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I-07529/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL is admitted to registration. The Signature Sheet and the documents of sheets attached to this document are the part of this Document.



AM 102004

26 AUG 2022 Additional Registrar of Assurances-1, Kolkata

Handwritten notes: 23/8/22, 24/8/22, 2/2533/22

DEVELOPMENT AGREEMENT of Premises No. 7A, Tiljala Place, Kolkata - 700 017.

This Development Agreement is made this 24th day of August.... 2022

BETWEEN

M/s. Park Developers (PAN : AAXFP 6874 E) a partnership firm having its office at 7A Tiljala Place, P. O. Circus Avenue, P. S. Karaya Kolkata - 700 017 represented by its partners (1) **Mr. Javed Akhtar** (PAN : ACXPA 0987 H and Aadhar no. 5228 6125 1284) son of Late H. M. Ishaque (2) **Mrs. Shaheda Parveen** also known as **Shahida Parveen** (PAN : AGHPP 8405 D and Aadhar no. 7081 6309 8017) wife of Mr. Javed Akhtar (3) **Mr. Rehan Javed** (PAN : ACSPJ 7133 K and Aadhar no. 9231 2925 2682) son of Mr. Javed Akhtar and (4) **Mr. Irfan Javed** (PAN : ACSPJ 7131 M and Aadhar no. 3072 6088 5058) son of Mr. Javed Akhtar.

For, R. A. Developers

[Signature] Partner

Visit Case No. 1865 of 2022

J (1) - 250.00

J (2) - 500.00

Total - 750.00

Realised On 23/08/2022

all citizens of India, by faith : Islam, by occupation : business and residing at 13/2C Palm Avenue, Kolkata - 700 019, P. O. Ballygunge P. S. Karaya (formerly at 44D, Shamsul Huda Road, Kolkata - 700 017) hereinafter referred to as the "**Owners**" (which expression shall unless excluded by or repugnant to context include their respective heirs, executors, administrators and assigns) of the **One Part** :

A N D

M/s. R. A. Developers (PAN : ABAFR 0845 H) a partnership firm having registered office at 57 Elliot Road, P. O. & P. S. Park Street, Kolkata - 700 016 represented by its partners **Mr. Naushad Ali** (PAN : ACMPA 5133 E and Aadhar no. 9902 7812 8465) son of Mr. Md. Ismail and **Mr. Sajid Mahmood** (PAN : AJWPM 6798 A and Aadhar No. 7787 2092 1397) son of Mr. Mahmood Alam both citizens of India by faith : Islam, by occupation : business residing at 24/1/1 Muzaffar Ahmed Street (Ripon Street), P. O. & P. S. Park Street, Kolkata - 700 016 hereinafter called the **Developer** (which expression shall unless excluded by or repugnant to context include its partners for the time being and their respective heirs, executors, administrators, legal representatives and permitted assigns) of the **Other Part** :

W H E R E A S :

A. By a Deed of Conveyance dated 20th March 1998 registered with the Addl. Registrar of Assurance I Calcutta in Book no. I Volume no. 91 Pages 416 to 439 Being no. 1240 for the year 1998 Mr. Javed Akhtar for valuable consideration purchased the undivided 1/4th (one fourth) share and interest in land measuring about 1 (one) bigha, 13 (thirteen) cottahs, 2 (two) chittacks and 13 (thirteen) square feet be the same a little more or less with two storied old dwelling house and other structures standing thereon being municipal premises nos. 7, 7A, 7B, 7C and 7D Tiljala Place and part of premises no. 11 Dilkhusa Street, Kolkata more fully described in the said Deed.

For, **R. A. Developers**



Partner

B. By another Deed of Conveyance dated 20th March 1998 registered with the Addl. Registrar of Assurance I Calcutta in Book no. I Volume no. 91 Pages 392 to 415 Being no. 1238 for the year 1998 Mrs. Shahida Parveen for valuable consideration purchased the undivided 1/4 (one fourth) share and interest in the said premises nos. 7, 7A, 7B, 7C and 7D Tiljala Place and part of premises no. 11 Dilkhusa Street, Kolkata more fully described in the said deed.

C. By another Deed of Conveyance dated 20th March 1998 registered with the Addl. Registrar of Assurance I Calcutta in Book no. I Volume no. 91 Pages 368 to 391 Being no. 1237 for the year 1998 Mr. Rehan Javed for valuable consideration purchased the undivided 1/4th (one fourth) share and interest in the said premises no. 7, 7A, 7B, 7C and 7D Tiljala Place and part of premises no. 11 Dilkhusa Street, Kolkata more fully described in the said deed.

D. By another Deed of Conveyance dated 20th March 1998 registered with the Addl. Registrar of Assurance I Calcutta in Book no. I Volume no. 91 Pages 95 to 118 Being no. 1239 for the year 1998 Mr. Irfan Javed for valuable consideration purchased the undivided 1/4th (one fourth) share and interest in the said premises no. 7, 7A, 7B, 7C and 7D Tiljala Place and part of premises no. 11 Dilkhusa Street, Kolkata more fully described in the said deed.

