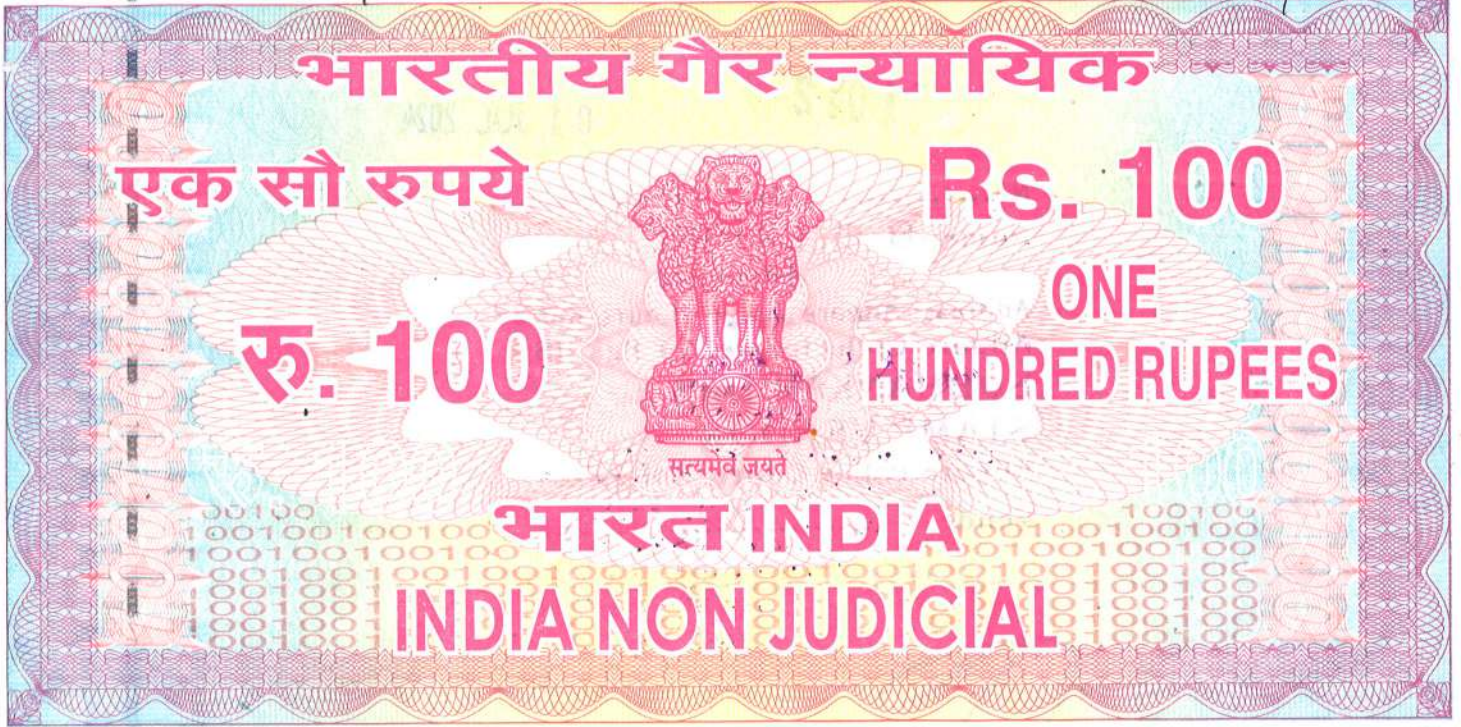


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 328239

Certified that the document is admitted for registration. The signature effects and the endorsement stamp attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

5/9/24

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made at Kolkata on this 5th day of September, Two Thousand Twenty Four

BETWEEN

RIPPLE TRADECOM PRIVATE LIMITED (PAN:AADCR3072P), having its registered office at 233, B. L. Saha Road, P.O. New Alipore, P.S. Behala, Kolkata - 700053, represented by its Authorised Signatory Mr. Sudipta Halder, (PAN:ADEPH6522R) (Aadhaar No.4031 5795 8468), son of Mr. Sanat Kumar Halder, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700 033, hereinafter referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns), of the **FIRST PART**;

AND

-1012

01 JUL 2024

No.....Rs. /- Date.....

