

18076/2023

T- 15868/23



7-01 P.M.
7.01 PM
7.11.23

पश्चिम बंगाल WEST BENGAL

AH 200083

2/2723278/23



ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

0 NOV 2023

Certified that the Document is submitted to
Registration The Stamp Sheet and the
endorsement sheet are the part of the document
Attn: Additional Registrar
of Assurances II Kolkata

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this the 07th day of November, in the year 2023.

Visit Case No. 3680 7/23
J (1) - 250/-
J (2) - 200/-
Total 450/-

5103

No.
Name Arihant Prime Realty

Address 52A, J. M. Avenue

Re. Govt Kol-5

Kolkata Collectorate
11, Nazafi Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date 17 APR 2023



Mahendra Kr Saha

Identified by me:

Samar Kunder

Son of Sri Hari Narayan Kunder

P-3-106, Sector - II,
Salt Lake City, Kolkata 700091.

P.O. - Sech Bhawan.

P.S. - Bidhan Nagar (East)

Occ - Business.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
7 NOV 2023



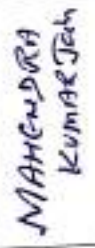
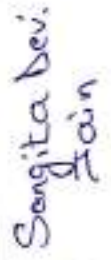
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022002723278/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr Shantanu Basu 13/1A, Balaram Ghosh Street, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004	Land Lord		11089 	 07/11/2023
2	Mr Mahendra Kumar Jain 52A, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hattkhola, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700005	Represent ative of Developer [Arihant Prime Reality]		11090 	 07/11/2023
3	Smt Sangita Dunia Alias Smt Sangita Devi Jain 52A, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hattkhola, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700005	Represent ative of Developer [Arihant Prime Reality]		11091 	 07/11/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Saiyam Jain 52A, Jalindra Mohan Avenue, City:- Kolkata, P.O:- Hattkhola, P.S:-Burdola, District:-Kolkata, West Bengal, India, PIN:- 700005	Representative of Developer [Arihant Prime Realty]		11092 	Saiyam Jain 07/11/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOMNATH KUNDU Son of Mr HARI NARAYAN KUNDU BJ 106, SECTOR 2, SALT LAKE, City:- Not Specified, P.O:- SECH BHAWAN, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091	Dr Shantanu Basu, Mr Mahendra Kumar Jain, Smt Sangeeta Lunia, Mr Saiyam Jain		11088 	Somnath Kundu 07/11/2023

(Satyajit Biswas)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal



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



192023240283206741

GRN Details

GRN:	192023240283206741	Payment Mode:	Online Payment
GRN Date:	10/11/2023 14:10:58	Bank/Gateway:	ICICI Bank
BRN :	2010290933	BRN Date:	10/11/2023 14:12:44
GRIPS Payment ID:	101120232028320673	Payment Init. Date:	10/11/2023 14:10:58
Payment Status:	Successful	Payment Ref. No:	2002723278/13/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	saiyam jain
Address:	52A, jatindra mohan avenue
Mobile:	9830542664
Contact No:	9830542664
Depositor Status:	Others
Query No:	2002723278
Applicant's Name:	Mr Amarnath Agarwal
Address:	A.R.A. - II KOLKATA
Office Name:	A.R.A. - II KOLKATA
Identification No:	2002723278/13/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 13
Period From (dd/mm/yyyy):	10/11/2023
Period To (dd/mm/yyyy):	10/11/2023

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002723278/13/2023	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2002723278/13/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				34

IN WORDS: THIRTY FOUR ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



031120232027494579

GRIPS Payment Detail

GRIPS Payment ID:	031120232027494579	Payment Init. Date:	03/11/2023 23:56:21
Total Amount:	43958	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Counter Payment
BRN:	90029792	BRN Date:	04/11/2023 00:00:00
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr MAHENDRA KUMAR JAIN
Mobile:	9830542664

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240274945802	Directorate of Registration & Stamp Revenue	43958
Total			43958

IN WORDS: FORTY THREE THOUSAND NINE HUNDRED FIFTY EIGHT ONLY.

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





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



192023240274945802

GRN Details

GRN:	192023240274945802	Payment Mode:	Counter Payment
GRN Date:	03/11/2023 23:56:21	Bank/Gateway:	State Bank of India
BRN :	90029792	BRN Date:	04/11/2023 00:00:00
GRIPS Payment ID:	031120232027494579	Payment Init. Date:	03/11/2023 23:56:21
Payment Status:	Successful	Payment Ref. No:	2002723278/2/2023
[Query No*/Query Year]			

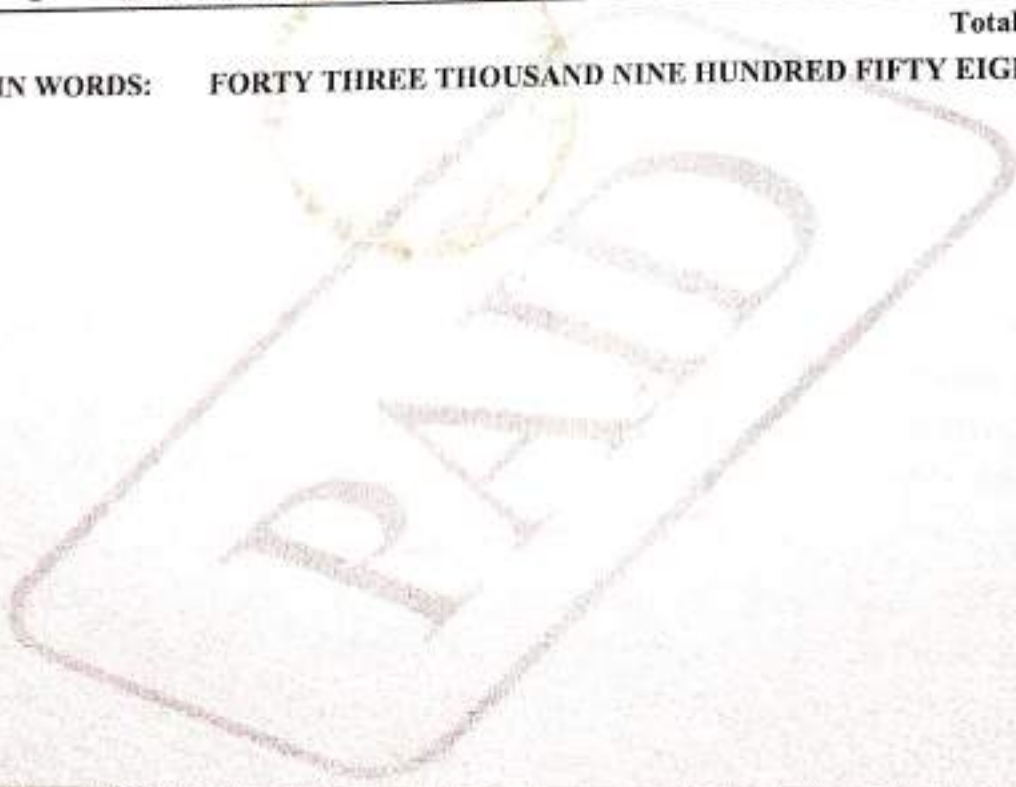
Depositor Details

Depositor's Name:	Mr MAHENDRA KUMAR JAIN
Address:	52A JATINDRA MOHAN AVENUE KOLKATA 700005
Mobile:	9830542664
Period From (dd/mm/yyyy):	03/11/2023
Period To (dd/mm/yyyy):	03/11/2023
Payment Ref ID:	2002723278/2/2023
Dept Ref ID/DRN:	2002723278/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002723278/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	39951
2	2002723278/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	4007
Total				43958

IN WORDS: FORTY THREE THOUSAND NINE HUNDRED FIFTY EIGHT ONLY.





