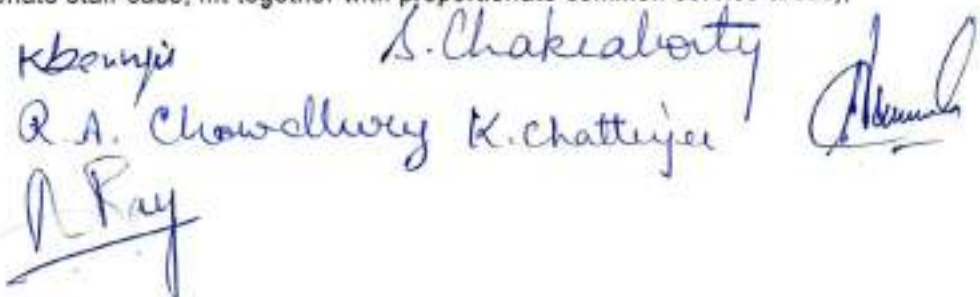

District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

XIII. That similarly it is agreed by and between the parties herein of all parts that the Developer cum Co-Owner (specified in respective Third and Second Part herein) shall be entitled to the following combined consideration as Developer cum Co-Owner (of its undivided 5/24th share in the "A" Schedule Property) and more specifically also described in Part II of Schedule B, which will be deemed and referred as combined allocation of Developer cum Co-Owner (specified in respective Third and Second Part herein) to which the Co-Owners' of First Part herein shall not oppose or raise any objection whatsoever;

DEVELOPER'CUM CO-OWNER'S FIXED ALLOCATION:

That as already stated herein above in lieu of construction and/or development of the proposed multistoried Buildings **ANNADA BHAVAN** [irrespective of increase or decrease of sanctioned FAR up to G + 4 storied proposed Building at the First phase] at the said housing project "**ADITRI ANNADA**", at the exclusive cost and expense of the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) in accordance with the sanction plan to be sanctioned by The Kolkata Municipal Corporation or other appropriate authority/authorities, as the case may be, and for its enterprise and efforts as aforesaid, the Developer cum co-owner of 5/24th undivided share, without prejudice to the other rights and authorities as may be available to the said Developer cum Co-Owner (of undivided 5/24th share, as aforesaid), as per terms of this agreement, the said Developer cum Co-Owner (of the respective Third and Second Part herein) shall conjointly be entitled to remaining constructed area of the said G + 4 storied Building **ANNADA BHAVAN** at the said housing Project "**ADITRI ANNADA**" in their fixed allocation in the manner as hereunder::

- (a) Two contiguous self-contained complete flats being Flat Nos. 3A and 3B on the respective South Western & South Eastern side of the Third floor (of the Proposed Building namely **ANNADA BHAVAN**) respectively having (1) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft. approx.] (comprising of Three numbers of bed rooms, one living cum dining room, one kitchen, Two toilets and one balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) and (2) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft. approx.] (comprising of Three numbers of bed room, one living cum dining room, one kitchen, two toilets, One balcony (inclusive of proportionate stair case, lift together with proportionate common service areas);





District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

(b) Two contiguous self-contained complete flats being Flat Nos. 4A and 4B on the respective South Western & South Eastern side of the Third floor (of the Proposed Building namely **ANNADA BHAVAN**) respectively having (1) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft . approx.] (comprising of Three numbers of bed rooms, one living cum dining room, one kitchen, Two toilets and one balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) and (2) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft . approx.] (comprising of Three numbers of bed rooms, one living cum dining room, one kitchen, two toilets and one balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) along with Total six numbers of sanctioned covered Open Car Parking in the ground floor as would be sanctioned each having minimum area of 135 Sq. ft. be the same a little more or less. (for Parking six Cars); All (a) & (b) above each should be coupled with undivided proportionate impartible variable share or interest and ownership in the said land specified in Schedule 'A'; hereunder written together with right of common user of stair case/stair landing and other common areas, common passages, common path ways, common entrances, underground and overhead reservoirs and other common parts, services and/or facilities that may be necessary for peaceful user and enjoyment of the said respective flats and other amenities as specified in Schedule 'D' subject to payment of proportionate common maintenance specified in Schedule 'E' hereunder written;

provided the parties further agreed that in the event the concerned sanctioning authority of The Kolkata Municipal Corporation grants any extra sanction of any Floor/s by extending FAR or otherwise beyond G + 4, the ratio of allocation of such extra floor/s or extra FAR beyond initial sanction of G + 4 storied Building should be owners of First Part jointly = 34.91 % & Developer cum 5/24th Co-Owner of = remaining 65.09%, and the said Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), shall be bound to handover to the said Co-Owners of the First Part herein, extra fixed 34.91 % of constructed area against such extra sanction, if any (other than their fixed allocations for G + 4 storied initial sanction of the proposed Building) in terms of complete Flat/Flats as per same specification of materials and particulars of construction, as applicable for G + 4 storied part of the

K. Banerjee
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S. Chakraborty
K. Chatterjee
R.A. Chowdhury

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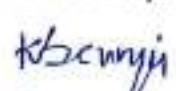
District Sub Registrar-II
Alipore, South 24 Parganas

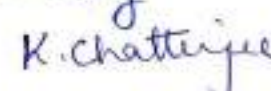
- 4 MAR 2025

Building as per particulars furnished in schedule "C" hereunder written or alternatively equivalent cash consideration for the extra (super built up area to be entitled by the said Co-Owners of the First Part herein of the First Part, in that event of extra sanction, if any) as per prevailing market rate per sq. ft of super built up area entitled by the said Co-Owners of the First Part herein in terms of the ratio of share of ownership, as aforesaid, which Parties herein of all Parts agreed and accepted, which have also been specified in Part I of Schedule 'B' hereunder written;

Provided further and it is specifically agreed by and amongst the Parties herein of all Parts that the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), shall be entitled to accept all Earnest money/part consideration and subsequent payments from all prospective Purchaser/s of its joint allocations therein inclusive of aforesaid compulsory constructed area in terms of complete constructed Flats etc. including the specified space for parking car mentioned herein above with absolute obligation to obtain C.C. (completion Certificate) from the appropriate authority of the Kolkata Municipal Corporation before handing over possession of allocations of Co-Owners of First Part with specific responsibility and obligation to Deliver full allocation of Co-Owners of the First Part before execution and registration of any transfer deed in favour of purchaser of the allocation of Developer of the Third Part (cum co-owner of the Second Part) or before delivery of possession of any part of joint allocation of the Party of Third & Second Part herein to its customers/Purchasers], which parties of both parts herewith agreed and accepted.

XIV. That the Party of the Third Part (as Developer and Co-Owner of undivided 5/24th share in the subject property under Development), shall be entitled to enter into agreement with its prospective buyers/Purchasers for its own joint allocation (as Developer cum Co-Owner of undivided 5/24th share in the subject property under Development, as specified in Schedule "A" hereunder written in terms of constructed area and/or Flat/Unit/Space/car parking etc. and particularly specified in Part II of schedule "B" hereunder written and to take all appropriate measures and the Developer cum Co-owner (of undivided 5/24th share) shall be entitled to do necessary approval of format Sale Agreement/Conveyance Deed and to do other formalities including uploading of requisite papers and approved format of agreement/conveyance, under RERA ACT 2016 followed by West Bengal Real Estate







District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

(regulation and Development Rules, 2021. with subsequent amendments, if any thereto, on its own cost and responsibility;

XV. From the date of delivery of the possession of the respective flats, car parking space, in the said Building in the Project to be made over the property specified in Schedule "A" hereunder written, the Purchasers or their assignees of respective allocations of the Parties herein shall pay and/or bear their respective proportionate share of Municipal taxes or any other Govt. taxes revenues and impositions, share of maintenance and other expenses for user of the same concerning the proposed Housing project as may be determined jointly by Developer cum Co-owner (of undivided 5/24th share) and Co-Owners of First Part herein and later by the committee of Flat Owners Association, when would be formed after disposal of Developer cum Co-owner (of undivided 5/24th share)'s joint allocation (as the case may be) in such Building/s of the project as aforesaid and since the date of execution of this Development Agreement till the date of completion of the Building/s of the Project all the outgoing liabilities in the said property mentioned in schedule 'A' hereunder written shall be borne by the Developer cum Co-owner (of undivided 5/24th share) only. However such taxes and impositions in respect of land mentioned in schedule 'A' hereunder written shall be shared and/or to be paid by the Co-Owners of the First Part herein and Co-owners of Second Part herein Proportionately as per their ratio of share of ownership in the said Property specified in schedule "A" hereunder written till the date of execution of these presents, which parties of both part agreed and accepted.

XVI. That the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), shall complete the construction of the proposed Building/s in the Project to be developed, as aforesaid over the said property mentioned in Schedule 'A' hereunder written, within total **42(Forty Two) months** from the date of execution of these presents, save and except act of God & force majeure etc., The Co-Owners of First Part herein, however shall extend **maximum 6 (Six) months** slack period in excess of the aforesaid period in case of eventuality faced by Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), beyond its control and provided the Developer cum Co-owner (of undivided 5/24th share, as aforesaid) seek for such time or accommodation to the Co-Owners of First Part, then in that event beyond the said stipulated maximum period as indicated herein above including the slack period [in case of grant by the Co-Owners of First Part on the approach of Developer (cum Co-Owners of 5/24th share) if the Developer of Third Part, yet sought for further accommodation or extension of

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R. B. Chowdhury
A. Ray
S. Chakraborty
K. Chatterjee
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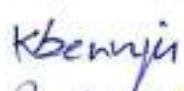
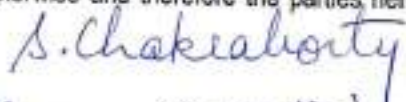
District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

time to complete the project and its Building in the Project in that case the Developer of Third Part herein shall be liable to pay damage and/or compensation in addition to allocation of Co-owners of First Part, @ Rs.10,000/- per day jointly to the said Co-Owners of First Part, for the period of delay between due date of completion of Project including slack period as aforesaid and the actual date of completion of the Project, which to be shared proportionately by Co-Owners of the First Part in accordance with their proportionate share in the property which all the Parties herein agreed and accepted.