Name:- B. C. LAHIRI
Advocate

Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



Handwritten signature and text: B. C. LAHIRI, Alipore Police Ct., Kol-27

ALLOTROPE (INDIA) PVT. LTD. (PAN:AACCA8010D), having its registered office at Mouza-Kriparampur, P.S. Bishnupur, Dist-South 24 Paraganas, Diamond Harbour Road, Pin-743503, represented by its Authorised Signatory Mr. Manish Kumar Jha (PAN:AHAPJ2356F), (Aadhaar No. 8949 3603 6400), son of Late Pradhuman Jha, by occupation Service, faith Hindu, Citizen of India, working for gain at 22, Prince Anwar Shah Road, P.O. Tollygunge, P.S. Charu Market, Kolkata-700033, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-interest and assigns) of the **SECOND PART**.

Whereas:

- A. The Party hereto of the First Part has represented that it is the recorded owner of various pieces and parcels of land total measuring 77 decimals (more or less), comprised in LR Dag No. 1960 and 1959/2760 under LR Khatian Nos.3591, 3607, 600, 1080 and 5039, Mouza-Ramkrishnapore, J.L. No.70, under Police Station Bishnupur, District South 24 Parganas, Pin-743503 with a clear marketable title more fully and particularly described in the **Part-I** of the **First Schedule** written hereunder and hereinafter referred to as the **'Said Property'**.
- B. The dag number wise details of the 'Said Property' more fully and particularly mentioned in **Part-II** of the **First Schedule** hereunder written.
- C. The land parcels comprised in the 'Said Property' are not contiguous to each other and they are scattered but contiguous to the land parcels of the Developer herein.
- D. The Developer is also Owner of various pieces and parcels of land at Mouza-Ramkrishnapore. As a part of its business activity the Developer has planned to develop Residential Units comprising of plots of land of different size with independent Bungalow/Twin House Bungalow & Cluster House. The developer for integrated and better development of its land parcels has approached the Owner for development of the 'Said Property' along with its own property.
- E. The Developer has discussed with the Owner, the terms and conditions upon which the development of the said project on the 'Said Property' will be undertaken and accordingly both parties herein have agreed to enter into this Agreement for development and execution of the said project on the terms and conditions set forth hereinafter.



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

Clause 1
Definitions & Interpretations

1.1 In this Agreement and in all its amendments, unless the subject or context otherwise requires or calls for a different interpretation, the following expressions shall have the meanings as set forth below:

“Advances and Deposits” shall mean the amounts received as advance against application of provisional booking / booking amounts from the intending transferees/purchasers of constructed areas / units in the proposed Project.

“Agreement” shall mean this Development Agreement including all its schedules and shall also include any modifications, amendments or supplements that may be incorporated or adopted from time-to-time by the Parties in writing;

“Architect” shall mean any architect or consultant or firm of architects whom the Developer with the consent of the Owner may, from time to time appoint for designing, planning and execution of the Project.

“Building Plan” shall mean the plans prepared by the Architect for construction of the Project and shall include any amendments thereto or modifications thereof made or caused as may be necessary and/or required from time to time as per law.

“Developer” shall mean Merlin Projects Limited and shall include its successors or successors-in-interest and/or assigns.

“Force Majeure” means, act of God, act of public enemy, blockade, bomb blast, bomb threat, damage to or destruction of equipment, destruction of subject matter of this Agreement, earthquake, epidemic, embargo, explosion, fire, flood, hurricane, tornado or other weather condition, government action, inaction or change in law, government acquisition or requisition, inability to act due to government action, interruption and/or shortage of supply of goods and construction materials, and/or skilled manpower, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war and written notice of such event has been provided by the Party affected to the other Party within reasonable time.



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“Gross Sale Proceeds” shall mean the total proceeds of sales or consideration received/receivable from the Transferee(s)/ Purchaser(s) against Transfer of the flats / units in the Project together with other rights and interests including Goods & Services Tax.

“Said Property” shall mean land comprised in various dags in Mouza - Ramkrishnapore, J.L. No.70, under Police Station Bishnupur, District South 24 Parganas, Pin-743503, as described in **First Schedule** hereunder written.

“Sanctioning Authority” shall primarily mean Local Gram and/or any other statutory authority (ies) entrusted by the Government who shall sanction the Building Plan, and accord the necessary permission, clearance & NOC as may be necessary to complete the project.

“Net Sale Proceeds” shall mean Gross Sale Proceeds less all statutory Taxes and charges, including Goods & Services Tax as may be applicable time to time.

