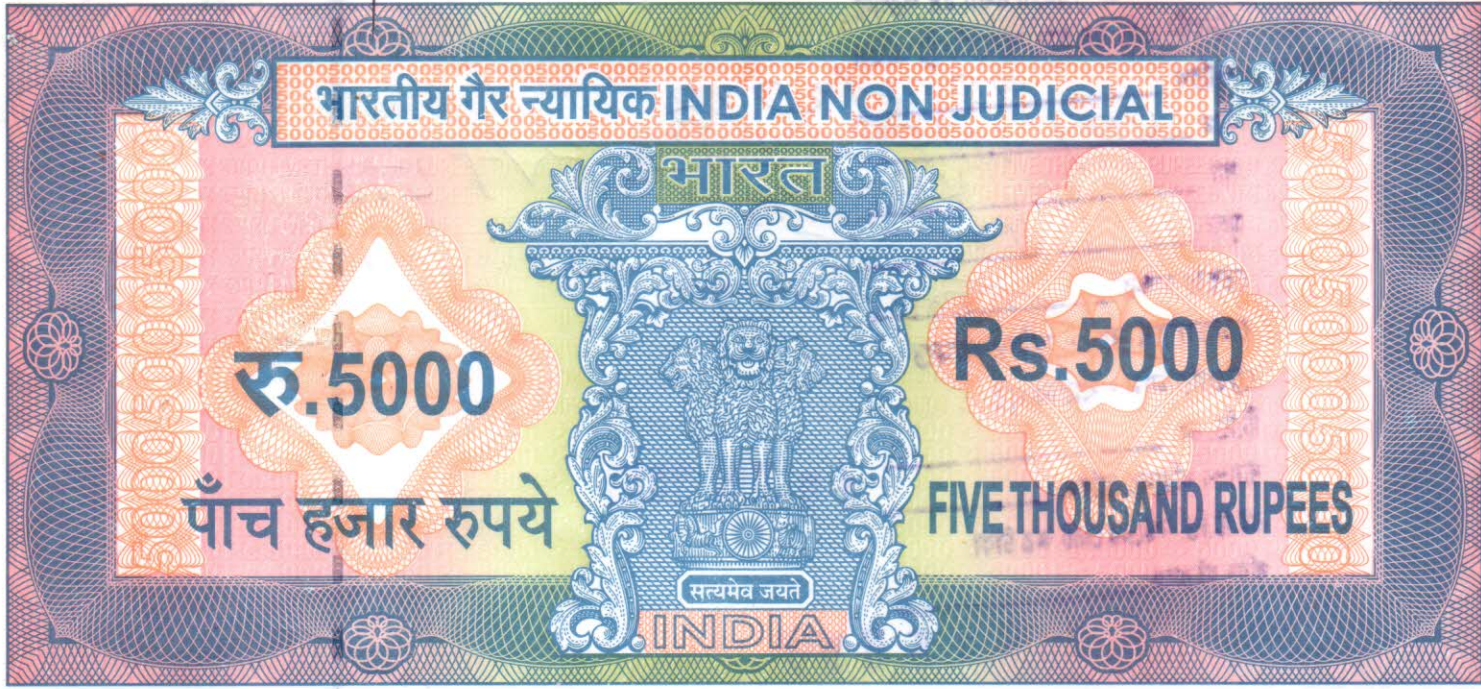


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 707925

Certified that the document is submitted for registration. The signature sheet and the endorsement sheet's attached to this document are the part of this document

Add. Dist. Sub Registrar
Majhati, North 24 Parganas

21 JUL 2023

DEVELOPMENT AGREEMENT

This Deed of Development Agreement is made on this 21st day of July, in the year of 2023 (Two Thousand Twenty-Three) in Christian Era.

(1.) **"ROY ENTERPRISE" (PAN- AAYFR0806R)**, a Partnership Firm, having its registered office at Vill & P.O- Kampa, P..S- Bizpur, Dist.- North 24 Parganas, PIN- 743193, represented by its Partners namely (1a.) Mr. **AJOY ROY** and (1b.) Mr. **BASUDEB ROY**, both are sons of Anukul Roy and resident of – vill- saradapally, P.O.- Kampa, P.S. Bizpur, Dist.- North 24 Parganas, pin – 743193, hereinafter called and referred as **"OWNER OF PART - A"** (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and includes its successors, executors, administrators, representatives and assigns) of the **FIRST PART**.

---AND---

(2.) Shri. **AJOY ROY (PAN- AMVPR6133J)**, Son of- Anukul Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at village- Sarada pally, P. O- Kampa, P.S- Bizpur, PIN- 743193, Dist.- North 24 Parganas, West Bengal., hereinafter called and referred to as **"OWNER OF PART - B"** (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heir. Executor, administrators, representatives and assigns) of the **SECOND PART**.

