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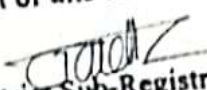
I-1652/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 288958

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


District Sub-Registrar-V
Alipore, South 24 Parganas

30 MAY 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 30th day of May, 2023 (Two thousand and Twenty-three);

BETWEEN

42871

30 MAY 2023

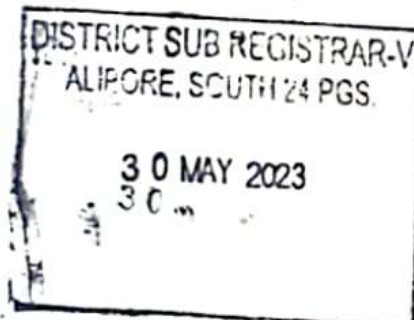
SL. No.

Rs.

Name. *Amin Parida*

Address. *Alipore Police Court, Kol-27*

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27



Prasanta Ghosh
S/O Late M.N. Ghosh
Alipore Police Court
Kol-27

M/S. ARSENAL HOTELS PRIVATE LIMITED (PAN- AFSPR5575E), a Private Limited Company registered under the Companies Act, 1956 having its registered office at 51, Mirza Ghalib Street, Police Station- Park Street, Post Office- Park Street, Kolkata- 700016, represented through one of its Directors namely **MR. SHABBIR RAHMAN** (PAN- APJPS5405F), (Aadhaar No. 3305-4900-9451), son of Late Abdur Rahman, by faith- Muslim, by occupation- Business, by nationality- Indian, permanent resident of 21, Kavi Md. Iqbal Road, Post Office- Khidderpore, Police Station- Ekbalpore, Kolkata- 700023 and presently residing at 51, Mirza Ghalib Street, Police Station- Park Street, Post Office- Park Street, Kolkata- 700016, vide Board Resolution dated 29th May, 2023, hereinafter called and referred to as the '**OWNER/LANDLORD/FIRST PARTY**' (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its legal heirs, successors-in-office, executors-in- office, administrators, legal representatives, nominees and/or assigns) of the **ONE PART**;



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AND

M/S. AL-AM PROJECT DEVELOPERS LLP (PAN : ACBFA9189K), a partnership firm under the Limited Liability Partnership Act, 2008 having its registered office at 10, Mansatala Row, Post Office - Khidderpore, Police Station - Watgunge, Kolkata - 700023 represented through its partner namely 1) **MOHAMMED AZAD** alias MD. AZAD (PAN- AEVPA7154C) (Aadhaar No. 6721-1704-2163), and 2) **MOHAMMED MOINUDDIN** alias MD. MOINUDDIN (PAN- AKWPM4529N) (Aadhaar No. 8231 5878 5639), both sons of Late Abdul Rashid, both faith- Muslim, both by occupation- Business, both by nationality- Indian, both are residing at 76, Dr. Sudhir Basu Road, Police Station- Ekbalpore, Post Office- Khidderpore, Kolkata- 700023, hereinafter jointly and collectively called and referred to as the **'DEVELOPERS/ BUILDERS'** (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and/or assigns) of the OTHER PART;

WHEREAS the Owner/First Party herein being the absolute lawful owner, occupier, title holder is seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of bastu land measuring about 1 (one) Bigha 4 (four) cottahs 4 (four) chittacks 33 (thirty-three) sq.ft. be the same a little more or less which is approx



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1625.139 Sq. Mtrs. (40.0881 Decimals), together with structures standing thereon, lying and situated at and being Premises No. 21, Kavi Md. Iqbal Road, Police Station- Ekbalpore, Post Office- Khiderpore, Kolkata- 700023, within the limits of the Kolkata Municipal Corporation, under Ward No. 77, Borough- IX, in the District of South 24-Parganas, which is more fully and particularly described in the First Schedule hereinafter written and hereinafter referred to as the 'said property', by virtue of Deed Nos. 01679 and 02620/2003 and 01027/2005 and 02488, 02489, 02490 and 11503/2008;

AND WHEREAS the present Owner/First Party herein had been in peaceful possession and enjoyment of the said property duly recorded its name before the Kolkata Municipal Corporation, under Ward No. 77, having Assessee No. 110771200230 and by paying all taxes and outgoings. Presently the said property is mortgaged and the owners represent and confirm that they shall get the property released and make it free from all encumbrances;

AND WHEREAS the Owners for larger interest gains, benefits and advantages have decided to construct a multi storied building as may be approved and sanctioned by the Kolkata Municipal Corporation in the name of the present owners;

AND WHEREAS the Owners have unanimously decided to appoint the Developer, the right to develop the said premises with its own money,



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resource and expertise and the Developer has agreed to the said proposal upon the terms and conditions herein after appearing;

NOW THIS AGREEMENT AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE OWNERS/FIRST PARTIES AND THE DEVELOPER/SECOND PARTY:

ARTICLE - I

1) DEFINITION:

In this agreement the terms and conditions contained herein shall unless excluded by or repugnant to the subject or context have the following meanings.

- i. THE PREMISES shall mean and include the piece and parcel of Bastu land measuring about 1 (one) Bigha 4 (four) cottahs 4 (four) chittacks 33 (thirty-three) sq.ft. be the same a little more or less which is approx 1625.139 sq.mtr. (40.0881 decimals) together with structure standing thereon situated lying at and being Municipal Premises No. 21, Kavi Md. Iqbal Road, Post Office - Khidderpore, Police Station - Ekbalpore, Kolkata - 700023, fully described the First Schedule hereunder written and hereinafter called and referred to as the 'said premises'.
- ii. STRUCTURE shall mean and include the existing old structure on pucca walls standing at the said premises.



