

# DEVELOPMENT AGREEMENT

DATED

25<sup>TH</sup> DAY OF AUGUST, 2021

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB – REGISTRAR III, AT ALIPORE.

RECORDED IN

BOOK NO. 1

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BEING NO. 160306834 FOR THE YEAR 2021.

BY

ATTICON PROJECTS PRIVATE LIMITED.

... LAND OWNER.

AND

RAHUL INFRASTRUCTURE.

... DEVELOPER.

07092/21 VC-1702/21

I 050614/2021

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000

ONE THOUSAND RUPEES  
Rs.1000

पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

T 050614

25/8/21 6.40  
6-2/14629B

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

26 District Sub-Registrar III  
Alipore, South 24-parganas

26 AUG 2021

-- DEVELOPMENT AGREEMENT --

THIS DEVELOPMENT AGREEMENT IS MADE ON  
THIS THE 25<sup>TH</sup> DAY OF = AUGUST = . 2021  
(TWO THOUSAND AND TWENTY ONE), ANNO  
DOMINI.

28204

13 AUG 2021

No.....Rs.-**1000/-**- Date.....

Name:.....

Address:.....

Vendor: Subhan Kox

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

Tapajit Ray

Advocate

Alipur Police Court

Kolkata-27

Subhan Attale



T.G-5718

Subhan Attale



T.G-5719

Rahul Ghosh



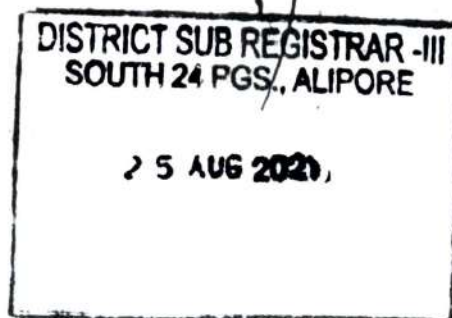
I.D-5720

Ashis Halder

s/o - Lt. Khokan Halder

Alipore Police Court

Kol-27



BETWEEN

ATTCON PROJECTS PRIVATE LIMITED, (PAN AAICA 4240 R), a Private Limited Company, incorporated under Companies Act, 1956, having its registered office at P-4, Subodh Garden, Police Station Bansdroni (previously Regent Park), Kolkata 700070 and being represented by one of its Directors namely SRI PRIYAM ATTALANI (PAN AJCPA 1252 H; AADHAAR 7231 0604 7221), son of Sri Gurudeb Attalani, by religion Hindu, by nationality Indian, by occupation Business and residing at 21C, Gobinda Ghosal Lane, Post Office Bhowanipore, Police Station Kalighat, Kolkata 700025, District South 24 Parganas, hereinafter called and referred to as the LAND OWNER (which term or expression shall unless excluded by or repugnant to the context shall mean and include its successor-in-office, administrator, legal representatives and assigns) of the FIRST PART.

AND

RAHUL INFRASTRUCTURE, a Sole Proprietorship Concern, having its Office at 1408, Rania 'C', Dinesh Nagar, Khudiram Park, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata - 700154, District South 24 Parganas and being represented by its Sole Proprietor namely SRI RAHUL GHOSH (PAN CNYPG 8887 J) (AADHAR 5153 5480 2355), son of Sri Bablu Ghosh, by religion Hindu, by nationality Indian, by occupation Business and residing at Dinesh Nagar, Khudiram Park, Pin Code - 700070, Post Office Bansdroni, Police Station Bansdroni (previously Regent Park), District South 24 Parganas, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators and legal representatives and assigns) of the SECOND PART.

WHEREAS the Land Owner has agreed to authorize and entrust the Developer ~~herein named~~ to construct a multi storied building on the below mentioned land property

morefully and particularly described in the FIRST SCHEDULE, according to the Plan which has already been sanctioned by the Competent Authority of the Kolkata Municipal Corporation vide Building Permit No. 2019110093 Dated 23.09.2019 under Plan Case No. 2019110082 and as per the following terms and conditions on which both the Parties have mutually agreed.

AND WHEREAS in this agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning:-

### DEFINITION

- I} The "FIRST PARTY" shall mean and include the OWNER of the Land Property, which is morefully mentioned under the First Schedule hereunder written and its successor-in-office, administrator, legal representatives and assigns.
- II} The "SECOND PARTY" shall mean and include the "DEVELOPER" and his heirs, successors, representatives, executors.
- III} The said "PROPERTY OR LAND" shall mean ALL THAT the piece or parcel of Land measuring or containing more or less 05 (Five) Cottahs 07 (Seven) Chittacks and 06 (Six) Sq.Ft., along with a Tile Shed Structure measuring about 100 (OneHundred) Sq.Ft., within the District: South 24-Parganas, Police Station – Bansdroni (previously Sadar Tollygunge then Jadavpur thereafter Regent Park), Additional District Sub – Registrar Office at Alipore, Pargana Magura, Mouza - Roynagar, R.S. No. 380, Touzi No. 14, J.L. No. 47, appertaining to the C.S. & R.S. Khatian No. 380, corresponding to L.R. Khatian No. 707, comprising C.S. & R.S. Dag No. 128, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 112 and the property has been known and numbered as KMC Premises No. 643, Hari Sava Math, Kolkata 700084 and assessed under Assessee No. 31-112-09-1116-1.
- IV} "PROPOSED BUILDING" shall mean G + Three storied building, which is going to be constructed, on the said premises mentioned above, as per the sanctioned building

plan duly issued / sanctioned by the Competent Authority of the Kolkata Municipal Corporation.

V} "THE PLAN" shall mean the said Building Plan, sanctioned by the Competent Authority of the Kolkata Municipal Corporation, for the purpose of construction of a Multi-Storied Building over the land and shall include any amendments and modifications thereof.

VI} "THE ARCHITECT" shall mean any duly qualified person or persons firm or firms having proper License to undertake construction work to be appointed by the Developer for construction of the said Building in the said premises as per the Building Plan, duly sanctioned by the Kolkata Municipal Corporation.

VII} "THE SALEABLE AREA" shall mean the space in the said proposed Building available for independent use and occupation including common portions and /or common facilities (i.e. super built-up area).

BUILT – UP AREA shall mean Flat Area (including Partition Wall) along with proportionate share of the Staircase and Stair landing.

VIII} "LAND OWNER'S ALLOCATION" shall mean the Land Owner / First Party will be provided out of the proposed G + Three storied building, which will be constructed, as per the Building Plan, sanctioned by the Kolkata Municipal Corporation, i.e.