XVII. That the Co-Owners of the First Part jointly and severally also agree to grant, convey, transfer and assign and assure or dispose of unto the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) or its nominees, or assignees all that undivided proportionate share or interest of the Co-Owners of First Part in the said property mentioned in Schedule 'A' hereunder written to the extent of joint allocation of Developer (cum Co-Owner herein of Second Part & as specified hereinabove) against cost of construction of allocation of parties of First Part including other ancillary expenses thereto including common service connections as aforesaid in the proposed Building/s to be erected on the said property mentioned in Schedule 'A' hereunder written subject to delivery of allocation of Parties of First Part herein as per this agreement

XVIII. That it may be mentioned that the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), admits that it has fully satisfied with the right title and interest of the respective parties and their said property under Development on proper searching and investigation of Title of all owners and that it has got no grievance whatsoever as regards right title and interest of the respective Co-Owners of the First Part as well as remaining original Co-owner of 5/24th share of the subject property (under development) from whom the Developer acquired/purchased 5/24th undivided share of the land/building (in existence) at Municipal Premises no. 5/2 Jadavpur East Road, Kolkata and the Developer of Third Part herein, admits that it has become Co-owners of the said property to the extent of undivided 5/24th share therein by purchase and accordingly approve the Title of the Parties of the First Part as well as its own predecessors-in title from whom it has purchased undivided 5/24th share in the subject property under Development; However the Parties of the First Part admit that they got no claim grievance whatsoever in Developer's acquiring/Purchasing 5/24th share in the said Property under the law or otherwise and therefore the parties herein approved their







District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

marketable title, proportionate shares in the subject property under Development each other and parties of all parts also confirmed that the subject property under Development is free from all encumbrances, charges, liens, lispendens, acquisition or requisition;

XIX. **Both parties agreed that in the event**, the Developer of Third Part (who is also the Co-Owner of Second Part herein, after consuming full stipulation (i) failed or neglected to Develop the proposed residential multistoried building over the land mentioned in Schedule 'A' hereunder written or (ii) failed & neglected to handover Co-Owners' allocations as specified in Part I of schedule "B" hereunder written as per this agreement of Development on its completion in all respect with other service connections agreed to be provided as aforesaid, the Developer will compensate all losses to be suffered by the Co-Owners, as aforesaid in proportionate to share of their ownership, for non-performance of Developer's obligations under this agreement @ Rs. 10000/- per day till compliance of Developer's obligation, which in such event shall be shared by the Co-Owners of the First Part herein in terms of their ratio of share of ownership in the said property specified in schedule "A" hereunder written. However the parties of First Part and Party of Third Part (who is also Co-Owner of undivided 5/24th share in subject property under Development) are at liberty to go for specific performance of this agreement or its any clause before appropriate court/forum of competent jurisdiction in accordance with law in the event of failure to perform respective obligations as against their/it's adversary, The said parties however may try to settle the matter through negotiation mutually and in case of failure, through Arbitrator, if chosen by parties of First Part (jointly) in one Part and Parties of Third & Second Part jointly) on other Part, one to be appointed jointly by all Co-Owners of the First Part & one by Parties of Third & Second Part jointly, who will jointly decide all or any dispute that may be arisen amongst themselves out of this agreement and as regards meaning contents, stipulations terms, conditions, obligations performances, cancellation, compensation payments or otherwise as the case may be under this agreements & matters ancillary, thereto between Parties of First Part (jointly) in one Part and Parties of Third & Second Part (jointly) on other Part relating to this project in accordance with Arbitration & Conciliation Act 1996 & rules and amendments thereto and will pass award jointly which will be binding on all the

K. Benji S. Chakraborty
 R. A. Chowdhury K. Chatterjee
 A. Ray

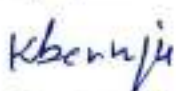


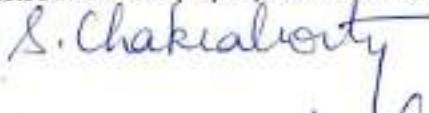
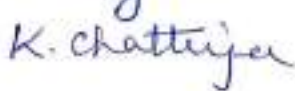
District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

parties herein, Provided however in case the Arbitrators failed to come to an unanimous decision, they will appoint an umpire who will decide all the aforesaid disputes after hearing & notice to the parties in accordance with Arbitration & Conciliation Act, 1996 & rules and amendments thereto whose decision and/or award shall be binding in such case on the Parties herein, which Parties herein of all Parts agreed & accepted.

XX. All sale deeds for flats or apartments or built up/super built up area or car parking spaces in respect of the said Building in the Project over the land specified in Schedule 'A' hereunder written, shall clearly be mentioned the proportionate interest of the Co-Owners of the First Part in the said property as specified in Schedule 'A' hereunder written and as well as the interest and concern of the Developer Cum Co-Owner (of 5/24th share) in the said property with covered/built up/super built up area (as the law permits) in terms of flat/ car parking and other spaces/ etc., to be transferred to the prospective buyer/buyers and the sale deeds to be executed by the Developer Cum Co-Owner (of 5/24th share) for its joint allocation in favour of its' intending buyer/s and/or Purchaser/s of flat or apartment/ built up/Covered/super built up areas/car parking/other spaces etc. in terms and by virtue of the said power of Attorney of the Co-Owners of the First Part therein . However the Co-Owners of the First Part, shall jointly be entitled to dispose of their compulsory allocation within their proportionate share of allocation in terms of Flat and Car parking thereto as specified in part I of the Schedule 'B' of the said Regd. agreement of development alone irrespective of development of subject Property (specified in Schedule 'A' hereunder written) and the Co-Owners of the First Part shall also be entitled to execute and Registrar necessary agreement to sale, deed of conveyance/sale, transfer, assignment etc. in the instrument as party for their joint allocation and can jointly themselves deliver possession to their intending Purchaser/Purchasers, Transferee/Transferees subject to equal restrictions binding and terms and conditions as that of the Developer herein of the Third part in the proposed building/s to be constructed in the said property described in Schedule 'A'






District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

hereunder written, which the Developer herein shall not oppose or object, in any way or manner whatsoever or at any time and which the Parties herein agreed and accepted.

XXI. That the Co-Owners of the First Part jointly and the Developer Cum Co-Owner (of 5/24th share) herein jointly agreed that they would bear their respective proportionate cost and taxes before all concern including authorities like Income Tax, wealth tax, GST or capital gain, TDS or any other taxes or liability whatsoever in respect of and as regards disposal of their respective allocations as specified in respective Part I and Part II of the said Regd. agreement of development and the Parties herein herewith agreed that they shall be liable for their individual act and action in accordance with law without causing any liability to other and for which both are indemnifying each other in this respect, which parties of both parts herein agreed and accepted.

XXII. The proposed flats/its carpet area or equivalent super built up area/car parking space etc. of the parties of First Part being allocation of Co-Owners' of First Part, as specified in the said building to be erected on land mentioned in Schedule 'A' hereunder written and as has been specified in Part I of the Schedule 'B' of the said Regd. agreement of development shall be completed in all respect with water, electricity and similar conveniences and amenities with other flats of the project and/or building but flooring, plastering, painting, windows, doors fittings, fixtures, bath, privy etc. must be done as has been specified particularly in Schedule 'C' herein below for allocation of Co-Owners of the First Part herein for the said proposed building to be developed at the instance of the Developer and for such purpose the Co-Owners of the First Part are not concerned or bound by such specification of other flats of the said Building of the Project "ADITRI ANNADA" or it's Building to be Developed namely "ANNADA BHAVAN" Etc. by the Developer. The Developer shall construct flat as per design and specification made for the proposed building in the sanctioned plan to be sanctioned by the Kolkata Municipal Corporation or by any modification/Revision/additional sanction Plan/s if any thereto, to be made by the said sanctioning authority.

XXIII. Sale proceeds of the remaining flats or apartments or other spaces for Developer's allocation other than specified allocation of Parties herein of First Part as specified in Part I of the Schedule 'B' of the said Regd. agreement of development shall be considered as consideration money against the

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R. A. Chowdhury *K. Chatterjee*
A. Ray *[Signature]*

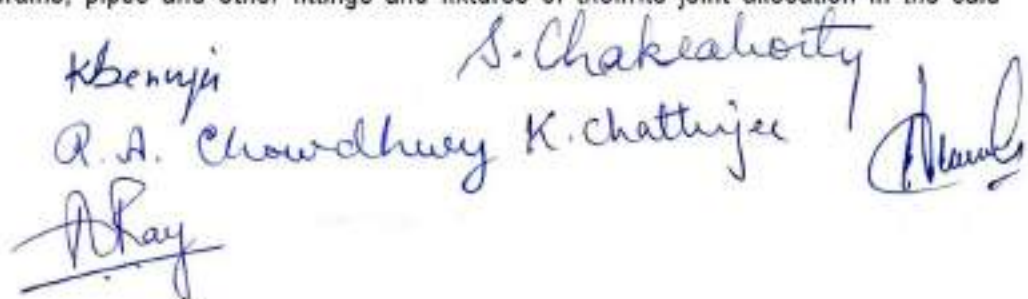


District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

cost of construction of rest built up area of allocation of Developer Cum Co-Owner (of 5/24th share) herein in the said Building of the Project to be developed on the subject land mentioned in Schedule 'A' hereunder written, including other charges, if any ancillary and incidentals thereto to be incurred by the Developer for such construction including cost for providing common facilities & services etc. with value of proportionate impartible share of land specified in Schedule "A" hereunder written;

XXIV. The allocation of Parties herein of First Part in the proposed Building "ANNADA BHAVAN" of the Project to be developed on the land specified in Schedule "A" hereunder written shall be subject to same restrictions as are applicable to the allocation of co-owner cum Developer of respective Second & Third Part jointly herein in the said building intended for common benefits of all occupiers which shall include the following: -