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- iii. BUILDING shall mean and include proposed new building to be constructed on the said premises on the basis of Building Sanction Plan to be obtained from the Kolkata Municipal Corporation at the costs and expenses of the Developer after demolition of the old existing structure thereon.
- iv. BUILDING PLAN shall mean and include the Building Plan to be drafted prepared by the Developer through his Civil Engineer / LBS / STRUCTURAL ENGINEER to be sanctioned from the Kolkata Municipal Corporation in the names of the Owners/First Parties in respect of the said premises at the costs of the Developer/Second Party including its modification of plan.
- v. ARCHITECT/CIVIL ENGINEER shall mean and include the competent Civil Engineer to be appointed and engaged by the Developer at his costs and expenses for designing planning and supervision of the proposed new building to be constructed at the said premises.
- vi. OWNERS shall mean and include the Owners/First Parties named above and their respective heirs, successors, legal representatives, administrators and assigns or transferees of the said premises.
- vii. MUTATION shall mean and include getting the names of the Owners/First Parties or their legal heirs and successors to be mutated and recorded in the records of the Kolkata Municipal Corporation in



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respect of the said premises in place of previous owners of the said premises.

viii. DEVELOPER shall mean and include M/S. AL-AM PROJECT DEVELOPERS LLP, represented by its Partner MOHAMMED AZAD alias MD. AZAD and MOHAMMED MOINUDDIN alias MD. MOINUDDIN, their heirs, successor-in-office, legal representatives, executors, assigns and sub-contractors.

ix. OWNERS/FIRST PARTIES ALLOCATION shall mean and include 55% (fifty-five percent) of the total constructed F.A.R. from Ground floor to Top floor of the sanctioned building at the said premises absolutely free from any construction costs against the total land of the said premises provided by the Owners/First Parties in the proposed construction of the new building at the said premises together with common right in common portions and facilities to be provided at the said premises together with 55% of the car parking space available at the said Premises and absolute right over the Ultimate Terrace and One exclusive Lift of the said new Building and the cost of the lift (construction cost) and area required for the lift borne by the owner. The said lift shall be duly installed and/or constructed by the Developer and the best quality / company for such elevator shall be installed with the due approval of the owner / First party. The Owners shall be entitled to 55% of the constructed covered area in the



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additional floor/s and the rest and remaining area of 45% of the total constructed F.A.R in the said Additional floor/s shall be held possessed and enjoyed by the Developer herein with the proportionate rights in common portions and facilities.

1. Apart from the above mentioned area of Allocation, the Owner/First Party is further entitled to get a refundable money worth Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh) only, by the Developers/Second Parties in the manner as follows:-

- a) Till the date of execution and signing of this Agreement the Developers had already paid a refundable sum of Rs. 1,50,00,000/- (Rupee One crore Fifty Lakh) only.
- b) The Owner/First Party is further entitled to get the remaining refundable money worth Rs. 1,00,00,000/- (Rupees One crore) only by the Developers at the time of piling work. Be it specifically mentioned here that apart from the aforesaid monetary deposit the Owner/First Party herein is further entitled to get a fixed total sum of Rs. 6,00,000/- (Rupees Six lakhs) only towards shifting charges till handing over the Owner's allocation from the Developer herein.
- c) After obtaining completion certificate the First party / owner shall refund the said security deposit to the Second party / Developer within one month.



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- x. DEVELOPER'S ALLOCATION shall mean and include the rest and remaining 45% of the F.A.R. or constructed area in the building from Ground floor to Top floor except Terrace, ultimate Roof and provide Service area as per sanctioned Plan of the sanctioned constructed new building at the said premises in absolute ownership together with 45% F.A.R. of the Additional floor or floors to be constructed above the new building together with proportionate right in the land proportionate to be 45% allocation of the Developer together with common right in common portion and amenities provided at the said premises or available therein together with 45% of the car parking space available at the said premises against the total investment towards cost of the construction of the new building at the said premises made by the Developer, morefully and particularly described in the Fifth Schedule hereunder written.
- xi. COMMON PORTION AND AMENITIES shall mean and include the corridor lift, stair case, passage, lobby, driveway common lavatories, pump room, underground water reservoir, overhead water tank, water pump, plumbing for supply and distribution of water throughout the said building electrical meter room/board for the installation of electric meter, main entrance, boundary wall, side open spaces and other common portion amenities and services as to be provided or made available in the new building at the said premises full described in the Second Schedule hereunder written.

- xii. FLAT OWNERS ASSOCIATION shall mean and include the owners of flats, units, shops and covered space shall form a Registered flat Owners Association/Syndicate/ Organization for maintenance of the said building and premises and shall become a member of the said Association only on contribution of monthly Maintenance Charges as to be decided by the Flat Owners Association. No final decision shall be taken without the written approval of the owners.
- xiii. SPECIFICATION shall mean and include the directions to be made by the Kolkata Municipal Corporation for construction elevation partition with requisite quantity of building materials for the building accordance with Building Sanction Plan and their interior works therein to be made as per specification fully described in the Sixth Schedule hereunder written.
- xiv. SALEABLE AREA shall mean and include the independent unit/s, room/s, flat/s, covered space/s, shop room/s together with proportionate impartible share in the land appertaining to the said premises together with common right to use common portions amenities essential supply and services to be provided at the said premises transferable to the purchaser or purchasers.
- xv. WARDS – imparting masculine gender shall include feminine gender and neutral gender and vice-versa.

ARTICLE - II

2) COMMENCEMENT :

The agreement shall be deemed to have been commenced on and from the date of signing and execution of these presents.

ARTICLE - III

3) OWNERS'S RIGHTS AND OBLIGATIONS :

- i. That excepting/the owners and their recorded old monthly tenants, there is/are no other occupier or trespasser at the said premises.
- ii. No suits cases or proceedings is or are pending before any Court of Law nor has any order of Injunction or restraint order been passed upon the said premises.
- iii. That the Owners shall be exclusively responsible to compensate and bear the costs and demands if any other person or persons bring claim or claims for any share in the said premises and the owners shall keep the Developer indemnified from all such claim and demands whatsoever.
- iv. That the Owners / First Parties have paid all the municipal taxes of the property till the time of execution of this Development Agreement.
- v. There are no impediments or legal obstruction for entering into this Development Agreement.