“Owner” shall mean Party of the First Part and shall include its successors or successors-in-interest and assigns.

“Parties” shall mean collectively the Owner and the Developer and **“Party”** means individually each of the Parties.

“Said Project” shall mean the design, development and construction of new residential buildings on the ‘Said Property’ comprising of various self-contained independent flats / apartments along with other spaces, car parking areas, necessary infrastructure facilities and Common Areas and Facilities in accordance with the Building Plan to be sanctioned by the Local Gram Panchayat/Zila Parishad / and/or any other statutory authority (ies), as the case may be and other permissions, clearances from the concerned authorities.

“Transfer” shall mean and include a transfer pursuant to the execution of the sale / lease deed, other documents etc. in respect of a unit / flat in the Project or any part or portion of the buildings comprised in the Project and/or transfer by possession either after completion of the project or at mutually agreed date or by other means adopted for affecting what is understood as a transfer of space in a building to transferee(s)/purchaser(s) / lessee(s) / licensee(s) thereof although the same may not amount to a transfer in law.



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“Transferee/Purchaser” shall mean a person to whom any flat / unit or any part or portion of the buildings in the Project will be sold and transferred.

“Saleable Areas” shall mean residential flats/apartments with right of car parking and use of specified common areas to be duly demarcated for the said purpose.

“Reserved Areas” all areas to be constructed apart from the saleable areas under this Agreement will exclusively be retained by the Owner and the Developer and they will jointly decide the usage/disposal of those areas.

1.2 In this Agreement, unless the context otherwise requires:

The headings are not to be considered part of this Agreement and they are solely inserted for convenience and reference purposes only and shall not affect the construction/interpretation of this Agreement;

Words importing the singular include the plural and vice versa, and word importing a gender include each of the masculine, feminine and neutral gender; and

Reference to any Act whether general or specific shall include any modification extension or re-enactment of it for the time being in force and all instruments orders plans regulations bye-laws permissions or directions at any time issued under it.

Clause 2

Purpose & Commencement

- 2.1 This Agreement describes the terms and conditions for implementation of the Project and outlines the key roles and responsibilities of the Parties and also the entitlements of each Party. Each Party shall carry out and perform its respective obligations in accordance with the terms and conditions set out in this Agreement, aimed at the implementation of the Project.
- 2.2 This Agreement shall be deemed to have commenced on and with effect from the date hereof.

Clause 3

Grant of License & Consideration

- 3.1 The Owner doth hereby permit and grant license and permission to the Developer, with right and authority to build upon ‘Said Property’ by constructing one or more building(s) thereon in accordance with sanctions/permissions herein mentioned and to sell, transfer and



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dispose of or agree to sell transfer and dispose of the constructed areas either after completion of the project or at mutually agreed date to persons desirous of owning or otherwise acquiring the same for a consideration and on terms and conditions as may be mutually decided by the Parties.

- 3.2 The Developer shall be entitled to undertake the construction work at the 'Said Property' and the Owner shall allow the access for the sole purpose of carrying out and completing the development and commercial exploitation of the 'Said Property'. The legal domain, possession and control of the 'Said Property' shall continue to vest with the Owner till the time transfer of undivided share of land to Transferee(s)/Purchaser(s), after completion of the project.
- 3.3 In as much as the construction on the 'Said Property' is concerned, the Developer shall act as a Licensee of the Owner and shall be entitled to be in permissive access to the 'Said Property' as and by way of a Licensee of the Owner as understood under section 52 of the Indian Easements Act, 1882 to carry out the construction of the proposed Project, save and except that the Developer shall not be entitled to create any possessory right over the 'Said Property' which could be construed as transfer of the property within the meaning of any Law. The Developer shall not be entitled to use the 'Said Property' for any purposes other than the purpose of construction.
- 3.4 The Developer shall complete the Project in phases within a period 7 (seven) years from the date hereof, however the said period of 7 (seven) years may be extended by a grace period of 1 (one) year without any penalty. It is clarified that the Project shall be deemed to be complete only when the full Completion Certificate is issued by the Competent Authority and such date on which the said full Completion Certificate is issued shall be considered as the Project completion date.
- 3.5 The Project shall be of uniform construction with standard first-class building materials and best workmanship as per the Specifications mentioned in the Third Schedule hereunder written and approved by the Architect appointed.
- 3.6 In consideration of the Owner granting license to the Developer and the Developer agreeing to construct and complete the Project at its cost and expense, the Owner and the Developer shall jointly Transfer the flats /units and other rights and benefits in the Project and share the Net Sale Proceeds received from the prospective Transferees/Purchasers in the ratio as mentioned in the Third



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Schedule hereunder written in proportion to the actual land area utilized in each cases. The said Net Sale Proceeds sharing ratio may be modified or altered based on the future market scenario. The aforesaid agreed consideration amount to Owner shall be paid on yearly basis or at mutually agreed period.

