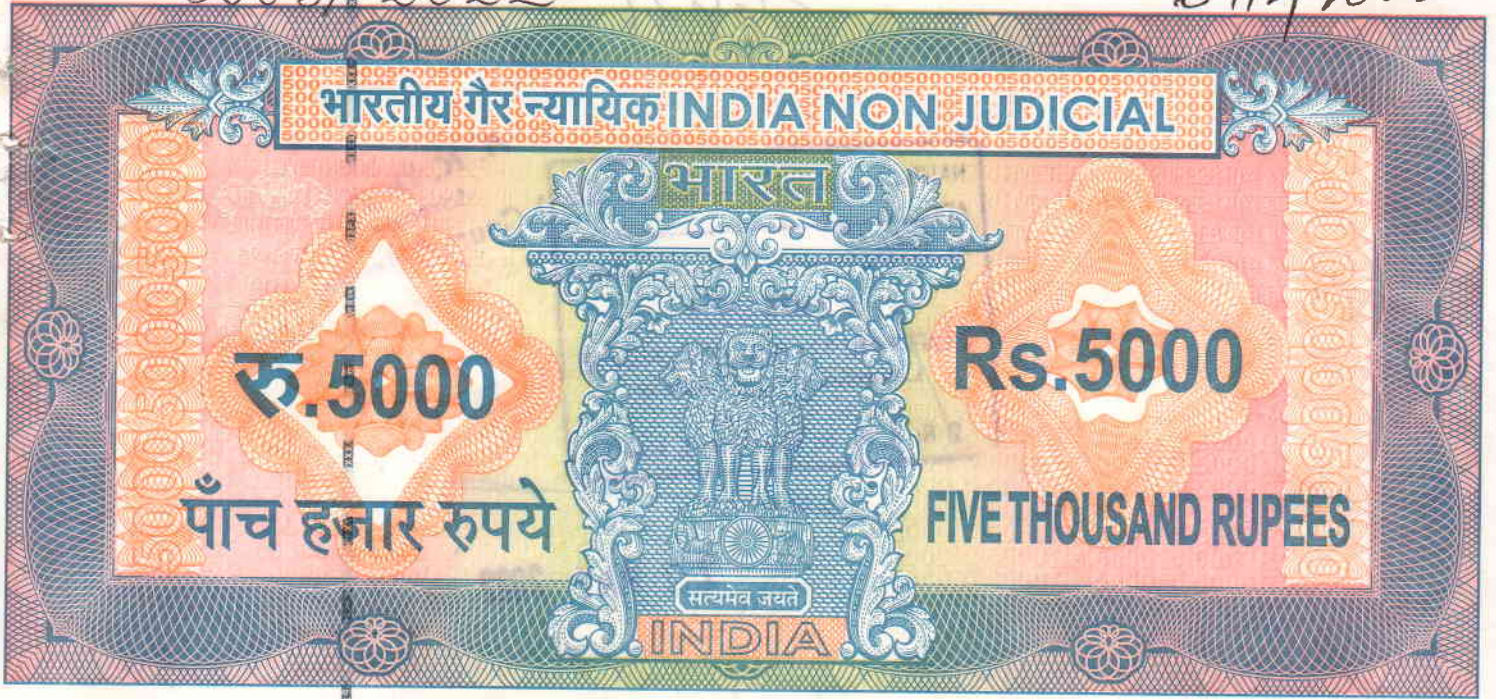


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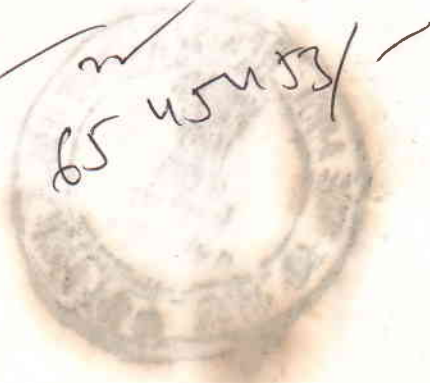
Verified that the Document is admitted to Registration. The Signature Sheet and the Endorsement sheet attached to this document are the part of this document.

Additional Registrar of Assurances-IV, Kolkata

30 MAY 2022



Handwritten numbers: 2/1570013



Additional Registrar of Assurances-IV, Kolkata

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 27<sup>th</sup> day of May TWO THOUSAND AND TWENTY TWO (2022)

Net Case No. 8665 27.05  
 J (1) 250  
 J (2) 200  
 Total 450/-  
 Realised on.....

ARA-IV Kolkata



36421

NAME.....  
 ADD.....  
 Rs. 500  
 27 MAY 2022  
 SUBANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kol-1

A. K. Dey  
 Advocate  
 High Court, Calcutta



27 MAY 2022

Jamal

6028



Jamal

30 MAY 2022



6029

Jarunkana Chetty



6030

ADDITIONAL REGISTRAR  
 OF ASSURANCES-IV, KOLKATA  
 27 MAY 2022

Bhaskar Dewan  
 s/o Late S.C. Dewan  
 4, Ghalgache Road  
 Kol - 28

**BETWEEN**

**SRI TARUN KUMAR CHATTERJEE, (PAN-AQNPC3086H) (AADHAR 661643735284)** Son of late Dr. Narendra Nath Chatterjee, by faith –Hindu, by Occupation-Business, residing at 2, Motilal Colony, Police Station –Dum Dum and Post Office –Rajbari, Kolkata- 700081, hereinafter referred to as "**LANDOWNER**" (which expression shall unless excluded by repugnant to context be deemed to mean and include his heirs, executors , administrators , Successors-in-interest and assigns) of the **FIRST PART.**