ARTICLE - IV

4) DEVELOPER'S RIGHTS AND OBLIGATIONS :

- i. That the Developers shall pay and discharge the Municipal arrears, Municipal rates, taxes, levies, interests, dues, demands and penalties on the said premises till the date of completion of proposed new Building at the said premises.
- ii. The Owners/First parties hereby grant, subject to what have been hereunder provided, exclusive right and authority to the developer to obtain Building Sanction Plan from the Kolkata Municipal Corporation on payment of requisite fees and demands and to build and construct a new building after demolishing the existing old dilapidated structure at the said premises entirely at the cost and expenses of the Developer in accordance with the plan to be sanctioned from the Kolkata Municipal Corporation in the names and on behalf of the Owners with the right of modification in the sanctioned plan as well as to get the portion of the building regularized on the payment of the fine fees and demands whatsoever solely at the cost and expenses of the Developer/Second party herein.

iii. That the Owners shall sign all papers, undertakings, documents, applications, declaration, draft plan, sketch plan for obtaining Building Sanction Plan at the cost and expenses of the Developer as required in law to be prepared through the Civil Engineer engaged by and at the cost and expenses of the Developer in the name and on behalf of the Owners. However the Owners shall pay the outstanding arrear taxes and interest and penalties levied thereon as per records as owners in respect of the said premises.

iv. The developer shall be lawfully entitled to sell transfer assign let out and lease the Developer's 45% allocation in the entire new Building from Ground floor to Top floor, except Terrace, Ultimate Roof and to provide Service area as per sanctioned Plan. The Developer shall sell / transfer only to the respectable rooms in the Society.

v. That the Developer shall be entitled to receive consideration money, part of the consideration money and advance from the intending purchaser(s) of the Developer's allocation and to deliver the peaceful vacant possession of the flats/units within the 45% allocation of Developer from ground floor to top floor except Terrace, Ultimate Roof and to provide Service area as per sanctioned Plan of the proposed new building to the intending purchaser(s) and transferee(s) and the Developer shall also be entitled to receive the entire amount to be collected for all

the intending purchaser(s) and transferee(s) and the Developer shall also be entitled to receive the entire amount to be collected for all sinking fund and other charges and all extra fittings, fixtures and installations thereon from the intending purchaser / purchasers in the entire proposed building. (Subject to approval of the owners in respect of 55% of their allocation)

vi. The Municipal Taxes or any other statutory taxes charges after the execution of this Development Agreement shall be borne by the Developer only on behalf of the owners.

ARTICLE - V

5) CONSIDERATION :

- a. In consideration of the owners having agreed to permit the Developer to commercially exploit the said premises and also in consideration of the land provided by the Owners for the purpose of building project and to construct a new building in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation at the Developer's costs and expenses, till date of execution and signing of this Agreement, the developers had already paid a refundable sum of Rs.1,50,00,000/- (Rupees One crore Fifty lakhs) only.
- b. The owner / first party is further entitled to get the remaining a refundable money worth Rs.1,00,00,000/- (Rupees One crore) only,

by the Developers/Second Parties at the time of piling work. Be it specifically mentioned here that apart from the aforesaid monetary deposit the Owner/First Party herein is further entitled to get a fixed total sum of Rs.6,00,000/- (Rupees Six lakhs) only towards shifting charges till handing over the Owner's allocation from the Developer herein.

- c. The map or plans to be prepared and submitted to the appropriate authority of the Kolkata Municipal Corporation for getting the same sanctioned solely at the costs and expenses of the Developer in the name and on behalf of the owners.
 - i. Make payment of all outstanding Municipal Taxes, Sanction Fees and other expenses for having the building plan sanctioned by the appropriate authority of the Kolkata Municipal Corporation.
 - ii. Incur all costs charges and expenses for the construction and erection and completion of the proposed new building at the said premises including the payment of cost/price of the building materials and further payment of labour charges and further payment of fees to the engineer and Advocate and the Owners shall not be responsible for payment of such costs and expenses whatsoever.

- iii. Deliver the owners 55% allocation as provided herein in the Fourth Schedule of the Owners' allocation from Ground floor to Top floor of the proposed new building at the said premises.
- iv. That the Developer shall hold possess, negotiate with to have liberty to book and enter into engagement for sale with the intending purchasers for the sale of the rooms, flats, units together with proportionate impartible share in land at the said premises in ownership within the allocation of the Developer and to receive consideration money, earnest money advance and part payment of the consideration money for the same and transfer such unit(s), flat(s) within the developer's allocation in the new building at the said premises to the intending purchaser(s) and transferee(s).
- v. The Developer shall construct and complete the Sanctioned new building at the said premises within a Sanctioned new building at the said premises within a period of 5 (five) years from the date of Sanction Plan at the said premises. Time may be extended upon mutual consent of the parties.
- vi. That the Developer shall construct the building and all flats/units therein with standard quality of the building materials described in the Third Schedule hereunder written.

- vii. The Developer shall demolish or cause to be demolished the existing structure at the said premises. The saleable old building materials shall be sold by the Developer and the price if any received by the Developer shall be utilized by the Developer towards the cost of the demolition and for making the land fit for foundation work of the proposed new building. The Owners shall not claim for the price or part of the price of the building materials to be sold by the Developer.

ARTICLE - VI

6) PROCEDURE :

- i. The Owners shall grant to the Developer or to his authorized nominee a registered General Power of Attorney as to be required for the purpose of execution and registration of Sale Deed on behalf of the Owners as the Vendor in respect of the Developer's Allocation of 45% from the ground floor to top floor of the proposed new Building except terrace and ultimate roof and 45% in the additional floor(s) if constructed together with proportionate impartible share in land and in common areas and amenities against the Developer's total investment of cost of construction in the proposed new building to be executed in favour of the Developer's nominated purchasers of the unit/flat at the said premises.