---AND---

(3.) Shri. **BASUDEB ROY (PAN- AQSPR1310G)**, Son of- Anukul Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at village- Sarada pally, P.O- Kampa, P.S- Bizpur, PIN- 743193, Dist.- North 24 Parganas, West Bengal, hereinafter called and referred to as **"OWNER OF PART - C"** (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heir. Executor, administrators, representatives and assigns) of the **THIRD PART**.

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---AND---

- **“ROY INFRABUILD PVT. LTD.” (PAN- AAJCR9233J)**, a private limited company formed under the provisions of companies Act, 2013, having its registered office at Vill & P.O- Kampa, P..S- Bizpur, Dist.- North 24 Parganas, PIN- 743193, represented by its Directors namely (1) Mr. **AJOY ROY** and (2) Mr. **BASUDEB ROY**, both are sons of Anukul Roy and resident of – vill- saradapally, P.O.- Kampa, P.S. Bizpur, Dist.- North 24 Parganas, pin – 743193, hereinafter called and referred as **“THE DEVELOPER”** (which expression shall unless excluded by or expression shall unless excluded by or repugnant to the context be deemed to mean and includes its successors, executors, administrators, representatives and assigns) of the **OTHER/FOURTH PART**.

*** Establishment of the Title for “PART (A) LAND” in the First Schedule hereinafter written or mentioned ***

- I. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **32.31 Decimals** appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 103 & 2439, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Santi Rani Biswas**, b) Smt. **Gopa Roy**, c) Smt. **Minu Singh**, d) Shri. **Subrata Biswas**, AND e) Shri. **Debabrata Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **03015**, Mentioned in Book No. I, Vol No. 1507-2023, Page from 59807-59828 registered on 21/03/2023 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.
- II. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **22.23 Decimals** appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 338, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Kumkum Biswas**, b) Smt. **Munmun Das**, c) Smt. **Parul Biswas**, d) Shri. **Tanay Biswas**, e) Shri. **Subhomoy Biswas**, f) Smt. **Bani Rudra**, g) Smt. **Shibani Karmakar**, h) Shri. **Sujit Ghosh**, i) Smt. **Mayarani Saha**, j) Smt.

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Sukla Biswas, k) Smt. **Shilpa Biswas** , l) Smt. **Shampa Ghosh** , m) Smt. **Champa Sarkar** , n) Smt. **Pampa Saha** , o) Smt. **Shikha Nag** , p) Smt. **Anushila Singh**, q) Shri. **Krishna Chandra Biswas** , r) Shri. **Arup Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **07156**, Mentioned in Book No. I, Vol No. 1507-2022, Page from 153589-153611 registered on 30/06/2022 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.

III. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **22.23 Decimals** appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 338, J.L. No. 21 of Mouza-Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Kumkum Biswas**, b) Smt. **Munmun Das**, c) Smt. **Parul Biswas**, d) Shri. **Tanay Biswas**, e) Shri. **Subhomoy Biswas**, f) Smt. **Bani Rudra**, g) Smt. **Shibani Karmakar**, h) Shri. **Sujit Ghosh**, i) Smt. **Mayarani Saha**, j) Smt. **Sukla Biswas**, k) Smt. **Shilpa Biswas** , l) Smt. **Shampa Ghosh** , m) Smt. **Champa Sarkar** , n) Smt. **Pampa Saha** , o) Smt. **Shikha Nag** , p) Smt. **Anushila Singh**, q) Shri. **Krishna Chandra Biswas** , r) Shri. **Arup Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **07157**, Mentioned in Book No. I, Vol No. 1507-2022, Page from 153612-153634 registered on 30/06/2022 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.

IV. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **7.54 Decimals** appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 2940, J.L. No. 21 of Mouza-Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one Shri. **Prahlad Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **12942**, Mentioned in Book No. I, Vol No. 1507-2022, Page from 265373-265388 registered on 08/12/2022 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.

V. **WHEREAS**, all that piece and parcel of Two Bastu landed property in which one is measuring more or less **18.69 Decimals**

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appertaining to R.S. & L.R. Dag No. 38 under L.R. Khatian No. 323 & 2439 AND the another one is measuring more or less **13.62 Decimals** appertaining to R.S. & L.R. Dag No. 40 under L.R. Khatian No. 323 & 2439 both in J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Shri. **Arup Biswas**, b) Shri. **Avijit Biswas**, c) Smt. **Gita Biswas**, d) Shri. **Ramesh Chandra Biswas**, e) Shri. **Swapan Biswas**, f) Shri. **Sailen Biswas**, g) Shri. **Sukhan Biswas**, h) Smt. **Chhaya Biswas**, i) Smt. **Anita Mondal**, j) Smt. **Mita Paul**, k) Smt. **Rita Biswas** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **03014**, Mentioned in Book No. I, Vol No. 1507-2023, Page from 60325-60351 registered on 21/03/2023 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 1 hereinbefore mentioned.