ADDITIONAL REGISTRAR
OF ASSURANCE-II, KARNATAKA
7 NOV 2023

BETWEEN

DR. SHANTANU BASU (PAN No. AEFPB2513Q), Son of Late Kamal Kumar Basu, by faith - Hindu, by Nationality - Indian, By occupation - Attorney, permanently residing at 13/1A, Balaram Ghosh Street, Police Station Shyampukur, Kolkata - 700 004, hereinafter referred to as the **"OWNER/FIRST PARTY"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

M/s ARIHANT PRIME REALTY, (PAN No. ABYFA3496M), (GST No. 19ABYFA3496M1ZC), a partnership firm, having its place of business at 52A, Jatindra Mohan Avenue, P.S. Burtolla, P.O. Hattkhola, Kolkata - 700 005, represented by its partners **1. MAHENDRA KR. JAIN**, (PAN No. ACBPL1441R), son of Late Hulas Chand Jain, **2. SANGITA DEVI JAIN**, (PAN No. ABDPL6148G), wife of Mahendra Kr. Jain, **3. SAIYAM JAIN**, (PAN No. ANLPJ9538Q), son of Mahendra Kr. Jain, all are by faith - Hindu, all are by Occupation - Business, all are by Nationality - Indian, all are residing at 52A, Jatindra Mohan Avenue, P.S. Burtolla, P.O. Hattkhola, Kolkata - 700 005, hereinafter referred to as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, successors, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Kamal Kumar Basu, since deceased was the sole and absolute owner of the land measuring 6 Cottahs approximately with structures standing thereon at and being Premises No. 13/1E, Balaram Ghosh Street, Police Station Shyampukur, Kolkata - 700 004, hereinafter



SECRETARY
GOVERNMENT OF INDIA
NEW DELHI, INDIA
07 NOV 2023

referred to as the 'said property', which is more fully and particularly described in the schedule below;

AND WHEREAS during his lifetime the said Kamal Kumar Basu executed an indenture dated 25th March, 1959 which was registered in the office of the Registrar of Assurances, Calcutta in Book No. I, Volume No. 69, Pages from 91 to 94, being Deed No. 2017 for the year 1959, whereby he appointed himself as the first trustee;

AND WHEREAS the said trust was created to make certain provision for the maintenance of his widow mother Smt. Malina Basu and his wife Smt. Shanta Basu;

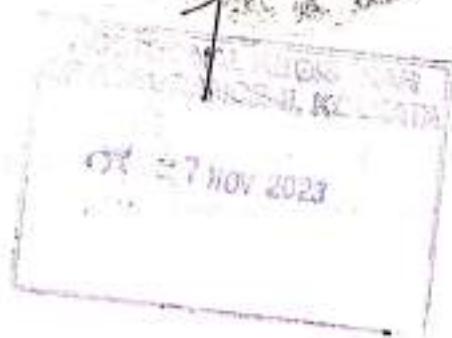
AND WHEREAS by virtue of the provisions of the said trust the said Kamal Kumar Basu became the first trustee and the said property was transferred unto the trustees;

AND WHEREAS it was mentioned in the said indenture that after the said Kamal Kumar Basu one Phatik Chandra Mitra shall become the trustee in respect of the said property;

AND WHEREAS it was further mentioned in the said trust deed that after the death of the said Malina Basu the trust property shall be made over to settlor i.e. Santa Basu absolutely and forever;

AND WHEREAS the said Malina Basu died intestate on 2nd August, 2003 and the said Santa Basu died intestate on 22nd November, 2003;

AND WHEREAS after the death of the said Smt. Santa Basu, the said Kamal Kumar Basu died intestate on 21st January, 2013;



AND WHEREAS due to the death of the said Smt. Santa Basu prior to the death of the said Kamal Kumar Basu, object of the aforesaid trust was absolutely frustrated and accordingly the owner herein became the sole and absolute owner in respect of the said property;

AND WHEREAS the said Kamal Kumar Basu also died intestate on 21st January, 2013 leaving behind his only son Dr. Shantanu Basu as his only legal heir and accordingly the said Shantanu Basu, the First Party herein became the sole and absolute owner of the said property and duly mutated his name in the record of right of Kolkata Municipal Corporation;

AND WHEREAS the said Dr. Shantanu Basu being the Owner herein for the benefit of better use, occupation and enjoyment in respect of the said premises as described in the Schedule below intended and decided to develop the same and to erect multi-storied building consisting of several self-contained flats and garage spaces;

AND WHEREAS the Developer herein is a development concern, which has earned sufficient goodwill in the trade of land Promotion and Development being agreed with and interested in the said proposal of the Owner, agreed to undertake the charge of development as well as constructional work of the Schedule land at its own cost, expenses efforts and responsibilities.

AND WHEREAS to avoid any future complication the parties hereto have agreed and entered into this Agreement to undertake the development work on the said plot of land being the said properties on this the day, month and year above written by incorporating the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows: -



ARTICLE - I

(DEFINITION)

In these presents unless it is repugnant to the subject or context: -

- 1.1 **VENDOR** shall mean **DR. SHANTANU BASU** (PAN No. AEFPB2513Q) Son of Late Kamal Kumar Basu, by faith Hindu, by Nationality- Indian, by occupation- Attorney, permanently residing at 13/1A, Balaram Ghosh Street, Police Station - Shyampukur, Kolkata - 700 004.
- 1.2 **M/s ARIHANT PRIME REALTY**, (PAN No. ABYFA3496M), (GST No. 19ABYFA3496M1ZC), a partnership firm, having its place of business at 52A, Jatindra Mohan Avenue, P.S. Burtolla, P.O. Hattkhola, Kolkata - 700 005, represented by its partners **1. MAHENDRA KR. JAIN**, (PAN No. ACBPL1441R), son of Late Hulas Chand Jain, **2. SANGITA DEVI JAIN**, (PAN No. ABDPL6148G), wife of Mahendra Kr. Jain, **3. SAIYAM JAIN**, (PAN No. ANLPJ9538Q), son of Mahendra Kr. Jain, all are by faith - Hindu, all are by Occupation - Business, all are by Nationality - Indian, all are residing at 52A, Jatindra Mohan Avenue, P.S. Burtolla, P.O. Hattkhola, Kolkata - 700 005, hereinafter referred to as the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, successors, legal representatives and assigns)
- 1.3 **SAID PROPERTY** shall means **ALL THAT** premises no. 13/1E, Balaram Ghosh Street, Police Station - Shyampukur, Kolkata - 700 004 consisting of land measuring 6 (six) Cottahs be the same little more or less, together with structures having total covered area of 2100 (two thousand one hundred) sq.ft. be the same little more or less



POSTAL CIVIL REGIS. CAR
OF ASSAMIDE-II, KOLKATA
CYL = 7 NOV 2023

standing thereon, under Ward No.10 of the Kolkata Municipal Corporation, morefully described in the Schedule hereunder written.