ARTICLE - VII

7) SPACE ALLOCATION :

- i. That within 30 days from the date of obtaining building Sanction Plan from the Kolkata Municipal Corporation in respect of the said premises the Owners and the Developer shall allocate their respective allocation in the new building proportionate to their respective allocation or space in the ration 55:45 respectively in the new building by fixing and demarcating their respective shares by a separate agreement confirming their respective allocation in view of the frontage of the building and back portion of the building alternatively to be provided to the First parties and the Second party.
- ii. The Owners/First party and the Developer/Second party shall hold and posses their respective allocation in the building with proportionate right in land in absolute ownership together with proportionate right in the common portion and common amenities available at the said premises.
- iii. The developer shall enjoy and appropriate the sale proceed or price of his allocation in the building and the land appertaining to the said premises against the developer's invested money in the building project towards the cost of construction of the new building and other concerning investment to be received from the intending purchaser on sale of the flat/units within the Developers' allocation at the said premises without interference obstructions or hindrance by the Owners.

- iv. That for sale and registration of the sale deed in respect of flat/rooms/units covered space within the Developer's allocation in the new building to his nominated intending purchasers, the Owners shall sign execute and present the sale deed for registration of the same as the Vendors and the Developer shall sign the said Deed as the Confirming party and the intending purchaser/s shall sign as the purchaser/s. that in the absence of the Owners/First parties, the Developer shall sign the Sale Deed on behalf of the Owners/Vendors as their Constituted Attorney by virtue of the Registered General Power of Attorney to be granted in favour of the Developer.
- v. The Owners and their respective legal heirs shall bear and pay Municipal Taxes and other statutory demands in respect of their proportionate allocation in the land and building at the said premises from the date of completion of the building and similarly the developer and/or his assignees shall bear and pay the proportionate Municipal Rates and Taxes and other statutory demands within his allocation from the date of completion of the building.
- vi. That the respective flat owners shall get their respective flats/units separately assessed and mutated in their respective names and to pay Municipal Taxes and Charges on the basis of their respective tax bill in the name of the flat/unit owners.

ARTICLE - VIII

8) BUILDING :

- i. The Developer shall at his cost and expenses erect construct and complete the proposed new building at the said premises on the basis of the Building Sanction Plan with the standard building materials readily available in the market as may be specified by the Civil Engineer/s LBS / Structural Engineer engaged in the Project.
- ii. The Developer shall obtain and provide permanent water connection electricity drainage sewerage connection as required at the said premises at his costs and expenses and the Owners/First parties shall not pay any costs whatsoever.
- iii. That the Owners/First parties shall not bear or pay any cost or expense towards the construction of the new building and for the cost and expenses for obtaining building sanction plan from the KMC in consideration of the land at the said premises provided by the Owners in the building project and granting developer allocation to the Developer in ownership with right to sale and transfer the same to the intending purchaser on receipt of the consideration money against the total cost of construction to be invested by the Developer.
- iv. That the Developer shall allocate the Owners 55% allocation in the building from ground floor to top floor of the proposed new Building and 55% in the additional floor/s if any at the said premises. That on

construction of the additional floor above the sanctioned building, the owners shall hold 55% and possess the entire ultimate open terrace of the building and the developer shall hold and possess 45% of the constructed covered Area of the said additional floor/s. The Owners and the Developer in ownership shall sign and execute a Supplementary Agreement containing the allocation of the Owners/First parties and the Developer/Second party to avoid future difference within 30 (thirty) days of obtaining B.S. Plan.

- v. That the Developer and owner shall jointly remain in exclusive charge and possession of the said premises till the completion of the proposed new building for the purpose of the construction of the building and storage of the building materials therein.
- vi. That the Developer shall give notice to the owners immediately after completion of the building for delivery of the Owners' allocation of 55% in the new Building to the respective owners.
- vii. That on completion of the building and transfer of the flat/unit to the intending purchaser, the unit holders/flat owners shall become member of the Flat Owners Association to be formed by the Flat/unit owners at the said premises by contributing monthly subscription for maintenance of the building as to be considered by the flat owners association and to obey the bye-laws to be framed by the said association.

ARTICLE - IX

9) COMMON PORTIONS :

- i. That the main entrance side open space, passage, drainage/ sewerage, pits stair as lift lobby pump room, electrical meter board/room underground water reservoir overhead water tank boundary walls at the said premises shall be in common for the common use for the lawful occupiers/flat owners of the said premises.
- ii. That none of the occupiers/flat owners shall claim for partition of the land and common portion facilities and amenities as services available at said premises.
- iii. That none of the flat owners/occupiers shall do or cause to be done any obstruction hindrance or interruption in the use and enjoyment of the common portion or in the normal supply and service available in the said premises nor claim partition or the same.
- iv. That the flat owners shall form and constitute a flat owners association or organization or syndicate for maintenance of the premises on payment of the monthly contribution and to become member of the said association.
- v. That the association after its formation shall take steps for the repairing of the common portion outer walls of the said premises including painting of the same and for normal operation and maintenance

of the water supply system to all the flats/units and for payment of electrical charge for the repairing and maintenance of the lift and for payment of monthly salary to the lift man, sweepers and security guards at the said premises.