**AND**

**M/S. AATREYEE NIRMAN (P) LTD.,** a private limited company, having Income Tax Permanent Account No. (PAN) "**AAHCA1189Q**", registered under the Companies Act, 1956, having its office at 9/12, Lal Bazar Street, Third Floor, Block - C, Post Office – Lal Bazar, Police Station – Hare Street, Kolkata – 700 001, represented by its Director **MRS. JAYATI ROY** wife of Mr. Indrajit Roy, having Income Tax Permanent Account No. (PAN) "**ACXPR9705L**", (**AADHAR-522005485454**) by faith – Hindu, by Occupation – Business, residing at 50, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, Indian Citizen, hereinafter called and referred to as **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART**

Owners and Developer individually **Party** and collectively **Parties.**

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**A. Subject Matter of Agreement**

- i. **Development of Said Property:** Understanding between the Owners and the Developer with regard to development of ALL THAT piece and parcel of Land measuring 6 (six) decimals a little more or less out of 12 decimals

situate, lying at and being part of C. S. & R. **S. Dag No.** 2551 appertaining to C. S. & R. S. Khatian No. 402, j. L. No. 10, Re-sa No. 148, Touzi No. 173, Mouza : SULTANPUR, within Old Holding No.76A, Motilal Colony, Ward No. 4 of Dum Dum Municipality, Police Station : Dum Dum, District : North 24 Parganas, Kolkata — 700081 (in the manner specified in this Agreement) of (1) morefully described in the **1<sup>st</sup> Schedule** below, by construction of a ready-to-use new residential multi-storied buildings on the Said Property (**New Buildings**).

- ii. **Allocation of Respective Entitlements:** Allocation of the respective entitlements of the Owners and the Developer in the New Buildings to be constructed on the Said Property.

**B. Representations, Warranties and Background ;**

**Owners' Representations:** The Owners have represented, warranted and covenant to the Developer as follows:

- i. **Ownership of Said Property:** The Owner is the absolute owner of the Property.
- ii. **Owner have Marketable Title:** The right, title and interest of the Owner in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and lispens and it is clarified that for all purposes any and all matters relating to marketable title of the land at all stages (pre construction, construction and post construction) shall always be the Land Owner's responsibility.
- iii. **Owner to Ensure Continuing Marketability:** The Owner shall ensure that title of the Owner to the Said Property continue to remain marketable and free from all encumbrances till the completion of the development of the Said Property.
- iv. **Owner have Authority:** The Owner have full right, power and authority to enter into this Agreement.

- v. **No Prejudicial Act:** The Owner have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- vi. **No Acquisition/Requisition:** The Owner declare that the Said Property has not been acquired, required or included in any scheme of acquisition or requisition and the Owner have neither received nor are aware of any notice or order from any Authority or Statutory Body or Government Department for any such acquisition, requisition or scheme.
- vii. **No Excess Land:** The Said Property does not contain any excess land and the Owner also does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- viii. **No Encumbrance:** The Owner have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title. The Said Property is free from all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, *lispendens*, uses, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Owner and the title of the Owner to the Said Property is good, free, clear, bankable and marketable.
- ix. **Right, Power and Authority to Develop:** The Owner have good right, full power, absolute authority and indefeasible title to develop, grant, sell, convey, transfer, assign and assure the Said Property.
- x. **No Dues:** No revenue, cess, municipal taxes, other taxes, surcharges, impositions, outgoings or levies of any nature whatsoever in respect of the Said Property is due to the Government or any other authority or authorities





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

GRN Details

GRN: 192022230035875888 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 26/05/2022 19:11:57 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 8026995696823 BRN Date: 26/05/2022 19:14:55  
Gateway Ref ID: 378768280 Method: Punjab National Bank - Retail and Corporate NB  
Payment Status: Successful Payment Ref. No: 2001570013/1/2022  
[Query No:\*/Query Year]

Depositor Details

Depositor's Name: Aatreyee Nirman Pvt Pvt  
Address: 9/12, Lal Bazar Street Kolkata-700001  
Mobile: 8336905095  
Depositor Status: Others  
Query No: 2001570013  
Applicant's Name: Mr SUBHENDU PAUL  
Identification No: 2001570013/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001570013/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2001570013/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	521
			<b>Total</b>	<b>5542</b>

IN WORDS: FIVE THOUSAND FIVE HUNDRED FORTY TWO ONLY.



सत्यमेव जयते


Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19042001570013/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr TARUN KUMAR CHATTERJEE 2, MOTILAL COLONY, City:- , P.O:- RAJBARI, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700081	Land Lord		6029 	Tarunkumar Chatterjee 27.5.2022
2	Mrs JAYATI ROY 50, GORAKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Representative of Developer [AATREY EE NIRMAN PRIVATE LIMITED ]		6028 	Jayati Roy 27/5/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BHASKAR DEWAN Son of Late SUBODH CHANDRA DEWAN 4, ITALGACHHA ROAD, City:- , P.O:- DUM DUM, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Mr TARUN KUMAR CHATTERJEE, Mrs JAYATI ROY		6030 	Bhaskar Dewan 27/5/22

(Mohul Mukhopadhyay)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal



and no demands, recovery proceedings or Certificate Cases are pending for realization of any dues from the Owner.