- 3.7 The Developer shall be entitled to receive consideration/allotment money/advance consideration, etc. in its own name in respect of sale of the Units and other areas comprised in the Project and give receipts thereof. The sale proceeds in respect of all sales of the Units in the Project as also the GST thereon payable by the Transferees / Purchasers shall be deposited in a separate bank account.
- 3.8 The necessary accounts and statements pertaining to Transfer of flats / units and other rights and benefits in the Project and sharing of Net Sale Proceeds will be maintained by the Developer for each financial year (i.e. the period beginning from 1st April of the current year to 31st March of the following year).

Clause 4
Security Deposit

4. On or before the execution of this Agreement, the Developer has paid to the Owner, an interest free sum of **Rs.5,00,000/- (Rupees Five Lakh only)** as and by way of "**Interest Free Refundable Security Deposit**" for due and punctual performance of the obligations of the Developer hereunder. The said Interest Free Refundable Security Deposit will be refunded by the Owner prior to final settlement of accounts under this agreement with the Developer.

Clause 5
Representations and Covenants of the Owner

5. The Owner hereby declares and covenants with the Developer as follows:
 - 5.1 The Owner is the absolute Owner of the 'Said Property'.
 - 5.2 The 'Said Property' is free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever or howsoever nature.
 - 5.3 The Owner has the absolute right and authority to enter into this Agreement with the Developer in respect of the 'Said Property'.
 - 5.4 During the subsistence of this Agreement, the Owner shall not transfer and/or part with the 'Said Property' or any portion thereof.



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- 5.5 The Owner shall execute a registered power of attorney in favour of the Developer to enable, empower and authorize the Developer, its men, officials, employees and representatives to do all such acts, deeds and things necessary to effectively carry out, implement and complete the construction of the said Project, sale of residential units/plots in terms of this agreement and execution of Deed of Conveyance on behalf of Owner.

Clause 6

Representations and covenants of the Developer

6. The Developer hereby undertakes and covenants with the Owner as follows:
- 6.1 In addition to and not in derogation or substitution of any of the obligations, undertakings, terms and conditions or covenants set out elsewhere in this Agreement, the Developer shall undertake the development, design, engineering, procurement, construction, completion, commissioning, implementation, management and administration of the Project, including without limitation the necessary infrastructure and Common Areas and Facilities, in accordance with the sanctioned Plan and other approvals and the provisions of this Agreement. The Developer shall, for such purposes do all such acts, deeds and things, as may be required under this Agreement.
- 6.2 All costs, charges and expenses for the development and implementation of the Project till its completion (including permission of all requisite clearances, sanctions etc.) shall be borne and paid by the Developer.
- 6.3 The Developer shall comply with all applicable laws, clearances, applicable permits (including renewals as required) in the performance of its obligations under this Agreement.
- 6.4 The Developer shall discharge its obligations in accordance with Good Industry Practice.
- 6.5 The Developer shall indemnify, protect, defend and hold harmless the Owner and its officers, employees and agents from and against any and all demands, claims, suits and causes of action and any and all liability, costs, expenses, settlements and judgments arising out of the failure of the Developer to discharge its obligations under this Agreement and to comply with the provisions of applicable laws and permits.




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- 6.6 The Developer acknowledges and recognizes that time is of the essence of this Agreement and that the performance of its obligations shall be construed accordingly.
- 6.7 The Developer shall ensure that the personnel engaged by it in the performance of its obligations under this Agreement are at all times properly trained for their respective functions.
- 6.8 The Developer shall not transfer and/or assign this Agreement without the consent of the Owner in writing nor shall create any charge or encumbrance in respect of its interest in the Project.