- i) In the said Building "ANNADA BHAVAN" of the Project to be developed on land specified in Schedule 'A' hereunder written, neither party hereof shall use their/its allocation in the said building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building.
- ii) In the said Building "ANNADA BHAVAN" of the Project to be developed on land specified in Schedule 'A' hereunder written, none of the party/parties shall demolish any wall or other structure in their/its allocation in the said building or any portion thereof or make any structural alteration therein without the previous written consent of the other in this behalf and that too obviously not without the approval of architect Engineer to be working in the project or in his absence by any qualified Architect Engineer that to be settled by parties which both parties herein agreed and accepted.
- iii) The Parties herein including their respective nominees/assignees shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their/its joint allocation in the said



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 A.A. Chowdhury K. Chattarjee

 A. Ray



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

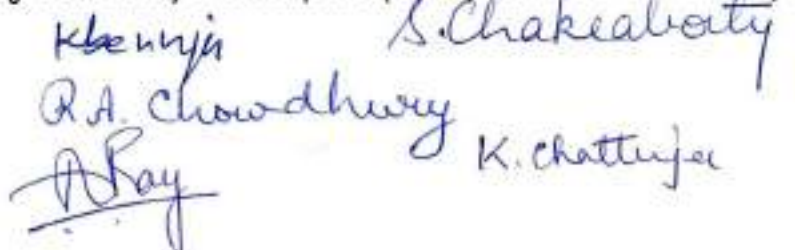
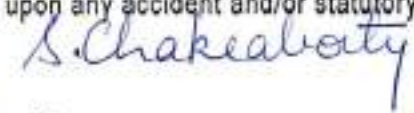
Building of the Project to be developed as aforesaid on the said 'A' Schedule property in good habitable condition so that the same may not cause any damage to the said building or its any part.

iv) No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the aforesaid building, "ANNADA BHAVAN" of the Project or any part thereof to be developed by Developer herein of the Third Part as aforesaid and no hindrance shall be caused in any manner in the free movement of users of the corridors and other places of common use in the said building or its any part.

v) Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about any of the said building, "ANNADA BHAVAN" of the Project or in the compounds corridors or any other portion or portions of the said Building of the Project to be developed by Developer of Third part herein.

vi) All the Parties shall permit each other or their agents, workmen and representatives at all reasonable times to enter into others allocation specified in the said Building of the Project and every party thereof for the purpose of repairing, maintaining, rebuilding, cleaning, and keeping the proposed Building and its common areas in good order and condition.

XXV. It is agreed by and between the parties that the construction of the said Building of the Project while under progress at the instance of the Developer cum Co-Owner (of undivided 5/24th share), all the workmen, Engineers, Architects deputed/appointed for the purpose of construction and/or erection of the said building, "ANNADA BHAVAN" of the Project exclusively by Developer herein at its own responsibility, would be paid exclusively by the Developer of Third Part herein. The Co-Owners of the First Part shall neither in any way interfere with the construction work of the said Building to be developed as per building Plan/s to be sanctioned by concerned authority nor shall be responsible for payment, non-payment of compensation and/or payment of any of the dues payable to the employees either by way of wages and salary or consequent upon any accident and/or statutory dues payable to





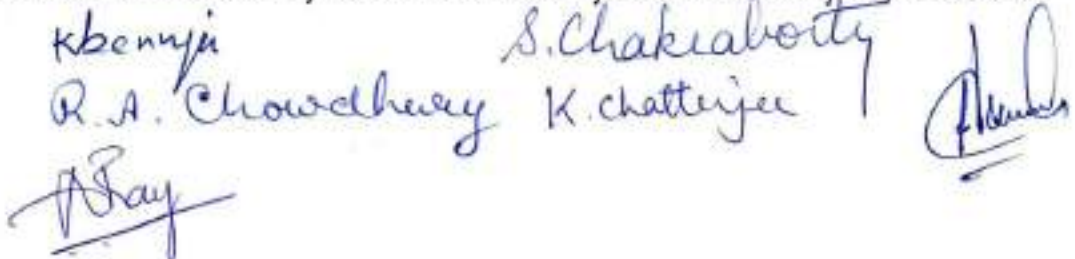
District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

the employees engaged is such work. The Developer herein of the Third part will have to ensure that the construction be made and/or completed with the quality materials and by best possible workmanship and labour.

XXVI. The Developer cum Co-Owner (of undivided 5/24th share), however without knowledge and written consent of the Co-Owners of the First Part and prior to delivery of allocation of Co-Owners of the First Part shall not deliver possession for joint allocation of Developer cum (of undivided 5/24th share) or its part to any outsider/intending Purchaser/s in respect of any portion of the proposed multistoried building "ANNADA BHAVAN" of the Project but except entering into agreement to sale with its prospective buyers and acceptance of earnest money and other payments/consideration or its Part and except Registration of such Agreement to sale before appropriate Registration authority, which parties of both parts herein agreed and accepted.

XXVII. The Developer cum Co-Owner (of undivided 5/24th share), however without knowledge and written consent of the Co-Owners of the First Part herein and prior to delivery of allocation of Co-Owners' of First Part, as aforesaid, shall not cause any deed of conveyance/sale/transfer/Indenture/Lease executed and registered before appropriate registration authority except entering into agreement to sale with its prospective buyers and acceptance of earnest money and other payments/consideration or its Part and except Registration of such Agreement to sale before appropriate Registration authority. However once the specified allocation of Co-Owners 'of First Part, as aforesaid is handed over to the parties of First Part and **subject to conditions specified in proviso to Allocation of Co-Owners of the First Part as specified in clause 8 sub clause (XII) as well as in Part I of the Schedule 'B' of the said Regd. agreement of development**, in the proposed building "ANNADA BHAVAN", the Developer cum Co-Owner (of undivided 5/24th share), shall be at liberty to deliver possession in the said building, to its respective transferee/transferees as the case may be and simultaneously shall be at liberty to execute and



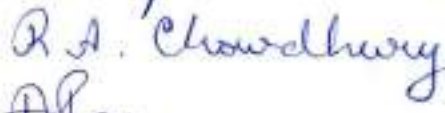


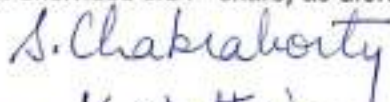
District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

register appropriate deed or deeds of sale to its prospective buyers in respect of its own allocation as specified in clause 8 sub clause (XIII) as well as in Part II of the said Regd. agreement of development;

XXVIII. It is pertinent to mention that all the purchaser/assignee of the respective allocation of the Parties herein, in case of transfer of their respective allocation or its part, shall ensure so that their respective nominee/s/assignee/s, from the date of receiving possession, shall have to keep at all times deposited with the Developer of the Third Part or with proposed Flat Owners' Association (after the association is formed) initially a substantial amount to be calculated @ Rs. 25/- per sq. ft. of the carpet area of his/her/their assigned/transferred flat, towards security for the liability of such assignees/Purchasers of the parties herein, which deposit may from time to time be varied by the proposed Association as the case may be. However, as usual from the date of delivery of allocation of owners of the First Part, each of them individually or in Group. As per their ratio of ownership in the allocation, shall be liable to pay proportionate maintenance, as would be fixed by Owners of First Part and the Developer cum owner of 5/24th undivided share, as aforesaid and as specified in schedule "E" hereunder written;

XXIX. All communication etc. required to be given hereunder by either party to the other/s are to be sent under registered post with A/D or by hand delivery with proper receipt in case of the Party of the Third Part (who is also the Owner of 5/24th share and impleaded as Party of Second Part), in both the cases, the same should be made to its registered address as above or at any other address if communicated in writing by the said Party of Third Part (inclusive of Party of Second Part) herein (to the Co-Owners of the First Part) and in case of Parties of First Part, the same should be made to the respective addresses as specified against their respective names and as incorporated in the instant agreement or in case of change of Address to such changed Addresses, if communicated in writing to the Party of Third Part/Developer cum Co-owner of undivided 5/24th share, as aforesaid, PROVIDED







District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

ALSO that in case any letter/notice etc. if sent under registered post with A/D to any of the said parties, is returned to the sender by postal authorities as undelivered on account of the addressee having refused to accept the same, it would be deemed that the same has been duly served and the Developer cum Co-Owner (of the respective Third and Second Part herein) shall give prior intimation in writing at least 7 days before delivery of allocation of Co-Owners of the First Part in the building on completion of the same in terms of flats etc. as agreed & specified in Part I of Schedule 'B' complete with fittings fixtures, Electricity water connections and other essential services provided therein. in all respect along with Two car Parking space, as agreed, fixing time & date; However in spite of prior intimation at the instance of the Developer & in spite of its completion of flats etc. as agreed upon, in the event the Co-Owners of the First Part or any of them, intentionally failed & neglected to take delivery of allocation, the Developer cum Co-Owner (specified in respective Third and Second Part herein) shall be at liberty to part with possession and to dispose of by Registration of appropriate instruments of Transfer of flats /spaces from its allocation in the said Multistoried building "ANNADA BHAVAN" to its prospective buyers to which the Co-Owners of the First Part herein or any of them shall neither oppose nor be permitted to oppose and in that case, no consent of Co-Owners of the First Part would be needed nor any further knowledge of disposal of Developer's allocation of that particular building (relating to Development on land specified in schedule "A" hereunder written) need to be communicated to the Co-Owners herein of the First Part, which the Parties herein of all parts, agreed & accepted.

XXX. Parties herein of all parts agreed to abide by all the rules and regulations to be framed by any society/association as and when would be formed, who will be in charge of management of the affairs of the proposed building of the Project and/or common parts/areas thereof and the Parties herein do hereby give his/her/their/its respective consent to abide by such rules and regulations and also agreed to join with his/her/their/its respective assignees/transferees in respect of his/her/their/its allocation

K. Banerjee
A. Ray

S. Chakraborty
K. Chatterjee
R. A. Chowdhury



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

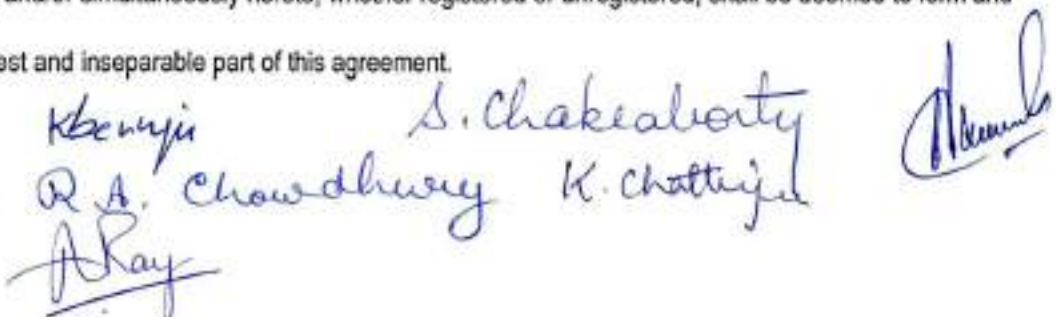
for joining in the formation & Registration of Apartment owner's association before appropriate authority or for formation of flats owner's committee, as the case may be in the said building.