- xi. **No Right of Pre-emption:** No person, entity or authority whatsoever have/had/has or ever claimed any right of pre-emption over and in respect of the Said Property or any part thereof.
  - xii. **No Mortgage:** No mortgage or charge has been created by the Owner in respect of the Said Property or any part thereof, whether by deposit of title deeds or otherwise.
  - xiii. **No Previous Agreement:** The Owner have ascertained that the Said Property is not the subject matter of any previous agreement, whether oral or in writing.
  - xiv. **No Guarantee:** The Said Property is not affected by or subject to any corporate guarantee or personal guarantee for securing any financial accommodation.
  - xv. **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Owner from developing, selling, transferring and/or alienating the Said Property or any part thereof.
  - xvi. **No Transfer:** The Owner have not created any third party interest of any nature whatsoever and/or has not delegated any of the Owner' right to any third party in any manner whatsoever.
- C. Developer's Representations:** The Developer has represented and warranted to the Owner as follows:
- i. **Infrastructure and Expertise of Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.

- ii. **Financial Arrangement:** The Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Property, *inter alia* by way of arranging construction finance, whether through mortgage, in part or full, against the Developer's Allocation in the New Buildings on the Said Property.
  - iii. **No Neglect:** The Developer shall not neglect the project of development of the Said Property and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Property.
  - iv. **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.
  - v. **Other Terms:** (i) Disputes regarding construction with any third party contractor shall not delay the Project; (ii) the Owner shall not be affected for any legal proceedings arising between the Developer and the intending purchasers of Developer's Allocation, during the construction period.
- D. Decision to Develop:** The Owner decided to develop the Said Property. Pursuant thereto, preliminary discussions and agreements was finalized with the Developer for taking up the development of the Said Property by constructing the New Buildings which the parties formally do hereby record in writing and register in accordance with law (**Project**).
- i. **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [superseding all previous correspondence and agreements (oral or written) between the Parties] for the Project are being recorded by this Agreement.
- E. Basic Understanding**
- i. **Development of Said Property by Construction of New Buildings:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the New Buildings thereon on co-venture

basis, with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs. (3) that all costs and expenses relating to construction shall be borne by the Developer

**F. Nature and Use of New Buildings:** The New Buildings shall be **constructed** in accordance with architectural plan (**Building Plans**) to be prepared by the Architect/s appointed by the Developer from time to time (**Architect**) and sanctioned by the Kolkata Municipal Corporation and other statutory authorities concerned with sanction (collectively **Planning Authorities**), as a ready-to-use residential building with specified areas, amenities and facilities to be enjoyed in common.

**G. Appointment and Commencement**

- i. **Appointment:** The Parties hereby accept the Basic Understanding between them as recorded in above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Pursuant to and in furtherance of the aforesaid confirmations, the Owner hereby appoint the Developer as the developer of the Said Property with right to execute the Project and the Developer hereby accepts the said appointment by the Owner.
- ii. **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

**H. Sanction and Construction**

- i. **Sanction of Building Plans:** The Developer (as the agent of the Owner at its own responsibility) shall, obtain from the Planning Authorities, sanction of the Building Plans. In this regard it is clarified that (1) full potential of FAR of the Said Property shall be utilized for construction of the New Buildings, (2)



the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Building Plans and Completion Certificate) and (3) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer.

- ii. **Architect and Consultants:** The Owner confirm that the Owner have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owner shall have no liability or responsibility.
- iii. **Construction of New Buildings:** The Developer shall, at its own expenses and without creating any financial or other liability on the Owner construct, erect and complete the New Buildings on the Said Property comprising of residential and/or residential cum commercial buildings and Common Portions (as may be decided by the Developer regarding user type of the buildings to be constructed), in accordance with the sanctioned Building Plans.
- iv. **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties, the Developer will submit the plan for sanction / revised sanction PROVIDED HOWEVER all relevant and necessary clearances (including but not limited to any pending mutations, conversions, clearances, sanctions, approvals, licenses, no objection certificates etc. from all relevant authorities) and shall try to complete the entire process of development of the Said Property and construct, erect and complete the New Buildings and handover the Owner' Allocation within a period of 36 (thirty six) months from the date of sanctioned of Building Plans with a grace period of 6 (six) months thereafter (**Completion Time**), provided however the Completion Time may be extended subject to Force Majeure if required and thereafter.

- v. **Common Portions:** The Developer shall at its own costs install, erect and construct in the New Buildings common areas, amenities and facilities such as stairways, lifts, passages, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pump and motor, water connection, drainage connection, sewerage connection as per the sanctioned Building Plans and other facilities required for establishment, enjoyment and management of the New Buildings (collectively **Common Portions**). For permanent electric connection to the flats/units and other spaces in the New Buildings (**Flats**) and all kind of other development costs/deposits payable for the Flats, the intending purchasers (collectively **Transferees**) shall pay the said costs/deposits demanded by the Developer, other agencies, etc. and the Owner shall also pay the same for the Flats in the Owner' Allocation is clarified that the expression Transferees includes the Owner and the Developer, to the extent of unsold or retained Flats in the New Buildings.
- vi. **Building Materials:** The Developer shall be authorized to apply for and obtain **quotas**, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owner and required for the construction of the New Buildings and the Owner shall not be responsible for the quality of the building materials.
- vii. **Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage charges.
- viii. **Co-operation by Owner:** The Owner shall not indulge in any activities which may be detrimental to the development of the Said Property and/or which may affect the mutual interest of the Parties. The Owner shall provide all co-operations that may be necessary for successful completion of the Project.

**I. License to enter**

- i. The Owner doth hereby permit and grant license and permission to the Developer, with right and authority to build upon Project Land by constructing one or more building(s) thereon in accordance with the sanctioned plan permissions herein mentioned and to sell, transfer and dispose of or agree to sell transfer and dispose of the constructed areas 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.
- ii. The Developer shall be entitled to undertake the construction work at the Project Land and the Owner shall allow the access for the sole purpose of carrying out and completing the development and commercial exploitation of the Project Land. The legal domain, possession and control of the Project Land 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.