- 1.4 **BUILDING** shall mean multi-storied building to be constructed on the Schedule property by the Developer herein in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation.
- 1.5 **COMMON AREAS** shall mean and include the passage, ways, stairways, lift, gates, common lavatory, all rain water pipes, sewerage, fittings, fixtures, manholes, pit, gullies, roof, municipal filtered water connection and pipe lines, water pump and over head tank underground reservoir, fences, boundary wall, courtyard, CESC Electric connection, electric supply to common areas and facilities, electrical fixtures in the common areas, main switch, interior walls and other facilities which will provided by the Developer from time to time and at all times.
- 1.6 **OWNER'S ALLOCATION** shall mean the 50% of the total newly constructed building will be of owner's allocation, together with the right to use the common area and facilities as fully mentioned in **SCHEDULE 'C'** hereunder written. The Owner shall have his obligations to obtain possession of the existing tenants or sub tenants. If the said tenants intend to continue their possession in the newly constructed building, it will be the obligations of the Owners to provide them accommodation from the allotted portions from the Owner's allocation and the Developer shall have no obligation to that effect in giving possession to such tenants any space from the allotted portions of the Developer. It is also agreed upon that the shifting charges which will be Rs. 20,000 /- to the maximum level and it will be borne by the Owner to the tenants. It is also agreed upon that if

Mahendra Kr Jain

the tenants intend to vacate their occupied rooms in the existing structure of the said premises, the owners shall take all sorts of initiative for obtaining possession of the rooms from such tenants by making amount of damages of such tenants and such amount shall be paid by the Developer on behalf of the Owners to such tenants for obtaining possession of rooms from such tenants. Such payments made by the Developer shall be adjusted from the Owner's allocation without interest at the time of delivery of possession of the Owner's allocation on completion of project. It is made clear that such arrangement for obtaining possession from the tenants/occupants shall be completed by the Owners within 6. (six) months from the date of execution of this Agreement.

It is further to be noted that the Developer shall pay an interest free security money sum of Rs. 10,00,000/- (Rupees ten lakhs) only, out of which a sum of Rs. 4,00,000/- (Rupees Four lakhs) only has already been paid on 04.11.2023 and the remaining amount of Rs. 6,00,000/- (Rupees six lakhs) only shall be paid by the Developer to the Owner after the sanctioning of building plan. The said amount will be returned without any interest by the owner to the developer at the time of handing the possession of the owner's allocation. In case of inability to payback the said Rs. 10,00,000/- (Rupees ten lakhs) only, in within 15 days after giving possession of the owner's allocation to the owner, the Developer shall be entitled to adjust the equivalent area from the Owner's allocation at the rate of Rs. 5,000/- per sq.ft., and if the developer fails to handover the owner's allocation within stipulated period in that event developer shall pay penalty Rs. 1000/- per day to the owner for such delay.

Shankar

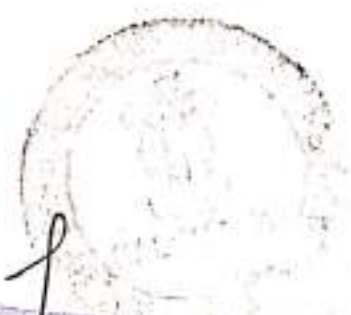
Subject: [Illegible]
Reference: [Illegible]
[Illegible]
[Illegible]
[Illegible]
[Illegible]
[Illegible]

[Illegible]
[Illegible]
[Illegible]
[Illegible]

[Illegible]
[Illegible]
[Illegible]
[Illegible]
[Illegible]

[Illegible]
[Illegible]
[Illegible]
[Illegible]

[Illegible]
[Illegible]



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
DATE: 7 NOV 2023

1.6.1 **DEVELOPER'S ALLOCATION** shall mean and include the remaining portion of the building to be constructed on the said premises in accordance with the building sanctioned plan, which has been already sanctioned by the Kolkata Municipal Corporation **TOGETHER WITH** undivided proportionate share or interest in the land (Schedule 'A' property) **TOGETHER WITH** all easement rights to use the common areas and facilities of the said property (save and except and outside the Owners' Allocation, as hereinbefore mentioned).

It is also to be noted that if construction of an additional floor is made in the said property outside the sanctioned area, by the Developer, the parties hereto will execute a supplementary development agreement specifying the areas of the said extra floor or floors between the Owner and Developer to avoid all confusions in future.

It is to be noted herein if the Developer constructs any such portion or portions or floors in the proposed building outside the sanctioned area, that would be done at its/his own cost, risk and responsibilities, the Land Owner shall never be held responsible for the same in any suits, proceedings and loss whatsoever arising out over the said issue.

1.7 **ARCHITECT** shall mean such person or persons having requisite qualification and experience required under the relevant laws/rules to act as Architect who will be appointed by the Developer for designing and supervision of the building to be constructed in the Schedule 'A' property subject to the approval of the landowner.

1.8 **TRANSFeree** shall mean such a person, Firm, Limited Company, Association or persons to whom any share of undivided land

10/11/2023
10/11/2023
10/11/2023
10/11/2023

10/11/2023
10/11/2023

10/11/2023
10/11/2023
10/11/2023
10/11/2023



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
1 - 7 NOV 2023

underneath the building to be built up shall be transferred along with flat/s.

ARTICLE - II
(COMMENCEMENT)

- 2.1. This agreement shall be deemed to have commenced with effect from the date of its execution.