- VI. **AND WHEREAS**, after purchasing the aforesaid Bastu landed properties, the owner "ROY ENTERPRISE" duly mutated its name in the Settlement record before the B.L. & L.RO Shyamnagar, Barrackpore- I vide L.R. Khatian No. 2926 and also recorded their name in the records of Kampa – Chakla Gram Panchayat.

*** Establishment of the Title for "PART (B) LAND" in the Second Schedule hereinafter written or mentioned ***

- I. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **71 Decimals** appertaining to R.S. & L.R. Dag No. 35 under L.R. Khatian No. 707, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Santa Ganguly**, b) Smt. **Soma Siman**, c) Smt. **Sumita Ganguly** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **06497**, Mentioned in Book No. I, Vol No. 1507-2016, Page from 135892-135910 registered on 14/09/2016 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 2 hereinbefore mentioned.
- II. **AND WHEREAS**, after purchasing the aforesaid Bastu landed properties, the owner "AJAY ROY" duly mutated its name in

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the Settlement record before the B.L. & L.R.O Shyamnagar, Barrackpore- I vide L.R. Khatian No. 2232 and also recorded their name in the records of Kampa – Chakla Gram Panchayat.

*** Establishment of the Title for “PART (C) LAND” in the Third Schedule hereinafter written or mentioned ***

- I. **WHEREAS**, all that piece and parcel of Bastu landed property measuring more or less **14 Decimals** appertaining to R.S. & L.R. Dag No. 35 under L.R. Khatian No. 622, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat originally belonged to one a) Smt. **Jayati Ganguly**, b) Smt. **Joyeeta Nath**, c) Shri. **Joydeep Ganguly** who sold the said Bastu landed Property by the virtue of a Deed of Conveyance being No. **05946**, Mentioned in Book No. I, Vol No. 1507-2017, Page from 109177-109195 registered on 04/08/2017 at the office of A.D.S.R. Naihati, North 24 Parganas, West Bengal to Owner No. 3 hereinbefore mentioned.
- II. **AND WHEREAS**, after purchasing the aforesaid Bastu landed properties, the owner “BASUDEB ROY” duly mutated its name in the Settlement record before the B.L. & L.R.O Shyamnagar, Barrackpore- I vide L.R. Khatian No. 2705 and also recorded their name in the records of Kampa – Chakla Gram Panchayat

AND WHEREAS, Now the owners of Schedule mentioned properties herein have decided to develop the said Bastu landed properties by raising construction of Four (4) storied building/Complexes to be named as TOWER -1, TOWER-2, TOWER -3, TOWER – 4 AND TOWER -5 consisting of several flats, shops, garages on the said land and as such they have appointed “**ROY INFRABUILD PRIVATE LIMITED**” to work as the Developer of the said project on the terms and conditions appearing hereinunder;

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

1. That First Party doth hereby authorized and empower the Fourth Party to construct a multi-storied building as per the building Plan to be sanctioned by Zila Parishad and local Panchayat as

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- aforesaid property consisting of several flats and garages on the said plot of land at the costs and expenses of Fourth Party and for the aforesaid purpose the First Party will deliver full vacant possession of the said land and also hand over the original deeds and documents unto the fourth Party and these documents will remain in custody and possession of the fourth party till performance of the agreed terms and conditions by and between the parties hereto and the FIRST party or any of his heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever except their allocation of this Agreement which will be handed over to the Owner first on completion of construction.
2. The First Party would apply to the Zilla Parishad and local Panchayat for sanction Plan for construction of said multi-storied building on the said plot and in that connection of First Party will sign on all application/Papers etc. as required for getting the modified Plan sanction from the Zilla Parishad and local Panchayat.
 3. That on construction of the building in the manner as stated hereinabove with quality materials on the land at its own costs by the Developer, it shall provide the following units to the Land Owner as Owner's Allocation.
 4. All Application, Plans and other papers and documents, as may be requested by the Developer the fourth Party hereto for the purpose of necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the fourth Party, developer on behalf of the First Party. The fourth Party shall pay and bear all fees including Architect's fees, charges, surcharges and every expense required to be paid or deposited to the Panchayat or any other authorities for the purpose of making the Plan sanctioned for construction and build up the said building on the said plot of land.
 5. The Owner shall grant to the Developer, the fourth Party and/or to the Developer a Development Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matter with the Kampa – Chakla Gram Panchayat and other authorities

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and for sell of Flats of the Developer's Allocation only after handover of the Owner's Allocation in finish and/or habitable condition.