**J. Powers and Authorities**

- i. **Power of Attorney for Building Plans Sanction:** The Owner shall grant to the Developer a Power of Attorney for the purpose of getting the Building Plans sanctioned/ revalidated/ modified/ altered by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Buildings.
- ii. **Power of Attorney for Construction and Sale of Developer's Allocation:** The Owner shall also grant to the Developer a Power of Attorney for construction of the New Buildings and booking and sale of the Developer's Allocation including proportionate land share pertaining to the Flats.
- iii. **Amalgamation and Extension of Project:** Notwithstanding grant of the aforesaid Powers of Attorney, the Developer hereby undertakes that any



amalgamation and/or extension of the Project shall be undertaken only subject to mutual agreement of the Parties. However, the Owner, subject to such mutual agreement, assure and undertake to execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to amalgamate the Said Property with the adjoining plots for extension of the Project and use of Common Portions and the adjoining plots together with the Schedule Property shall collectively form a single project with sharing of common amenities, facilities, pipelines, trenches, sewerage system ,pits, electricity infrastructure, common entrance, common internal road and pathways etc..

- iv. **No Obstruction for Addition of Plots and/or additional Floors:** The Developer shall be entitled to purchase additional plots adjacent to the Said Property or can enter into joint venture agreement for development of any plots adjacent to the Said Property. However, any amalgamation of the schedule Property with adjacent contiguous plots and construction of additional building/buildings therein shall not alter the Owner agreed allocation as recorded in this agreement, and further if any additional floor is available for construction in addition in accordance with law, in such case the Developer shall be entitled to the same exclusively.
- v. **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owner hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all acts under this Agreement.

**K. Owner's Consideration**

- i. **Owner' Allocation:** The Owner are and shall be entitled to **500 sq.ft from new building** together with the undivided proportionate share in the land and shall include undivided, impartible and indivisible and impartible share in the Common Portions of the New Buildings. It is further clarified that the Possession Letter/s shall be issued by the Developer to the Owner at the time

of handing over possession of the Owner's Allocation. The Owner's Allocation shall be heritable and freely transferable. The Owner shall also be entitled to receive **Rs.50,000/- (Rupees Fifty Thousand) only** as part of the Owner's Allocation.

**L. Developer's Consideration**

- i. Developer's Allocation:** The developer is and shall be entitled for the remaining area of **the new building (save and except 500 sq.ft)** together with the undivided proportionate share in the land and shall include undivided, impartible and indivisible and impartible share in the Common Portions of the New Buildings. It is further clarified that the Possession Letter/s shall be issued by the Developer to the Owner at the time of handing over possession of the Owner's Allocation. The Owner's Allocation shall be heritable and freely transferable. It is further clarified that the Developer's Allocation shall not require any formal or further documentation to be executed and the Developer shall be free to sell, transfer, convey and part with possession of its allocation without any objection from the Owner. The Developer shall sell its allocation acting on the basis of the Power of Attorney granted by the Owner to the Developer authorising the Developer to represent the Owner in the sale related documents and writings including Agreement for Sale and Deed of Conveyance in respect of the Developer's Allocation only.

**M. Dealing with Respective Allocations**

- i. Demarcation of Respective Allocations:** The Parties have mutually agreed that on sanction of the Building Plans, the Parties shall formally demarcate their respective allocations based on the Building Plans, which may be altered on the basis of actual construction, and the details of such demarcation shall be recorded in a supplementary agreement. At the time of demarcation of the respective allocations in the event there is any shortfall in the area which the Landowner is entitled to but due to layout and planning

such shortfall occurs the Developer shall pay to the Landlord the consideration for the shortfall area on the basis of the then prevailing market value and similarly if there is any excess area which the Landowner is not entitled to but falls within the Landowner's allocation, in such case the Landowner shall pay to the Developer the consideration for such excess area on the basis of the then prevailing market value.

- ii. The Owner shall be entitled to the Owner's Allocation with right to transfer or otherwise deal with the same subject to the right of first refusal granted to the Developer.
- iii. The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same, including proportionate land share comprised in Developer's Allocation, in any manner the Developer deems appropriate, without any right, claim or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the quiet and peaceful possession, enjoyment, use and transfer of the Developer's Allocation. It is clearly understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owner. However, any transfer of any part of the Developer's Allocation shall be subject to the other provisions of this Agreement.
- iv. **Transfer of Developer's Allocation:** In consideration of the Developer constructing and **handing** over the Owner' Allocation to the Owner and meeting other obligations towards the Owner, the Owner shall execute deeds of conveyances of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution of conveyances shall be through the Developer exercising the powers and authorities granted by the Owner to sell, transfer and convey, mortgage the Developer's allocation.



- v. **No Objection to Allocation:** The Parties confirm that neither Party has any objection with regard to their respective allocations.
- vi. **Cost of Transfer:** The Parties shall bear their respective costs for transfer of their respective allocations which includes costs towards stamp duty and registration fees and all other expenses.

**N. Taxes and Outgoings**

- i. **Relating to Period Prior to Date of Sanction of Agreement:** All municipal rates, taxes, penalty, interest and outgoings (collectively **Rates**) on the Said Property relating to the period prior to the date of Agreement shall be the liability of the Owner and the same shall be borne, paid and discharged by the Owner as and when demanded. The Developer shall be liable to pay all rates, taxes and khajna related to the Schedule Property on and from the date of this Agreement.
- ii. **Relating to Period After Sanction of Building Plans:** As from the date of sanction of the Building Plans, the Developer shall be liable for the Rates in respect of the Said Property and from the Possession Date the Parties shall become liable and responsible for the Rates in the ratio of their sharing in the New Buildings.
- iii. **Tax:** The Owner and the Developer shall be liable to bear their respective share of service taxes, as applicable.