ARTICLE - III
(LAND OWNER'S DECLARATION)

- 3.1. That there is no excess land within the meaning of Urban Land Ceiling and Regulation Act, 1976 on the said property.
- 3.2. That there are no arrear taxes to be paying to the Kolkata Municipal Corporation and no proceedings for recovery of taxes is pending in any Court of law. In case there is any outstanding or dues in respect of the Schedule 'A' property prior to execution of these presents, the same shall be paid and borne by the Developer.
- 3.3. That the land Owners till date have not entered into any such Agreement, Agreement for Sale or made any other contract relating the schedule land with any Third Party.
- 3.4. That the Schedule 'A' land is not affected by mortgage, charges, liens, lis pendence, debutter or Trust, Wakf and till date, no notice of acquisition or requisition has been served upon the Land Owner from any concerning Authority. That there is no other claimant who has



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 7 NOV 2023

any right, title or interest in respect of the Schedule 'A' property other than the Land Owners.

- 3.5. If at any time, any defect in title is/are found out and if anybody shall dispute the title of the owners in respect of the Schedule 'A' property or any suit or action or proceedings shall be initiated regarding the title of the Owners, in that event, it shall be responsibility of the Land Owner to defend such action or proceedings.

ARTICLE - III(A)
[LAND OWNERS' OBLIGATION]

The Land Owner, at his own cost and expenses, shall:

Marketable Title: Make out a clear and marketable title of the Premises and answer all requisition of the Developer in this regard. However, the Land owners shall handover photocopies of title deeds, documents and other related documents within 7 (seven) days from the date hereof for ascertaining clear right title and interest of the Land Owner by the Owner.

Possession: Hand over peaceful and vacant possession of the Schedule 'A' property to the Developer by the Land Owner within 6 (six) months from the date of execution of this agreement.

Allow tests: Allow the Developer and/or its/his men, servants and agents to carry out measurement, soil testing and such other necessities connected with the Project.

Clearances: Obtain all clearances that are or may be required for obtaining sanction of the Plan.



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
1 - 7 NOV 2023

Hindrances: Hindrances & encumbrances originated during or in execution of the Project, other than from the Land Owner, must be taken care of by the developer.

Encumbrances: Not, in any manner, deal with, charge, encumber or induct any person in occupation of the Premises or in any portion thereof or enter into any agreement relating thereto until the completion of the Project save that the Owner may enter into agreements relating to transfer of the Owner's Allocation mentioned as above

Title Deeds: The land owner shall be required to show all the original title deeds or any original documents related to the Premises (the 'Title Deeds') to the Developer or any authorities for the purpose of construction of the new building and the said handover by the owner to the developer after first floor roof casting of the proposed building.

Powers and authorities: Grant the Developer all such powers and authorities to enable the Developer to:

- a) Carry out the execution of the Project.
- b) Exclusively deal, sale, transfer the Developer's Allocation and to appropriate the receipts therefrom.

Taxes: Taxes & Payments are to borne by the developer in case, if any new enactment of law occurs during the execution period of the project.

Payments: Pay to the Developer for the Owner's Allocation for the deposits related to formation of the Association maintenance, sinking fund after getting the possession of the Owner's allocation for which the Developer will also be charging extra from the purchasers of the Developer's Allocation.

RECEIVED

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023

10/11/2023



ADDITIONAL SECRETARY
OFFICE OF THE SECRETARY
AGRICULTURE, CALCUTTA
27 NOV 2023

Execution: Execute and admit registration of the spaces in the Developer's Allocation, as mentioned above, before the concerned Registering Authority, as also sign and execute such forms and other documents as may be required for the Project, however the costs and expenses for these will not be borne by the Land Owner. The land owner further confirm that the authorized representatives of the Developer and/or the lawful constituted attorney of the Land owners by virtue of registered Power of Attorney granted in this regard, shall be entitled to sign, execute, endorse any Sale Deed, Agreement in respect of any flat or flats out of Developer's Allocation, to be constructed on the Schedule 'A' property as a Confirming Party or Party to the said deed or document as and when required by the Developer herein without any prior consent of the Land Owner and the developer will do the same after completion of the aforesaid new proposed building.

ARTICLE - IV
(DEVELOPER'S DECLARATION)

- 4.1 That the Developer shall bear all costs and expenses towards development of the said premises after execution of these presents.
- 4.2 That the Developer shall have prepared sanctioned building plan for construction of the building.
- 4.3 The DEVELOPER shall construct and complete the BUILDING on the LAND of the aforesaid premises within a period of 24 (Twenty-Four) months excluding the Force Majeure Clause starting after the demolition of the existing structure. If the DEVELOPER unable to complete the construction work of the said housing project within the aforementioned time period of 24 months, then the aforesaid time

THE HON. THE DEPUTY COMMISSIONER, DISTRICT OF WEST BENGAL, KOLKATA

FOR THE DEPUTY COMMISSIONER, DISTRICT OF WEST BENGAL, KOLKATA

FOR THE DEPUTY COMMISSIONER, DISTRICT OF WEST BENGAL, KOLKATA

FOR THE DEPUTY COMMISSIONER, DISTRICT OF WEST BENGAL, KOLKATA

FOR THE DEPUTY COMMISSIONER, DISTRICT OF WEST BENGAL, KOLKATA

FOR THE DEPUTY COMMISSIONER, DISTRICT OF WEST BENGAL, KOLKATA

FOR THE DEPUTY COMMISSIONER, DISTRICT OF WEST BENGAL, KOLKATA



period shall be extended for further period of 6 (six) months with mutual understanding among the parties of this agreement.

4.4. That the developer must obtain clearance certificate from corporation which include getting all the facility from corporation in working condition e.g Electricity connection, water supply connection for entire building etc. as early as possible from the date of the demolition of the existing structure.

4.5 Date of vacating the property will be considered as the same date when the Land owners and/or their tenants vacate the said property in its entirety

ARTICLE - IV(A)
(DEVELOPER'S OBLIGATION)

The Developer shall:

Costs and expenses: Bear and pay all the expenses related to the execution of the Project, which will, inter-alia, include:

Plan: Having the plan for constructing the building (the "**Plan**") prepared, sanctioned and if necessary, modified by the appropriate sanctioning authority (the "**Sanctioning Authority**") in such manner so as to avail the maximum constructed area in the buildings.

Appointment: Appointing architects, contractors, sub-contractors or any other person or persons and their emoluments.

NOTICE OF THE COURT OF APPEALS IN THE MATTER OF THE ESTATE OF THE LATE

THE COURT OF APPEALS IN THE MATTER OF THE ESTATE OF THE LATE

NOTICE OF THE COURT OF APPEALS IN THE MATTER OF THE ESTATE OF THE LATE

NOTICE OF THE COURT OF APPEALS IN THE MATTER OF THE ESTATE OF THE LATE

NOTICE OF THE COURT OF APPEALS IN THE MATTER OF THE ESTATE OF THE LATE

NOTICE OF THE COURT OF APPEALS IN THE MATTER OF THE ESTATE OF THE LATE



ADDITIONAL REGISTRAR
OF APPEALS IN THE MATTER OF THE ESTATE OF THE LATE
7 NOV 2023

Clearances: Paying for obtaining all necessary clearances and permissions required for executing the Project.