6. That the Developer shall be entitled to display any signboard or make any publicity towards booking of flats in the proposed building without any objection, demand or claim from the land Owner.
7. The Party of the other Part shall clear the Panchayat and the other Government rents and taxes from date of getting possession from the first party till the handing over the possession of the Owner's allocation.
8. All other flats, shops and garages of the proposed building to be constructed by the other Party save and except the Owner's allocation mentioned in the Para No. 03 hereinabove shall be disposed of by the fourth Part to the prospective buyers at any consideration or price which shall be at the sole discretion of the fourth Party to which the Frist Party shall not be liable for payment in any manner whatsoever. The First Party shall co-operate in selling the other flats in each and every manner the fourth Party shall desire from time to time and all times dill disposal of Flat and Garages.
9. The fourth Party and/or prospective buyer shall bear all statutory liabilities required for handing over possession of the other flats as shall be payable to the Government and First Part shall not be responsible for the same in any way, manner whatsoever.
10. The fourth Party shall be at liberty to negotiate for sale the balance portion excluding the Owner's allocation as above, of the proposed building to be construed upon the said land with prospective buyer or buyer before or in course of construction on which land multi-storied building will be constructed on such consideration and on such terms and conditions but shall not be allowed to handover possession to any intending purchaser before handing over possession of the Owner's allocation and which such person or persons as the fourth Party shall think fit and proper and the First Party, execute and register the Deed of Conveyances in respect of the persons or the nominee of the fourth Party after getting Owner's Allocation from Developer as per Clause No. 3 hereinabove. It is clearly agreed and declare that consideration money for such transfers, as foresaid including earnest money or

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initial payments thereof shall be received by and belong absolutely to the fourth Party.

11. That the fourth Party shall be entitled to enter into and sing al agreement and documents as may be required for the purpose of the proposed including flats, spaces, units or apartments save and except of First Party allocated portion mentioned in Clause 3 hereinabove or for sale of the same on such terms and conditions and for such consideration as the fourth Party shall think fit and proper.
12. Be it provided however that the costs of the conveyance of conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne exclusive and paid by the fourth Party, their nominee and nominees and/or prospective buyers.
13. The fourth Party shall at its own costs construct, erect and complete the building with qualities materials at the place mentioned above after obtaining the sanctions plan with such material and with such specification as may be recommended by the technical person from time to time and in accordance with the Sanctioned building Plan.
14. The fourth Party shall install, erect in the said building at its own costs like as pump sets, tube well water storage tanks, overhead reservoirs, electric wiring fitting and installation and other facilities as are required to be provided in a residential building having self-contained apartment and constructed for sale of flats therein on Ownership basis as mutually agreed.
15. The fourth Party shall be authorized by the owner for the construction of the buildings and to apply for and obtained temporary or permanent construction of water, drainage sewerage and/or other facilities if any available to the new building and facilities required for the construction of enjoyment of the buildings.
16. In case of any dispute the owners shall approach an Arbitrator to be appointed jointly.
17. All costs, charges, and expenses including fees of the technical person shall be discharged and paid by the fourth Party, the First Party hereto shall have no liability or responsibility in this context in any manner whatsoever.

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- 18.** As soon as the building are habitable the fourth Party shall handover the Owner's Allocation mentioned in the Schedule "4th/Fourth" hereunder written and thereafter the fourth Party shall be at liberty to give possession to other prospective buyers or tenants without any context of the First Party. The Owner shall be exclusive responsible for punctually and regularly payment of all taxes rates duties as per its allocated part as mentioned in Schedule "4th/Fourth". The prospective buyers shall pay their proportionate share of the said rates from the date of possession and/or registration whichever is earlier to the Developer herein with proper receipt.
- 19.** As from the date of service of notice of possession of the Owners' Allocation, the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the fourth Party its nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owner's Allocation, such charges are to include proportionate share of premises of the insurance of the buildings, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipment, stairways, corridors, halls passage, ways parkways and other facilities whatsoever as may be mutually agreed from time to time.
- 20.** The Owner shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said buildings.
- 21.** The Owner and the Developer have entered into this agreement purely as a contract and noting contained herein shall be deemed to construct as a partnership between the Developer and the Owner or as a Joint Venture between the parties hereto constituted an Association of Persons.
- 22.** It is understood that from time to time of facilities the construction of the buildings by the Developer, various deeds, matter and tings not herein specified may be required to be don by the Developer and for which the Developer may need the authority of the Owner and various application and other

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documents may be required to be signed or made by the Owner relating to which specific provision may not have been mentioned herein, the Owner doth hereby undertake further that he will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and/or Authorization as may be required by the Developer for the Purpose and the Owner also undertakes to sign, execute all such additional development agreement, application and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of the presents.