Clause 7
Access to 'Said Property'

- 7.1 The Owner shall give the right of way and access of the 'Said Property' to the Developer for the development of the Project upon commencement of work.
- 7.2 The Developer shall carry out construction of the Project as per the Specifications fully mentioned in the **Second Schedule** hereunder written.
- 7.3 The physical possession of the 'Said Property' shall be under the full control and possession of the Owner and except the right of way, and access to the 'Said Property', the Developer shall have no other right in respect of the same. It is clarified that the Developer shall have no power or authority to part with the possession of the 'Said Property' or any portion thereof.

Clause 8
Transfer of Residential Units/Plots of the Project

8. The Owner through its Constituted Attorney being the Developer herein and the Developer shall jointly Transfer the residential units/plots as the case may be of the proposed project, and for such purpose both the Parties shall enter into necessary sale agreements and thereafter upon receipt of full consideration amount shall register the deed of conveyance in favour of the prospective Transferee(s)/ Purchaser(s) of such residential units/plots.
- 



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Clause 9
Mutual covenants

- 9.1 The Owner and the Developer have entered into this Agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Owner and the Developer, nor shall the Owner and the Developer in any manner constitute an association of persons. Each Party shall keep the other indemnified from and against the same.
- 9.2 The Owner and the Developer, as the case may be, shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the respective obligation is prevented by the existence of Force Majeure conditions with a view that obligation of the Party affected by the Force Majeure shall be suspended for the duration of the Force Majeure.
- 9.3 The Developer shall in consultation with the Owner and with its prior approval frame the rules and regulations regarding the use and rendition of Common Areas and Facilities, and also the common restrictions which have to be normally captured / mentioned in the sale / conveyance deeds/agreements/allotment letters/ documents.
- 9.4 Nothing in these presents shall be construed as a sale / transfer or assignment in law by the Owner in respect of the 'Said Property' or any part thereof to the Developer or as creating any right, title or interest in respect thereof, in favour of the Developer other than license to the Developer to commercially exploit the same in terms hereof.
- 9.5 In case the Developer fails to include any land parcel in totality or part thereof in its proposed project, then the Owner shall be having right to dispose of the said land parcel by any other means with the consent of the Developer herein.
- 9.6 The Transferee(s)/Purchaser(s) shall be entitled to obtain loan or financial assistance from any bank/financial institution etc. in respect of the flats / units / space in the Complex proposed to be transferred in his/her/its favour as per prevailing banking laws.
- 9.7 If any land contiguous to the 'Said Property' (described in the Schedule hereunder written) is acquired by the Owner and intends to also develop the same, then the Owner may give the first option to the Developer to develop the same on the same terms and conditions mentioned herein with such amendments as may be mutually agreed between the Owner and the Developer.



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- 9.8 The developer shall be bound to comply with the relevant Real Estate Law as and when the same will be required to comply.

Clause 10
Miscellaneous

- 10.1 The Parties may amend, modify and extend this Agreement by entering into and executing a separate written agreement.
- 10.2 This Agreement sets forth the entire agreement and understandings between the Parties relating to the 'Said Property' and the Project to be developed thereon and supersedes all prior discussions and agreements on the same.
- 10.3 The developer shall be entitled to mortgage the 'Said Property' for availing construction finance of the proposed project without creating any liability in respect of the said finance on the owner.
- 10.4 In case a part of this Agreement be declared invalid and/or unenforceable for any reason whatsoever the remaining portion of this Agreement shall not be prejudiced and shall continue to be in full force and effect.
- 10.5 The stamp duty, registration fee payable on this Agreement and other incidental expenses towards registration shall be borne by the Developer.

Clause 11
Notices, Correspondence and Communication

- 11.1 All notices, correspondences and other communication under this Agreement shall be in writing and in English language and either delivered by hand or sent by registered mail or courier or by email or by facsimile at the address recorded in this agreement or such other address as may be recorded by the parties herein from time to time.
- 11.2 Unless another address has been specified by a Party hereto by a written notice to the other Party, any notice or other communication given or made pursuant to this Agreement shall be deemed to have been received (i) in the case of personal delivery, on the date of delivery, (ii) in the case of mail delivery, on the date which is 4 (four) days after the mailing thereof and (iii) in the case of a email, Fax, the date of dispatch thereof.