Construction: Constructing the Buildings and completing the Project in all respect in strict conformity with the Plan and the specifications as mentioned in **Schedule 'C'** (the '**Specifications**') and making it habitable in all respects within **24 (twenty-four) months and grace period of 6 (six) months** from the date of the demolition of the existing structure excluding the Force Majeure Clause.

Utilities: Obtaining all utilities for implementing the project as also those that will be required by the ultimate users of the buildings.

Name of the New building: shall be decided by the Developer & Owner jointly.

Handing over the Possession: Hand over possession of the Owner's Allocation to the Owner by the Developer within specific times by giving a registered possession letter through speed post and if the owner doesn't take the possession within seven days of the dated letter than the developer shall have no liability over the owner's allocation and developer can sell the developer's allocation.

Indemnity: At all times from the Possession Date till the Completion Date the Developer will keep the Owner, saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether stator or contractual.

...
...
...
...
...
...
...
...
...
...

...
...
...
...
...
...



ADDITIONAL REGISTRAR
OF ASSOCIATED BANKS
4 - 7 NOV 2023

...
...
...

ARTICLE - V
(DEVELOPER'S RIGHT)

5. That the Land Owner hereby grant right to the developer to construct, erect and build the building on the SCHEDULE 'A' property in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation and to enter into one or more Agreement for sale with any intending Purchaser/Purchasers and also to receive part or total consideration value and also to issue due receipts thereon in respect of the flats under the Developer's Allocation only and the developer never shall not assign or transfer this agreement to any third party and never shall not taken loan any financial authority concern against the mortgage of the aforesaid property.

ARTICLE - VI
(CONSTRUCTION)

- 6.1. In consideration of the Land Owners having agreed to permit the Developer to commercially develop the Schedule 'A' premises by construction, creating and building, the Developer has agreed to allocate the Land Owners constructed spaces in the said premises together with the proportionate share in the common parts and facilities which hereinbefore and hereinafter shall called as the Owner's Allocation.
- 6.2. That the said Owner's Allocation shall be constructed and completed with good and standard materials and the said building will be decent one and shall contain all other amenities which are normally provided in the residential flats.

1. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to sanction the appointment of Mr. [Name] as [Post] in the [Department] of the [State/Union Territory] of [State/Union Territory], with effect from [Date].

2. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to sanction the appointment of Mr. [Name] as [Post] in the [Department] of the [State/Union Territory] of [State/Union Territory], with effect from [Date].

3. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to sanction the appointment of Mr. [Name] as [Post] in the [Department] of the [State/Union Territory] of [State/Union Territory], with effect from [Date].

4. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to sanction the appointment of Mr. [Name] as [Post] in the [Department] of the [State/Union Territory] of [State/Union Territory], with effect from [Date].



1
ADDITIONAL REGISTRAR
OF ASSISTANCE-II, KOLKATA
7 NOV 2023

- 6.3 That if after completion of the construction work of the aforesaid building, the developer shall construct an extra floor then that will be divided between the owner herein in the ratio of 30% and the rest 70% will be devolve upon the developer against their construction of the said building.

ARTICLE - VII

(PROCEDURE)

- 7.1. That the Developer shall sell and transfer the undivided proportionate share of land underneath the building comprised in the portion of the said flats relating to Developer's Allocation only after retaining undivided proportionate share in the land underneath the building attributed to the Owner's Allocation to the Land Owner.
- 7.2. The Developer shall not be allowed to sell, transfer the flats under the Owners' Allocation as described above in favor of any person or persons.
- 7.3. All men, machinery and materials will be supplied by the Developer at its/their own costs, expenses and efforts by the suppliers nominated by the Developer and the Developer shall carry out constructional work of the building at their own risk and responsibilities, the Land Owners have no responsibility in regard to the constructional work of the schedule land and shall pay nothing to the Developer towards the constructional charges of the building and/or towards any other expenses regarding development of the schedule land.
- 7.4. That the Land Owner shall not do anything by which the Developer may be restrained from doing or completing the constructional work

... ..
... ..
... ..
... ..

... ..
... ..
... ..
... ..
... ..

... ..
... ..
... ..
... ..
... ..
... ..
... ..
... ..

... ..
... ..
... ..
... ..



ADDITIONAL SECRETARY
OF AGRICULTURE, CALCUTTA
7 NOV 2023

of the said building in the Schedule 'A' premises on the contrary the Developer states and undertakes not to violate the terms and conditions of this agreement in any manner whatsoever and shall do nothing in connection with the schedule land or in part thereof which may affect the Land Owner prejudicially in any manner.

- 7.5. All the materials e.g. electrical goods, sewerage goods, water pipe lines, bricks, sands, irons, windows, doors, stone chips and all materials relating to the construction will be supplied by the Developer from the suppliers of the Developer and the Land Owner shall not raise any objection for the same, provided all the same shall be of good and standard quality.
- 7.6. That the Developer shall negotiate the terms and conditions with the intending Purchasers for the sale of flats of the Developer's Allocation portion and shall receive the entire consideration money from the intending Purchasers of the said flats and shall discharge the money receipt for the same. In this regard the Developer shall be entitled to execution and registration of Power of Attorney from the Land Owner in favor of the Developer or his nominee on terms approved by the Land Owners. The Land Owner shall not interfere into any such transaction.
- 7.7. That the Developer agrees and undertakes to complete the constructional work of the schedule land within **24 (twenty-four) months and the grace period of 6 (six) months** from the date of the demolition of the existing structure excluding the force majeure clause

... ..
... ..
... ..

... ..

... ..
... ..
... ..

... ..

... ..
... ..
... ..
... ..

... ..
... ..
... ..
... ..
... ..
... ..
... ..

... ..
... ..
... ..



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 7 NOV 2023

- 7.8. **Breach of Contract:** In case of breach of any of the provisions herein, the party in breach shall be liable to face legal proceedings as per the law of land in force, but no party shall be entitled to terminate this Agreement without the consent of the other party in writing.
- 7.9. That the Land Owner shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the third parties to be done by the Developer.
- 7.10. That the developer shall not be allowed to assign this agreement to any third party.
- 7.11. In case the said Development Agreement gets rescind than the **OWNER** shall refund only the following costs incurred by the DEVELOPER till the date of rescindment of agreement:
- i) Money towards Security Deposit which has already been paid by the DEVELOPER to the **OWNER**.
 - ii) The amount as has been spent by the DEVELOPER towards official fees for obtaining permission from K.I.T. and also for submitting BUILDING PLAN to K.M.C. It is further provided that such amount as has been agreed to be refunded by the OWNERS to the DEVELOPER in respect of the expenses as has been stated to be incurred by the DEVELOPER towards obtaining permission from K.I.T. and also for submitting BUILDING PLAN to K.M.C. is subject to production of cogent documentary evidence by the DEVELOPER.
 - iii) Any amount deposited to any government department by the DEVELOPER regarding the said premises, with valid official receipt
 - iv) Property Tax Payment for the said premises, with valid official receipt