E. The undivided shares in the property purchased by the respective purchasers under the said four deeds of conveyance all dated 20th March 1998 was subject to and with right to the respective purchasers to continue and carry on with the Title Suit no. 63 of 1993 (Begum Lutfunnessa Vs. Jagannath Guhathakurta & Ors.) which was then pending in the Court of Learned Civil Judge (Senior Division) 2nd Court at Alipore subsequently transferred to the Court of Learned 9th Civil

For, R. A. Developers


Partner

Judge (Senior Division) and renumbered as Title Suit no. 53 of 2004 and upon the said purchasers having been added as defendant nos. 11 to 14 thereto, the Title Suit was subsequently disposed on compromise by the decree dated 24th March 2011 passed by the Learned Civil Judge (Senior Division) 9th Court, Alipore.

F. Later on it transpired that original premises no. 7 Tiljala Place comprised of land on measuring about 1 (one) Bigha, 13 (thirteen) Cottahs, 2 (two) Chittacks and 13 (thirteen) square feet more or less with two storied old brick built house and other structures, buildings having total built up area of about 3240 square feet was separated into 6 (six) municipal premises and numbered as premises nos. 7A, 7B, 7C, 7D, 7E and 7F Tiljala Place, Kolkata - 700 017 under Police Station : Karaya and Kolkata Municipal Corporation Ward No. 65.

G. To correct the description of the premises sold by the said four deeds of conveyance all dated 20th March 1998 and also to correct the Postal Pin code thereof the Vendor in all the said deeds of conveyance dated 20th March 1998 through her constituted attorney executed four separate deeds of declaration all dated 29th June 2011 as per following details :

- (i) Deed of Declaration dated 29.06.2011 in favour of Javed Akhtar registered with the Additional Registrar of Assurance I Kolkata in Book no. I, CD Volume no. 13, Pages from 3635 to 3647, Being no. 05567 for the year 2011.
- (ii) Deed of Declaration dated 29.06.2011 in favour of Shahida Parveen registered with the Additional Registrar of Assurance I Kolkata in Book no. I, CD Volume no. 13, Pages from 3596 to 3608 Being no. 05564 for the year 2011

For, R. A. Developers

Partner

- (iii) Deed of Declaration dated 29.06.2011 in favour of Rehan Javed registered with the Additional Registrar of Assurance I Kolkata in Book no. I, CD Volume no. 13, Pages from 3609 to 3621 Being no. 05565 for the year 2011.
- (iv) Deed of Declaration dated 29.06.2011 in favour of Irfan Javed registered with the Additional Registrar of Assurance-I Kolkata in Book no. I, CD Volume no. 13, Pages from 3622 to 3634 Being no. 05566 for the year 2011.

H. Out of the said premises no. 7A, 7B, 7C, 7D, 7E and 7F Tiljala Place Kolkata - 700 017 purchased by the Owners by the said four deeds of conveyance all dated 20th March 1998, the premises no. 7D Tiljala Place Kolkata - 700 017 with building constructed thereon was in occupation and possession of Girish Chandra Guha, Indira Bose and Sanjukta Guha Shyam and accordingly by the Deed of Agreement/Settlement being memorandum dated 08.07.2010 filed in the said Title Suit no. 53 of 2004 whereon the decree on compromise dated 24th March 2011 was passed, it was agreed that interest of the said Girish Chandra Guha, Indira Bose and Sanjukta Guhashyam in occupation and possession of flats and car parking space in the building at 7D Tiljala Place shall not be disturbed by the Owners herein who purchased the said property by the said deeds of conveyance all dated 20th March 1998.

I. Upon physical verification of the said premises nos. 7A, 7B, 7C, 7D, 7E and 7F Tiljala Place, Kolkata - 700 017 being carried out, it transpired that total area of land comprised in all the said premises and sold transferred and conveyed by the said four deeds of conveyance all dated 20th March 1998 is 1 (one) bigha, 16 (sixteen) cottahs, 1 (one) chittack and 15 (fifteen) square feet and not 1 (one) bigha, 13 (thirteen)

✓ **For, R. A. Developers**

 **Partner**

cottahs, 2 (two) chittack and 13 (thirteen) square feet as mentioned in the said deeds of conveyance and to correct the area sold transferred and conveyed by the said four deeds of conveyance all dated 20th March 1998, the said Begum Lutfunnessa through her power of attorney holder executed a Deed of Declaration dated 27th December 2011 registered with the Addl. Registrar of Assurances-I Kolkata in Book 1, CD Volume no. 25, Pages from 4428 to 4438 Being no. 11378 for the year 2011 declaring that the property wherein the undivided 1/4th (one fourth) share each was purchased by the purchasers by the said four deeds of conveyance all dated 20th March 1998 comprised of a total area of 1 (one) Bigha, 16 (sixteen) cottahs, 1 (one) chittacks and 15 (fifteen) square feet in municipal premises nos. 7A, 7B, 7C, 7E and 7F Tiljala Place, P. S. Karaya, Kolkata - 700 017 as more fully described in the said Deed of Declaration and the said 4 (four) deeds of conveyance all dated 20th March 1998 were rectified as per Schedule "B" to the said Deed of Declaration.