ARTICLE - X

10) RESTRICTIONS :

- i. That none of the flat owners occupiers shall use the said building for carrying on any illegal and immoral trade or activities nor store inflammable explosive health hazardous obnoxious, corrosive substance nor commit nuisance or annoyance in their respective portions or other common portion of the building.
- ii. That none of the flat owners/ occupiers shall damage in any way the foundation columns, floorings, walls, ceilings, and the outer work of the building or any other portion of the building endangering the building in any way whatsoever.
- iii. That the flat owners/occupiers shall be liable to pay and discharge their liabilities of proportionate Municipal Tax statutory demands levies, maintenance, repairing charges and other lawful demands made by the Developer along with the Owners and thereafter on formation of the Owners Association within time failing which the Developer, and thereafter the association shall have liberty to withhold or disconnect the necessary

supply or services to the defaulting members till recovery of the said demands.

iv. That this Agreement shall remain in full force and non cancelled for a further period of one year from the period granted in terms of these presents mentioned therein for construction and completion of additional floor/s on the sanctioned building at the said premises and till the sale and transfer of the saleable flats are lawfully completed by registering the lawful sale deed by the Developer, save and except when there is breach of terms and conditions.

v. That the flat owners shall not claim right of any nature whatsoever including any right to access over the ultimate terrace of the new building.

ARTICLE - XI

11) (i) The Owners shall not do or cause to be done any act or deed directly or indirectly whereby the developer may be prevented from constructing the new building and from selling assigning and/or disposing of the developer's allocation to the intending purchasers.

(ii) The Owners shall sign the sale Deeds and present the same for the registration and admission before the Registering Authority in respect of the Developer's Allocation/Shares only in the said premises together with proportionate right in the land and common right in common portion as the Vendor/Owners without demanding any portion of the consideration money from the Developer or from his nominated purchaser/s.

(iii) That the owners shall grant registered Power of Attorney in favour of the Developer or his nominee to sign on behalf of the Owners as the Vendor in all sale deed conveyance, lease deeds in respect of the Developer's Allocation as to be required from time to time by the Developer for completion of the registration of the sale deed in respect of his Allocation.

ARTICLE - XII

12) DEVELOPER'S OBLIGATION :

- i. The Developer shall complete the said building project in terms of this Agreement within a period of 60 (Sixty) months from the date of starting construction works unless prevented by law or for reasons beyond human control.
- ii. The developer shall not do any act or deed whereby the owners shall be prevented from wholly possessing and selling the owners allocation.
- iii. That the Developer shall keep and the owners indemnified from all claims demands damages accidents whatsoever.

ARTICLE - XIII

- 13) (i) That this agreement shall always be deemed and treated as an agreement by and between the principal to principal. The parties hereto have entered into this agreement purely on contract and the terms contained herein shall not be deemed or constructed or constituted as partnership or an association or assignment in law or creating any right

or title in favour of the Developer but an exclusive permission and license hereby granted by the owners/first party in favour of the Developer/Second party to develop the said premises by constructing a new building thereon inter-alia on the terms and conditions contained herein.

- (ii) Notices if any required, the same shall be sent by registered post by either party on the above address or on the address last known to the parties to be understood to be lawfully served.

ARTICLE - XIV

14) FORCE MAJURE :

The parties hereto shall not liable for their respective obligations if prevented by the force majeure natural calamities, earth quake, army operation, injunctions, storms, tempest Civil commotion strike lockout flood riot, war, pandemic or other acts beyond human control.

ARTICLE - XV

15) DISPUTES RESOLUTIONS :

- i) That it has been mutually agreed that in the event if any dispute / misunderstanding arises the parties shall not approach any forum of law but shall try to resolve the dispute / misunderstanding mutually in a pre-arbitral mode. The parties may also take help of their legal advisors for resolving the same peacefully and mutually.

- ii) That in the event the disputes are not pre-arbitrarily settled / resolved then the parties shall mutually appoint a sole arbitrator who shall pass an award pursuant to the Arbitration and Conciliation Act, 1996 and the Hon'ble High Court at Calcutta shall have the exclusive jurisdiction.

ARTICLE - XVI

16) REGISTRATION OF SALE DEEDS :

- i) That the parties have mutually agreed that the owners shall execute the Sale Deed in respect of their 55% allocation to the intending purchaser/purchasers through their Advocate Mr. Nasir Quasimuddin / Ms. Sanchita Chaudhuri of High Court, Calcutta.
- ii) That the parties have mutually agreed that the developers shall execute the Sale Deed in respect of their 45% allocation to the intending purchaser through their Advocate Mr. Aamir Parwez of Alipore Police Court. The Learned Advocate of its parties shall be entitled to receive 1% of the total consideration amount as their legal Remuneration from the intending purchaser / purchasers.
- iii) The other expenses including the stamp duty, commission charges and registration fees and miscellaneous expenses shall be borne by the intending purchaser / purchasers.

FIRST SCHEDULE ABOVE REFERRED TO :

(Details of the Premises)

ALL THAT piece and parcel of bastu land measuring about 1 (one) Bigha 4 (four) Katha 4 (four) Chittack 33 (thirty-three) sq.ft. be the same a little more or less which is approx 1625.139 Sq. Mtrs. (40.0881 Decimals), together with structures standing thereon, lying and situated at and being Premises No. 21, Kavi Md. Iqbal Road, Police Station- Ekbalpore, Post Office- Khiderpore, Kolkata- 700023, within the limits of the Kolkata Municipal Corporation, under Ward No. 77, Borough- IX, in the District of South 24-Parganas in the town of Kolkata and the same is butted and bounded as follows :

ON THE NORTH BY : By Premises No. 24, 25, Ekbalpur Road;
 ON THE SOUTH BY : By Ekbalpur Road;
 ON THE EAST BY : By Premises No. 22, Ekbalpur Road;
 ON THE WEST BY : By Premises No. 17 & 18, Ekbalpur Road;

OR OTHERWISE HOWSOEVER the said premises is known numbered called described distinguished demarcated as per the records and title deeds and actual location of the said premises.

25
SECOND SCHEDULE ABOVE REFERRED TO :

(Exclusive Rights of the Owners)

- 1) Ultimate Terrace shall under exclusive use and control and enjoyed by the owners.
- 2) 1 (one) lift privately to be used only by the owners.