XXXI. The Developer shall remain liable solely for any constructional defect of the proposed Multistoried Building, "ANNADA BHAVAN" in the said project.

XXXII. That each and every obligation under this agreement shall be treated as a separate obligation and shall be severally enforceable as such. The parties of all parts herein agree that if any of the provisions of this agreement is or becomes invalid illegal or unenforceable, the validity, legality or enforceability of the remaining provisions shall not in any way be affected or impaired, which shall continue to be valid and binding and such invalid, illegal or unenforceable provision shall be treated for all purpose as detached from this agreement and ineffective to the extent of such invalidity or unenforceability. Notwithstanding the foregoing the parties to this agreement shall thereupon negotiate in good faith in order to agree the terms of a mutually satisfactory provision, achieving as nearly as possible the same commercial effect, to be substituted for the provisions so found to be void or unenforceable.

XXXIII. No waiver of any provision of this agreement or of any breach of any provision of this agreement shall be effective unless set forth in a written instrument signed by the party waiving such provision or breach. No failure or delay by a party in exercising any right, power or remedy under this agreement shall operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. Without limiting the foregoing, no waiver by a party of any breach of any other party of any provision hereof shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof.

XXXIV. This instant Development Agreement set forth herein, is the entire agreement and understanding between the parties of all parts in connection with the subject matter hereof and all documents executed in pursuance hereto and/or simultaneously hereto, whether registered or unregistered, shall be deemed to form and comprise an interest and inseparable part of this agreement.


 The block contains five handwritten signatures in blue ink. From left to right, they are: 'K. Chakraborty' (partially obscured), 'R.A. Chowdhury', 'A. Ray', 'S. Chakraborty', and 'K. Chatterjee'. There is also a large, stylized signature on the far right that appears to be 'S. Chakraborty'.



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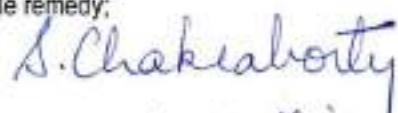
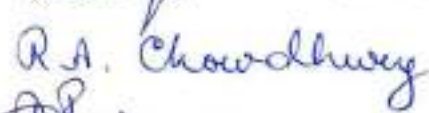
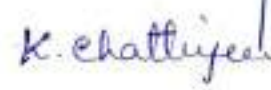
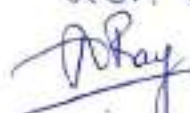
District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

XXXV. None of the provisions of this agreement shall be deemed to constitute a partnership amongst/between the parties hereof and each party shall have the authority to bind or shall be deemed to be the agent of the other only in the manner specifically provided herein, it being clarified and understood that the Developer cum Co-Owner (specified in respective Third and Second Part herein) herein has not been appointed as an agent or contractor of the Co-Owners of the First Part. But to the contrary has been granted independent valuable rights and interests in the subject property specified in schedule "A" hereunder written by virtue of and/or under these presents are independent cumulative and without prejudice to all other rights available to them/it, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the party, whether under this agreement or otherwise;

XXXVI. All the parties agree that the Co-owner of Second Part has got no independent representation and claim other than joint allocation of Developer and Part of Second Part herein and mutually both the allocation of the Party of the Third Part and Second Part herein has been merged for convenience and as understood amongst the Parties;

XXXVII. Each party acknowledge and agree that if any of them shall breach any of the provision of this agreement or any other agreement entered into pursuant to it after execution of this agreement damages may not be an adequate remedy to the other party/parties and such other party shall be entitled to seek enforcement by injunction order for specific performance or such other equitable relief as a court of competent jurisdiction may deem fit to award ignoring arbitration clause and shall try to settle all dispute mutually and in default from appropriate court of law or forum in accordance with law;

XXXVIII. No remedy conferred by any of the provisions of this agreement is intended to be exclusive of any other remedy available at law, in equity by statute or otherwise. Each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity by statute or otherwise. The election by any party to pursue one or more of such remedies shall not constitute a waiver by such party of the right to pursue any other available remedy;




District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

XXXIX. This agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed as original but all of which will constitute one and the same instrument.

SCHEDULE 'A' ABOVE REFERRED TO:

ALL THAT piece and parcel of homestead land admeasuring 6 (Six) Cottahs be the same or a little more or less comprised in C.S. Dag No. 266 appertaining to Khatian no. 87 in Mouza Ibrahimpur, J.L. No. 36, Pargana Khaspur, Revenue Survey 10 together with approximately 70 years old Two storied dwelling house having constructed covered area of 1500 Sq. ft. in each floor (i.e. total 3000 Sq. ft in the total two storied Building) be the same a little more or less standing thereon, lying at and being Municipal Premises No.5/2, Jadavpur East Road, Pin – 700032, Police Station previously Tollygunge and presently Jadavpur, Additional District Sub-Registration Office at Alipore, lying within Municipal Ward No.096 of the Kolkata Municipal Corporation, since been mutated in the joint names of the Co-Owner no. 1 to 8 herein in the record of the Kolkata Municipal Corporation vide Assessee no. 21-096-04-0023-9, within District South 24 Parganas and which is butted and bounded by:

On the North : By Premises No. 26, Jadavpur East Road, Kolkata – 700 032;
On the East : By Premises No. 5/1, Jadavpur East Road, Kolkata – 700032;
On the South : By 20 ft. wide Municipal Road (Jadavpur East Road);
On the West : By Premises No. 5, Jadavpur East Road, Kolkata – 700 032;

SCHEDULE 'B' ABOVE REFERRED TO:

PART - I

The Co-Owners of the First Part shall be entitled to the following considerations, also specified in Clause XII hereinabove, which will be deemed and referred as allocation of Co-Owners' of First Part to which the Developer cum Co-Owner (specified in respective Third and Second Part herein) herein shall not oppose or raise any objection whatsoever.

K. Chakraborty
R. A. Chowdhury
K. Chatterjee
Abay
Manu



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

ALLOCATIONS OF CO-OWNERS' OF FIRST PART

The Co-Owners of the First Part (some individually and some in groups as per his/her/their acquisition of Title in the property and as agreed and understood with the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development and who is entitled joint allocation as Developer cum Co-owner (of undivided 5/24th share), in lieu of granting rights of Development in favour of the Developer of Third and its entitlement (specified in their combined allocation as Developer cum Co-owner (of undivided 5/24th share specified herein and specified in Part II of Schedule "B hereunder written), shall be entitled to fixed constructed area of the aforesaid Building to be named on unison and consent of parties herein of all parts as "ANNADA BHAVAN" at the project to be familiar with the name also on consent of both parties as "ADITRI ANNADA" and irrespective of increase or decrease of sanctioned FAR up to G + 4 storied proposed Building at the First phase, the Co-Owners of the First Part herein (some individually and some in groups as per his/her/their acquisition of Title in the property, already stated) subject to fulfilment of their obligations and compliance of the terms of the Agreement, shall be entitled to specified fixed total constructed area of the aforesaid Building named "ANNADA BHAVAN" at the project to be familiar with the name also on unison and consent of all parties herein as "ADITRI ANNADA" of the said Project in terms of 5 (Five) numbers of complete self-contained flat in different Floors of the said proposed Building (specified hereunder written) with facilities of 2 (Two) nos. of Open Car Parking spaces at the specified parking area in the ground floor, which to be treated as fixed joint allocation of the parties of First Part herein as understood and agreed with the Developer of Third Part herein), and the Developer (who is also the Co-owner of undivided 5/24th share in the subject property) shall be bound to handover to the said Co- Owners of the First Part herein, the following allocations/considerations, which of course further specified in Part I of the Schedule 'B' of the said Regd. agreement of development [i.e. joint allocation of Smt Ratna Acharyya Chaudhuri, Smt Anuradha Ray and Smt Sharmila Chakraborty specified in i) below, Sri Kamalendu Banerjee specified in ii) below, and Smt Krishna Chatterjee specified in iii) below]:

K. Banerjee
A. Ray

S. Chakraborty
K. Chatterjee
R. A. Chowdhury



District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

THE CO-OWNERS OF THE FIRST PART HEREIN SMT RATNA ACHARYYA CHAUDHURI, SMT ANURADHA RAY, SMT SHARMILA CHAKRABORTY, SRI KAMALENDU BANERJEE & SMT KRISHNA CHATTERJEE SHALL ACCORDINGLY BE ENTITLED TO A FIXED JOINT ALLOCATION AND/OR BE DEEMED AS OWNERS OF THE FOLLOWING IN THE MANNER AS SPECIFIED

(i) Two self-contained complete flats (1) being Flat Nos. 1B on the South Eastern side of the First floor (of the Proposed Building namely ANNADA BHAVAN having carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft. approx.]. (comprising of Three numbers of bed room, one living cum dining room, one kitchen, Two toilets and One balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) and (2) being Flat Nos. 2B on the North Eastern side of the Second Floor (of the Proposed Building namely ANNADA BHAVAN having carpet area of 530 Sq. ft be the same a little more or less [equivalent to super built up area of 800 sq. ft. approx.], (comprising of Two numbers of bed room, one living cum dining room, one open kitchen, Two toilets and One balcony (inclusive of proportionate stair case, lift together with proportionate common service areas);