J. The Owners thus came to be seized and possessed of the land measuring about 1 (one) Bigha, 10 (ten) Cottahs, 14 (fourteen) Chittacks and 20 (twenty) sq. ft. with building, messuages, tenaments and hereditament thereon being premises no. 7A, 7B, 7C, 7E and 7F Tiljala Place Kolkata - 700 017 and got themselves mutated and recorded as owners thereof in the assessment records of the Kolkata Municipal Corporation.

K. Upon application made by the Owners for amalgamation of the said municipal premises nos. 7A, 7B, 7C, 7E and 7F Tiljala Place, Kolkata - 700 017 into one single municipal premises, the said amalgamation was approved and allowed on 4th December 2012 by the authorities of the Kolkata Municipal Corporation by amalgamation of all the said municipal premises nos. 7A, 7B, 7C, 7E and 7F Tiljala Place

For, R. A. Developers



Partner

into one municipal premises renumbered as municipal premises no. 7A Tiljala Place, Kolkata - 700 017 (hereinafter referred to as the "said property") assessed to municipal taxes under Assessee no. 11-065-32-004-3 as appearing from the letter dated 8th December 2012 issued the Asstt. Assessor-Collector (South) of the Kolkata Municipal Corporation.

L. Upon application dated 16th October 2012 made by the Owners, the Competent Authority, U. L. C., Kolkata under the Urban Land (Ceiling and Regulation) Act 1976 by Memo no. XVI-3461/2012 dated 28th March 2013 granted "No Objection Certificate" to the Owners under Rule 4(4) of the Kolkata Municipal Corporation Building Rules 2009 in respect of area of 2067 sq. mtrs approx forming the said amalgamated premises no. 7A Tiljala Place, Kolkata - 700 017.

M. By a Deed of Partnership dated 15th July 2019 the said Javed Akhtar, Shaheda Parveen, Rehan Javed and Irfan Javed formed a partnership firm under the name and style of M/s. Park Developers as the partners thereof and brought in their respective 1/4th (one fourth) share in the said property as their respective capital contribution in the said partnership firm.

N. The Owners hold and possess the said property free from all encumbrances, charges, liens and lispendens as absolute owners thereof through the partnership of M/s. Park Developers wherein they have brought in their respective shares in the said property as their capital contribution.

O. The Owners being desirous of having the said property developed through a suitable developer entered into a Memorandum of Understanding with the Developer on 8th November 2019 for development of the said property on the broad terms recorded therein.

For, R. A. Developers


Partner

P. Now the parties have decided to execute this Agreement for formal appointment of the Developer herein to develop the said property on the terms and conditions mutually agreed and hereafter stated.

Now this Agreement witnesseth and it is hereby agreed by and between the parties as under :

1. In this agreement unless the context otherwise requires various expressions used shall have meaning assigned to them as hereafter mentioned.

- (i) "Premises" or "Property" shall mean municipal premises 7A Tiljala Place, P. O. Circus Avenue P. S. Karaya Kolkata - 700 017 under Kolkata Municipal Corporation Ward no. 065 and Borough no. VII fully described in the Schedule hereunder written.
- (ii) "Architect" shall mean the person or firm of persons to be appointed by the Developer for designing and planning of new building to be constructed at the said premises and preparation of Building Plan and any modifications thereto and to be submitted to the Kolkata Municipal Corporation and other concerned authorities for approval and issuance of Building Permit.
- (iii) "Building plan" shall mean the plan for construction of new building at the said premises sanctioned by the Kolkata Municipal Corporation and other concerned authorities and any modifications, amendments and alterations thereto as may be caused to be made by the Developer and sanctioned by the concerned authorities and includes all drawings,

For, R.A. Developers


Partner

designs, elevations, specifications forming part thereof and any regularisation allowed by the Kolkata Municipal Corporation.

- (iv) "Unit/Flat" shall mean super built up area of a specified portion in the new building capable of being held used and enjoyed independently of other portions of the building.
- (v) "Common portions" shall mean and include all common parts, portions, areas, installations, facilities, amenities in the new building for common use by all the units holders in the building for effective and bonafide use of their respective units and includes boundry walls, driveways, pathways, passages, staircase, lobbies, lift, lift installations, security room, meter room, water pump, pump room, reservoir, overhead water tanks, electricity installations, electricity line for common purposes, drainage & sewage connection and any other portions installations and facilities that may be specified by the Developer to be for common purpose and user.
- (vi) "Developer's allocation" shall mean and include 50 (fifty) percent of the sale proceeds of saleable space and car parking space in the new building to be constructed at the said property.
- (vii) "Owner's allocation" shall mean and include 50 (fifty) percent of the sale proceeds of saleable space and car parking space in the new building to be constructed at the said property.