- 50% (Fifty Percent) of the constructed area out of the proposed building, -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost or at the cost of its nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

- A lump sum refundable amount of Rs. 5,00,000/- (Rupees Five Lakh) only shall be paid by the Developer to the land Owner at the time of execution of this Agreement and the same amount shall be refunded by the Land Owner to the Developer at the time of Completion of the Building.

- Be it mentioned here that if the Developer sanctions any further floor then the Land Owner shall be allotted with 50% for the extra floor.

IX} "DEVELOPER'S ALLOCATION" shall mean the remaining 50% of the construction area to be constructed on the basis of the Building Plan, as may be sanctioned by the Competent Authority of the Kolkata Municipal Corporation TOGETHER WITH the undivided, indivisible and common areas and facilities to be constructed will be of the Developer's Allocation.

It is to be mentioned here that both the Land Owner and the Developer Concern shall have joint authority to sell out each and every Flat and / or other units out of the proposed building irrespective of any allocation, and both the parties herein shall also distribute the consideration amount of the sold Flats and / or other units in equal ratio, whether in advance or part or in full.

X} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase –cum – landing, equipments and accessories for common use and enjoyment.

XI} "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owner's and Developer's shares respectively in the land, on the basis of their respective allocation, since both the parties shall sell the entire property jointly.

### DETAILS OF THE TITLE OF THE LAND

WHEREAS at all material times, Sailabala Arnab since deceased had acquired Stridhan property in Mouza Roynagar and Brahmapur and since the death of her husband, Nil Gopal Arnab, her eldest son Sushil Kumar Arnab since deceased used to look after the property matter on behalf of Sailabala Arnab.

AND WHEREAS in exercise of the Power thus vested in him, the said Sushil Kumar Arnab purchased various property in Mouza Roynagar,, Brahmapur, Rania, including 64 decimals in nature Bagan land by a Deed of Conveyance dated 13th day of August, 1965 and registered at Sub-Registrar Alipore Office and entered in Book No. I, Volume No. 128, Pages

200 to 200, Being No. 6721, for the year 1965 from Sri Santi Bhusan Roy Chowdhury, son of Late Kailash Chandra Roy Chowdhury, of 2/26, Naktala, Police Station Tollygunge, District 24-Parganas now 24 Parganas South and Smt. Chitra Saha, wife of Late Chandra Mohan Saha, Smt. Paripurna Saha, Smt. Rina Saha both daughters of Chandra Mohan Saha all of 66, Naktala Govt. Scheme, P. S. Jadavpur, Dist. 24 Parganas now 24 Parganas (S), of Mouza Roynagar, J. L. NO. 47, under Collectorate 's Touzi No. 14, recorded as Revenue Survey No. 201, Pargana Magura, comprising in C.S. & R.S. Dag No. 128, appertaining to C.S. & R.S. Khatian No. 380, within P. S. formerly Sadar Tollygunge thereafter Jadavpur, now P. S. Regent Park, in the Dist. of 24-Parganas (South), in the name of Susil Kumar Arnab but from the money and or account of Sailabala Arnab enjoyed the said property openly and in exercise of her own exclusive property right since purchase aforesaid by her son including the said Sushil Kumar Arnab.

AND WHEREAS prior to this, said Santi Bhusan Roy Choudhury and Chandra Mohan Saha by Deed of Sale duly registered in the office of the Sub-Registrar at Alipore being Deed No.1521, Book No. I, for the year 1960 purchased the aforesaid land measuring 64 decimals from Panchanan Ghosh and Anukul Chandra Ghosh.

AND WHEREAS before her death, said Sailabala Arnab made executed published her last WILL and testament on 6.4.1960 appertaining the said Sushil Kumar Arnab as the Sole executor during her natural life and provisions as were made for management of the Estate and said Smt. Puspa Arnab wife of Late Sisir Kumar Arnab, after death of Sushil Kumar Arnab and in case of death of Sanat Kumar Arnab or if he refused to act as executor Murari Mohan Dey of 49/2, Iswar Ganguly Street, Kolkata - 700 026, shall act as executor in his place.

AND WHEREAS the said Sushil Kumar Arnab obtained Probate of the said WILL of Sm. Sailabala Arnab in Act, 39, Case No. 40, of 1962 from the District Judge Court at Alipore, on 31. 05. 1962 and during his life time, the said Sushil Kumar Arab as executor to the Estate of Sailabala Arnab administrated the said property and after his death on

22.08.1969 and Murari Mohan Dey having refused to act as executor, the said Pushpa Arnab and Smt. Chaya Arnab both as executors to the said Estate of Sailabala Arnab were in possession of the said estate carrying on cultivation exclusively in exercise of in all sorts of property right of Sailabala Arnab openly and adversely against all others without any interruption whatsoever from anybody and paid all rents in the name of the said deceased, executor Sushil Kumar Arnab.

AND WHEREAS notwithstanding the grant of probate to the WILL of Sailabala Arnab, one of the daughter of Sailabala Arnab Smt. Malati Ghosh, wife of Sri Ajit Kumar Ghosh, residing at 251A 31, Netaji Subhas Chandra Bose Road, Police Station Jadavpur, Kolkata 700 047, filed a partition suit being the Suit No.162 of 1993 in the Court of Ld. 2nd Court of the Asstt. District Judge at Alipore which suit had since been decreed on compromises on 19.05.1993.

AND WHEREAS some portion of the said land described in the Schedule below have been given by Smt. Puspa Arnab and said Smt. Chhaya Arnab for development of the adjacent Road and some portion of the said land also have been sold by separate deeds of Conveyance on different dates and as such the Pushpa Arnab and said Smt. Chhaya Arnab were in actual possession of rest unsold area of land measuring 5 Cottahs 7 Chittaks 6 sq. ft. be the same a little more or less comprising in C.S. & R.S. Dag No. 128, appertaining to C.S. & R.S. Khatian No. 380, Mouza Roynagar, J. L. No. 47, recorded as Revenue Survey No. 201, under Collectorate 's Touzi No. 14, Pargana Magura, lying and situated within the Ward No. 112, of Kolkata Municipal Corporation (Jadavpur Unit, Borough XI), within the P. S. formerly Sadar Tollygunge thereafter Jadavpur (now Regent Park ) in the District Sub-Registry Office Alipore within the Kolkata Municipal Corporation, District South 24-Parganas.