RECEIVED FROM THE OFFICE OF THE REGISTRAR OF ASSURANCE-II, KOLKATA
ON 7 NOVEMBER 2023
FOR THE PURPOSE OF THE REGISTRATION OF THE ASSURANCE COMPANY
AND THE ASSURANCE COMPANY'S REGISTRATION NO. IS 123456789

THE REGISTRAR OF ASSURANCE-II, KOLKATA
HAS RECEIVED FROM THE OFFICE OF THE REGISTRAR OF ASSURANCE-II, KOLKATA
ON 7 NOVEMBER 2023
FOR THE PURPOSE OF THE REGISTRATION OF THE ASSURANCE COMPANY
AND THE ASSURANCE COMPANY'S REGISTRATION NO. IS 123456789

THE REGISTRAR OF ASSURANCE-II, KOLKATA
HAS RECEIVED FROM THE OFFICE OF THE REGISTRAR OF ASSURANCE-II, KOLKATA
ON 7 NOVEMBER 2023
FOR THE PURPOSE OF THE REGISTRATION OF THE ASSURANCE COMPANY
AND THE ASSURANCE COMPANY'S REGISTRATION NO. IS 123456789



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 7 NOV 2023

v) Construction costs incurred by the DEVELOPER, only towards construction of the proposed BUILDING on the said premises, till the date of cancellation of the agreement, to be determined by a chartered engineer engaged by the OWNER, at the cost of OWNER and DEVELOPER.

ARTICLE - VIII
(LAND OWNER'S INDEMNITY)

- 8.1. That the Land Owners hereby undertake and state that the Developer shall be entitled to the flats under the Developer's Allocation without any interference and/or disturbance from the side of the Land Owners and on the contrary the Developer declares and undertakes to perform and fulfils its/his obligations in terms of this agreement without any violation and/or delay in any manner whatsoever.

ARTICLE - IX
(DEVELOPER'S INDEMNITY)

- 9.1. That the Developer hereby undertakes to keep the Land Owners indemnified against all third-party claims and actions arising out of any sort of act or commission of the Developer in or relating to the construction of the said building and never shall not assign this agreement to any third party.

ARTICLE - X
(BUILDING)

- 10.1 That after completion of the flats under the Owner's Allocation, the Developer shall inform the Land Owners to take possession of the flats under Owners' Allocation and the Developer shall hand over the

... ..
... ..
... ..
... ..

... ..
... ..
... ..
... ..
... ..
... ..

... ..
... ..
... ..
... ..
... ..

... ..
... ..
... ..
... ..
... ..
... ..
... ..
... ..
... ..



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 7 NOV 2023

flats under the Owners' Allocation within **24 (twenty four) months** from the date of sanction of building plan or receiving vacant possession of the entirety of the said property from the Owner/tenants/occupiers, whichever is later (the "**Possession Date**") excluding the force Majeure Clause.

- 10.2 That if the Land Owners intend to undertake any extra work which is beyond the specification of the **ANNEXURE**, then the Land Owners' have to apply to the Developer separately and the Developer shall raise the Bills for such extra work, if the Land Owners agree to pay the Bill raised by the Developer and give written consent to the Developer, the Developer shall undertake the extra work with the proper permission of the Architect appointed by the Developer.
- 10.3 That the Developer shall be entitled to for its/their allocation, common parts including the undivided share in common facilities and easement thereto and also the common stair case which is common for both the Developer and the Land Owners. The right of the roof shall be equally vested upon the Developer and the Landowner.
- 10.4 That the Developer shall be exclusively entitled to the flats under the Developer's allocation of the said building, having exclusive right to transfer, alienate or otherwise deal with or dispose of the said allotted portion without any right, claim or interest therein whatsoever of the Land Owners and the Land Owners shall not in any way interfere with or disturb the peaceful possession of the flats under the Developer's allocation. The Developer has every right to enter into Agreement for sale with the intending purchasers for the flats under the Developer's allocation as per the terms and conditions to be fixed by the Developer

... ..

...

...

...

...

...

...

...



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
7 NOV 2023

and his nominated person or persons after handing over possession of owners' allocation.

ARTICLE - XI
(MISCELLANEOUS)

- 11.1 That the Developer shall be liable to pay the taxes from the date as and when the Land Owners shall vacate the schedule land in favour of the Developer for the interest of the development works till the date as and when the Developer shall hand over lawful physical possession of the complete and ready to use flats in favour of the Land Owners.
- 11.2 Neither party shall demolish or permit demolition of any wall or other structure in its respective allocation or any portion thereof or make any structural alteration herein without the previous consent of the others in this behalf.
- 11.3 Both the parties shall abide by all laws, by-laws, rules and regulations of the Government local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws etc.
- 11.4 No goods or other items shall be kept by the Land Owner or any other buyer or buyers and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in the proposed building.
- 11.5 Neither party shall throw or accumulate any dirt/rubbish waste and refuse or permit the same to be thrown or accumulate in or around

The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

1. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

2. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

3. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

4. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

5. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

6. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

7. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

8. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

9. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

10. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

11. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

12. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

13. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

14. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.

15. The Government of India, Ministry of Health and Family Welfare, New Delhi, has been pleased to approve the following for the purpose of the above mentioned scheme.



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 7 NOV 2023

the building or in the compounds, corridors or any other portion of the building.

- 11.6 That the Developer and the Land Owners shall mutually frame scheme for the Management and Administration of the proposed building and/or common parts thereon. The Land Owners and the Developer hereby agree to abide by all the rules and regulations of such management/society/Association/Holding Organization and hereby give their consent to abide by the same. PROVIDED HOWEVER till the Association is formed, the Buildings, will be managed and maintained by the Developer and the Purchaser will be liable to pay to the Developer proportionate charges, as fixed by the Developer, for the maintenance and management of the common portions and facilities of the Buildings, which charges will be commensurate with the charges in other multistoried buildings in the vicinity of the Buildings providing similar amenities. Each party will be liable to realize these charges from the occupiers of their respective Allocations.
- 11.7 That it is agreed that in case of default in handing over possession of the owners' allocation within the specified time as aforesaid in that event that the developer shall pay Rs. 1,000/- (Rupees one thousand) only per day to the owners. Such sum shall be paid only for the delayed period. The amount will be paid in monthly basis starting from completion of **24 (twenty-four) months and the grace period of 6 (six) months** from the date of the demolition of the existing structure excluding the force Majeure Clause.
- 11.8 The **Owner** shall be liable to pay any applicable GST or income tax, related to the OWNER'S ALLOCATION.

Handwritten text, mostly illegible due to fading and bleed-through. Some words like "The" and "of" are visible.

Handwritten text, mostly illegible due to fading and bleed-through.