For, R. A. Developers

Partner

- (viii) "Proportionate" shall mean ratio that the area of a particular unit bears to the total area of all the units forming part of the new building.
- (ix) Words importing singular shall include plural and vice versa.
- (x) Words importing masculine gender shall include feminine and neuter gender and likewise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

2. The Owners have represented to and assured the Developer as under :

- (a) The Owners through their partnership concern M/s. Park Developers are the absolute owners of Municipal Premises no. 7A Tiljala Place Kolkata - 700 017 described in the Schedule hereunder written.
- (b) No person other than the Owners has any right, title and interest of any nature whatsoever in the said property or any part thereof.
- (c) The Owners hold the said property free from all encumbrances, charges, liens, lispensens, and no embargo or prohibition exists creating any fetter or restriction upon the right of the Owners to deal with the said property and to enter into this Agreement.

For, R. A. Developers


Partner

- (d) The Owners will fully cooperate with Developer in obtaining sanction of Building Plan and construction of new building at the said property and shall give necessary co-operation to the Developer in demolition of old buildings and structures at the said property to enable construction of new building.

The Developer has satisfied itself as to correctness of the aforesaid representations and the title of the Owners to the said property by carrying out necessary title search and has thereafter has entered into this Agreement with the Owners.

3. The Owners have agreed to grant registered Power of Attorney in favour of Mr. Naushad Ali and Mr. Sajid Mahmood the partners of the Developer authorising them jointly and severally to represent the Owners before all concerned authorities and to take all necessary steps in accordance with law for obtaining sanction of building plan and for construction of new building at the said property .

4. Nothing in this agreement shall be construed as demise, assignment or transfer of any right title or interest by the Owners in the said property or any part thereof in favour of the Developer except an exclusive right to the Developer to develop the said property and to deal with the areas/units the new building to be constructed thereat in terms of this agreement.

5. In consideration of the terms and conditions hereinafter contained and subject thereto, the Owners hereby grant exclusive right to the Developer to develop the said property by construction of new residential/semi commercial/commercial/partly residential and partly semi commercial/commercial building thereat at the costs and

For, R. A. Developers



Partner

expenses of the Developer without the Owners being required to contribute any amount whatsoever for construction of the said building or expenses relating thereto.

6. At or before execution of this agreement, the Developer has kept in deposit with the Owners a total amount of Rs. 2,50,00,000/- (Rupees two crores and fifty lacs) as Refundable Interest Free Security Deposit receipt whereof the Owners hereby admit and acknowledge. The said amount of Security Deposit shall be refunded by the Owners to the Developer within 3 (three) months of grant of Completion Certificate (CC) by the Kolkata Municipal Corporation in respect of new building to be constructed by the Developer at the said property or within 3 (three) months of sale and transfer of all the saleable area in the new building, whichever is earlier.

7. The Developer shall prepare the building plan and any modification or alteration thereto for construction of new building at the said premises for being submitted to the Kolkata Municipal Corporation and other requisite authorities for sanction in name of the Owners after prior approval of the Building Plan by the Owners. The building plan shall be prepared in such manner that the new building to be constructed at the said property is commensurate with modern buildings having suitable provisions from Community Hall, Recreation Room and Garden and other facilities to the extent possible. The Owners shall sign and execute and/or authorise the Developer to sign and execute all plans as may be approved by the Owners, applications, papers and documents required to be submitted to the Kolkata Municipal Corporation and/or other authorities for the said purposes.

For, R. A. Developers



Partner

8. The Developer shall prepare the building plan in such a manner that the maximum area can be constructed at the said property as per the Building Rules and Regulations of the Kolkata Municipal Corporation.

9. For development of the said premises the Developer will be entitled to carry out all necessary works e.g. survey, soil testing, setting up temporary site office, storage facilities for storage of construction materials, quarters for watch and ward staff and construction workers at its own costs and expenses. The Developer shall also be entitled to put up hoardings and sign boards at the said premises advertising the project.

10. All arrears and outstandings if any, of the Property Tax of Kolkata Municipal Corporation for the period upto the date of this agreement shall be paid by the Owners who will be entitled to arrive at settlement with Municipal Authorities for waiver/reduction of interest and penalty if any.

11. The Developer shall upon to completion of the work of survey and soil testing and availability of various departmental clearances/NOCs, shall submit the Building Plan for sanction by the authorities of the Kolkata Municipal Corporation within 3 months of availability of all necessary clearances or such extended period as may be necessary. The said Building Plan, application for sanction thereof and related papers shall be signed by the Owners and/or Developer on behalf of the Owners. The costs, charges and expenses including Architect's fees for preparation of Building Plan and sanction fees and charges shall be borne and paid by the Developer.

For, R. A. Developers



Partner

12. The Developer shall be entitled to agree to modifications and/or alterations to the said Building Plan as may be required by the authorities of the Kolkata Municipal Corporation and/or Architect in course of proceedings for grant of Building Permit and shall also be entitled to apply for sanction for construction of additional area as may be permissible under the Kolkata Municipal Corporation Building Rules, 2009.

13. The sanction fees and other charges payable for grant of Building Permit shall be borne and paid by the Developer.

14. Immediately upon grant of Building Permit, the Developer shall apply for and obtain registration of the Project with the Housing Industry Regulatory Authority under The Real Estate (Regulation And Development) Act 2016 read with the West Bengal Real Estate (Regulation And Development) Rules 2021.