AND WHEREAS, the said Smt. Chhaya Arnab wife of Sukumar Arnab died intestate on the 20th day of November, 1999 her husband said Sukumar Arnab was beneficiary to the WILL of the said Sailabala Arnab and he also died on 3rd day of January, 2001.

AND WHEREAS it was mentioned in the said WILL of Sailabala Arnab the executrix said Puspa Arnab, Smt. Chhaya Arnab if unwilling to manage the Estate of Sailabala Arnab and in that event their husbands said Sishir Kumar Arnab, since deceased and Sukumar Arnab, since deceased could manage the same and it as also stated in the said WILL that upon the death any of the executrix their respective eldest son 2 be entitled to act as executor.

AND WHEREAS after death of Sm. Chhaya Arnab said Puspa Arnab had been managing the property an executrix the state of late Sailabala Arnab as stated before and said Smt. Puspa Arnab delivered possession of the available assets including land described in the Schedule herein unto the said Kamal Arnab, Kalyan Arnab, Kunal Arnab and Sri Kallol Arnab inter alia being land measuring 6 Cottahs in Dag No. 128, under Khatian No. 380 Mouza Roynagar, and the legatees received whatsoever they were entitled under the WILL from the executrix and the Court of the District Delegate of the Alipore duly discharged the executrix from the Executorships.

AND WHEREAS thus the said said Kamal Arnab, Kalyan Arnab, Kunal Arnab and Sri Kallol Arnab have jointly seized and possessed of the said land measuring by actual measurement 5 Cottahs 7 Chittaks 6 sq. ft. be the same a little more or less comprising in C.S. & R.S. Dag No.128, appertaining to C. S. & R.S. Khatian 380, Mouza Roynagar, J.L.No.47, recorded as Revenue Survey No. 201, under Collectorate 's Touzi No. 14, P. S. formerly Sadar Tollygunge (now Regent Park) District South 24 Parganas.

AND WHEREAS during their such joint and absolute Ownership and Possession of the said Property, the said Kamal Arnab, Kalyan Arnab, Kunal Arnab and Sri Kallol Arnab (the Owners / Vendors) have jointly and mutually sold and / or conveyed ALL THAT THE piece and parcel of land measuring 5 Cottahs 7 Chittaks 6 sq. ft. be the same a little more or less comprising in C. S. & R. S. Dag No. 128, appertaining to C. S. & R.S. Khatian No. 380, Mouza Roynagar, J.L.No. 47, Revenue Survey No. 201, under Collectorate's Touzi No. 14, Pargana Magura, lying and situated within the Ward No. 112, of Kolkata Municipal

Corporation (Jadavpur Unit, Borough XI) within the P. S. formerly Sadar Tollygunge thereafter Jadavpur ( now Regent Park) in the District Sub-Registry Office Alipore within the Kolkata Municipal Corporation, District South 24-Parganas, to and in favour of the Purchaser namely M/S. Attcon Projects Pvt. Ltd., a Company incorporated under the Companies Act, 1956, having its registered office at P4, Subodh Garden, P.S. Regent Park (now Bansdroni), Kolkata 700070, represented by its Managing Director Gurudeb Attalani, son of Sri Tikam Das, of 21/C, Gobinda Ghosal Lane, Kolkata 700025, by virtue of registration of an Indenture dated 19.08.2010. The said Deed was registered at the Office of the District Sub Registrar I at Alipore and recorded in Book No. I, CD Volume No. 14, from 4310 to 4337 Pages and being Deed No. 02667 for the year 2010.

On and from the date of execution and registration of the said Deed of Indenture dated 19.08.2010, the Land Owner herein – named became the sole and absolute Owner and Possessor and also started to possess and enjoy the same solely and absolutely without any disturbance and/ or hindrance from any body and thereafter it has mutated its name in the books and records of the Kolkata Municipal Corporation and the said property has continued to be known and numbered as the KMC Premises No. 643, Hari Sava Math, Kolkata 700084 and assessed under Assessee No. 31-112-09-1116-1.

During it's such sole, absolute and peaceful possession and enjoyment of the said property, the said Land Owner herein-named, for the purpose of better utilization of the property and to gain something more out of its property, has decided to raise a multi – storied building there on its Schedule mentioned land property, but not having so much fund, man power and set-up, time to endeavor, as also with the intention to materialize its desire through a Developer, it has decided to entrust the above-named **RAHUL INFRASTRUCTURE**, being represented by it's Sole Proprietor namely **RAHUL GHOSH**, to raise a multi – storied building there on its First Schedule mentioned land property, under some specific terms and conditions.

Finding the project a viable one the said Developer have agreed to take charge of the project, under some settled terms and conditions as mentioned herein.

**TITLE ENTITLEMENT AND COVENANTS THEREOF:-**

- a. The Land Owner does hereby declare that it has absolutely seized and possessed of the said premises, as enumerated under the FIRST SCHEDULE herein, without having any claim, right, title or interest of any person thereto and the said property is absolutely free from all charges, liens, demands, Suits, requisitions/ acquisitions etc. and the Land Owner has good right, title, interest and power to enter into this Agreement with the Developer for the purpose contained in these presents.
- b. The Land Owner hereby further undertake that the Developer shall be entitled to construct and complete the proposed building in the said Premises, more fully described in the FIRST SCHEDULE hereunder as per the Building Plan, to be sanctioned by The Kolkata Municipal Corporation.
- c. The Land Owner further covenants that there is no excess vacant land within the meaning of Urban land (Ceiling & Regulation) Act. 1976.
- d. The Developer is entering into this Agreement, on the basis of the representation made by the Land Owner that it has the absolute ownership of the said property having indefeasible right and title of premises thereunto.

**EXCAVATION, DEVELOPMENT AND COVENANTS THEREOF:-**

- i) After execution and registration of instant Agreement, the Land Owner shall put the Developer into Joint possession in the said premises and the Land Owner does hereby authorize the Developer for Development and construction of the proposed building for RESIDENTIAL purpose contemplated these presents and after completion of the proposed building, as per the Building Plan, sanctioned, the Developer and the Land Owner will deliver the possession to the Intending Purchaser/s by issuing Letter of Possession and the Developer and the Land Owner will be free from its obligation after handing over the Possession.