**O. Possession after Completion of Construction and Post Completion Maintenance**

- i. **Possession of Owner' Allocation:** The Developer shall intimate the Owner to take possession of Owner' Allocation, in good habitable and completed condition, and if within a period of 15 (fifteen) days of such intimation the Owner fail to take possession then it shall be deemed that the Developer has delivered possession to the Owner.

- ii. **Possession Date and Rates:** On and from such date of the Owner taking physical possession or the aforementioned deemed possession, whichever be earlier (**Possession Date**), the Parties shall become liable and responsible for the Rates in respect of their respective Allocations.
  - iii. **Punctual Payment and Mutual Indemnity:** The Parties shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities and the Parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them, as the case may be, consequent upon a default by the other.
  - iv. **Maintenance:** The Developer and the Owner shall jointly and mutually frame a scheme for the management and administration of the New Buildings. The Owner hereby agree to abide by all the rules and regulations to be so framed for the management and administration of the New Buildings.
  - v. **Maintenance Charge:** The Transferees (includes buyer of Developer's Allocation) and the Owner shall manage and maintain the Common Portions and services of the New Buildings [if necessary, by forming a body (**Association**)] and shall collect the costs and service charge therefor (**Maintenance Charge**). It is clarified that the Maintenance Charge shall include premium for the insurance of the New Buildings, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments. Advance/deposit towards Maintenance Charge shall also be collected, to ensure that funds are readily available for proper maintenance and upkeep of the New Buildings.
- P. Common Restrictions**
- i. **Applicable to Both:** The Units in the New Buildings shall be subject to the same restrictions as are applicable to multi-storied Ownership buildings,

apartments, intended for common benefit of all occupiers of the New Buildings together with building in the adjacent lands as the developer may decide to frame such rules in accordance with law.

**Q. Obligations of Developer**

- i. Completion of Development within Completion Time:** The Developer shall complete the development of the Said Property within the Completion Time.
- ii. Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure such compliance.
- iii. Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the New Buildings with the help of the Architect, professional bodies, contractors, etc.
- iv. Specifications:** The Developer shall construct the New Buildings as per the specifications in the sanctioned plan.
- v. Commencement of Project:** The development of the Said Property shall commence as per the Specifications, Building Plans, Scheme, rules, regulations, bye-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owner having no responsibility in respect thereof in any manner whatsoever.
- vi. Tax Liabilities:** All tax liabilities applicable in relation to the development, namely sales tax, value added tax, GST, works contract tax and other dues shall be paid by the person liable to pay such tax in accordance with law.
- vii. Permission for Construction:** It shall be the responsibility of the Developer to obtain all sanctions, permissions, clearances and approvals required from

various Government authorities for sanction of the Building Plans and execution of the Project. The expenses to be incurred for obtaining all such sanctions, permissions, clearances and approvals shall be borne by the Developer.

**viii. Boundary Wall:** The Developer at its own costs shall construct boundary wall in and around the Said Property and surrounding properties as part of the larger project.

**ix. Mutation:** Prior to the Developer taking all necessary steps in connection with construction activities, the Land Owner shall effect the necessary and required change in the Municipal and revenue records to ensure uninterrupted construction and sales and receipt of revenue from intending customers/purchasers.

**x. Amalgamation:** To take all necessary steps to amalgamate the Said Property from the concerned authority and to pay fees, costs and charges for that purpose.

**R. Obligations of Owner**

**i. Co-operation with Developer:** The Owner undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

**ii. Act in Good Faith:** The Owner undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

**iii. Documentation and Information:** The Owner have handed over all original documents, linked deeds, mutation certificates, record of rights and information relating to the Said Property which shall remain in possession of the Developer in terms of this Agreement.



- iv. **No Obstruction in Dealing with Developer's Functions:** The Owner covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement, save and except the Developer not performing its obligations and functions properly.
- v. **No Obstruction in Construction:** The Owner covenant not to cause any interference or hindrance in the construction of the New Buildings unless there is any dispute arises regarding the quality of construction.
- vi. **No Dealing with Said Property:** The Owner covenant not to let out, grant lease, mortgage and/or charge the Said Property or any portions thereof, save in the manner envisaged by this Agreement.
- vii. **Records of Rights:** The Owner shall take all necessary measures to mutate all their names in the records of Land Revenue Settlement and to correct the records of right (ROR) pertaining to the area and share of demarcated plot being the Schedule Property.

#### **S. Indemnity**

- i. **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability which may be suffered by the Owner in relation to the construction of the New Buildings or violation of any permission, rules regulations or bye-laws.
- ii. **By the Owner:** The Owner hereby indemnify and agree to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability suffered by Developer in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Property or any of the Representations of the Owner being incorrect.

#### **T. Miscellaneous**

- i. **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.