15. The work of demolition of existing structures at the said property shall be done by the Owner after the registration of the Project as aforesaid. The debris of the old building structures shall belong to the Owners.

16. After grant of Building Permit and demolition of old structures, the Owners shall make the said property in vacant condition available to the Developer to facilitate construction of new building in terms of this agreement.

17. Subject to force majeure and/or reasons beyond its control, the Developer shall construct and complete the new building at the said property in accordance with sanctioned plan and any modification thereto within 48 (forty eight) months of grant of Building Permit with

For, **R. A. Developers**


Partner

grace period of 12 (twelve) months. The building shall be constructed and completed upon use of good quality material and fixtures & fittings with all necessary facilities and amenities.

18. The cost of construction and finishing of new building and marketing expenses of the project shall be borne and paid by the Developer.

19. The Developer shall ensure that there is no deviation from sanctioned plan in construction of new building and shall keep the Owners saved harmless and indemnified for any losses or damages that the Owners may suffer or be put to by reason of any deviation. The Developer shall also keep the Owners saved harmless and indemnified for all losses and damages that the Owners may suffer or be put to by reason of any consequences arising from construction of new building at the said property by the Developer.

20. The building shall be deemed to be complete upon being provided with drainage and sewage connection, water supply connection/facility and electricity line upto supply points in units and grant of Completion Certificate. The Developer shall inform the grant of Completion Certificate to the Owners and make over a true Xerox copy thereof to the Owners.

21. During the period of construction of new building, the Owners shall not create or put any obstruction, hinderance or impediment in the work of construction and shall defend and if required also grant necessary authorisation to the Developer to defend all claims and/or legal proceedings in relation to the said property which may have the effect of stopping or interfering with or delaying the work of construction.

For, R. A. Developers



Partner

22. The Developer's allocation in the new building shall be 50 (fifty) percent of the sale proceeds of saleable area and car parking space in the new building and the Owner's allocation shall be 50 (fifty) percent of the said sale proceeds.

23. The agreements for sale of units with or without car parking space in the new building shall be in conformity with the form of agreement prescribed under The Real Estate (Regulation And Development) Act 2016 and the West Bengal Real Estate (Regulation And Development) Rules 2021.

24. Only the said agreements for sale with the intending purchasers shall be signed by the Developer. Both the Owners and the Developer shall retain copies of such agreements. The Owners hereby authorise and empower the Developer to sign and execute the said agreements. The said agreements shall be registered with the appropriate registration office and the cost of stamp duty and registration fees and expenses incidental to registration shall be borne and paid by the purchasers.

25. The sale consideration for sale in favour of the intending purchasers shall be finalised by the Owners and the Developer in joint consultation. All the agreements for sale to be entered into with intending purchasers shall contain stipulation that possession of the units and car parking space to the purchaser thereof shall be given at the time of execution and registration of the deed of conveyance. All advances against agreed sale consideration to be received from intending purchasers shall belong to the Owners and the Developer in equal share and TDS deductible by the unit purchasers on the advances paid from time to time shall be deposited in equal share to the credit of Owners' PAN : AAXFP 6874 E and the Developer's PAN :

For, R. A. Developers



Partner

ABAFR 0845 H and the said amount of advances after deduction of TDS as aforesaid shall be received in the Bank Account titled "7A Development Account" referred to hereafter.

26. Upon grant of Building Permit, the Developer shall open a separate bank account in the name of "7A Development Account" in which all the advances received from time to time to the account of the Owners and the Developer from unit purchasers in the new building under the agreements for sale shall be deposited. The said Bank Account shall be operated under the signature of the partners of the Developer. The Developer shall pay 50% (fifty per cent) of the amount received in the account to the Owners as Owners' share as per the Rules under The Real Estate (Regulation And Development) Act 2016 and the West Bengal Real Estate (Regulation And Development) Rules 2021. Without prejudice to the fact that entire cost of construction and completion of new building is to be borne and paid by the Developer, for the time being and subject to accounts being taken and settled between the Owners and the Developer upon completion of new building the money in the said Bank Account shall be utilised for the purpose of construction and completion of new building as may be permitted under The Real Estate (Regulation And Development) Act 2016 and the West Bengal Real Estate (Regulation And Development) Rules 2021. The brokerage to the extent permitted in law to be shared equally by the Owners and the Developer shall be paid from the said account and any shortfall in brokerage shall be shared equally by the Owners and Developers. After completion of the project the account of money deposited and paid/withdrawn from the said bank account shall be settled and balance if any remaining therein shall be divided equally between the Owners through M/s. Park Developers and the Developer and the Developer shall pay to the Owners the half share of money from

For, R. A. Developers

Partner

the said Bank Account utilised for construction and completion of the said building.

27. Upon completion of construction of new building and grant of Completion Certificate, the Developer shall issue notice of possession to the purchasers and possession of units shall be given to the respective purchasers at the time of execution and registration of the deed of conveyance.