(ii) One self-contained complete flat, being Flat No. 1A on the on the South Western side of the First floor (of the Proposed Building namely ANNADA BHAVAN having carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft. approx.] (comprising of Two numbers of bed room, one living cum dining room, one study room, one kitchen, Two toilets and One balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) with One sanctioned covered Open Car Parking in the ground floor as would be sanctioned having minimum area of 135 Sq. ft. be the same a little more or less, (for Parking One Car);

(v) Two contiguous self-contained complete flats being Flat Nos. 2A/1 and 2A/2 on the respective South Western & North Western side of the Second floor (of the Proposed Building namely ANNADA BHAVAN) respectively having (1) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft. approx.] (comprising of Two numbers of bed room, one living cum dining room, one kitchen, Three toilets and Two numbers of balcony

K. Acharyya
A. Ray

S. Chakraborty
K. Chatterjee
R. A. Choudhury

[Signature]



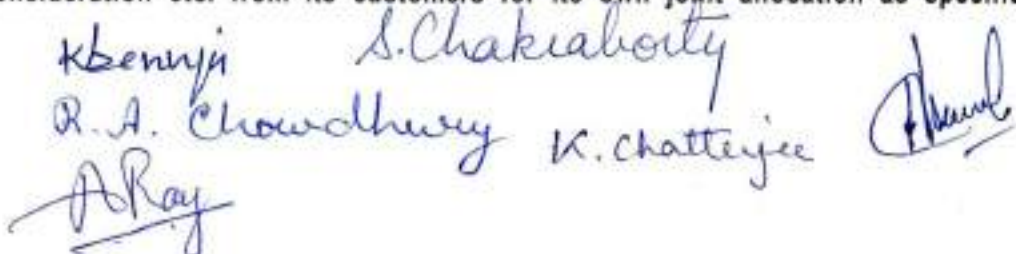
District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

(inclusive of proportionate stair case, lift together with proportionate common service areas) and (2) carpet area of 265 Sq. ft be the same a little more or less [equivalent to super built up area of 400 sq. ft . approx.] (comprising of One number of bed room, one kitchen cum dining and one toilet (inclusive of proportionate stair case, lift together with proportionate common service areas) along with One sanctioned covered Open Car Parking in the ground floor as would be sanctioned having minimum area of 135 Sq. ft. be the same a little more or less. (for Parking One Car);

(iii) All (i to iii) above each should be coupled with undivided proportionate impartible variable share or interest and ownership in the said land specified in Schedule 'A; hereunder written together with right of common user of stair case/stair landing and other common areas, common passages, common path ways, common entrances, underground and overhead reservoirs and other common parts, services and/or facilities that may be necessary for peaceful user and enjoyment of the said respective flats and other amenities as specified in Schedule 'D' subject to payment of proportionate common maintenance specified in Schedule 'E' hereunder written;

(vi) Together with non-refundable cash consideration and/or forfeit money to the tune of Rs. 25000/- (Rupees Twenty Five Thousand) only, which the Developer herein has already paid to the Co- Owners of First Part as mutually settled by said Co-Owners of the First Part, which receipt the said Co- Owners of First Part jointly admit and acknowledge herewith as per memo of consideration appearing hereunder written.

Provided and it is agreed by the parties that immediate to execution/registration of this agreement of Development, the Developer shall be entitled to enter into agreement to sale with its customers from its joint allocation (as Developer and as Co-Owner of 5/24th undivided share, as aforesaid) or part and also shall also be entitled to register such agreement to sale with its customers for its own joint allocation mentioned in clause XIII hereunder written (and also in Part II of Schedule "B hereunder written) and shall be entitled to accept earnest money and part consideration etc. from its customers for its own joint allocation as specified



 K. Benji S. Chakraborty

 R. A. Chowdhury K. Chatterjee

 A. Ray



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

hereunder written or its part at its risk and responsibility, similarly the Co-Owners of the First Part for their allocations as specified hereinabove and also in part I of the Schedule 'B' of the said Regd. agreement of development and as agreed and understood with the Developer of Third Part herein (who is also the Co-Owner specified in Second Part herein), shall be entitled to enter into agreement to sale with their customers from their allocation as indicated in schedule, in the event any of them decide/s to transfer its/her/their respective allocation or its part by sale or otherwise and also shall be entitled to register such agreement to sale with their customers etc. as agreed upon and specified in this agreement and shall be entitled to accept earnest money and part consideration/full consideration etc. from his/her/their customers for their said respective allocation as specified against his/her/their name/names as here under written.

Provided and it is also agreed by and between the parties that after completion of construction with all essential services provided therein and after obtaining Completion Certificate (CC) for the proposed Building, the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), shall give 7 days' notice to all the Co-Owners of the First Part herein for taking delivery of their agreed allocation, that they are entitled from the Developer and the said Co-Owners of the First Part herein shall receive their allocation within the stipulated date and time (as per the said notice) physically and from after expiry of such time (to be provided in the notice), irrespective of receipt of their respective allocation's or not or irrespective of their personal delay or inconvenience in accepting physical possession of their allocations, the Co-Owners of the First Part shall be liable to pay maintenance and other payables including Municipal taxes for their allocation and the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) shall not take any responsibility to protect and maintain the interest and allocated property of such defaulted Co-Owners amongst Parties of First Part, who failed or neglected in accepting allocation and it is agreed and expressly made clear that on the expiry of the notice towards acceptance of allocation in Group or individual of Co-Owners of the First Part, by the Developer, as aforesaid, the Developer cum co-owners herein (of respective Third and Second Part), shall be entitled to part with possession of its allocated sealable areas or its part (beyond allocations of Co-Owners of the First Part, as aforesaid)

K. Benny
 R. A. Chowdhury
 S. Chakraborty
 A. Ray
 K. Chatterjee



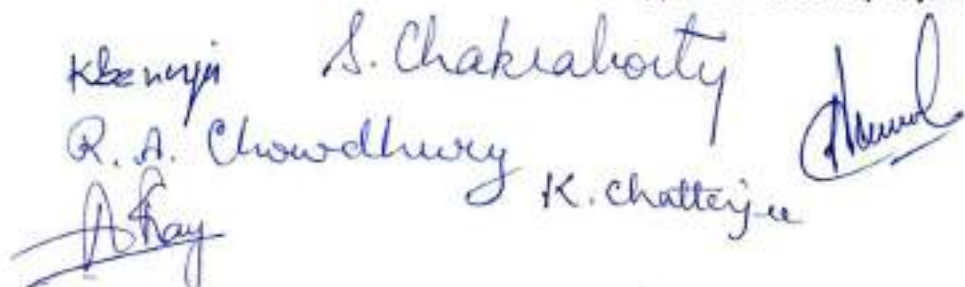
District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

to its customers and shall also be entitled to execute and register appropriate deed of Transfer to its prospective buyers before appropriate registration authority/authorities, having jurisdiction in favour of its customers on acceptance of balance considerations if any (other than already taken from its customers), to which the Co-Owners of the First Part herein shall neither oppose nor be entitled or permitted to oppose on any ground whatsoever, which Parties herein of all Parts agreed and accepted.

(iv) provided the parties further agreed that in the event the concerned sanctioning authority of The Kolkata Municipal Corporation grants any extra sanction of any Floor/s by extending FAR or otherwise beyond G + 4, the ratio of allocation of such extra floor/s or extra FAR beyond initial sanction of G + 4 storied Building, the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) shall be bound to handover to the said Co-Owners of the First Part fixed 34.91 % of constructed area against such extra sanction, if any (other than their fixed allocations for G + 4 storied initial sanction of the proposed Building) in terms of complete Flat/Flats as per same specification of materials and particulars of construction as applicable for G + 4 storied part of the Building as per particulars furnished in schedule "C" hereunder written or alternatively equivalent cash consideration for the extra (super built up area to be entitled by the said Co-Owners of the First Part herein of the First Part, in that event of extra sanction, if any) as per prevailing market rate per sq. ft of super built up area entitled by the said Co-Owners of the First Part herein, which parties of all parts herein agreed and accepted, which have also been specified in clause 8(XII) herein above;

PART - II

Similarly it is agreed by and between the parties herein of both part that Developer cum Co-Owner (specified in respective Third and Second Part herein) shall be entitled to the following combined consideration as Developer cum Co-Owner (of its undivided 5/24th share in the "A" Schedule Property) and more specifically also described in Part II of Schedule B, which will be deemed and referred as combined allocation of Developer cum Co-Owner (specified in respective Third and Second Part herein) to which the Co-Owners' of First Part herein shall not oppose or raise any objection whatsoever;



 K. Chakraborty
 R. A. Chowdhury
 K. Chatterjee



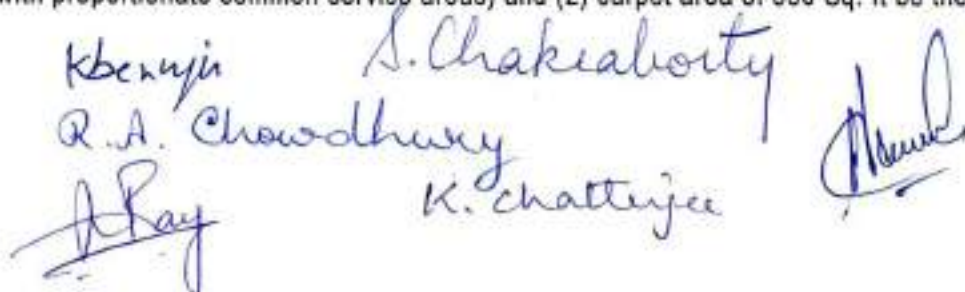
District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

DEVELOPER'CUM CO-OWNER'S FIXED ALLOCATION :