THIRD SCHEDULE ABOVE REFERRED TO :

(Common Portion & Amenities)

- 1) Stair Case
- 2) 2 Lifts.
- 3) Common lobby or corridor.
- 4) Common side space.
- 5) Common boundary wall.
- 6) Common entrance.
- 7) Underground water reservoir and overhead water tank with plumbing through the PVC pipe.
- 8) Electrical meter room/board.
- 9) Electric motor pump or lifting water.
- 10) Electric power meter.
- 11) CCTV at the main gate and along driveway and at all the floor & lift.
- 12) Fire safety equipments.
- 13) Generator.

FOURTH SCHEDULE ABOVE REFERRED TO :

(Owners' Allocation)

The Owners/First Parties shall mean and include 55% (forty-five percent) of the total constructed F.A.R. from Ground floor to Top floor of the sanctioned building at the said premises absolutely free from any construction costs against the total land of the said premises provided by the Owners/First Parties in the proposed construction of the new building at the said premises together with common right in common portions and facilities to be provided at the said premises together with 55% of the car parking space available at the said Premises and absolute right over the Ultimate Terrace and One Lift of the said new Building. The Owners shall be entitled to 55% of the constructed covered area in the additional floor/s and the rest and remaining area of 45% of the total constructed F.A.R in the said Additional floor/s shall be held possessed and enjoyed by the Developer herein with the proportionate rights in common portions and facilities.

Be it specifically mentioned here that apart from the aforesaid monetary deposit the Owner/First Party herein is further entitled to get a fixed total sum of Rs.6,00,000/- (Rupees Six lakhs) only towards shifting charges till handing over the Owner's allocation from the Developer herein.

FIFTH SCHEDULE ABOVE REFERRED TO :

(Developers' Allocation)

Developer's Allocation shall mean and include the rest and remaining 45% of the F.A.R. or constructed area in the building from Ground floor to Top floor of the sanctioned constructed new building at the said premises in absolute ownership together with 45% F.A.R. of the Additional floor or floors to be constructed above the new building together with proportionate right in the land proportionate to be 45% allocation of the Developer together with common right in common portion and amenities provided at the said premises or available therein except the terrace and ultimate roof together with 45% of the car parking space available at the said premises against the total investment towards cost of the construction of the new building at the said premises made by the Developer.

SIXTH SCHEDULE ABOVE REFERRED TO :

SPECIFICATION

FOUNDATION & STRUCTURE

Structure designed for the optimum wind & seismic considerations as stipulated by the code IS for better safety.

Foundation with RCC piles & pile caps.

RCC super structure with AAC block wall

BUILDING ENVELOPE

A modern and fashionable Towers meticulously designed and extremely painted with mix of anti fungal and texture / Acrylic Emulsion Paint to increase durability and prevent fungi.

LIVING / DINING ROOM :

Living and Dining Flooring :	Vitrified Ceramic Tiles
Wall	Plaster with Putty or Gypsum plaster
Ceiling	Plaster with Putty or Gypsum plaster
Main Door	Designer flush door @5000/- with video door phone and digital lock @ 1200/-
Hardware and Fittings	Branded locks and hardware fittings of Yale : Hafele, Dorset, Godrej or equivalent make.
Windows	Aluminium powder coated windows with glass panes @200/- per sq.ft.
Electrical	Modular switches of Pritam, Crabtree / Havells or equivalent make with copper wiring.

BED ROOM :

Master Bedroom flooring	Vitrified Ceramic Tiles
Other Bedroom flooring	Vitrified Ceramic Tiles
Wall	Plaster with Putty or Gypsum plaster
Ceiling	Plaster with Putty or Gypsum plaster
Doors	Wooden frame with both side commercial flush door.
Hardware and fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset, Godrej or equivalent make.
Windows	Aluminium Powder coated windows with glass panes.
Electrical	Modular switches of Pritam, Crabtree / Havells or equivalent make with copper wiring.

BALCONY

Flooring	Matt finish ceramic / verified tiles (per box @ 250/-)
Wall	Acrylic Emulsion Paint

Doors	Aluminium Powder coated doors with glass panes.
Railing	SS/ Aluminium with glass per balcony @ Rs.10,000/-

KITCHEN :

Flooring	Heavy duty matt finish ceramic tiles (per box @ Rs.350/-)
Wall	Dado of ceramic tiles upto 2 feet height above the counter (per box @ Rs.350/- upto 2' feet)
Ceiling	Putty
Doors	Wooden frame with both side commercial flush door.
Hardware and fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset, Godrej or equivalent make.
Windows	Aluminium Powder coated windows with glass panes and provision for exhaust fan.
Counter	Granite counter top (@ Rs.120/- per sq.ft.)

Plumbing	Stainless steel sink with hot and cold water provision.
Electrical	Modular switches of Crabtree / Havells or equivalent make with copper wiring.

TOILET :

Flooring	Antiskid ceramic tiles (@700/- per box)
Wall	Ceramic wall tiles upto 7 feet height (@ Rs.300/- per box)
Ceiling	Putty
Doors	Wooden frame with both side commercial flush door.
Hardware and fittings	Branded locks and hardware fittings of Yale, Hafele, Dorset, Godrej or equivalent make.
Windows	Aluminium Powder coated windows with glass panes and provision for exhaust fan.
Sanitary Ware	Grohe / American Standard / Kohler or equivalent make.
CP Fittings	Grohe / American Standard / Kohler or equivalent make.

Shower Area	Glass Partition. (@Rs.4,000/- with fitting charge per piece).
AIRCONDITIONING	Wiring in all the Bed Room and Living Room.

SERVANT ROOM

Flooring	Ceramic tiles
Wall	Plaster with putty or gypsum plaster
Ceiling	Plaster with putty or gypsum plaster
Doors	Both side laminated flush door with wooden frame.