- ii) The Developer herein may enter into any Construction Agreement unto any person, organization or firm for development of this property.
- iii) The debris, which will be realized by demolishing the existing structure, will be realized exclusively by the Developer and the Developer shall not provide any shifting charges to the Land Owner herein.
- iv) The Developer hereby undertakes to complete the construction of the proposed building in accordance with the Plan, sanctioned by the authorities consisting of Flats, Car Parking Spaces and common portions etc. at the cost of the Developer and/or at the cost of the proposed buyers by taking advance from them against respective Agreement for Sale.
- v) The Developer will be under the obligation to raise the construction of the proposed building, as per the Building Plan, sanctioned by the Competent Authority of the Kolkata Municipal Corporation, but during the process of construction, if the Developer will make any deviation, addition and/or alteration, subject to the approval of the Engineer and/or Architect, engaged for the Project and the same must be approved and/or regularized by the Competent Authority of the Kolkata Municipal Corporation, at the costs and responsibilities of the Developer and the Developer will remain positively liable to avail the required Completion Certificate from the Competent Authority of the Kolkata Municipal Corporation, after completion of the construction of the proposed building.
- vi) All applications, plans, papers and documents referred hereinabove for the purpose of obtaining the necessary modification of the building plan/plans for construction of the proposed building, shall be submitted by the Developer in the name of the Land Owner PROVIDED always that the Developer shall be exclusively liable to bear all such expenses and on behalf of the Land Owner, Developer shall make all payments and/or deposits to the appropriate or Concerned Authority.
- vii) The Land Owner and the Developer shall abide by all the terms and conditions contained herein and the Rules and Regulations of the Authorities concerned for its implementation as the case may be and shall attend to answer them.
- viii) That the Developer shall take all necessary steps to pay all taxes and the outstanding Government Revenue and all other outgoings thereto from the date of handing over

possession of the said premises till the date of delivery of the Land Owner's Allocation or selling out the entire Building, whichever is later.

ix) The Developer will be at liberty to put its firm name anywhere in the property by fixing board or by any other method for the purpose of advertisement or to bring the notice of the General Public about the construction and the Land Owner and / or his / her nominee or nominees will never obstruct in that case, unless the same in any way hurts anybody's interest.

x) The name of the Building shall be USHNISH and if the Developer desires, then they can add any other name after USHNISH.

xi) That the Land Owner shall have full right and liberty to inspect all the building materials, sanitary goods, electrical fittings and fixtures, etc. which are to be used for construction of the proposed building.

#### PROPOSED CONSTRUCTION AND COVENANTS THEREOF:

i) After execution of this Agreement the Developer shall construct the said proposed building in workmanship like manner in accordance with the Building Plan, sanctioned by the Kolkata Municipal Corporation with standard building materials and facilities and in conformity with the Building Rules.

ii) The Developer shall be authorized in the name of the Land Owner in so far as it necessary to apply for and obtain quota, entitlement and other allocation for cement, steel, bricks and other materials allocable to the Land Owner for the construction of the proposed building and similarly to apply for and obtain temporary and/ or permanent connections of Electricity and Water Supply, if any, necessary for the construction of the proposed building and for all commission and omission in respect of the above, the Developer shall remain responsible and liable.

iii) Barring force majeure and/or circumstances beyond its control i.e. flood, earthquake, cancellation of plan, delay in availability of building materials under quota, strike, change in Government policies, any legal or other litigation, the Developer will

complete the construction of the said proposed building in the said premises expeditiously within 15 (Fifteen) calendar months from the date of execution of this Agreement, failing which the time for completion of the Building may be extended for a further 06 (Six) months for any natural calamity. If the Developer fails to complete the said Building within 21 (Twenty One) months as mentioned above, then the Developer shall pay a sum of Rs. 25,000/- (Rupees Twenty Five Thousand) only per month from 22<sup>nd</sup> month till completion of the building.

iv) The Certification of the Architect so appointed in respect of the quality of the material used in the said building shall be final and binding to the Land Owner as well as the Developer subject to the further inspection of the concerned authority of the Kolkata Municipal Corporation.

#### CONSIDERATION AND COVENANTS THEREOF:

i) All costs of construction as to be so incurred by the Developer on behalf of the Land Owner shall be deemed to be the payment made by the Land Owner towards the consideration for the permission given by the Land Owner to utilize its land for construction of the proposed building and for the cost of the construction of the Land Owner's allocation in the said proposed building in its habitable conditions and upon making all arrangements to put the Land Owner in occupation in its allocated portion together with proportionate share in the land and the common areas and facilities available in the said proposed Building and the Certificate of the Architect so appointed regarding the completion thereof shall be final and binding upon the parties hereto.

ii) For the part of the Developer's Allocation as aforesaid in the said proposed building, the Developer shall be entitled to charge a remuneration out of costs for construction to be collected from the proposed buyers of the entire saleable area out of its allocation in the proposed building to be constructed by the Developer at its own costs and/or at the expenses of the proposed buyers or expected buyers of the flats, garages, spaces, etc., and the Land Owner shall not interfere with the Developer's fixing any rate for construction of

the proposed flats, garages, spaces, etc., within its allocated portion to the respective Purchaser/s of the said flats and spaces and also shall not be entitled to claim any portion thereof.

iii) That all the expenses in respect of searching and investigation of title of the said premises, documentation, execution and registration thereof shall be borne and paid by the Developer solely.

#### COMMON USE AND ENJOYMENT AND COVENANTS THEREOF:

The Developer herein on transfer of all the flats to the proposed buyers or to any other occupier shall cause to form a Society, making the Owners and the Occupiers of the flats and all the prospective buyers, members thereof for maintenance and management of the proposed building, common portions thereof etc., and the Land Owner herein shall not object to that.

#### IT IS FURTHER DECLARED AND AGREED BY AND BETWEEN THE PARTIES HEREIN:

- i) The Developer after examination of all documents, which are produced before them, after searching the title of the said Land as provided by the Owner and being fully satisfied with the marketable title, have entered into this agreement.
- ii) That the Land Owner and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a Partnership between the Developer and the Land Owner nor shall be the Developer and the Owners in any manner constitute as an association of persons and each party shall keep the other indemnified from and against the same.
- iii) After execution of this Agreement, both the Land Owner and Developer shall be entitled to enter into agreement for sale of self-contained flats and garage or any portion of the proposed building out of the joint allocation, with any prospective buyer or buyers and the Land Owner and Developer shall also jointly be entitled to receive money as advance

and/or part payment of the consideration for the sale of any flat or any portion thereof at the Developer's price at its own risk and responsibility.

iv) The consideration money which will be mentioned in the Deed of Sale executed by both the Land Owner and the Developer, in favour of the buyer and/or transferee out of their joint allocation or any portion thereof, shall be treated or considered under any circumstances as income of the both the Land Owner and the Developer. The Land Owner and the Developer shall also be liable to pay any tax in respect of the said money. Subject to the aforesaid, the Land Owner shall also be liable to execute the Deed of Conveyance for transfer in favour of the prospective buyer or buyers the proportionate share or interest in the land only.