- 23.** In the event of the Owner committing breach of any of terms and conditions herein contained or making willful delay in allowing the Developer to develop the said premises as hereinbefore stated, the Developer shall be entitled to get payments for damage and compensation from the owner and the owner shall be liable to pay such losses and compensation as shall be determined by the Arbitrator provided however if such delay shall continue for a period of 6 (six) months then in that event in addition to any other right which the Developer shall be entitled to sue the Owner for specific performance of this Agreement or to rescind or cancel this agreement and claim refund of all the moneys paid and spent by the Developer for employing its obligation under theses agreement and also such losses and damages which the developer may suffer and/or incur for entering into this agreement.
- 24.** The construction of the proposed building should be certified by the Structure Engineer in question of fitness of the proposed buildings.
- 25.** That the covered area means including flat area, proportionate staircase area and the super built up area shall mean 25% plus of the covered area. The staircase area shall be disturbed proportionate between all the flats in each floor of the proposed building.

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--- COMMON RESTRICTIONS ---

The Owner's Allocation in the proposed buildings be subject to the same restriction and use as are applicable to the fourth Party allocation in the building intended for common benefits of all occupiers of the building which shall include the following: -

1. Neither Party shall use or permit to the use of the respective allocation in the buildings or any portion thereof for carry on any obnoxious illegal and immoral tread or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the buildings.
2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupiers in this behalf.
3. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, statutory bodied and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws and rules and regulations.
4. The said Properties have not been subject to any notice of attachment under public demands recovery act or for payment of income tax.
5. The owner shall answer the question on title within one week from the date receipt of the said requisition on tile from the Advocate or Solicitors for the fourth Party as and when required.
6. The fourth Party hereby agreed and covenants with the owner to complete the construction of the building within **24 (Twenty - Four) months** from the date of sanctioned plan.
7. The Developer and the Owner doth hereby agrees that in case of any unforeseen happenings such as non - availability of basic raw materials for the construction work non-available to mason and laborers, strikes local and national disturbances, riots and natural calamities like flood earthquakes, etc. and for any other such types of reasons which are not under the control of Developer herein, the period of **24 (Twenty Four) months** within

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which the construction work is to be completed may extended such further period as mutually agreed by the parties herein.

8. Immediately upon the fourth Party obtaining possession of the said land building plan the fourth Party shall be entitled to start construction of the said buildings at the said premises and the First Party shall not prevent the fourth Party from making construction of the proposed multi-storied buildings and completion thereof.
9. The name of the buildings shall be given by the fourth Party in any due course in its absolute discretion and the Owner will not raise any objection thereof.
10. Installation of electric meter charges in respect of Owner's allocation shall be bear by the Owner or their selected buyers.

**"THE FIRST SCHEDULE ABOVE REFERRED TO"
(PART "A" OF THE SAID LAND)**

ALL THAT PIECE AND PARCEL OF "Two" Bastu landed property in which one is measuring more or less **103 DECIMALS** Comprised and Contained in **R.S. & L.R. Dag No. 38** appertaining to L.R. Khatian No. 2926 AND the another one is measuring more or less **13.62 Decimals** appertaining to **R.S. & L.R. Dag No. 40** appertaining to L.R. Khatian No. 2926 both in J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat and within the jurisdiction of Bizpur Police Station and A.D.S.R. Office Naihati, North 24 Parganas, West Bengal.

**"THE SECOND SCHEDULE ABOVE REFERRED TO"
(PART "B" OF THE SAID LAND)**

ALL THAT PIECE AND PARCEL OF Bastu landed property measuring more or less **38 Decimals** appertaining to R.S. & L.R. Dag No. 35 under L.R. Khatian No. 2232, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat and within the jurisdiction of Bizpur Police Station and A.D.S.R. Office Naihati, North 24 Parganas, West Bengal.

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**"THE THIRD SCHEDULE ABOVE REFERRED TO"
(PART "C" OF THE SAID LAND)**

ALL THAT PIECE AND PARCEL OF Bastu landed property measuring more or less **14 Decimals** appertaining to R.S. & L.R. Dag No. 35 under L.R. Khatian No. 2705, J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat and within the jurisdiction of Bizpur Police Station and A.D.S.R. Office Naihati, North 24 Parganas, West Bengal.

**"SCHEDULE OF THE ENTIRE PROPERTY"
(PART- "A" + PART- "B" + PART- "C")**

ALL THAT PIECE AND PARCEL OF total Bastu landed property which is measuring more or less **168.62 Decimals** Comprised and Contained in **R.S. & L.R. Dag No. 38, 40 & 35** appertaining to L.R. Khatian No. 2962, 2232 & 2705 "All in J.L. No. 21 of Mouza- Kampa, under the limits of Kampa Chakla Gram Panchayat and within the jurisdiction of Bizpur Police Station and A.D.S.R. Office Naihati, North 24 Parganas, West Bengal." Which is more elaborately describe in below mentioned chart.