28. The car parking space in the building shall be sold only to the unit purchasers and not to any outsider and the purchasers of each units shall be required to purchase atleast one car parking space. The agreement for sale to be entered into with the respective transferees shall also contain the covenant to the effect that the transferees shall become members of the Association/Organisation to be formed by the Developer for maintenance of common areas and services of the building and that they shall be liable to pay monthly maintenance charges as may be fixed from time to time and to abide by the terms and conditions as may be framed from time to time for use and enjoyment of their respective units and for use of common areas, portions, services and facilities.

29. Necessary stipulation shall also be made in all agreements, deeds and documents for transfer and/or alienation of units in the new building to the effect the transferees of respective units shall have only undivided and impartible right to the land comprised in the said premises and in common areas and portions and the absolute and exclusive right of the transferees to ownership and enjoyment is confined to their respective units and car parking space if any, with right to use and enjoy the common areas, portions etc. in common with

For, R. A. Developers


Partner

transferees of other units to the extent necessary for beneficial use and enjoyment of their respective units and car parking space.

30. The deeds of conveyance in favour of the transferees/purchasers shall be signed by both the parties i.e. the Owners and the Developer and half of the sale consideration received or receivable from the purchasers including the advances paid by the respective purchasers and kept in the said bank account titled "7A Development Account" shall be paid by the Account Payee Instrument of payment or by the electronic transfer of funds to the bank account of the Owners and the balance half of such consideration shall be paid to the Developer in the same manner. TDS deductible by the respective purchasers of units on the sale consideration on half share of consideration of the Owners shall be deposited to the credit of PAN : AAXFP 6874 E and the TDS deducted from the half share of the Developer shall be deposited to the credit of PAN : ABAFR 0845 H.

31. The flats/units in the new building remaining unsold for 6 months after grant of Completion Certificate shall be divided between the Owners and the Developer as part of their respective allocations for more or less equal value with full ownership rights.

32. All Property Taxes of the Kolkata Municipal Corporation in respect of the said premises for the period after this agreement shall be borne and paid by the Developer and after notice of possession in respect of units in the new building is issued by the Developer, the transferees of units shall be liable to bear and pay the said taxes.

33. As from the date of possession or deemed possession, the transferees of units shall become liable to pay monthly maintenance charges as may be fixed.

For, R. A. Developers


Partner

34. The Owners agree and undertake not to deal with the said premises or to enter into any agreement or arrangement for dealing with, encumbering or alienating any part thereof in any manner whatsoever.

35. The Owners shall be responsible for safe custody of all originals and certified copies of documents of title relating to the said premises and shall make the same available as and when required by the Developer in connection with proceedings for sanction of building plan, construction of building, defending any proceedings against construction work and if required for production thereof before the concerned authorities.

36. The Developer hereby undertakes to keep the Owners saved harmless and indemnified against all third party claims and actions arising out of any act of commission or omission on part of the Developer in or relating to the construction of the said building and also against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

37. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to mean or construed as partnership between the Developer and the Owner or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitute an Association of Persons.

38. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done and for

For, R. A. Developers

 Partner

which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners for which specific provisions may not have been made herein. The Owners hereby agree and undertake to do all such acts, deeds matters and things that may be reasonably required to be done in the matter and the Owners shall execute additional power of attorney and/or authorization as may be required by the Developer for the said purposes all at the costs and expenses of the Developer and the Owners further agree and undertake to sign and execute all such additional applications and other documents as the case may be required provided that all such acts, deeds matters and things do not in any way infringe on the rights of the Owners and/or are not in contravention of provisions of this agreement.

39. For carrying out the work of development the Developer shall be entitled to borrow money from any banks without creating any financial liability or obligation on the Owners and the said property it being expressly agreed and understood that in no event the Owners or the said premises shall be responsible and/or be made liable for payment of any dues of such Banks and the Developer shall keep the Owners and the property fully indemnified against all actions suits proceedings and costs charges and expenses in respect thereof.

40. All matters pertaining to this agreement shall be dealt with by Mr. Irfan Javed on behalf of the Owners and by Mr. Naushad Ali and/or Mr. Sajid Mahmood on behalf of the Developer.

41. **FORCE MAJEURE :**

(a) The parties hereto shall not be considered to be liable for any obligations contained in this presents if non performance thereof happens due to Force Majeure or reasons beyond their control and

For, R. A. Developers



Partner

performance of such obligations shall stand suspended during the duration of the force majeure.

(b) Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, order or restraint from any court of law or statutory or Municipal or judicial or quasi Judicial Authority and/or other act or natural calamities or circumstance beyond the power or control of the parties.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the plot of land measuring about 1 (one) Bigha, 10 (ten) Cottahs 14 (fourteen) Chittacks and 20 (twenty) sq. ft. be the same a little more or less together with old and dilapidated building built and standing thereon being Municipal Premises No. 7A Tiljala Place P. O. Circus Avenue P. S. Karaya Kolkata - 700 017 under Kolkata Municipal Ward no. 65, Borough no. VII butted and bounded as under :


On the North by : Dr. Biresh Guha Street
(previously Dilkhusa Street)

On the South by : Premises no. 51 Shamsul Huda Road

On the East by : KMC Road

On the West by : KMC Road

For, R. A. Developers


Partner

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hand on the day month and year first above written.