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Clause 12
Dispute resolution & Jurisdiction of Courts

- 12.1 In case of any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement, the Parties shall make best efforts to resolve the same amicably through a process of negotiation and only in the event of complete failure of such negotiations, it will be open to the Parties to refer and resort to the process mentioned in Clause 12.2 below.
- 12.2 If any dispute or difference arising under or in connection with or regarding the interpretation of this Agreement cannot be settled by employing the method stated in Clause 12.1 above within 30 (thirty) days, it shall be settled through Arbitration by referring the matter to an Arbitrator jointly appointed by both the Parties.
- 12.3 The arbitration shall be conducted in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996 with all statutory amendments and modifications thereof and the arbitral tribunal so formed shall be free to adopt or frame rules of procedure for conducting such arbitration.
- 12.4 The venue of arbitration shall be Kolkata and the language of arbitration shall be English.
- 12.5 Any decision/award given by the Arbitrator shall be final, conclusive and binding on the Parties and the Parties agree and undertake to carry out such decision/award without delay.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Part-I
(Said Property)

ALL THAT pieces and parcels of land total measuring 77 decimals be the same a little more or less comprised in LR dag nos.1960 and 1959/2760 in Mouza : Ramkrishnapore, J.L. No: 70 and LR Khatian Nos. 3591, 3607, 600, 1080 and 5039, under PS: Bishnupore, District: South 24 Paraganas, Pin-743 503.



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Part-II
(Dag wise details of the 'Said Property')

Sl. No.	Mouza/JL No.	LR Dag No.	LR Khatian No.	Area in Decimal	Total Area of Dag
1	Ramkrishanapore/70	1960	3591	42	163
2	Ramkrishanapore/70	1960	3607	27	163
3	Ramkrishanapore/70	1959/2760	600, 1080 and 5039	8	33
Total Land Area				77	

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Specifications)

Foundation : RCC Structure.
 Superstructure : RCC Frame Structure.
 External Walls : Brick / Block Wall.
 Internal Building Walls : Brick / Block Wall
 Roof : RCC Roof with insulation and water proofing.
 Plot Fence : Hedges with Gate.

Master Bedroom

Floor : Vitrified Tiles.
 Wall / Ceiling : POP / Wall Putty.

Master Bathroom with Shower Cubicle & Bathtub

Floor : Anti-skid Ceramic Tiles
 Wall : Ceramic / Vitrified Tiles.
 Fittings : CP Fittings (Grohe/Jaquar/Kohler or similar)

Sanitary : Sanitary Fixtures of Kohler/ Jaquar/ Duravit/Hindware/ CERA or similar.

Other Bedrooms

Floor : Vitrified Tiles.
 Wall / Ceiling : Pop / Wall Putty.

Other Bathrooms with Shower Cubicle

Floor : Anti-skid Ceramic Tiles.
 Wall : Ceramic / Vitrified Tiles.



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Ceiling	: Ceiling Board with Paint Finish.
Fittings	: CP Fittings (Grohe/Jaquar/ Kohler or similar).
Sanitary	: Sanitary Fixtures of Kohler/ Jaquar/ Duravit / Hindware/ CERA or similar.
<u>Living/Dining/Corridor</u>	
Floor	: Vitrified Tiles.
Wall / Ceiling	: POP / Wall Putty.
<u>Kitchen</u>	
Floor	: Vitrified / Ceramic Tiles
Counter	: Granite Top
Wall	: Ceramic Tiles above counter level up to 2' height
<u>Balcony</u>	
Floor	: Anti-skid Tiles.
<u>Doors</u>	
Entrance	: Panel Door Paint/Polish Finish.
Bedroom	: Flush Door Paint Finish.
Bathroom	: Flush Door Paint Finish.
Balcony	: Aluminum and Glass Door.
Windows	: Powder Coated Aluminum Casement / Sliding Window with Glass.
Air-Conditioning	: In Living / Dining Area and all Bedrooms.
<u>Electrical Installation</u>	
Circuit Protection	: PVC Electrical Wiring throughout in Concealed Conduit with Light Points, T.V. & Telephone Sockets with Protective M.C.B.S & RCCBS / or G-PON Optical Fibre Network to Every Home for Voice/Data/Cable TV/CC TV.
Earthing & Lightning Protection System	: In accordance with the Local Authority Standards.
External Finish	: Glass Façade, Wall with Plain / Textured / Paint Finish and / or other finishes as per the recommendation of the Architect.
Car Park	: Stones / Pavers



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Stand-by Power : Back-up Power for Light Load.
Water Supply : WTP with Overhead Tank.
Electricity Supply : Independent WBSEDCL Meter to Unit.
STP/Septic Tank : Septic Tank / Cluster STP as per requirement.