That as already stated herein above in lieu of construction and/or development of the proposed multistoried Buildings **ANNADA BHAVAN** [irrespective of increase or decrease of sanctioned FAR up to G + 4 storied proposed Building at the First phase] at the said housing project "**ADITRI ANNADA**", at the exclusive cost and expense of the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development) in accordance with the sanction plan to be sanctioned by The Kolkata Municipal Corporation or other appropriate authority/authorities, as the case may be, and for its enterprise and efforts as aforesaid, the Developer cum co-owner of 5/24th undivided share, without prejudice to the other rights and authorities as may be available to the said Developer cum Co-Owner (of undivided 5/24th share, as aforesaid), as per terms of this agreement, the said Developer cum Co-Owner (of the respective Third and Second Part herein) shall conjointly be entitled to remaining constructed area of the said G + 4 storied Building **ANNADA BHAVAN** at the said housing Project "**ADITRI ANNADA**" in their fixed allocation in the manner as hereunder::

a) Two contiguous self-contained complete flats being Flat Nos. 3A and 3B on the respective South Western & South Eastern side of the Third floor (of the Proposed Building namely **ANNADA BHAVAN**) respectively having (1) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft . approx.] (comprising of Three numbers of bed rooms, one living cum dining room, one kitchen, Two toilets and one balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) and (2) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft . approx.] (comprising of Three numbers of bed room, one living cum dining room, one kitchen, two toilets, One balcony (inclusive of proportionate stair case, lift together with proportionate common service areas);

b) Two contiguous self-contained complete flats being Flat Nos. 4A and 4B on the respective South Western & South Eastern side of the Third floor (of the Proposed Building namely **ANNADA BHAVAN**) respectively having (1) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft . approx.] (comprising of Three numbers of bed rooms, one living cum dining room, one kitchen, Two toilets and one balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) and (2) carpet area of 830 Sq. ft be the





District Sub Registrar-II,
Alipore, South 24 Parganas

- 4 MAR 2025

case, lift together with proportionate common service areas) and (2) carpet area of 830 Sq. ft be the same a little more or less [equivalent to super built up area of 1200 sq. ft. approx.] (comprising of Three numbers of bed rooms, one living cum dining room, one kitchen, two toilets and one balcony (inclusive of proportionate stair case, lift together with proportionate common service areas) along with Total Six numbers of sanctioned covered Open Car Parking in the ground floor as would be sanctioned each having minimum area of 135 Sq. ft. be the same a little more or less. (for Parking six Cars); All (a) & (b) above each should be coupled with undivided proportionate impartible variable share or interest and ownership in the said land specified in Schedule 'A'; hereunder written together with right of common user of stair case/stair landing and other common areas, common passages, common path ways, common entrances, underground and overhead reservoirs and other common parts, services and/or facilities that may be necessary for peaceful user and enjoyment of the said respective flats and other amenities as specified in Schedule 'D' subject to payment of proportionate common maintenance specified in Schedule 'E' hereunder written;

provided the parties further agreed that in the event the concerned sanctioning authority of The Kolkata Municipal Corporation grants any extra sanction of any Floor/s by extending FAR or otherwise beyond G + 4, the ratio of allocation of such extra floor/s or extra FAR beyond initial sanction of G + 4 storied Building should be owners of First Part jointly = 34.91 % & Developer cum 5/24th Co-Owner of = remaining 65.09%, and the said Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), shall be bound to handover to the said Co-Owners of the First Part herein, extra fixed 34.91 % of constructed area against such extra sanction, if any (other than their fixed allocations for G + 4 storied initial sanction of the proposed Building) in terms of complete Flat/Flats as per same specification of materials and particulars of construction as applicable for G + 4 storied part of the Building as per particulars furnished in schedule "C" hereunder written or alternatively equivalent cash consideration for the extra (super built up area to be entitled by the said Co-Owners of the First Part herein of the First Part, in that event of extra sanction, if any) as per prevailing market rate per sq. ft of super built up area entitled by the said Co-Owners of the First Part herein in terms of the ratio of share of ownership, as aforesaid, which Parties herein of all Parts agreed and accepted, which have also been specified in Part I of Schedule 'B' hereunder written;

K. Chakraborty
K. Chatterjee
R.A. Chowdhury

K. Chakraborty
K. Chatterjee
R.A. Chowdhury



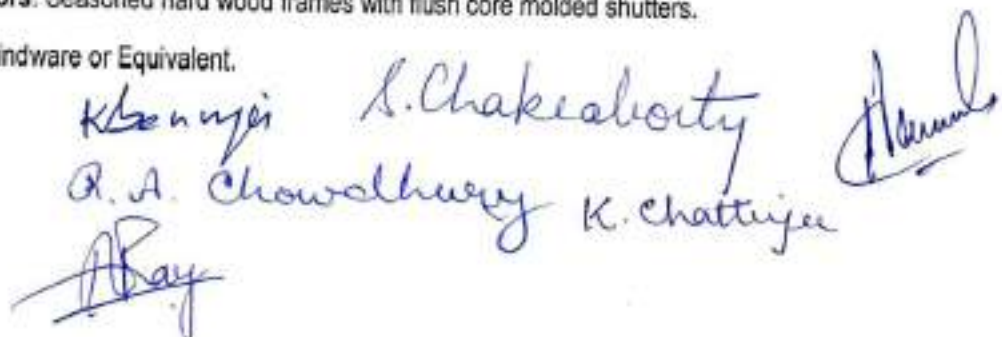
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District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

Provided further and it is specifically agreed by and amongst the Parties herein of all Parts that the Developer of Third Part herein, (who is also the Co-owner of undivided 5/24th share in the subject property under Development), shall be entitled to accept all Earnest money/part consideration and subsequent payments from all prospective Purchaser/s of its joint allocations therein inclusive of aforesaid compulsory constructed area in terms of complete constructed Flats etc. including the specified space for parking car mentioned herein above with absolute obligation to obtain C.C. (completion Certificate) from the appropriate authority of the Kolkata Municipal Corporation before handing over possession of allocations of Co-Owners of First Part with specific responsibility and obligation to Deliver full allocation of Co-Owners of the First Part before execution and registration of any transfer deed in favour of purchaser of the allocation of Developer of the Third Part (cum co-owner of the Second Part) or before delivery of possession of any part of joint allocation of the Party of Third & Second Part herein to its customers/Purchasers], which parties of both parts herewith agreed and accepted.

SCHEDULE 'C' ABOVE REFERRED TO
(Specification of Construction)

- A. **STRUCTURE:** The building shall be constructed with RCC framed in accordance with the plan and drawing prepared by the Architects and sanctioned by the appropriate authority.
- B. **EXTERNAL FINISH:** Blending of water proof acrylic base paint and other decorative finish with cladding.
- C. **INTERIOR FINISH:** Smooth finish on walls with POP/Putty.
- D. **WALL:** Clay Brick / Concrete Block / AAC Block.
- E. **CORRIDOR / STAIRS:** Marble / Vitrified tile flooring.
- F. **LIFT LOBBY:** Flooring with Marble / Granite, Lift Fascia with Granite/Tiles.
- G. **UNIT FLOORING:** Vitrified tiles in living room, dining room, bedroom & balcony, anti-skid tiles in toilet and kitchen floors.
- H. **KITCHEN:** Counter with Granite slab and stainless steel sink; Ceramic tiles on wall 3 ft. above counter.
- I. **TOILETS:** Ceramic tiles upto door height, Sanitary Ware of reputed make viz. Hindware/Jaguar.
- J. **STAIR / BALCONY RAIL:** M.S. railing with wooden handle.
- K. **WINDOWS:** Powder coated / anodized aluminum window with glazing.
- L. **DOORS:**
 - Main Doors: Decorative main door of reputed make with night latch and magic eye.
 - All internal doors: Seasoned hard wood frames with flush core molded shutters.
- M. **CP FITTING:** Hindware or Equivalent.





District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

N. Electrical:

- i. Concealed copper wiring with semi modular switches.
- ii. Provision for split A/C points in all bedrooms.
- iii. Telephone point in living room.
- iv. Cable TV point in living room and one bedroom.
- v. Internet points in Flat / living room.
- vi. Washing machine point.
- vii. Geyser points in bathrooms
- viii. Exhaust fan points in bathrooms & Kitchen.
- ix. Wall-hung fan points in Master Toilet and Kitchen.
- x. However personal electric meter for individual Flat from CESC Ltd to be provided on undertaking cost and charges to be levied by CESC Ltd.

O. DG Backup: DG backup for lift & common service area;

P. Elevators: Automatic passenger elevator KONE or equivalent.

Q. Security System: CCTV installation, INTERCOM each flat.

R. Generator facility and/or service (DG Back Up) for bed room & inside portion of the Flat/unit may be available subject to bearing monthly proportionate requisite charges on actual and subject to bearing proportionate cost of D.G.

11. FOR CAR PARKING IN THE GROUND FLOOR: Space to be provided with demarcated Plan specified in the sanctioned Plan;

SCHEDULE 'D' ABOVE REFERRED TO :

(Viz. Common areas, installation and common facilities to be enjoyed by the Co-Owners along with Developer or its nominees as referred to above)

Common Areas & Installations at the New Building (s) and/or project:

- I. The foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.
- II. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
- III. Toilets and bathrooms for use of darwans, drivers, maintenance staff of the premises.

K. Chakraborty
A. Ray

S. Chakraborty
K. Chatterjee
R. A. Chowdhury



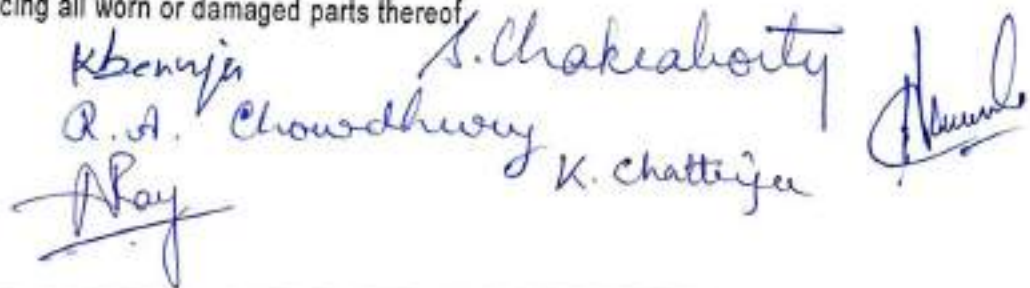
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District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

- IV. The darwans & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.
- V. Water pump and motor with installation (if any separately provided for any Building).
- VI. Overhead tanks and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
- VII. Windows/doors/grills and other fittings of the common area of the premises.
- VIII. Electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those as are installed for any particular Unit) and spaces required therefor
- IX. Such other common parts areas equipment installations fixtures fittings covered and open space in or about the subject property and/or the building as are necessary for passage to or use and occupancy of the Flats as are necessary.
- X. Electrical installations and the accessories and wirings in respect of the New Building (s) and/or project and the space required therefore, if installed.
- XI. Tube Well, Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
- XII. Water waste and sewerage evacuation pipes and drains from the buildings/Subject Property to the municipal duct/drains.
- XIII. Boundary walls of the Subject Property and main gates.
- XIV. Transformer if applicable.
- XV. Generator its installations and its allied accessories.
- XVI. Lifts and their accessories and spaces required therefore.
- XVII. That the ultimate roof the Building shall remain common for all the prospective Flat Owners in the said Project after keeping provision of the Common Areas and Installations as the Developer at its discretion, decide.