v) The Developer shall not be entitled to claim any money from the Land Owner for the construction of the said building and also for Land Owner's allocation.

vi) The Land Owner does hereby authorize and fully empower the Developer to prepare and to do all acts, deeds and things which will be necessary to be done by the Land Owner for construction of the building, upon the land described in the FIRST SCHEDULE hereunder written pursuant to this Agreement only and in that respect the LAND OWNER shall execute and register the necessary Development Agreement to do all the acts, deeds and things to complete the entire building.

vii) If any dispute or differences arises between the parties for the implementation of the terms of this agreement or regarding the interpretation of the language of this Agreement or in respect of any of the terms of this Agreement, the parties shall refer the same to any Arbitrator, the parties hereto both do hereby nominate in consensus, whose decision in resolving the matter in dispute shall be binding upon the parties hereto and each of them undertake to abide themselves by such decision and all dispute between the parties herein shall be governed by the Arbitration and Conciliation Act, 1996. It is to be mentioned here that in case of dissatisfaction and/or disagreeing by the Parties, they or any of them may seek any other relief from any Jurisdictional Court of Law for proper relief on the basis of any applicable Law/s in force.

viii) The Land Owner shall under no circumstances create any impediment or obstruction to the smooth construction of the building as per the building plan sanctioned by the Kolkata Municipal Corporation and render all possible co-operations but the Land Owner shall have access to the construction site for inspection of the progress of the work and in case of any untoward incident or violation of the terms of the Agreement, the Land Owner will become entitled to take necessary action for the same.

ix) The Land Owner does hereby give license and permission to the Developer and/or its representative/s, to enter upon the said property described in the Schedule written below or any part thereof as aforesaid with full right and authority to commence, carry on and complete the said construction work thereon in accordance with the permission herein given.

x) The Land Owner or its appointed or nominated person/s will be under the obligation to sign and execute from time to time the papers and the necessary applications for layouts, sub-division, construction of the building for the approval by the Kolkata Municipal Corporation or other Authorities but all the costs, charges and expenses including the charges for Architect in this connection shall be borne and paid by the Developer and he shall hereby indemnify and keep indemnified the Land Owner from and against all the actions, suits, proceedings, fines, penalties, fees and all costs, expenses, charges and damages incurred and/or suffered by the Land Owner.

xi) The Land Owner has not agreed, committed or constructed or entered into any Agreement including Agreement for Sale or Lease in respect of the said property with any other Firm or company other than this Developer and that it has not created any mortgage, charge or any other encumbrances of the said property as mentioned herein.

xii) The Land Owner has not done any act, deed, matter or thing whereby or by reason whereof, the Development of the said property may be prevented or affected in any manner whatsoever.

xiii) The Land Owner has not received any notice from the Government nor from any local body or authority or body nor have any type of notice been served upon her.

- xiv) Each and every document about or involving the said property will be prepared by the Advocate for the Developer and approved by the Land Owner itself for its Attorney or its Advocate. Each and every part of this Agreement should bear their respective Advocates' fees from their respective pocket / fund.
- xv) The Developer and their men, agents, engineers, architects, masons, labours, contractors will have free access at the said premises and will take all necessary steps/actions required for implementation of the project by construction of Building on the said property, inviting buyers by putting on banners and advertisement in respect of its allotted portion and also by publication in the paper. And the Land Owner will not raise any objection or put any question or ask anything for the same if not prejudiced in any way.
- xvi) In case of death of any of the Parties under this Agreement, the legal heirs and/or successor-in-interest will be substituted as the party and he or she or they will be bound to regard and fulfill the terms and conditions set-forth in the instant Agreement.
- xvii) The Developer shall indemnify and keep indemnified the Land Owner against all losses, damages, costs, charges and expenses that will be incurred by or suffered by the Land Owner arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction and vice-versa will happen due to any claim made by any Third Party in respect of the title or possession of the property or otherwise howsoever.
- xviii) The Developer shall be entitled to enter into separate contracts in its own name with building contractors, architect and others for carrying out the said constructional work at its own risk and costs.
- xix) If any accident or mishaps occurs during the construction of the building, the Developer shall be jointly liable for the same and in any circumstances, the Land Owner shall not have any liability.
- xx) If any Supplementary Agreement will be executed subsequently (in connection with this Agreement or with this Project) then that must be considered as the part and parcel of the instant Agreement.

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

THE FIRST SCHEDULE ABOVE REFERRED TO  
(THE LAND PROPERTY)

ALL THAT the piece or parcel of Land measuring or containing more or less 05 (Five) Cottahs 07 (Seven) Chittacks and 06 (Six) Sq. Ft., along with a Tile Shed Structure measuring about 100 (One Hundred) Sq. Ft., within the District: South 24-Parganas, Police Station – Bansdroni (previously Sadar Tollygunge then jadvapur thereafter Regent Park), Additional District Sub – Registrar Office at Alipore, Pargana Magura, Mouza - Roynagar, R.S. No. 380, Touzi No. 14, J.L. No. 47, appertaining to the C.S. & R.S. Khatian No. 380, corresponding to L.R. Khatian No. 707, comprising C.S. & R.S. Dag No. 128, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 112 and the property has been known and numbered as KMC Premises No. 643, Hari Sava Math, Kolkata 700084 and assessed under Assessee No. 31-112-09-1116-1.

The property is butted and bounded by:

|              |                                                    |
|--------------|----------------------------------------------------|
| ON THE NORTH | :By part of R.S. Dag No. 126 and P 126, Usha Park; |
| ON THE SOUTH | :By 5300 MM wide KMC Road;                         |
| ON THE EAST  | :By part of R.S. Dag No. 128;                      |
| ON THE WEST  | :By part of R.S. Dag No. 129 and 120/1, Usha Park. |

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**(PARTICULARS OF THE LAND OWNER'S ALLOCATION)**

The LAND OWNER'S ALLOCATION" shall mean the Land Owner / First Party will be provided out of the proposed G + Three storied building, which will be constructed, as per the Building Plan, sanctioned by the Kolkata Municipal Corporation, i.e.