THE THIRD SCHEDULE ABOVE REFERRED TO
(NET SALE PROCEEDS SHARING RATIO)

In consideration of the Party of the First Part granting development rights to the Party of the Second Part shall share the Net Sale Proceeds receivable from the prospective Transferees/Purchasers in the following ratio:

Owner : 15% (Fifteen percent) of the net sale proceeds.
Developer : Balance 85% (Eighty Five percent) of the net sale proceeds.

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

SIGNED SEALED AND DELIVERED
by the **OWNER** at Kolkata in the presence of:

RIPPLE TRADECOM PVT. LTD.
Sadibte Haldar
Authorised Signatory / Director

1. *Bmohli*

2. *Ganlam Roy*

SIGNED SEALED AND DELIVERED
by the **DEVELOPER** at Kolkata in the presence of:

ALLOTROPE INDIA PVT. LTD.
Manish Shetty
Authorised Signatory/Director

1. *Bmohli*
22, Prince Anwar Shah Road,
Kolkata-700 033

2. *Ganlam Roy*
22, Prince Anwar Shah Road,
Kolkata-700 033

Prepared by me
Bm
BABI DAS
Advocate
Alipore Police Court
Kolkata-700 027
Regd.No.: -WB 613/2001



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MEMO OF CONSIDERATION

Received from Allotrope (India) Pvt. Ltd. the Developer herein a sum of Rs.5,00,000/- (Rupees Five Lakh Only) by Cheque bearing No. 250285 dated 04.09.2024 drawn on IDBI Bank Ltd, Anwar Shah Road Branch, Kolkata – 700 033, towards “**Interest Free Refundable Security Deposit**” in terms of this Agreement.

RIPPLE TRADECOM PVT. LTD.

Sudipta Halder

Authorised Signatory / Director

(OWNER)

Witnesses:

1. *Brunelle*

22, Prince Anwar Shah Road,
Kolkata-700 033

2. *Gautam Roy*












22, Prince Anwar Shah Road,
Kolkata-700 033

✓
✓
✓














DISTRICT SUB REGISTRAR-III
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05 SEP 2024

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

Name : SUDIPTA HALDER

Signature: *Sudipta Halder*

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

Name: MANISH KUMAR JHA

Signature: *Manish Jha*

		thumb	1st finger	mid finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name:

Signature:



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05 SEP 2024

Major Information of the Deed

Deed No :	I-1603-15186/2024	Date of Registration	05/09/2024
Query No / Year	1603-2002316643/2024	Office where deed is registered	
Query Date	30/08/2024 4:22:43 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831898863, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 5/-		Rs. 1,07,91,165/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,121/- (Article:48(g))		Rs. 5,053/- (Article:E, E, B)	
Remarks			

Land Details :

District: South 24-Parganas, P.S.- Bishnupur, Gram Panchayat: RAMKRINAPUR BORHANPUR, Mouza: Ramkrishnapur, JI No: 70, Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1960 (RS :-)	LR-3591	Bastu	Bastu	42 Dec	1/-	58,86,090/-	Property is on Road Adjacent to Metal Road,
L2	LR-1960 (RS :-)	LR-3607	Bastu	Bastu	27 Dec	1/-	37,83,915/-	Property is on Road Adjacent to Metal Road,
L3	LR-1959/2760 (RS :-)	LR-600	Bastu	Bastu	3 Dec	1/-	4,20,435/-	Property is on Road Adjacent to Metal Road,
L4	LR-1959/2760 (RS :-)	LR-1080	Bastu	Bastu	3 Dec	1/-	4,20,435/-	Property is on Road Adjacent to Metal Road,
L5	LR-1959/2760 (RS :-)	LR-5039	Bastu	Bastu	2 Dec	1/-	2,80,290/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			77Dec	5 /-	107,91,165 /-	
		Grand Total :			77Dec	5 /-	107,91,165 /-	







Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ripple Tradecom Private Limited 233, B L Saha Road, City:- , P.O:- New Alipore, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aAxxxxxx2p,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	Allotrope India Private Limited Mouza Kriparampore, Diamond Harbour Road, City:- , P.O:- Sukhdebpur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743403 Date of Incorporation:XX-XX-1XX4 , PAN No.:: aaxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sudipta Halder Son of Mr Sanat Kumar Halder Date of Execution - 05/09/2024, , Admitted by: Self, Date of Admission: 05/09/2024, Place of Admission of Execution: Office	Photo  Sep 5 2024 11:54AM	Finger Print  Captured LTI 05/09/2024	Signature  05/09/2024
	22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: adxxxxxx2R, Aadhaar No: 40xxxxxxxx8468 Status : Representative, Representative of : Ripple Tradecom Private Limited (as Authorised Signatory)			
2	Name Mr Manish Kumar Jha (Presentant) Son of Late Praduman Jha Date of Execution - 05/09/2024, , Admitted by: Self, Date of Admission: 05/09/2024, Place of Admission of Execution: Office	Photo  Sep 5 2024 11:56AM	Finger Print  Captured LTI 05/09/2024	Signature  05/09/2024
	22, Prince Anwar Shah Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ahxxxxxx6f, Aadhaar No: 89xxxxxxxx6400 Status : Representative, Representative of : Allotrope India Private Limited (as Authorised Signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bapi Das Son of Late Sunil Das Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	05/09/2024	05/09/2024	05/09/2024
Identifier Of Mr Sudipta Halder, Mr Manish Kumar Jha			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-42 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-27 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-3 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-3 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Ripple Tradecom Private Limited	Allotrope India Private Limited-2 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: RAMKRINAPUR BORHANPUR, Mouza: Ramkrishnapur, JI No: 70, Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1960, LR Khatian No:- 3591	Owner:রিপল ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর , Address:৮ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.42000000 Acre,	Ripple Tradecom Private Limited
L2	LR Plot No:- 1960, LR Khatian No:- 3607	Owner:মেসার্স রিপল ট্রেডকম প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর , Address:৮ বাই ১ বাই ২ লাউডন স্ট্রীট কোলকাতা ৭০০০১৭ , Classification:শালি, Area:0.27000000 Acre,	Ripple Tradecom Private Limited

L3	LR Plot No:- 1959/2760, LR Khatian No:- 600	Owner:गोबिन्द खाटा, Gurdian:महेन्द्र , Address:निज , Classification:शालि, Area:0.03000000 Acre,	Ripple Tradecom Private Limited
L4	LR Plot No:- 1959/2760, LR Khatian No:- 1080	Owner:नेपालचन्द्र खाटा, Gurdian:महेन्द्र , Address:निज , Classification:शालि, Area:0.03000000 Acre,	Ripple Tradecom Private Limited
L5	LR Plot No:- 1959/2760, LR Khatian No:- 5039	Owner:गोपाल चन्द्र खाटा, Gurdian:महेन्द्र , Address:निज , Classification:शालि, Area:0.02000000 Acre,	Ripple Tradecom Private Limited

Endorsement For Deed Number : I - 160315186 / 2024

On 05-09-2024

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

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

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

Presented for registration at 11:30 hrs on 05-09-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Manish Kumar Jha ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,07,91,165/-

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

Execution is admitted on 05-09-2024 by Mr Sudipta Halder, Authorised Signatory, Ripple Tradecom Private Limited, 233, B L Saha Road, City:- , P.O:- New Alipore, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Identified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 05-09-2024 by Mr Manish Kumar Jha, Authorised Signatory, Allotrope India Private Limited, Mouza Kripampore, Diamond Harbour Road, City:- , P.O:- Sukhdebpur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743403

Identified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2024 1:58PM with Govt. Ref. No: 192024250192552191 on 04-09-2024, Amount Rs: 5,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 746474043 on 04-09-2024, Head of Account 0030-03-104-001-16
Online on 05/09/2024 12:04PM with Govt. Ref. No: 192024250194096781 on 05-09-2024, Amount Rs: 32/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 746518893 on 05-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1012, Amount: Rs.100.00/-, Date of Purchase: 01/07/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2024 1:58PM with Govt. Ref. No: 192024250192552191 on 04-09-2024, Amount Rs: 10,021/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 746474043 on 04-09-2024, Head of Account 0030-02-103-003-02

Online on 05/09/2024 12:04PM with Govt. Ref. No: 192024250194096781 on 05-09-2024, Amount Rs: 10,000/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 746518893 on 05-09-2024, 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 1603-2024, Page from 400718 to 400741

being No 160315186 for the year 2024.



Debasish Dhar

Digitally signed by Debasish Dhar
Date: 2024.09.09 13:51:42 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 09/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.