SCHEDULE 'E' ABOVE REFERRED TO:
(Co-Owners cost of maintenance for providing Common Service & facilities to them)
COMMON EXPENSES

1. Repairing rebuilding repainting improving or other treating as necessary and keeping the property and every exterior part thereof in good and substantial repairs order and condition and renewing and replacing all worn or damaged parts thereof





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District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

2. Painting with quality paint as often as may (in the opinion of the Association) be necessary and in a proper and workmanlike manner all the wood metal stone and other work of the property and the external surfaces of all exterior doors of the respective buildings of the New Building and decorating and colouring all such parts of the property as usually are or ought to be.
3. Keeping the gardens and grounds of the property generally in a neat and tidy condition and tending and renewing all lawns flowers beds shrubs trees forming part thereof as necessary and maintaining repairing and where necessary reinstating any boundary wall hedge or fence.
4. Keeping the private road in good repair and clean and tidy and edged where necessary and clearing the private road when necessary.
5. Paying a fair proportion of the cost of clearing repairing instating any drains and sewers forming part of the property.
6. Paying such workers as may be necessary in connection with the upkeep of the New Building.
7. Insuring any risks.
8. Cleaning as necessary the external walls and windows (not forming part of any Unit) in the property as may be necessary keeping cleaned the common parts and halls passages landing and stair cases and all other common parts of the New Building.
9. Cleaning as necessary of the areas forming parts of the New Building.
10. Operating maintaining and (if necessary) renewing the lighting apparatus from time to time for the maintenance of the New Building.
11. Maintaining and operating the lifts.
12. Providing and arranging for the emptying receptacles for rubbish.
13. Paying all rates taxes duties charges assessments and outgoings whatsoever (whether central state or local) assessed charged or imposed upon or payable in respect of the various buildings of the New Building or any part thereof.
14. Abating any nuisance and executing such works as may be necessary for complying with any notice served by a local authority in connection with the development or any part thereof so far as the same is not the liability of or attributable to the Unit of any individual Owners of any Unit.
15. Generally managing and administering the development and protecting the amenities in the new building and for that purpose employing and contractor and enforcing or attempting to enforce the observance of the covenants on the part of any occupants of any of the Units.

Benjamin
 A. Chakraborty
 R. A. Chowdhury
 K. Chatterjee
 A. Ray

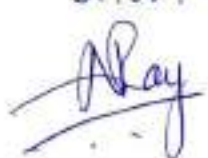


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District Sub Registrar-II,
Alipore, South 24 Parganas
- 4 MAR 2025

16. Employing qualified accountant for the purpose of auditing the accounts in respect of the maintenance expenses and certifying the total amount thereof for the period to which the account relates.
17. Complying with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the New Building excepting those which are the responsibility of the occupier of any Unit/Units.
18. Insurance of firefighting appliances and other equipment's for common use and maintenance renewal and insurance of the common television aerials and such other equipment as may from time to time be considered necessary for the carrying out of the acts and things mentioned in this Schedule.
19. Administering the management company staff and complying with all relevant statutes and regulations and orders thereunder and employing suitable persons or firm to deal with these matters.
20. The provision for maintenance and renewal of any other equipment and the provision of any other service which in the option of the Association it is reasonable to provide.
21. In such time to be fixed annually as shall be estimated by the Association (whose decision shall be final) to provide a reserve and/or sinking Fund, minimum @Rs. 4/- per Sq. ft of the carpet area of individual flat holder for 12 months or at such modified rate, as may be fixed time to time by association/maintenance committee in-charge of the proposed building after formation, shall always be kept deposited, from the month of delivery of possession, with association/maintenance committee (after formation) for items of expenditure referred to this schedule to be or expected to be incurred at any time;
22. The said reserve fund, as aforesaid, shall be kept in separate account and the interest thereon or income from such fund shall be held by the Association for the Owners of the Units/Flats and shall only be applied in accordance with the decision of the Association.
23. The charges/fees. Charges/fees of any professional Company/Agency appointed to carry out maintenance and supervision of the New Building including proportionate cost for formation of association under the law;







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District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

MEMO FOR PAYMENT OF NON-REFUNDABLE CASH CONSIDERATION AND/OR FORFEIT MONEY

RECEIVED the sum of Rs.25000/- (Rupees Twenty Five Thousand only) being the non-refundable forfeit money from the Developer of Third Part herein as per particulars appearing hereunder:

Sl No.	Particulars of Payment	Amount
1	Paid Total sum of Rs. 2778/- by (1) an a/c payee Demand Draft bearing no. 972767 dated 26.02.2025 for Rs. 2750/- and (2) by an a/c payee cheque bearing no. 046273/- dated 26.02.2025 for Rs. 28/- both drawn on Indian Overseas Bank, Landsdown Market, Kolkata Branch in the name of Sri Kamalendu Banerjee, as requested jointly by the parties of First Part herein;	Rs. 2778/-
2	Paid Total sum of Rs. 11111/- by (1) an a/c payee Demand Draft bearing no. 972769 dated 26.02.2025 for Rs. 11000/- and (2) by an a/c payee cheque bearing no. 046272 dated 26.02.2025 for Rs. 111/- both drawn on Indian Overseas Bank, Landsdown Market, Kolkata Branch in the name of Smt Krishna Chatterjee, as requested jointly by the parties of First Part herein;	Rs. 11111/-
3	Paid Total sum of Rs. 3704/- (1) by NEFT from Developer's current a/c to S. B. A/C of Ratna Acharyya Chaudhuri for Rs. 3667/- vide NEFT Transaction no. UTR No. IOB AN25058191050 dated 27.02.2025 and (2) Rs. 37/- by an a/c payee cheque bearing no. 046276 dated 27.02.2025 both issued by Indian Overseas Bank, Landsdown Market, Kolkata Branch in the name of Smt Ratna Acharyya Chaudhuri, as requested jointly by the parties of First Part herein	Rs. 3704/-
4	Paid Total sum of Rs. 3704/- (1) by NEFT from Developer's current a/c to S. B. A/C of Ratna Acharyya Chaudhuri for Rs. 3667/- vide NEFT Transaction no. UTR No. IOB AN25058196921 dated 27.02.2025 and (2) Rs. 37/- by an a/c payee cheque bearing no. 046277 dated 27.02.2025 both issued by Indian Overseas Bank, Landsdown Market, Kolkata Branch in the name of Smt Anuradha Ray, as requested jointly by the parties of First Part herein;	Rs. 3704/-
5	Paid Total sum of Rs. 3703/- (1) by NEFT from Developer's current a/c to S. B. A/C of Ratna Acharyya Chaudhuri for Rs. 3666/- vide NEFT Transaction no. UTR No. IOB AN25058198102 dated 27.02.2025 and (2) Rs. 37/- by an a/c payee cheque bearing no. 046278 dated 27.02.2025 both issued by Indian Overseas Bank, Landsdown Market, Kolkata Branch in the name of Smt Sharmila Chakraborty, as requested jointly by the parties of First Part herein;	Rs. 3703/-
Total =		Rs. 25,000/-

(Rupees Twenty Five Thousand only)

R.A. Chowdhury
K Banerjee

K. Chatterjee
S. Chakraborty
Anuradha Ray

SIGNATURE OF CO- OWNERS OF FIRST PART

WITNESSES:-

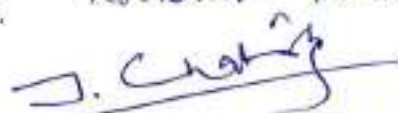
1. *Dibyendu Sekharmal*
Coalition East Chinsura
2. *Dibymala Paul*
8C, Mahendoo Rd
col. 25



District Sub Registrar-II,
Alipore, South 24 Parganas
- 4 MAR 2025

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

SIGNED SEALED AND DELIVERED by the within-named Co-Owners of First Part at Kolkata in the presence of:

1. Nilanjana Acharya Chowdhury
202/12, N S C Bose Rd,
Kolkata - 700047
2. 
(J. CHAKRABORTY)
T-33, BG, GENEXX
VALLEY, KOLKATA-700104

Kamalendu Banerji
Ratna Acharya Chowdhury
Anuradha Ray
Shreemita Chakraborty
Krishna Chatterjee

Signature of Co-Owners of the First Part

SIGNED SEALED AND DELIVERED by the within-named Developer (of Third Part) cum Co-owner of Second Part at Kolkata in the presence of:

1. Nilanjana Acharya Chowdhury
2. 
(J. CHAKRABORTY)

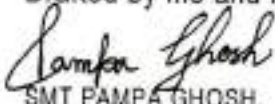
ASR PROJECTS AND VENTURES LLP

Designated Partner

AUTHORISED DESIGNATED PARTNER
ASR PROJECTS AND VENTURES LLP
(DEVELOPER OF THIRD PART CUM
CO-OWNER OF SECOND PART)

Signature of Developer (of Third part) cum
Co-Owner of Second Part

Drafted by me and Printed in my chamber



SMT PAMPA GHOSH,

Advocate,

Enrol. No. WB/448/2004

High Court, Calcutta,

C/O Mr. A. N. Das, Advocate

7C, K.S. Roy Road, Kol- 700001



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District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025



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



192024250423871938

GRN Details

GRN:	192024250423871938	Payment Mode:	SBI Epay
GRN Date:	27/02/2025 17:57:33	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0600907254513	BRN Date:	27/02/2025 17:57:55
Gateway Ref ID:	IGASMYCBN6	Method:	State Bank of India NB
GRIPS Payment ID:	270220252042387192	Payment Init. Date:	27/02/2025 17:57:33
Payment Status:	Successful	Payment Ref. No:	2000358574/2/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms ASR PROJECTS AND VENTURES LLP
Address:	2C, MAHENDRA ROAD, GROUND FLOOR, 700025
Mobile:	8584956007
Email:	accounts@ashrayproperties.com
Period From (dd/mm/yyyy):	27/02/2025
Period To (dd/mm/yyyy):	27/02/2025
Payment Ref ID:	2000358574/2/2025
Dept Ref ID/DRN:	2000358574/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000358574/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2000358574/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	271

Total 20192

IN WORDS: TWENTY THOUSAND ONE HUNDRED NINETY TWO ONLY.