- 50% (Fifty Percent) of the constructed area out of the proposed building, -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost or at the cost of its nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.
- A lump sum refundable amount of Rs. 5,00,000/- (Rupees Five Lakh) only shall be paid by the Developer to the land Owner at the time of execution of this Agreement and the same amount shall be refunded by the Land Owner to the Developer at the time of Completion of the Building.
- Be it mentioned here that if the Developer sanctions any further floor then the Land Owner shall be allotted with 50% for the extra floor.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
**(PARTICULARS OF THE DEVELOPERS' ALLOCATION)**

The "DEVELOPER'S ALLOCATION" shall mean the remaining 50% of the construction area to be constructed on the basis of the Building Plan, as may be sanctioned by the Competent Authority of the Kolkata Municipal Corporation TOGETHER WITH the undivided, indivisible and common areas and facilities to be constructed will be of the Developer's Allocation.

It is to be mentioned here that both the Land Owner and the Developer Concern shall have joint authority to sell out each and every Flat and / or other units out of the proposed building irrespective of any allocation, and both the parties herein shall also

distribute the consideration amount of the sold Flats and / or other units in equal ratio, whether in advance or part or in full.

THE FOURTH SCHEDULE ABOVE REFERRED TO:  
(PARTICULARS OF THE COMMON AREAS)

1. Boundary walls, parapet walls, common drain, sewerage system, roof and common spaces.
2. Common Staircase.
3. Underground water reservoir, septic tank, overhead tank.
4. Room for Electric Meter and Pump motor.
5. Main entrance gate from public road to the said proposed building.
6. Entrance passage of the building to be the common entrance from Public Road to proposed building.
7. Water connection pipe lines.
8. Common egress and ingress to the other parts of the said proposed building.
9. Lift, Lift Well, Lift Lobby, Lift Machine Room.

THE FIFTH SCHEDULE ABOVE REFERRED TO:  
(GENERAL SPECIFICATION)

1. (A) Main R.C.C. structure will be designed by eminent Engineer/ L.B.S. and quality I.S.I, marked cement and steel will be used. All outside brick work will be either 8" or 5" as per requirement of the elevation.  
(B) All 3" brickwork will be with the wire reinforcement in every 3rd layer.
2. Doors: All door opening will be made as sanction plan and frame of Sal Wood. Section will be 4"x2.5". All shutters will be made both side with Laminated flash doors 32 MM of required thickness. Bedroom doors will have Mortice Lock and inside Tower bolt and the front door will consist of mortice lock, eye hole and burglar chain and Tower Bolt.

3. Plaster: All walls shall be plastered with 1.6 cement mortar, ceiling with 1.4 cement mortar.
  4. Flooring: Rooms and Living - cum - Dining are of 2 ½ Feet x 2 ½ Feet Good Quality Vitrified Tiles and skirting up to 04" height.
  5. Stair: Stairs are of Granite flooring including Stair Landings. Skirting up to 04" height. Stair Railing will be finished with Stainless Steel.
  6. Toilet: It will be finished with 2' x 1' Wall Tiles and flooring will be finished with Anti Skid Vitrified Tiles. The Bathrooms will be provided with Geyser Line and proper water treatment will also be done in all Bathrooms, for avoiding any leakage.
  7. Fittings : Bathroom fittings will be Jaguar or equivalent. Cistern will be provided, Hindware, Parryware or equivalent make.
  8. Kitchen: Cooking Platforms-Granite (6'-0" x 21") under the Granite platform one Black Stone self will be provided, 18" steel sink and glazed tiles measuring 2' x 1' on wall up to 3'-0" above counter level, 2' - 6" x 2' - 6" Vitrified Tiles on the floor & skirting up to 04" height.
  9. Windows: All windows will be finished with White Anodized Aluminium or UPVC windows and window panel will be completed with glass fittings. Grill will be made of 12mm Square Bar. Verandah railing will be finished with 12 mm M.S. Grill.
  10. Paints: Walls –Wall putty in bed rooms, D/D room, balcony, kitchen and toilet.
  11. External Wall: The entire building shall be with good quality weather coat paint.
  12. Electrical: Concealed wiring (copper wire), Finolex and / or equivalent make.
- Bed room: Two light points, one fan point, one 5 amp plug point One AC Point (For One Bed Room in each Flat).
- Drawing/Dining: Three light points, one fan point, Two 5 amp. Plug point, 01 TV Point and 01 Fridge Point and One Washing Machine Point.
- Kitchen and toilet: One light point in each room, one 15 amp plug point either at kitchen and one point for exhaust fan in kitchen and also at Toilet, 01 Water Purifier Point at Kitchen, One Geyser Point in each Toilet.
- Balcony: one light point.

Personal meters: Total cost will be paid by the flat owner as required.

The responsibility for installation of the main / common Electric Meter will be with the Developer i.e. the Second party herein but, the cost of the same shall be proportionately share / borne by the Occupiers / purchasers proportionately, but if it is required to install Transformer for the said Building, then the cost of the same shall be borne by Purchasers of the Flats proportionately.

11. Sanitary & Plumbing fittings: Kitchen- one sink with bib cock. Two bib cocks, one shower and one wash basin of matching size (white).
12. Roof: Over the R.C.C. roof slab, the roof will be completed with water proof treatment with 2" Screed Concrete.
13. Water Supply: i) Overhead reservoir will be provided at top as per design.  
ii) Suitable electric submersible pump with automatic timer starter will be installed for round the clock water supply.
14. Sewerage & drainage: Septic tank of suitable size, outlets from toilets along with soak pits for collecting ring water from kitchen shall be provided wherever necessary.
15. Extra work: In addition to the above items if one wants to provide additional item or wants to change the specifications of any item be allowed after getting the permission from the consulting engineer if he/she fulfils the following. An estimate for the additional work or the changed item shall be supplied by the builder the clients has to pay the total amount in advance to carry out these additional changed items and a separate agreement will be made on due course.
16. Lift : Branded Lift will be provided, as per Sanction Plan,
17. Compound: Compound will be paved required and shall be bound by boundary wall.
18. Common facilities: The building will have overhead water tank, pump and underground water reservoir of required capacity, common stair case and roof with light point, septic tank etc. excluding the total car parking space.

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1) *Abhis Halder*  
*Alipore Police Court*  
*Kol-27*

For Attcon Projects Private Limited  
*Rajam Attam*  
Director

\_\_\_\_\_  
SIGNATURE OF THE LAND OWNER

(2) *Jay Karmakar*  
*27/20, K.M. NASKAR Road.*  
*Kol-40*  
*S/o LATE J.K. KARMAKAR*

**RAHUL INFRASTRUCTURE**

*Rahul Ghosh* Proprietor

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER

DRAFTED & PREPARED BY:

*Tapan B. Ghosh*  
Advocate F-118 of 15.50/2009.  
Alipore Judges' Court,  
Kolkata- 700027.