Witnesses :

1. Sanjoy Mondal
6, Old Post office Street
Kolkata - 700001

For Park Developers
Javed. Akhtar
Partner

For Park Developers
Shabida B. Sreenivasan
Partner

2. Mohd.uzamamul Beqas
1/1 RIFLE RANGE ROAD
KOLKATA - 700017

For Park Developers
Rohit Sood
Partner

For Park Developers
Chaitanya
Partner

Owners

For R. A. Developers
dl
(NAUSHADALI) Partner
For R. A. Developers

Balram
Partner
Developer

Drafted by

AP

A P Agarwalla
Solicitor & Advocate
High Court, Calcutta
WB/984/1976

For, R. A. Developers

S. M.
Partner



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

GRN Details

GRN: 192022230104123038 Payment Mode: Online Payment (SBI Epay)
GRN Date: 23/08/2022 14:30:35 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4093093738015 BRN Date: 23/08/2022 14:36:27
Gateway Ref ID: 904295846 Method: Axis Bank-Retail NB
Payment Status: Successful Payment Ref. No: 2002533188/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr MAHMOOD ALAM
Address: 24/1/1 RIPON STREET, PARK STREET, KOLKATA - 700016
Mobile: 9007291650
Email: sajid179086@yahoo.com
Period From (dd/mm/yyyy): 23/08/2022
Period To (dd/mm/yyyy): 23/08/2022
Payment ID: 2002533188/4/2022
Dept Ref ID/DRN: 2002533188/4/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002533188/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2002533188/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	250021
			Total	324942

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

For, R. A. Developers

Partner





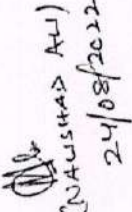


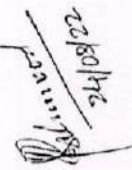


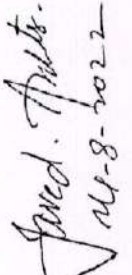
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19012002533188/2022







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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NAUSHAD ALI 24/1/1 MUZAFFAR AHMED STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016	Represent ative of Developer [R A DEVELOP ERS]		 5532	 24/08/2022
2	Mr SAJID MAHMOOD 24/1/1 MUZAFFAR AHMED STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016	Represent ative of Developer [R A DEVELOP ERS]		 5531	 24/08/22
3	Mr JAVED AKHTAR 13/2CPALM AVENUE, City:- , P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Land Lord [PARK DEVELOP ERS]		 5533	 24/8-2022

For, R. A. Developers


Partner

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs SHAHEDA PARVEEN Alias SHAHIDA PARVEEN 13/2C PALM AVENUE, City:- , P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Land Lord [PARK DEVELOPERS]		5534 	Shaheda Parveen Shah 24.8.2022
5	Mr REHAN JAVED 13/2C PALM AVENUE, City:- , P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Land Lord [PARK DEVELOPERS]		5535 	Rehan Javed 24/8/22
6	Mr IRFAN JAVED 13/2C PALM AVENUE, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Land Lord [PARK DEVELOPERS]		5536 	Irfan Javed 24.08.2022

For, R. A. Developers



Partner

SPECIMEN FORM FOR TEN FINGERPRINTS



Javed Amir

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Shahida Parveen

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Rahim Sani

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Ahmed Yousaf

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



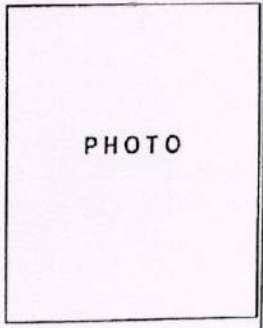
Ali (NAUSAD ALI)

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

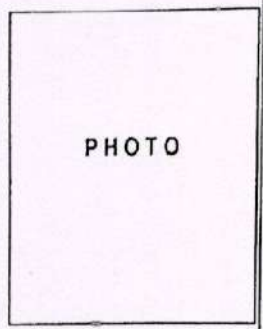


Baksh

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Query No :	I-1901-07529/2022	Date of Registration	26/08/2022
Query No / Year	1901-2002533188/2022	Office where deed is registered	
Query Date	22/08/2022 5:19:02 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjoy Mondal 6, Old Post Office Street., Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001. Mobile No. : 9007533877, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,00,000/-]		
Set Forth value	Market Value		
	Rs. 14,60,59,327/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 2,50,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tiljala Place, , Premises No: 7A, , Ward No: 065 Pin Code : 700017

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Bigha 10 Katha 14 Chatak 20 Sq Ft		14,60,32,327/-	Property is on Road
Grand Total :				50.9896Dec	0 /-	1460,32,327 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	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: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PARK DEVELOPERS 7A TILJALA PLACE, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Name,Address,Photo,Finger print and Signature