MOUZA	R.S & L.R. DAG NO.	L.R. KHATINA NO.	NATURE OF LAND	AREA OF THE LAND (DECIMALS)
KAMPA	38	2926	BASTU	103.00
KAMPA	40	2926	BASTU	13.62
KAMPA	35	2232	BASTU	38.00
KAMPA	35	2705	BASTU	14.00
			TOTAL LAND AREA	168.62

16 Anna property, which is Butted and Bounded as;

ON THE NORTH : GOVT. LAND DAG NO. 65, L/O. DAG NO. 35 & L/O. OWNER

**ON THE SOUTH : L/O. DAG NOS. 33, 34, 42 & 43, H/O. ARUP BISWAS,
H/O. BIRENDRA KUMAR THAKUR & H/O. PUNAM THAKUR TIWARI**

ON THE EAST : PART OF LAND OF DAG NO. 40

ON THE WEST : 25 FEET WIDE PANCHAYET ROAD

**"THE FOURTH SCHEDULE ABOVE REFERRED TO"
(OWNER'S ALLOCATION)**

THAT on Construction of the buildings in the manner as stated hereinabove with quality materials on the land at its own costs by the developer, its shale provides the following units to the land owners as Owner's Allocation; **"i.e., 25% of the total Saleable Units"**

NO. OF TOWER	FLOOR NAME	FLAT NO.
TOWER - 1	1 ST . FLOOR	A1, B1 & C1
	2 nd . FLOOR	A2, B2 & C2
	3 rd . FLOOR	A3 & B3
	4 th . FLOOR	A4 & B4

NO. OF TOWER	FLOOR NAME	FLAT NO.
TOWER - 2	1 ST . FLOOR	A1, B1 & C1
	2 nd . FLOOR	A2, B2 & C2
	3 rd . FLOOR	A3 & B3
	4 th . FLOOR	A4 & B4

NO. OF TOWER	FLOOR NAME	FLAT NO.
TOWER - 3	1 ST . FLOOR	A1, B1 & C1
	2 nd . FLOOR	A2, B2 & C2
	3 rd . FLOOR	A3 & B3
	4 th . FLOOR	A4 & B4

NO. OF TOWER	FLOOR NAME	FLAT NO.
TOWER - 4	1 ST . FLOOR	A1, B1 & C1
	2 nd . FLOOR	A2, B2 & C2
	3 rd . FLOOR	A3 & B3
	4 th . FLOOR	A4 & B4

NO. OF TOWER	FLOOR NAME	FLAT NO.
TOWER - 5	1 ST . FLOOR	A1, B1 & C1
	2 nd . FLOOR	A2, B2 & C2
	3 rd . FLOOR	A3 & B3
	4 th . FLOOR	A4 & B4

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**"THE FIFTH SCHEDULE ABOVE REFERRED TO"
(SPECIFICATIONS)**

Foundation:-

- RCC Foundation

Structure :-

- RCC frame

Drawing and dining

- Wash basin with stand of standard quality.
- Pillar Cock, angular of standard quality.

Kitchen:

- 8 ft. Black Stone Table (single).
- Glazed tiles up to 4 feet height from platform, 1 ft. / 1ft.
- Steel Sink Bib Cock.

Wall:

- Wall finishing up to Putty and Primer.

Toilet :

- Glazed tiles up to 6 ft. height, 1 ft. / 1ft.
- Concealed plumbing and Tata GI Pipe work.
- White OT Pan (20" x 16") or EWC Commode Complete Set of standard quality (preferably of Hind ware) as per choice of the Developer

Flooring:

- Bedroom, Drawing, Dining, Veranda, by Tiles of 2 ft. of standard quality.
- Kitchen & Toilet by Tiles of 1 ft. / 1 ft. (G.B.D. vitrified anti-skid)

Windows:

- Aluminium channel frame along with Glass and grills made of iron.

Doors :

- Flush Door of Plywood with Sal Wood frame for rooms.
- Standard Grade U.V. Door in Toilets only.

Electrical equipment's:

- Concealed wiring and points in all rooms, kitchen, Toilets with standard wires.
- Normal switches with ISI mark.
- Total 35 units of switches in 3BHK and 30 in 2 BHK shall be provided by the Developer for the entire flat and if any extra switches are to be installed then it shall be done at the cost of the Purchaser.

Lift Facilities :-

- Lift facility will be available.



IN WITNESSES WHEREOF the parties have hereunto put their respective hands and signatures on this Deed of Conveyance in the presence of the following witnesses on the day, month and year first above written.

Signed, sealed and delivered by the parties on this present day, month and year first mentioned.

Witnesses:

ROY ENTERPRISE

Ajoy Roy Bandeb R
Partner Partner

.....
SIGNATURE OF OWNER OF LAND -A

(Represented by its Partners)

1. Sanjoy Ghosh
Naihati

Ajoy Roy

.....
SIGNATURE OF OWNER OF LAND -B

Bandeb R

.....
SIGNATURE OF OWNER OF LAND -C

2. Manoj Kr. Mandal
s/o. Late Kedar Nath Mandal
Naihati

ROY INFRABUILD PVT. LTD.