## RECEIPT

RECEIVED from the within named Developer an amount of Rs. 5,00,000/-  
(Rupees Five Lakh) only, as per the MEMO below:-

## MEMO

~ Paid by R.T.G.S. on 19.08.2021. ... Rs. 5,00,000/-

TOTAL : ... Rs. 5,00,000/-

(Rupees Five Lakh) only.

## WITNESSES:-

(1) Ashin Halder  
Alipore Police Const  
1201-27

For Attcon Projects Private Limited  
Priyam Attal  
Director

SIGNATURE OF THE LAND OWNER

(2) Joy KARMAKAR.  
S/o LATE J.K. KARMAKAR.  
27/20, K.M. NASKAR ROAD.  
Kol-40



|              | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|--------------|-------|----------------|------------------|----------------|------------------|
| Left<br>Hand |       |                |                  |                |                  |

|                 | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|-----------------|-------|----------------|------------------|----------------|------------------|
| Right<br>Finger |       |                |                  |                |                  |

NAME - PRIYAM ATTALANI

SIGNATURE

*Priyam Attalani*



|              | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|--------------|-------|----------------|------------------|----------------|------------------|
| Left<br>Hand |       |                |                  |                |                  |

|                 | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|-----------------|-------|----------------|------------------|----------------|------------------|
| Right<br>Finger |       |                |                  |                |                  |

NAME RAHUL GHOSH

SIGNATURE

*Rahul Ghosh*



|              | Thumb                                                                             | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|--------------|-----------------------------------------------------------------------------------|----------------|------------------|----------------|------------------|
| Left<br>Hand |  |                |                  |                |                  |

|               | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|---------------|-------|----------------|------------------|----------------|------------------|
| Right<br>Hand |       |                |                  |                |                  |

NAME – ASHIS HALDER

SIGNATURE.....*Ashis Halder*.....



|              | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|--------------|-------|----------------|------------------|----------------|------------------|
| Left<br>Hand |       |                |                  |                |                  |

|               | Thumb | Fore<br>Finger | Middle<br>Finger | Ring<br>Finger | Little<br>Finger |
|---------------|-------|----------------|------------------|----------------|------------------|
| Right<br>Hand |       |                |                  |                |                  |

NAME –

SIGNATURE.....

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी निवासीकरण  
Permanent Account Number Card

CNYPG8887J

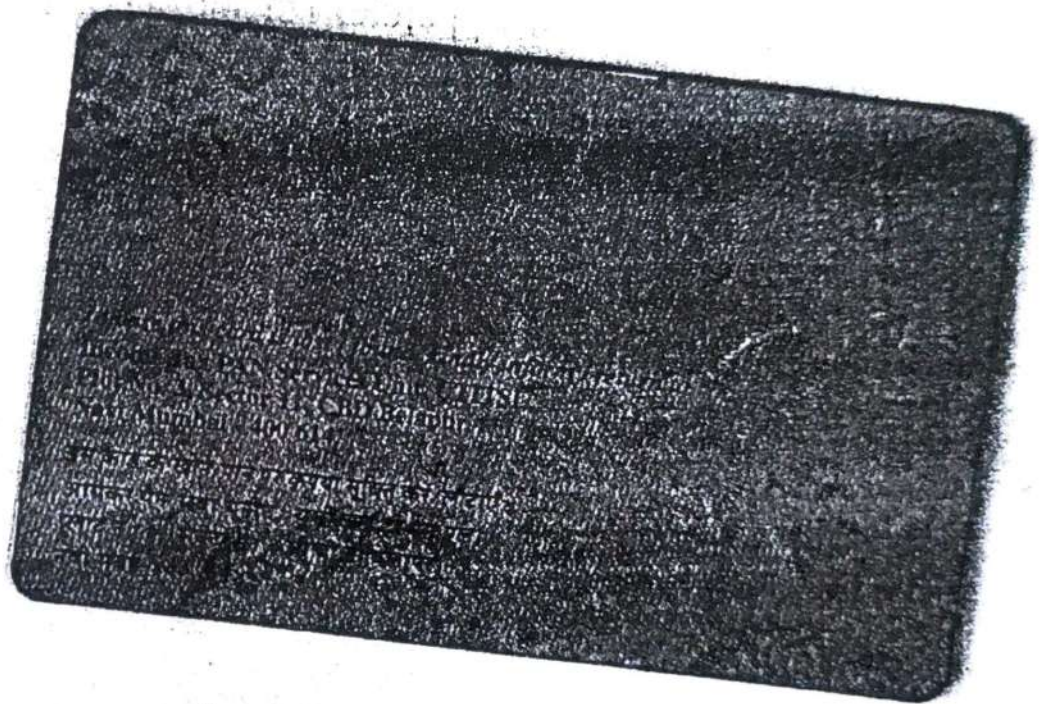
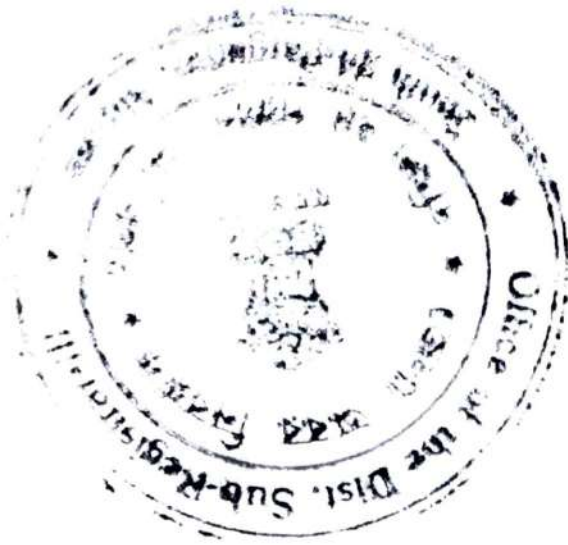
नाम / Name  
RAHUL GHOSH

पिता का नाम / Father's Name  
BABLU GHOSH

जन्म तिथि / Date of Birth  
12/12/1999



Rahul Ghosh



For Attcon Projects Private Limited

*Prigam Attale*  
Director

भारत सरकार  
GOVT. OF INDIA

ATTCON PROJECTS PRIVATE LIMITED

6/6/03/2009

Permanent Account Number

ARICA4240E

04065074

[illegible]

*[Illegible handwritten notes]*



ভারতের নির্বাচন কমিশন  
নির্বাচন পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