ARTICLE - XII
FORCE MAJEURE

12. Both the **OWNERS** and the **DEVELOPER** shall not be considered to be liable for any obligations, to the extent that the performance of the relevant obligations is prevented by the existence of **FORCE MAJEURE**, during which period, the said obligations shall remain suspended. **FORCE MAJEURE** shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, pandemic situation and/or any other act of commission beyond the control of the parties hereto.

SCHEDULE 'A' AS ABOVE REFERRED TO
(Description Of The Said Premises)

ALL THAT premises no. 13/1E, Balaram Ghosh Street, Police Station Shyampukur, Kolkata - 700 004 consisting of land measuring 6 (six) Cottahs be the same little more or less, together with structures having total covered area of 2100 (two thousand one hundred) sq.ft. be the same little more or less standing thereon, under Ward No. 10 of the Kolkata Municipal Corporation, which is butted and bounded as follows :

ON THE NORTH : By 13/1C, Balaram Ghosh Street, Kolkata-700004;
ON THE EAST : By Balaram Ghosh Street, Kolkata-700004;
ON THE SOUTH : By 13/1A, Balaram Ghosh Street, Kolkata-700004;
ON THE WEST : By Ramdhan Mitra Lane, Kolkata-700004;



7 NOV 2023

SCHEDULE 'B' AS ABOVE REFERRED TO
(list of tenants/occupiers)

Sl. No.	Name Of The Tenant/Occupier	Occupied Area	Amount Of Rent
1.	Sri Swapan Adhikary	Garage No.1	Rs.600/-per month
2.	Sri Goutam Sarkar	Garage No.2	Rs.600/-per month
3.	Sri Subrata Basu	Garage No.3	Rs.600/-per month
4.	Sri Goutam Ghosh Adhikary	Garage No.4	Rs.600/-per month
5.	Sri Paras Nath Jaiswal	Garage No.5	Rs.600/-per month
6.	Sri Samarendra Nath Ghosh	Room No.12	Rs.225/-per month
7.	M/s. Expo Electronics	Garage No.6	Rs.600/-per month
8.	Anjan De & Suman Dey	Garage No. 8	Rs. 700/- per month
9.	Dr. A. K. Basu	Garage No. 7	Rs. 600/- per month
10.	M/s. Munai's Creation	Garage No. 10	Rs. 700/- per month
11.	Jharna Ghosal	Garage No. 9	Rs. 600/- per month
12.	Samarendra Nath Ghosh	Room No. 6	Rs. 900/- per month
13.	Siddhanat Yadav	Room No.11	Rs. 225/- per month
14.	Bijoy Nath Yadav and Joy Nath Yadav	Room No. 14	Rs. 225/- per month
15.	Geeta Basak	Garage No. 13	Rs. 225/- per month
16.	M/s. Neo Brush	Room No.12	Rs. 4000/- per month
17.	Brijlal Yadav	Room No.16	Rs. 200/- per month
18.	Calcutta Karate Club	One room	Rs. 400/- per month.

709-14-1662-2200-1-00
2007-10-18



[Faint circular stamp or seal visible at the bottom right corner.]



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 7 NOV 2023

SCHEDULE 'C' AS ABOVE REFERRED TO
(Common parts/common areas of the building)

1. Main entrance gate, passage from main entrance gate leading to the staircase.
2. Lift and Staircase and its landings on all the floors and the staircase lightening and the roof/terrace on the top floor.
3. Water pump, water reservoir, overhead water tank distribution pipes from overhead Tank leading top different flats and from underground reservoir to over head tank and the open space on sides of the building.
4. Electrical wiring from ground floor meter room to the respective flats, meter room, pumps roof and all electrical fittings in the common passage, gates pump and staircases and its landings, lift.
5. Water and sewerage evacuation pipes from the respective flats etc. up to the discharge point of the Municipality which will be common for both the owner's and Developer's share.
6. All other areas of the said building and the facilities provided in the said building the use of which will remain as common for use by the Land Owners and the Developer their nominees.

ANNEXURE
(Specification of the Construction)

1	FOUNDATION	R.C.C. foundation and framed structure for five storied building.
	FLOOR	Flooring of living/dining, bed room, balcony, kitchen and toilets will have marble flooring skirting from reputed brand.
3	DOORS	Wooden frame with flush doors of hot pressed phenol bounded commercial quality from reputed brand.
4	WINDOWS	All windows will be aluminum sliding with integrated grill with glass panes & handles.
5	KITCHEN	Cooking platform with Granite with 3 ft tiles from table and one SS sink. Two Bib Cocks will be provided in the kitchen from Essco brand.
6	TOILET	Coloured ceramic tiles upto six feet height from floor level Concealed piping for hot & cold water, Geyser point, shower point, Wash Basin & Commode point. Toilet flooring will be with Matt Finish Tiles or Marble from Kajaria or equivalent Brand. All the toilet accessories like tap, shower from Essco brand and commode, basin etc will be provided from Cera Brand.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

7 NOV 2023

7	ELECTRICAL	Concealed wiring : a) Bedrooms – One tube point, one light point, one fan point, 1 plug point of 5 amp b) Kitchen – One light point, two plug points of 15amp each and one plug point of 5amp c) Toilets – One light point, one 15amp plug point, one exhaust point d) Living/Dining – Two light points TV points, two fan points, two plug points of 15amp each and two plug points of 5amp each
8	VERANDA	One Light point
9	OTHERS	Electric Switch, wire & fittings will be arranged by developer. All the Locks will be taken from Godrej lock. All door and window handles will be from reputed brand.
10.	FLOORS	All of Marble/ Tiles of good quality from reputed brand. Consultation with land owner will be done during choosing of colour and brand for all marble, tiles and toilet and kitchen accessories.
11	Lift	One lift will be provided from reputed brand
12	Wall Paint	Wall putty



ADDITIONAL REGISTRAR,
OF ASSURANCE-II, KOLKATA

7 NOV 2023

7 NOV 2023

IN WITNESS WHEREOF the Parties hereto doth hereunto set and subscribed their respective hands and seal in the presence of the witnesses names herein below on the day, month and year first written above.

SIGNED, SEALED & DELIVERED
AT KOLKATA IN PRESENCE OF
WITNESSES -

1. Sumanth Kunder Handkey
24, R.K. Jew street
Kolkata - 700006.



(Signature of the Landowner)

2. Sannati Kunder
B3-106, Sechr-II,
Salt Lake City, K of 700091

For ARIHANT PRIME REALTY



Partner

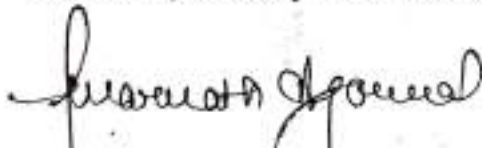
For ARIHANT PRIME REALTY

Saiyam Jain

For ARIHANT PRIME REALTY
Sangita Devi Jain

(Signature of the Developer) Partner

Drafted by me as per the instructions:


AMARNATH AGARWAL
Advocate

Enrollment No. F/1351/1297/2015

High Court, Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 7 NOV 2023

MEMO OF CONSIDERATION

Received from within named developer a sum of Rs. 4,00,000/- (Rupees four lakhs) only as a refundable deposit in the custody of myself by account payee cheque.