- ii. **Title Certification:** The Owner certify that the title of the owner is without question, according to law. As a condition precedent to title certification, the Owner shall fully co-operate and produce all relevant papers and documents for the satisfaction of the title whenever required
- iii. **Essence of Contract:** In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- iv. **Transaction Documentation:** The Advocate of the Developer shall draw all further documents pertaining to the future transaction of the Project, as has been mutually decided by the Owner and Developer herein.
- v. **Original Title Documents:** All Original Title (Certified Copies in case of those land whose original deeds contain land other then project land) documents of the Said Property shall be handed over by the Developer to the syndicate/ committee/ body corporate/ company/ association to be formed under the West Bengal Apartment Ownerhip Act, 1972 (Association) at the time of handing over of the Project to the Association.
- vi. **Essence of Contract:** In addition to time, the Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- vii. **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- viii. **Valid Receipt:** The Owner shall pass valid receipts for all amounts paid under this Agreement.
- ix. **No Partnership:** The Owner and the Developer have entered into this Agreement on principal to principal basis and nothing contained herein shall

be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

- x. **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
  
- xi. **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various applications and other documents (except any signature regarding mortgage of Owner' Allocation in the Said Property) may be required to be made or signed by the Owner relating to which specific provisions may not have been made herein. The Owner hereby undertake to do all such acts, deeds, matters and things and execute any additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer **providedthat** all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner in terms of this Agreement. The Developer and/or its nominee shall be entitled to mortgage its allocation together with undivided proportionate share to any bank, financial institution, NBFC etc. without any further permission of the Land Owner and for the purpose all original documents of title Original Title ( Certified Copies in case of those land whose original deeds contain land other then project land) and other related original documents shall be kept as equitable mortgage by the Developer.
  
- xii. **Taxation:** The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect

thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Owner' Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

- xiii. Name of New Buildings:** The name of the New Buildings shall be decided by the Developer.
- xiv. Supervision:** There should be joint supervision right between the Owner and the Developers in the development of the New Building.
- xv. Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

#### **U. Defaults**

- i. No Cancellation:** In the event of any default on the part of one Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement and also for damages. Any party attempting or causing unilateral termination or cancellation shall be liable to compensate the other party for the losses caused to the other party.

#### **V. Force Majeure**

- i. Circumstances Of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God, (2) acts of Nature, (3) acts of War, (4) fire, (5) insurrection, (6) terrorist action, (7) civil unrest, (8) riots, (9) strike by material suppliers, workers and employees, (10) delay on account of receiving statutory permissions, (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the



Government or any statutory authority, (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations and (14) short supply of materials, epidemic, pandemic (collectively **Circumstances Of Force Majeure**).

**W. No Default:** The Parties shall not be deemed to have defaulted in the performance of their contractual obligations whilst the performance thereof is prevented by Circumstances Of Force Majeure and the time limits laid down in this Agreement for the performance of obligations shall be extended accordingly upon occurrence and cessation of any event constituting Circumstances Of Force Majeure.

**X. Entire Agreement**

**i. Super session:** This Agreement constitutes the entire agreement between the Parties and ~~revokes~~ and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied or written.

**Y. Documents & Documentation**

- i. Originals:** The original of this Agreement shall be retained by the Developer and the Owner will keep a certified copy of the same.
- ii. Transaction Documentation:** The advocate of the Developer has drawn this Development Agreement and shall draw all further documents (including standard agreements and conveyances) pertaining to the future transaction of the Project, with liberty to the Owner to seek reasonable clarifications.

**Z. Severance**

**i. Partial Invalidity:** If any provision of this Agreement or the application thereof to any circumstance shall be invalid or unenforceable to any extent,

the remainder of this Agreement and the application of such provision to other circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. When any provision is so held to be invalid, illegal or unenforceable, the Parties hereto undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable. In the event any of the terms and conditions of this Agreement are set-aside or declared unreasonable by any Court of Law or if the Parties take the plea of frustration of contract, the entire Agreement shall not be void and shall continue to subsist to the extent of the remaining terms and conditions and bind the Parties.

**AA. Amendment/Modification**

- i. Express **Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

**BB. Notice**

- i. **Mode of Service:** Notices under this Agreement shall be served by messenger or registered post/speed post with acknowledgment due at the above mentioned addresses of the Parties, unless the address is changed by prior intimation in writing. Such service shall be deemed to have been effected (1) on the date of delivery, if sent by messenger and (2) on the 4<sup>th</sup> day of handing over of the cover to the postal authorities, if sent by registered post/speed post, irrespective of refusal to accept service by the Parties. The Owner shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to each of the Owner.

**CC. Arbitration**

- i. **Disputes:** Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal, under the Arbitration and Conciliation Act, 1996 and /or Arbitration and Conciliation (Amendment) Act, 2015, The place of arbitration shall be Kolkata only and the language of the arbitration shall be English. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

**DD. Jurisdiction:**

- i. **Courts:** In connection with the aforesaid arbitration proceedings, the District Court having territorial jurisdiction over the Said Property and the High Court at Calcutta only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

**EE. Rules of Interpretation**

- i. **Presumptions Rebutted:** It is agreed that all presumptions which may arise in law at variance with the express provisions of this Agreement stand rebutted and that no presumptions shall arise adverse to the right, title and interest of Parties to the Said Property.
- ii. **Statutes:** Any reference to a statute, statutory provision or subordinate legislation shall include its amendment, modification, consolidation, re-enactment or replacement as enforced from time to time, whether before or after the date of this Agreement.
- iii. **Party:** In this Agreement, a reference to a Party includes that Party's successors and permitted assigns.
- iv. **Definitions:** In this Agreement, words have been defined by putting them within brackets and printing them in bold. Where a word or phrase is defined,

other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

- v. Documents: A reference to a document includes an amendment or supplement or replacement or novation of that document.
- vi. Including: In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- vii. Headings: The headings in this Agreement are inserted for convenience only and shall be ignored in construing the provisions of this Agreement.