SERVANT TOILET :

Flooring	Antiskid ceramic tiles
Wall	Ceramic wall tiles upto 7 feet height
Ceiling	Putty
Door	Wooden frame with both side commercial flush door.
Window	Aluminium Powder coated windows with glass panes and provision for exhaust fan.

Sanitary Ware	Hindware / Parryware or equivalent make.
CP Fittings	Hindware / Parryware or equivalent make.

GROUND FLOOR LOBBY :

Flooring	Italian Marble / Granite
Wall	Combination of premium Itakan marble, granite, polished veneer & paint as per consultant design
Ceiling	False ceiling with light fixtures.

TYPICAL FLOOR LOBBY :

Flooring	Large size vitrified tiles
Wall	Combination of tiles & paint
Ceiling	Putty
LIFT	OTIS / KONE / SCHINDLER / MITSUBISHI or equivalent make.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribed their respective hands and signature of this deed on the day, month and year first above written.

SIGNED, SEALED & DELIVERED at

Calcutta in the presence of:

WITNESSES:

1) Prasanjit Ghosh
Alipore Police Court
KOL-27

Shell Khan

Signature of the OWNERS

2) Ninku Shaw
Alipore Police Court
KOL-27

MD. ABUL

MD MOINUDDIN

Signature of the DEVELOPER

Drafted by me :

Aamir Parwez
F/1372/1398/2/
Advocate

Alipore Police Court
KOL-27 - 700027.

MEMO OF PAYMENT

RECEIVED a sum of Rs.1,50,00,000/- (Rupees One Crore Fifty Lac) only from the within named DEVELOPERS in terms of the Provision as contained in this Agreement as per memo below :

M E M O

Sl. No.	Date and Mode of Payment	Amount
1)	Cheque No. 003871, ICICI Bank dt. 4-4-23	Rs. 20,00,000
2)	Cheque No. 003870, ICICI Bank dt. 3-4-23	Rs. 20,00,000
3)	Cheque No. 003872, ICICI Bank dt. 5-4-23	Rs. 17,50,000
4)	Cheque No. 000971, ICICI Bank dt. 03-04-2023	Rs. 20,00,000
5)	Cheque No. 000972, ICICI Bank dt. 04-04-2023	Rs. 20,00,000
6)	Cheque No. 000973, ICICI Bank dt. 04-04-2023	Rs. 17,50,000
7)	Cheque No. 000973, ICICI Bank dt. 04-04-2023	Rs. 17,50,000
8)	Cheque No. 000974, ICICI Bank dt. 07-04-2023	Rs. 5,00,000
9)	Cheque No. 003873, ICICI Bank dt. 07-04-2023	Rs. 5,00,000
10)	Cheque No. 017233, ICICI Bank dt. 25-03-2023	Rs. 12,50,000
11)	Cheque No. 000970, ICICI Bank dt. 25-03-2023	Rs. 12,50,000
TOTAL		Rs.1,50,00,000/-

(Rupees One Crore Fifty Lac) only

WITNESSES:

1. *Basant Ghosh*

2. *Hindu Ghosh*

Shakti Kumar

Signature of the Landlord



	Thumb.	1 st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name SHABIR RAHMAN

Signature Shabbir Rahman



	Thumb.	1 st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name MOHAMMED AZAD

Signature MO. Azad



	Thumb.	1 st finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name MOHAMMED MOINUSSIN

Signature MO. MOINUSSIN

	Thumb.	1 st finger	middle finger	ring finger	small finger
PHOTO	Left hand				
	Right hand				

Name _____

Signature _____



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



300520232007555193

GRIPS Payment Detail

GRIPS Payment ID:	300520232007555193	Payment Init. Date:	30/05/2023 14:36:54
Total Amount:	224942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4567277101812	BRN Date:	30/05/2023 14:37:59
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr MD MOINUDDIN
Mobile: 7044220609

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240075551948	Directorate of Registration & Stamp Revenue	224942
Total			224942

IN WORDS: TWO LAKH TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO 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



192023240075551948

GRN Details

GRN:	192023240075551948	Payment Mode:	SBI Epay
GRN Date:	30/05/2023 14:36:54	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4567277101812	BRN Date:	30/05/2023 14:37:59
Gateway Ref ID:	0671512646	Method:	ICICI Bank - Retail NB
GRIPS Payment ID:	300520232007555193	Payment Init. Date:	30/05/2023 14:36:54
Payment Status:	Successful	Payment Ref. No:	2001387552/6/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr MD MOINUDDIN
Address:	76, DR SUDHIR BOSE ROAD, KOLKATA-700023
Mobile:	7044220609
EMAIL:	munna.azad786@gmail.com
Period From (dd/mm/yyyy):	30/05/2023
Period To (dd/mm/yyyy):	30/05/2023
Payment Ref ID:	2001387552/6/2023
Dept Ref ID/DRN:	2001387552/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001387552/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2001387552/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	150021
Total				224942

IN WORDS: TWO LAKH TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

ARSENAL HOTELS PVT. LTD.

EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE
BOARD OF DIRECTORS OF ARSENAL HOTELS PVT LTD. 51, MIRZA
GHALIB STREET PARK STREET KOLKATA 700016, Held on - 29th
May 2023

"RESOLVED that **Mr. Shabbir Rahman**, Director ARSENAL HOTELS
PVT LTD., has been authorized and empowered to represent, appear,
sign, execute and to appear and to sign and/or file any Petitions,
Applications, Power of Attorney, Development Agreement,
Memorandum of Association, General Power of Attorney on behalf of
the Arsenal Hotels Pvt. Ltd. in respect of 21 Kavi Md. Ekbal Road, P.S
- Ekbalpore, Kolkata - 700023

Arsenal Hotels Pvt. Ltd.

Shabbir Rahman

Director

(Accepted by me)

Arsenal Hotels Pvt. Ltd.

11/6/24

Director

(Director)

Arsenal Hotels Pvt. Ltd.