An Account Payee Cheque being No. 658084 dated 04.11.2023 amounting Rs. 4,00,000/- (Rupees Four Lakhs) only drawn on State Bank of India, Jatindra Mohan Avenue Branch

WITNESSES :

1. *Sunil Kumar Ghosh*

2. *Sunil Kumar*

Shantanu Das

Signature of the Owner/
First party



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 7 NOV 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



Shantanu Basu	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Shantanu Basu



MAHENDRA KUMAR JAIN	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature M Jain



Saiyam Jain	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Saiyam Jain



Sangita Devi Jain	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Sangita Devi Jain



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
01 NOV 2023

Major Information of the Deed

Deed No :	I-1902-15868/2023	Date of Registration	10/11/2023
Query No / Year	1902-2002723278/2023	Office where deed is registered	
Query Date	01/11/2023 10:49:30 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Amamath Agarwal 8A, Dalimata Lane,,Thana : Burtola, District : Kolkata, WEST BENGAL, Pin - 700006, Mobile No. : 8961217811, 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 : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 1,100/-	Rs. 2,27,77,313/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Balaram Ghosh Street, Premises No: 13/1E, Ward No: 010 Pin Code : 700004

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	1,000/-	2,24,51,997/-	Property is on Road Encumbered by Tenant,
Grand Total :				9.9Dec	1,000 /-	224,51,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	100/-	3,25,316/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 2100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2100 sq ft	100 /-	3,25,316 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dr Shantanu Basu Son of Late Kamal Kumar Basu 13/1A, Belaram Ghosh Street, City:- Kolkata, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx3Q, Aadhaar No: 38xxxxxxxx9554, Status :Individual, Executed by: Self, Date of Execution: 07/11/2023 , Admitted by: Self, Date of Admission: 07/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/11/2023 , Admitted by: Self, Date of Admission: 07/11/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Arihant Prime Reality 52A, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hattkhola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700005 , PAN No.:: ABxxxxxx6M, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Mahendra Kumar Jain (Presentant) Son of Late Hulas Chand Jain 52A, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hattkhola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1R, Aadhaar No: 30xxxxxxxx9717 Status : Representative, Representative of : Arihant Prime Reality (as Partner)
2	Smt Sangeeta Lunia, (Alias Name: Smt Sangita Devi Jain) Wife of Mr Mahendra Kumar Jain 52A, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hattkhola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx8G, Aadhaar No: 31xxxxxxxx6187 Status : Representative, Representative of : Arihant Prime Reality (as Partner)
3	Mr Saiyam Jain Son of Mr Mahendra Kumar Jain 52A, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hattkhola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx8Q, Aadhaar No: 89xxxxxxxx2918 Status : Representative, Representative of : Arihant Prime Reality (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOMNATH KUNDU Son of Mr HARI NARAYAN KUNDU BJ 106,SECTOR 2, SALT LAKE, City:- Not Specified, P.O:- SECH BHAWAN, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091			
Identifier Of Dr Shantanu Basu, Mr Mahendra Kumar Jain, Smt Sangeeta Lunia, Mr Saiyam Jain			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Dr Shantanu Basu	Arihant Prime Reality-9.9 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Dr Shantanu Basu	Arihant Prime Reality-2100.00000000 Sq Ft

Endorsement For Deed Number : I - 190215868 / 2023

On 07-11-2023

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

Presented for registration at 19:01 hrs on 07-11-2023, at the Private residence by Mr Mahendra Kumar Jain ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,27,77,313/-

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

Execution is admitted on 07/11/2023 by Dr Shantanu Basu, Son of Late Karnal Kumar Basu, 13/1A, Road: Balaram Ghosh Street, , P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Others

Identified by Mr SOMNATH KUNDU, , Son of Mr HARI NARAYAN KUNDU, BJ 106,SECTOR 2, SALT LAKE, P.O: SECH BHAWAN, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business

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

Execution is admitted on 07-11-2023 by Mr Mahendra Kumar Jain, Partner, Arihant Prime Reality (Partnership Firm), 52A,, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hatkhola, P.S:-Burlola, District:-Kolkata, West Bengal, India, PIN:- 700005

Identified by Mr SOMNATH KUNDU, , Son of Mr HARI NARAYAN KUNDU, BJ 106,SECTOR 2, SALT LAKE, P.O: SECH BHAWAN, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business

Execution is admitted on 07-11-2023 by Smt Sangeeta Lunia, , Smt Sangita Devi Jain Partner, Arihant Prime Reality (Partnership Firm), 52A,, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hatkhola, P.S:-Burlola, District:-Kolkata, West Bengal, India, PIN:- 700005

Identified by Mr SOMNATH KUNDU, , Son of Mr HARI NARAYAN KUNDU, BJ 106,SECTOR 2, SALT LAKE, P.O: SECH BHAWAN, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business

Execution is admitted on 07-11-2023 by Mr Saiyam Jain, Partner, Arihant Prime Reality (Partnership Firm), 52A,, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hatkhola, P.S:-Burlola, District:-Kolkata, West Bengal, India, PIN:- 700005

Identified by Mr SOMNATH KUNDU, , Son of Mr HARI NARAYAN KUNDU, BJ 106,SECTOR 2, SALT LAKE, P.O: SECH BHAWAN, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 10-11-2023

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 4,021.00/- (B = Rs 4,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/11/2023 12:00AM with Govt. Ref. No: 192023240274945802 on 03-11-2023, Amount Rs: 4,007/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90029792 on 04-11-2023, Head of Account 0030-03-104-001-16
Online on 10/11/2023 2:12PM with Govt. Ref. No: 192023240263206741 on 10-11-2023, Amount Rs: 14/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2010290933 on 10-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5103, Amount: Rs.50.00/-, Date of Purchase: 17/04/2023, Vendor name: A K Saha

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

Online on 04/11/2023 12:00AM with Govt. Ref. No: 192023240274945802 on 03-11-2023, Amount Rs: 39,951/-,

Bank: State Bank of India (SBIN0000001), Ref. No. 90029792 on 04-11-2023, Head of Account 0030-02-103-003-02

Online on 10/11/2023 2:12PM with Govt. Ref. No: 192023240283206741 on 10-11-2023, Amount Rs: 20/-, Bank:

ICICI Bank (ICIC0000006), Ref. No. 2010290933 on 10-11-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 570626 to 570669
being No 190215868 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.11.22 16:23:31 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 22/11/2023

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.