### **1<sup>st</sup> Schedule**

**ALL THAT** piece and parcel of Vacant Bastu Land measuring **6 (six) decimals or 2614 Sq.ft.** a little more or less out of 12 decimals situate, lying at and being part of **C. S. & R. S. Dag No. 2551** appertaining to C. S. & R. S. Khatian No. 402, J. L. No. 10, RS No. 148, Touzi No. 173, Mouza : SULTANPUR, within Old Holding No.76A, Motilal Colony, Ward No. 4 of Dum Dum Municipality, Police Station : Dum Dum, District : North 24 Parganas, Kolkata — 700081, with all sorts of rights of easement and heriditaments annexed thereto, butted and bounded in the manner following : -

On the North	:	By land under R.S. Dag No. 2547
On the South	:	By land under R.S. Dag No. 2550
On the East	:	By land under R.S. Dag No. 2551 and 2547 and thereafter 8 feet wide road.
On the West	:	By land under R.S. Dag Nos. 2550 and 2547.

**OR HOWSOEVER OTHERWISE** the same at any time hereto before was butted, bounded, called known, numbered, described or distinguished.



encumbered by tenant

tenant IS PURCHASER?

Bargadar

Bargadar is Purchaser?

Consideration Value \*

Is previous Registration details available  Yes  No

Previous Deed No

Select v

Transfer of Land from each Land Lord to each Developer \*

Equally Distributed  By Area  By Percentage

Land Lord	Developer	Acre.	Bigha	Katha	Chatak	Decimal	Sq.Feet	Percentage
Mr TARUN KUMAR CHATTERJEE	AATREYEE NIRMAN PRIVATE LIMITED					6		100



Corresponding LR Plot No: 2551 must be entered against the provided RS Plot No: 2551.

**Execution and Delivery**

**In Witness Whereof** the Parties have executed and delivered this Agreement on the date mentioned above.

**SIGNED, SEALED & DELIVERED**

**By the OWNER/VENDOR in the presence**

*Tarunkumar Chetty*

**Of :**

**Witnesses:**

1. Bhaskar Dewan  
S/o Late S. C. Dewan  
4, Gt. Algecha Road  
Kod - 28
2. Arun Halders  
166 H/39 Keshab Ch.  
Gen St. Koll - 9

**SIGNED, SEALED & DELIVERED**

**By the DEVELOPER in the presence**

**Of :**

**Witnesses:**

1. Bhaskar Dewan

For Aatreyee Nirman Pvt. Ltd.

*Jamal*  
Director

2. Arun Halders

Drafted by me

*Subendu Paul*

Subhendu Paul

Advocate

High Court, Calcutta

Enroll No. *WB-2264/02*

SPECIMEN FORM FOR TEN FINGERS PRINT



*Jamila*



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



*Tambunan Chetty*



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AATREYEE NIRMAN PRIVATE  
LIMITED

30/05/2007

Permanent Account Number

AAHCA1189Q



Signature

For Aatreyee Nirman Pvt. Ltd.

*Jamal*  
Director



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ACXPR9705L




नाम /NAME  
JAYATI ROY


पिता का नाम /FATHER'S NAME  
DINOMOY ROY

जन्म तिथि /DATE OF BIRTH  
12-08-1973

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.सं.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI



*Jayati*

भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



नामांकन इमांक/Enrolment No. 2016/00383/00336

Date: 10/11/2016

Jayati Roy (जायती राय)  
W/O. Indrajit Roy, 50, Gorokhobasi Road, Sutokal,  
Dum Dum, Dum Dum(n), North 24 Parganas,  
West Bengal - 700028

आपका नाम/Your Name No.:

5220 0548 5454



मेरा आधार, मेरी पहचान

- 1. यह एक पहचान का प्रमाण है, नागरिकता का नहीं।
- 2. पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- 3. यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

- 1. Aadhaar is a proof of identity, not of citizenship.
- 2. To establish identity, authenticate online.
- 3. This is electronically generated letter.

*Jayati*

- 1. यह एक पहचान का प्रमाण है, नागरिकता का नहीं।
  - 2. पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
  - 3. इसका प्रमाण इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।
- आपको विभिन्न सुविधाएं प्राप्त करने में सहायित होगी।
- 1. Aadhaar is a proof of identity, not of citizenship.
  - 2. You need to enrol only once for Aadhaar.
  - 3. Please update your mobile number and e-mail address. This will help you to avail various services in future.



नामांकन संख्या  
5220 0548 5454

नाम/Name  
Jayati Roy

जन्म तिथि/DOB: 12/03/1973

लिंग/SEX: FEMALE



पता:  
जायती रॉय इन्द्रजीत राय,  
50, गोरखबासी रोड,  
दुमदुम, डम डम (न),  
उत्तर 24 परगना,  
पश्चिम बंगाल - 700028

Address:  
W/O. Indrajit Roy, 50,  
Gorokhobasi Road, Sutokal,  
Dum Dum, Dum Dum(n), North  
24 Parganas,  
West Bengal - 700028

5220 0548 5454

मेरा आधार, मेरी पहचान

5220 0548 5454

MERA AADHAAR, MERI PEHACHAN



ভারতীয় বিদ্যুৎ পরিষদ প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/98720/02194

15/01/2014

To  
TARUN KUMAR CHATTERJEE  
তরুন কুমার চ্যাটার্জী  
2NO MOTILAL COLONY  
Dumdum (m)  
Rajbari Colony, North 24 Parganas  
West Bengal - 700081



KL722993506FT

72299350



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6616 4373 5284**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

তরুন কুমার চ্যাটার্জী  
TARUN KUMAR CHATTERJEE  
পিতা : নরেন্দ্র নাথ চ্যাটার্জী  
Father : Narendra Nath Chatterjee



জন্মতারিখ/DOB: 24/05/1951  
পুরুষ / Male

**6616 4373 5284**



আধার - সাধারণ মানুষের অধিকার

Tarunkumar Chatterjee



Government of India



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা, নং মতিলাল কলোনী  
দমদম (এম), রাজবাড়ি কলোনী  
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ

ভারতীয় পরিচয় পরিষেবা  
Unique Identification Authority of India

Address: 2NO MOTILAL  
COLONY, Dumdum (m),  
North 24 Parganas, Rajbari  
Colony, West Bengal,  
700081

6616 4373 5284

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TARUN KUMAR CHATTERJEE  
NARENDRA NATH CHATTERJEE



24/05/1951  
Permanent Account Number

AQNPC3086H

*Tarun Kumar Chatterjee*  
Signature



10022011

*Tarun Kumar Chatterjee*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/32438/00359

To  
BHASKAR DEWAN  
ভাস্কর দেওয়ান  
CHIRAG APT GF F AB  
4 ITALGACHHA ROAD  
DUMDUM  
Dumdum (m)  
Dumdum, North 24 Parganas  
West Bengal - 700028

09/03/2014



KL808773351FT

80877335



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6934 0202 0897**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



ভাস্কর দেওয়ান  
BHASKAR DEWAN  
পিতা : সুবোধ চন্দ্র দেওয়ান  
Father : SUBODH CHANDRA DEWAN

জন্মতারিখ/DOB: 16/10/1971  
পুরুষ / Male

**6934 0202 0897**



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

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- Aadhaar is valid throughout the country.
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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:  
চিরাগ এপার্টমেন্ট জি এফ এফ এবি  
ইটালগাছা রোড, দমদম, দমদম (এম)  
দমদম, উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ

Address: CHIRAG APT GF F  
AB, 4 ITALGACHHA ROAD,  
DUMDUM, Dumdum (m),  
North 24 Parganas,  
Dumdum, West Bengal,  
700028

**6934 0202 0897**

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1800 300 1947

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www  
www.uidai.gov.in





## Major Information of the Deed

Deed No :	I-1904-08912/2022	Date of Registration	30/05/2022
Query No / Year	1904-2001570013/2022	Office where deed is registered	
Query Date	26/05/2022 4:05:53 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUBHENDU PAUL 10, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420564386, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
	Rs. 65,45,453/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 605/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Motilal Colony, Mouza: Sultanpur, , Ward No: 4, Holding No:76A JI No: 0, Pin Code : 700081

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2551 (RS :-)	LR-402	Bastu	Bastu	6 Dec		65,45,453/-	Property is on Road
<b>Grand Total :</b>					<b>6Dec</b>	<b>0 /-</b>	<b>65,45,453 /-</b>	

### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr TARUN KUMAR CHATTERJEE</b> Son of Late NARENDRA NATH CHATTERJEE 2, MOTILAL COLONY, City:- , P.O:- RAJBARI, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aqxxxxxx6h, Aadhaar No: 66xxxxxxx5284, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Pvt. Residence

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>AATREYEE NIRMAN PRIVATE LIMITED</b> 9/12, LAL BAZAR STREET, Block/Sector: C, City:- , P.O:- LAL BAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs JAYATI ROY (Presentant )</b> Wife of Mr INDRAJIT ROY 50, GORAKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5L, Aadhaar No: 52xxxxxxxx5454 Status : Representative, Representative of : AATREYEE NIRMAN PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BHASKAR DEWAN</b> Son of Late SUBODH CHANDRA DEWAN 4, ITALGACHHA ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028			

Identifier Of Mr TARUN KUMAR CHATTERJEE, Mrs JAYATI ROY

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR CHATTERJEE	AATREYEE NIRMAN PRIVATE LIMITED-6 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Motilal Colony, Mouza: Sultanpur, , Ward No: 4, Holding No:76A JI No: 0, Pin Code : 700081

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2551, LR Khatian No:- 402		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190408912 / 2022

On 27-05-2022

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

Presented for registration at 17:30 hrs on 27-05-2022, at the Private residence by Mrs JAYATI ROY ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 65,45,453/-

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

Execution is admitted on 27/05/2022 by Mr TARUN KUMAR CHATTERJEE, Son of Late NARENDRA NATH CHATTERJEE, 2, MOTILAL COLONY, P.O: RAJBARI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Business

Indetified by Mr BHASKAR DEWAN, , , Son of Late SUBODH CHANDRA DEWAN, 4, ITALGACHHA ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

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

Execution is admitted on 27-05-2022 by Mrs JAYATI ROY, DIRECTOR, AATREYEE NIRMAN PRIVATE LIMITED, 9/12, LAL BAZAR STREET, Block/Sector: C, City:- , P.O:- LAL BAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr BHASKAR DEWAN, , , Son of Late SUBODH CHANDRA DEWAN, 4, ITALGACHHA ROAD, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 28-05-2022

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 605/- ( B = Rs 500/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2022 7:14PM with Govt. Ref. No: 192022230035875888 on 26-05-2022, Amount Rs: 521/-, Bank: SBI EPay ( SBlePay), Ref. No. 8026995696823 on 26-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/05/2022 7:14PM with Govt. Ref. No: 192022230035875888 on 26-05-2022, Amount Rs: 5,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 8026995696823 on 26-05-2022, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal



On 30-05-2022

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

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

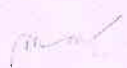
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 605/- ( B = Rs 500/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 34421, Amount: Rs.5,000/-, Date of Purchase: 27/05/2022, Vendor name: S Mukherjee

  
**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 616818 to 616864

Being No 190408912 for the year 2022.



Digitally signed by SEMANTI SIKDAR  
Date: 2022.06.02 22:17:46 +05:30  
Reason: Digital Signing of Deed.

(Semanti Sikdar) 2022/06/02 10:17:46 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

**(This document is digitally signed.)**