ZYR0646869



নির্বাচকের নাম : অশীষ হালদার

Elector's Name : Ashis Halder

মাতার নাম : ইন্দু হালদার

Mother's Name : Indu Halder

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 17/02/1986  
Date of Birth

ZYR0646869

ঠিকানা:

15 সি বোস পুকুর রোড, কোলকাতা মিউনিসিপাল কর্পোরেশন  
কসবা নং 24 পর্গানা 700042

Address:

15C BOSE PUKUR ROAD, KOLKATA  
MUNICIPAL CORPORA KASBA SOUTH  
24 PARGANAS 700042

Date: 05/02/2009

149 কসবা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
149 Kasba Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার নিবন্ধন নাম  
কোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র লাভ্য হবে  
কিন্তু নির্বাচন করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

092-0688

## Major Information of the Deed

|                                                              |                                                                                                                                                           |                                 |            |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------|
| Deed No :                                                    | I-1603-06834/2021                                                                                                                                         | Date of Registration            | 26/08/2021 |
| Query No / Year                                              | 1603-2001462913/2021                                                                                                                                      | Office where deed is registered |            |
| Query Date                                                   | 11/08/2021 6:18:49 PM                                                                                                                                     | 1603-2001462913/2021            |            |
| Applicant Name, Address & Other Details                      | TAPAJIT ROY<br>ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830882206, 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 : 5,00,000/-]                    |                                 |            |
| Set Forth value                                              | Market Value                                                                                                                                              |                                 |            |
| Rs. 30,00,000/-                                              | Rs. 43,75,403/-                                                                                                                                           |                                 |            |
| Stamp duty Paid(SD)                                          | Registration Fee Paid                                                                                                                                     |                                 |            |
| Rs. 7,021/- (Article:48(g))                                  | Rs. 5,053/- (Article:E, E, B)                                                                                                                             |                                 |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                            |                                 |            |

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, , Premises No: 643, , Ward No: 112 Pin Code : 700070

| 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                 | 5 Katha 7 Chatak 6 Sq Ft | 29,70,000/-             | 43,45,403/-           | Width of Approach Road: 18 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |                       | 8.9856Dec                | 29,70,000 /-            | 43,45,403 /-          |                                                         |

### Structure Details :

| Sch No                                                                                                                                                 | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1        | 100 Sq Ft.        | 30,000/-                | 30,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                                |                   | 100 sq ft         | 30,000 /-               | 30,000 /-             |                           |

### Land Lord Details :

| Sl No | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                          |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | ATTCON PROJECTS PRIVATE LIMITED<br>P - 4, SUBODH GARDEN, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No. : AAxxxxxx0R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                              |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>RAHUL INFRASTRUCTURE</b><br>1408, Rania 'C', Dinesh Nagar, Khudiram Park, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas West Bengal, India, PIN:- 700154 , PAN No.:: CNxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr PRIYAM ATTALANI (Presentant )</b><br>Son of Mr GURUDEB ATTALANI 21C, GOBINDA GHOSAL LANE, City:- , P.O:- BHOWANIPUR, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2H, Aadhaar No: 72xxxxxxxx7221 Status : Representative, Representative of : ATTCON PROJECTS PRIVATE LIMITED (as DIRECTOR) |
| 2     | <b>Mr RAHUL GHOSH</b><br>Son of Mr BABLU GHOSH DINESH NAGAR, KHUDIRAM PARK, City:- , P.O:- BANSDRONI, P.S:- Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CNxxxxxx7J, Aadhaar No: 51xxxxxxxx2355 Status : Representative, Representative of : RAHUL INFRASTRUCTURE (as SOLE PROPRIETOR)                         |

**Identifier Details :**

| Name                                                                                                                                                                                           | Photo | Finger Print | Signature |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| <b>Mr ASHIS HALDER</b><br>Son of Late KHOKAN HALDER<br>ALIPORE POLICE COURT, KOLKATA,<br>City:- , P.O:- ALIPORE, P.S:-Alipore,<br>District:-South 24-Parganas, West Bengal, India, PIN- 700027 |       |              |           |
| Identifier Of Mr PRIYAM ATTALANI, Mr RAHUL GHOSH                                                                                                                                               |       |              |           |

**Transfer of property for L1**

| SI.No | From                            | To. with area (Name-Area)        |
|-------|---------------------------------|----------------------------------|
| 1     | ATTCON PROJECTS PRIVATE LIMITED | RAHUL INFRASTRUCTURE-8.98563 Dec |

**Transfer of property for S1**

| SI.No | From                            | To. with area (Name-Area)               |
|-------|---------------------------------|-----------------------------------------|
| 1     | ATTCON PROJECTS PRIVATE LIMITED | RAHUL INFRASTRUCTURE-100.00000000 Sq Ft |

On 25-08-2021

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

Presented for registration at 18:40 hrs on 25-08-2021, at the Private residence by Mr PRIYAM ATTALANI

**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 43,75,403/-

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

Execution is admitted on 25-08-2021 by Mr PRIYAM ATTALANI, DIRECTOR, ATTCON PROJECTS PRIVATE LIMITED (Private Limited Company), P - 4, SUBODH GARDEN, City:- , P.O:- BANSDRONI, P.S-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, KOLKATA, P.O. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-08-2021 by Mr RAHUL GHOSH, SOLE PROPRIETOR, RAHUL INFRASTRUCTURE (Sole Proprietoship), 1408, Rania 'C', Dinesh Nagar, Khudiram Park, City:- , P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, KOLKATA, P.O. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 25-08-2021

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,053/- ( B = Rs 5,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/08/2021 8:08PM with Govt. Ref. No: 192021220056291368 on 19-08-2021, Amount Rs: 5,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9201753179238 on 19-08-2021, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 7,021/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 6,021/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no T050614, Amount: Rs.1,000/-, Date of Purchase: 13/08/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/08/2021 8:08PM with Govt. Ref. No: 192021220056291368 on 19-08-2021, Amount Rs: 6,021/-, Bank: SBI EPay (SBlePay), Ref. No. 9201753179238 on 19-08-2021, Head of Account 0030-02-103-003-02



Debasish Dhar

**DISTRICT SUB-REGISTRAR**

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

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 210407 to 210442  
being No 160306834 for the year 2021.



Digitally signed by DEBASISH DHAR  
Date: 2021.09.11 16:05:47 +05:30  
Reason: Digital Signing of Deed.

(Md Iyara fiun Gazi) 2021/09/11 04:05:47 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)