Ajoy Roy Bandeb R
Director Director

.....
SIGNATURE OF THE DEVELOPER












(Represented by its Directors)

Buddha Deb Roy
SRI BUDDHADEB ROY
DEED WRITER
A.D.S.R. Office, Naihati
LIC No. DWXII-29

Contents read over and explained
To the parties in the vernacular
Herein and drafted by me:

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :












LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>LEFT</p>  <p>RIGHT</p>
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>Ajoy Roy</p>

Signature of the Presentant

Ajoy Roy

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>LEFT</p>  <p>RIGHT</p>
THUMB	FORE	MIDDLE	RING	LITTLE	
					<p>Bandes B</p>

All the above fingerprints are of the above named person and attested by the said person.

Bandes B

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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



192023240137168991

GRN Details

GRN:	192023240137168991	Payment Mode:	Online Payment
GRN Date:	21/07/2023 12:09:03	Bank/Gateway:	State Bank of India
BRN :	CKX5049514	BRN Date:	21/07/2023 12:10:10
GRIPS Payment ID:	210720232013716898	Payment Init. Date:	21/07/2023 12:09:03
Payment Status:	Successful	Payment Ref. No:	2001842778/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	AJOY ROY
Address:	KAMPA BIJPUR
Mobile:	9331995636
Contact No:	8017591236
Depositor Status:	Buyer/Claimants
Query No:	2001842778
Applicant's Name:	Mr Sanjay Ghosh
Identification No:	2001842778/3/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	21/07/2023
Period To (dd/mm/yyyy):	21/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001842778/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	70020
2	2001842778/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				70041

IN WORDS: SEVENTY THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1507-07750/2023	Date of Registration	21/07/2023
Query No / Year	1507-2001842778/2023	Office where deed is registered	
Query Date	19/07/2023 4:57:57 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Ghosh Naihati,Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 8017591236, Status :Seller/Executant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 6,44,33,854/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks			

Land Details :







District: North 24-Parganas, P.S:- Bijpur, Gram Panchayat: KAMPA-CHAKLA, Mouza: Kampa, JI No: 21, Pin Code : 743193

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-38 (RS :-)	LR-2926	Bastu	Bastu	103 Dec		4,04,62,160/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-40 (RS :-)	LR-2926	Bastu	Bastu	13.62 Dec		53,50,433/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-35 (RS :-)	LR-2232	Bastu	Bastu	38 Dec		1,49,27,787/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-35 (RS :-)	LR-2705	Bastu	Bastu	14 Dec		36,66,474/-	Width of Approach Road: 25 Ft.,
		TOTAL :			168.62Dec	0 /-	644,06,854 /-	
		Grand Total :			168.62Dec	0 /-	644,06,854 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	27,000 /-	













Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ROY ENTERPRISE KAMPA, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193, PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mr AJAY ROY (Presentant) Son of Mr ANUKUL ROY Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office	Photo  21/07/2023	Finger Print  LTI 21/07/2023	Signature  21/07/2023
	SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office			
3	Name Mr BASUDEB ROY Son of Mr ANUKUL ROY Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office	Photo  21/07/2023	Finger Print  LTI 21/07/2023	Signature  21/07/2023
	SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office			

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	ROY INFRABUILD PRIVATE LIMITED SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193, PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AJOY ROY Son of Mr ANUKUL ROY Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	Photo  <small>Jul 21 2023 4:07PM</small>	Finger Print  <small>LTI 21/07/2023</small>	Signature  <small>21/07/2023</small>
SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN 743193, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx3J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROY ENTERPRISE (as PARTNER)				
2	Name Mr BASUDEB ROY Son of Mr ANUKUL ROY Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	Photo  <small>Jul 21 2023 4:09PM</small>	Finger Print  <small>LTI 21/07/2023</small>	Signature  <small>21/07/2023</small>
SARADA PALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx0G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROY ENTERPRISE (as PARTNER)				
3	Name Mr AJOY ROY Son of Mr ANUKUL ROY Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	Photo  <small>Jul 21 2023 4:07PM</small>	Finger Print  <small>LTI 21/07/2023</small>	Signature  <small>21/07/2023</small>
SARADA PALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROY INFRABUILD PRIVATE LIMITED (as DIRECTOR)				
4	Name Mr BASUDEB ROY Son of Mr ANUKUL ROY Date of Execution - 21/07/2023, , Admitted by: Self, Date of Admission: 21/07/2023, Place of Admission of Execution: Office	Photo  <small>Jul 21 2023 4:09PM</small>	Finger Print  <small>LTI 21/07/2023</small>	Signature  <small>21/07/2023</small>

SARADA PALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQxxxxxx0G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ROY INFRABUILD PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY GHOSH Son of Late NETAI PADA GHOSH NAIHATI, City:- , P.O:- NAIHATI, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165			
	21/07/2023	21/07/2023	21/07/2023