11/6/24

Director

(Attested by the Director)

Major Information of the Deed

Deed No :	I-1630-01652/2023	Date of Registration	30/05/2023
Query No / Year	1630-2001387552/2023	Office where deed is registered	
Query Date	30/05/2023 1:07:00 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	KAKOLI CHAKRABORTY ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9804421035, Status :Deed Writer		
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 : 1,50,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 3,40,72,688/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 1,50,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Ekbalpore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: KAVI MAHAMMAD IQBAL ROAD, , Premises No: 21, , Ward No: 077 Pin Code : 700023

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	1 Bigha 4 Katha 4 Chatak 33 Sq Ft	1/-	2,31,51,120/-	Property is on Road
Grand Total :				40.0881Dec	1 /-	231,51,120 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	17493 Sq Ft.	1/-	1,09,21,568/-	Structure Type: Structure
Gr. Floor, Area of floor : 8746.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 8746.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		17493 sq ft	1 /-	109,21,568 /-	

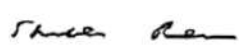
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS ARSENAL HOTELS PRIVATE LIMITED 51, MIRZA GHALIB STREET,, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AFxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS AL AM PROJECT DEVELOPERS LLP 10, Manasatala Row, City:- Not Specified, P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: ACxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHABBIR RAHMAN Son of Late ABDUR RAHMAN Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office			
	May 30 2023 4:43PM	LT1 30/05/2023		30/05/2023
51, MIRZA GHALIB STREET, City:- Not Specified, P.O:- PARK STREET, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx5F, Aadhaar No: 33xxxxxxxx9451 Status : Representative, Representative of : MS ARSENAL HOTELS PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	MOHAMMED AZAD, (Alias Name: MD AZAD) Son of Late ABDUL RASHID Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office			
	May 30 2023 4:44PM	LT1 30/05/2023		30/05/2023
76, DR. SUDHIR BASU ROAD,, City:- Not Specified, P.O:- KHIDDERPORE, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4C, Aadhaar No: 67xxxxxxxx2163 Status : Representative, Representative of : MS AL AM PROJECT DEVELOPERS LLP (as PARTNER)				

Name	Photo	Finger Print	Signature
MOHAMMED MOINUDDIN, (Alias Name: MD MOINUDDIN) (Presentant) Son of Late Abdul Rashid Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	 May 30 2023 4:45PM	 LTI 30/05/2023	 30/05/2023
76, DR. SUDHIR BASU ROAD, City:- Not Specified, P.O:- KHIDDERPORE, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx9N, Aadhaar No: 82xxxxxxxx5639 Status : Representative, Representative of : MS AL AM PROJECT DEVELOPERS LLP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRASANTA GHOSH Son of Late M. N. GHOSH ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 30/05/2023	 30/05/2023	 30/05/2023
Identifier Of Mr SHABBIR RAHMAN, , MOHAMMED AZAD , MOHAMMED MOINUDDIN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MS ARSENAL HOTELS PRIVATE LIMITED	MS AL AM PROJECT DEVELOPERS LLP-40.0881 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	MS ARSENAL HOTELS PRIVATE LIMITED	MS AL AM PROJECT DEVELOPERS LLP-17493.00000000 Sq Ft

Endorsement For Deed Number : I - 163001652 / 2023

30-05-2023

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.

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

Presented for registration at 16:37 hrs on 30-05-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by MOHAMMED MOINUDDIN Alias MD MOINUDDIN,.

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 3,40,72,688/-.

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

Execution is admitted on 30-05-2023 by Mr SHABBIR RAHMAN, DIRECTOR, MS ARSENAL HOTELS PRIVATE LIMITED (Private Limited Company), 51, MIRZA GHALIB STREET,, City:- Not Specified, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr PRASANTA GHOSH, , Son of Late M. N. GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-05-2023 by MOHAMMED AZAD , , MD AZAD PARTNER, MS AL AM PROJECT DEVELOPERS LLP (Partnership Firm), 10, Manasatala Row, City:- Not Specified, P.O:- Khidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Identified by Mr PRASANTA GHOSH, , Son of Late M. N. GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 30-05-2023 by MOHAMMED MOINUDDIN, , MD MOINUDDIN PARTNER, MS AL AM PROJECT DEVELOPERS LLP (Partnership Firm), 10, Manasatala Row, City:- Not Specified, P.O:- Khidderpore, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Identified by Mr PRASANTA GHOSH, , Son of Late M. N. GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,053.00/- (B = Rs 1,50,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,50,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 2:37PM with Govt. Ref. No: 192023240075551948 on 30-05-2023, Amount Rs: 1,50,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 4567277101812 on 30-05-2023, Head of Account 0030-03-104-001-16

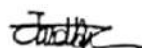
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 42871, Amount: Rs.100.00/-, Date of Purchase: 30/05/2023, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 2:37PM with Govt. Ref. No: 192023240075551948 on 30-05-2023, Amount Rs: 74,921/-, Bank: SBI EPay (SBIEPay), Ref. No. 4567277101812 on 30-05-2023, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Government of West Bengal

Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16302001387552/2023	Serial No/Year	1630001703/2023
Transaction id	0001447366	Date of Receipt	30/05/2023 4:48PM
Deed No / Year	I - 163001652 / 2023		
Presentant Name	MOHAMMED MOINUDDIN		
Land Lord	MS ARSENAL HOTELS PRIVATE LIMITED		
Developer	MS AL AM PROJECT DEVELOPERS LLP		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]. [4311] Other than Immovable Property, Receipt [Rs : 1,50,00,000/-]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 3,40,72,688/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 32/-	Fees Articles	B, E, H, M(b)
Standard User Charge	543/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Smriti Bikash Das	42871	30/05/2023	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	32/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	543/-
Requisition Form Fee	50/-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 46365 to 46414

being No 163001652 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.05.30 17:31:24 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/05/30 05:31:24 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.