SPECIMEN FORM FOR TEN FINGERPRINTS

SI No.	Signature of the executants/Presentants	Finger prints				
	 <i>Kamalendu Benrjee</i>					
		Little	Ring	Middle	Fore	Thumb
		[Left Hand]				
						
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				
	 <i>Krishna Chatterjee</i> <i>Krishna Chatterjee</i>					
		Little	Ring	Middle	Fore	Thumb
		[Left Hand]				
						
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				
	 <i>Ratna Acharya Choudhary</i>					
		Little	Ring	Middle	Fore	Thumb
		[Left Hand]				
						
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No.	Signature of the executants/Presentants	Finger prints						
	  	 Little	 Ring	 Middle	 Fore	 Thumb		
		[Left Hand]						
		 Thumb	 Fore	 Middle	 Ring	 Little		
		[Right Hand]						
			  	 Little	 Ring	 Middle	 Fore	 Thumb
				[Left Hand]				
 Thumb	 Fore			 Middle	 Ring	 Little		
[Right Hand]								
	   AUTHORISED DESIGNATED PARTNER ASR PROJECTS AND VENTURES LLP (DEVELOPER OF THIRD PART CUM CO-OWNER OF SECOND PART)			 Little	 Ring	 Middle	 Fore	 Thumb
				[Left Hand]				
		 Thumb	 Fore	 Middle	 Ring	 Little		
		[Right Hand]						



District Sub Registrar-II
Alipore, South 24 Parganas

- 4 MAR 2025

Major Information of the Deed

Deed No :	I-1602-03122/2025	Date of Registration	04/03/2025
Query No / Year	1602-2000358574/2025	Office where deed is registered	
Query Date	05/02/2025 8:05:45 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PAMPA GHOSH 44C KASTADANGA ROAD, SARSUNA, KOLKATA - 700061, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 9230421270, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,00,50,301/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 303/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

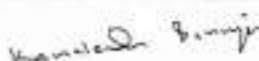
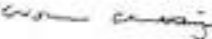
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadavpur East Road, , Premises No: 5/2, , Ward No: 096 Pin Code : 700032

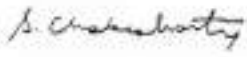
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	1/-	87,00,301/-	Width of Approach Road: 20 Ft.,
Grand Total :				9.9Dec	1 /-	87,00,301 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	1 /-	13,50,000 /-	

Land Lord Details :

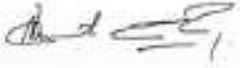
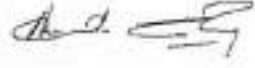
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	KAMALENDU BANERJEE Son of Late NIHAR RANJAN BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office	 04/03/2025	 LTI 04/03/2025	 04/03/2025
	5/2, JADAVPUR EAST ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: BXxxxxxx1B, Aadhaar No: 92xxxxxxxx3741, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	KRISHNA CHATTERJEE Daughter of Late KALIDAS BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office	 04/03/2025	 LTI 04/03/2025	 04/03/2025
	P-17B, ASHUTOSH CHOWDHURY AVENUE, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ACxxxxxx1B, Aadhaar No: 46xxxxxxxx4232, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	RATNA ACHARYYA CHAUDHURI Daughter of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office	 04/03/2025	 LTI 04/03/2025	 04/03/2025
	202/12, N S C BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AIxxxxxx6F, Aadhaar No: 49xxxxxxxx9413, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	ANURADHA RAY Daughter of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office		 Captured	
		04/03/2025	LTI 04/03/2025	04/03/2025
	656, DAKSHINAYAN APT, DWARAKA, City:- , P.O:- DWARKA, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110078 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AExxxxxx4M, Aadhaar No: 26xxxxxxxx6254, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	SHARMILA CHAKRABORTY Daughter of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office		 Captured	
		04/03/2025	LTI 04/03/2025	04/03/2025
	A802, SHAKUNTALA, MANJULPUR, City:- , P.O:- VADODARA, P.S:-VIRAMGAM, District:-Vadodara, Gujarat, India, PIN:- 390011 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AGxxxxxx0J, Aadhaar No: 95xxxxxxxx9320, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office			
6	ASR PROJECTS AND VENTURES LLP 2C, Mahendra Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX0 , PAN No.: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

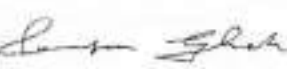
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASR PROJECTS AND VENTURES LLP 2C, MAHENDRA ROAD, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX0 , PAN No.: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name AMITAVA SINGHA ROY (Presentant) Son of BENOY KUMAR SINGHA ROY Date of Execution - 04/03/2025, , Admitted by: Self, Date of Admission: 04/03/2025, Place of Admission of Execution: Office	Photo  Mar 4 2025 12:55PM	Finger Print  LTI 04/03/2025 Captured	Signature  04/03/2025
	119, BAMACHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: atxxxxxx4k, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ASR PROJECTS AND VENTURES LLP (as PARTNER)			
2	Name Mr Amitava Singha Roy Son of Shri Benoy Kumar Singha Roy Date of Execution - 04/03/2025, , Admitted by: Self, Date of Admission: 04/03/2025, Place of Admission of Execution: Office	Photo  Mar 4 2025 12:55PM	Finger Print  LTI 04/03/2025 Captured	Signature  04/03/2025
	119, Bama Charan Roy Road(Jayashree park), City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ATxxxxxx4K, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ASR PROJECTS AND VENTURES LLP (as Partner), ASR PROJECTS AND VENTURES LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
PAMPA GHOSH Wife of Mr ASISH GHOSH 44C, Kastodanga Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700051	 04/03/2025	 04/03/2025 Captured	 04/03/2025
Identifier Of KAMALENDU BANERJEE, KRISHNA CHATTERJEE, RATNA ACHARYYA CHAUDHURI, ANURADHA RAY, SHARMILA CHAKRABORTY, AMITAVA SINGHA ROY, Mr Amitava Singha Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	KAMALENDU BANERJEE	ASR PROJECTS AND VENTURES LLP-1.98 Dec
2	KRISHNA CHATTERJEE	ASR PROJECTS AND VENTURES LLP-1.98 Dec
3	RATNA ACHARYYA CHAUDHURI	ASR PROJECTS AND VENTURES LLP-1.98 Dec
4	ANURADHA RAY	ASR PROJECTS AND VENTURES LLP-1.98 Dec
5	SHARMILA CHAKRABORTY	ASR PROJECTS AND VENTURES LLP-1.98 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	KAMALENDU BANERJEE	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft
2	KRISHNA CHATTERJEE	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft
3	RATNA ACHARYYA CHAUDHURI	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft
4	ANURADHA RAY	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft
5	SHARMILA CHAKRABORTY	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft

On 04-03-2025

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

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

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

Presented for registration at 12:49 hrs on 04-03-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by AMITAVA SINGHA ROY ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,00,50,301/-

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

Execution is admitted on 04/03/2025 by 1. KAMALENDU BANERJEE, Son of Late NIHAR RANJAN BANERJEE, 5/2, JADAVPUR EAST ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. KRISHNA CHATTERJEE, Daughter of Late KALIDAS BANERJEE, P-17B, ASHUTOSH CHOWDHURY AVENUE, P.O: BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 3. RATNA ACHARYYA CHAUDHURI, Daughter of Late HARIDAS BANERJEE, 202/12, N S C BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. ANURADHA RAY, Daughter of Late HARIDAS BANERJEE, 656, DAKSHINAYAN APT, DWARAKA, P.O: DWARKA, Thana: Dwarka North, , South West, DELHI, India, PIN - 110078, by caste Hindu, by Profession Retired Person, 5. SHARMILA CHAKRABORTY, Daughter of Late HARIDAS BANERJEE, A802, SHAKUNTALA, MANJULPUR, P.O: VADODARA, Thana: VIRAMGAM, , Vadodara, GUJARAT, India, PIN - 390011, by caste Hindu, by Profession Retired Person

Indetified by PAMPA GHOSH, , Wife of Mr ASISH GHOSH, 44C, Kastodanga Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-03-2025 by Mr Amitava Singha Roy, Partner, ASR PROJECTS AND VENTURES LLP (LLP), 2C, MAHENDRA ROAD, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025; Partner, ASR PROJECTS AND VENTURES LLP (LLP), 2C, Mahendra Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by PAMPA GHOSH, , Wife of Mr ASISH GHOSH, 44C, Kastodanga Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

Execution is admitted on 04-03-2025 by AMITAVA SINGHA ROY, PARTNER, ASR PROJECTS AND VENTURES LLP (LLP), 2C, MAHENDRA ROAD, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by PAMPA GHOSH, , Wife of Mr ASISH GHOSH, 44C, Kastodanga Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 303.00/- (B = Rs 250.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 271/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2025 5:57PM with Govt. Ref. No: 192024250423871938 on 27-02-2025, Amount Rs: 271/-, Bank: SBI EPay (SBIEPay), Ref. No. 0600907254513 on 27-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 040606, Amount: Rs.100.00/-, Date of Purchase: 13/01/2025, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/02/2025 5:57PM with Govt. Ref. No: 192024250423871938 on 27-02-2025, Amount Rs: 19,921/-, Bank: SBI EPay (SBIPay), Ref. No. 0600907254513 on 27-02-2025, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 138003 to 138076
being No 160203122 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.03.17 12:09:23 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 17/03/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.