Identifier Of Mr AJOY ROY, Mr BASUDEB ROY, Mr AJOY ROY, Mr BASUDEB ROY, Mr AJOY ROY, Mr BASUDEB ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ROY ENTERPRISE	ROY INFRABUILD PRIVATE LIMITED-103 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ROY ENTERPRISE	ROY INFRABUILD PRIVATE LIMITED-13.62 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr AJOY ROY	ROY INFRABUILD PRIVATE LIMITED-38 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEB ROY	ROY INFRABUILD PRIVATE LIMITED-14 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ROY ENTERPRISE	ROY INFRABUILD PRIVATE LIMITED-33.33333300 Sq Ft
2	Mr AJOY ROY	ROY INFRABUILD PRIVATE LIMITED-33.33333300 Sq Ft
3	Mr BASUDEB ROY	ROY INFRABUILD PRIVATE LIMITED-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Bijpur, Gram Panchayat: KAMPA-CHAKLA, Mouza: Kampa, JI No: 21, Pin Code : 743193

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 38, LR Khatian No:- 2926	Owner:রায় এন্টারপ্রাইজ , Gurdian:পক্ষে অজয় রায় ওবাসুদেব রায়, Address:নিজ , Classification:ডাঙ্গা, Area:1.03000000 Acre,	ROY ENTERPRISE

L2	LR Plot No:- 40, LR Khatian No:- 2926	Owner:রায় এন্টারপ্রাইজ , Gurdian:পক্ষে অজয় রায় ওবাসুদেব রায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.13620000 Acre,	ROY ENTERPRISE
L3	LR Plot No:- 35, LR Khatian No:- 2232	Owner:অজয় রায়, Gurdian:অনুকূল রায়, Address:নিজ , Classification:ডাঙ্গা, Area:0.38000000 Acre,	Mr AJOY ROY
L4	LR Plot No:- 35, LR Khatian No:- 2705	Owner:বাসুদেব রায়, Gurdian:অনুকূল , Address:নিজ , Classification:ডাঙ্গা, Area:0.14000000 Acre,	Mr BASUDEB ROY

On 21-07-2023

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 11:38 hrs on 21-07-2023, at the Office of the A.D.S.R. NAIHATI by Mr AJOY ROY , one of the Executants.

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 6,44,33,854/-

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

Execution is admitted on 21/07/2023 by 1. Mr AJOY ROY, Son of Mr ANUKUL ROY, SARADAPALLY, P.O: KAMPA, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743193, by caste Hindu, by Profession Business, 2. Mr BASUDEB ROY, Son of Mr ANUKUL ROY, SARADAPALLY, P.O: KAMPA, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743193, by caste Hindu, by Profession Business

Indetified by Mr SANJAY GHOSH, , Son of Late NETAI PADA GHOSH, NAIHATI, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

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

Execution is admitted on 21-07-2023 by Mr AJOY ROY, PARTNER, ROY ENTERPRISE (Partnership Firm), KAMPA, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193

Indetified by Mr SANJAY GHOSH, , Son of Late NETAI PADA GHOSH, NAIHATI, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Execution is admitted on 21-07-2023 by Mr BASUDEB ROY, PARTNER, ROY ENTERPRISE (Partnership Firm), KAMPA, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193

Indetified by Mr SANJAY GHOSH, , Son of Late NETAI PADA GHOSH, NAIHATI, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Execution is admitted on 21-07-2023 by Mr AJOY ROY, DIRECTOR, ROY INFRABUILD PRIVATE LIMITED (Partnership Firm), SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193

Indetified by Mr SANJAY GHOSH, , Son of Late NETAI PADA GHOSH, NAIHATI, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Execution is admitted on 21-07-2023 by Mr BASUDEB ROY, DIRECTOR, ROY INFRABUILD PRIVATE LIMITED (Partnership Firm), SARADAPALLY, City:- , P.O:- KAMPA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743193

Indetified by Mr SANJAY GHOSH, , Son of Late NETAI PADA GHOSH, NAIHATI, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/07/2023 12:10PM with Govt. Ref. No: 192023240137168991 on 21-07-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX5049514 on 21-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2468, Amount: Rs.5,000.00/-, Date of Purchase: 20/07/2023, Vendor name: S Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/07/2023 12:10PM with Govt. Ref. No: 192023240137168991 on 21-07-2023, Amount Rs: 70,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX5049514 on 21-07-2023, Head of Account 0030-02-103-003-02



Pranab Kumar Poddar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book -I

Volume number 1507-2023, Page from 147449 to 147476
being No 150707750 for the year 2023.



Digitally signed by Pranab Kumar Poddar
Date: 2023.07.21 16:59:36 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Poddar) 2023/07/21 04:59:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.

(This document is digitally signed.)