R A DEVELOPERS

57 ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: ABxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NAUSHAD ALI Son of Mr MD ISMAIL 24/1/1 MUZAFFAR AHMED STREET, City:- Kolkata, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3E, Aadhaar No: 99xxxxxxxx8465 Status : Representative, Representative of : R A DEVELOPERS (as PARTNER)
2	Mr SAJID MAHMOOD (Presentant) Son of Mr MAHMOOD ALAM 24/1/1 MUZAFFAR AHMED STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8A, Aadhaar No: 77xxxxxxxx1397 Status : Representative, Representative of : R A DEVELOPERS (as PARTNER)
3	Mr JAVED AKHTAR Son of Late H M ISHAQUE 13/2CPALM AVENUE, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7H, Aadhaar No: 52xxxxxxxx1284 Status : Representative, Representative of : PARK DEVELOPERS (as PARTNER)
4	Mrs SHAHEDA PARVEEN, (Alias Name: SHAHIDA PARVEEN) Wife of JAVED AKHTAR 13/2C PALM AVENUE, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5D, Aadhaar No: 70xxxxxxxx8017 Status : Representative, Representative of : PARK DEVELOPERS (as PARTNER)
5	Mr REHAN JAVED Son of Mr JAVED AKHTAR 13/2C PALM AVENUE, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3K, Aadhaar No: 92xxxxxxxx2682 Status : Representative, Representative of : PARK DEVELOPERS (as PARTNER)
6	Mr IRFAN JAVED Son of Mr JAVED AKHTAR 13/2C PALM AVENUE, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1M, Aadhaar No: 30xxxxxxxx5058 Status : Representative, Representative of : PARK DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
SANJOY MONDAL Son of SAMIR MONDAL 33 DIGHIRPAR, PATIPUKUR, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048			
Identifier Of Mr NAUSHAD ALI, Mr SAJID MAHMOOD, Mr JAVED AKHTAR, Mrs SHAHEDA PARVEEN, Mr REHAN JAVED, Mr IRFAN JAVED			

Transfer of property for L1

No	From	To. with area (Name-Area)
	PARK DEVELOPERS	R A DEVELOPERS-50.9896 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PARK DEVELOPERS	R A DEVELOPERS-100.00000000 Sq Ft

For, R. A. Developers


Partner

23-08-2022

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 14,60,59,327/-

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 24-08-2022

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

Presented for registration at 19:35 hrs on 24-08-2022, at the Private residence by Mr SAJID MAHMOOD ..

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

Execution is admitted on 24-08-2022 by Mr JAVED AKHTAR, PARTNER, PARK DEVELOPERS (Partnership Firm), 7A TILJALA PLACE, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by SANJOY MONDAL, . . Son of SAMIR MONDAL, 33 DIGHIRPAR, PATIPUKUR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

Execution is admitted on 24-08-2022 by Mrs SHAHEDA PARVEEN, , SHAHIDA PARVEEN PARTNER, PARK DEVELOPERS (Partnership Firm), 7A TILJALA PLACE, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by SANJOY MONDAL, . . Son of SAMIR MONDAL, 33 DIGHIRPAR, PATIPUKUR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

Execution is admitted on 24-08-2022 by Mr REHAN JAVED, PARTNER, PARK DEVELOPERS (Partnership Firm), 7A TILJALA PLACE, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by SANJOY MONDAL, . . Son of SAMIR MONDAL, 33 DIGHIRPAR, PATIPUKUR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

Execution is admitted on 24-08-2022 by Mr IRFAN JAVED, PARTNER, PARK DEVELOPERS (Partnership Firm), 7A TILJALA PLACE, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by SANJOY MONDAL, . . Son of SAMIR MONDAL, 33 DIGHIRPAR, PATIPUKUR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

Execution is admitted on 24-08-2022 by Mr NAUSHAD ALI, PARTNER, R A DEVELOPERS (Partnership Firm), 57 ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by SANJOY MONDAL, . . Son of SAMIR MONDAL, 33 DIGHIRPAR, PATIPUKUR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

Execution is admitted on 24-08-2022 by Mr SAJID MAHMOOD, PARTNER, R A DEVELOPERS (Partnership Firm), 57 ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

by SANJOY MONDAL, , Son of SAMIR MONDAL, 33 DIGHIRPAR, PATIPUKUR, P.O: SREEBHUMI,
Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Others

Pradipta Kishore Guha

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 25-08-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,50,105/- (B = Rs 2,50,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,50,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/08/2022 2:36PM with Govt. Ref. No: 192022230104123038 on 23-08-2022, Amount Rs: 2,50,021/-,
Bank: SBI EPay (SBlePay), Ref. No. 4093093738015 on 23-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by by online = Rs 74,921/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/08/2022 2:36PM with Govt. Ref. No: 192022230104123038 on 23-08-2022, Amount Rs: 74,921/-, Bank:
SBI EPay (SBlePay), Ref. No. 4093093738015 on 23-08-2022, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 26-08-2022

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 2,50,105/- (B = Rs 2,50,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

For, R. A. Developers

[Signature]
Partner

ent of Stamp Duty

ned that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-
cription of Stamp
Stamp: Type: Impressed, Serial no 24857, Amount: Rs.100/-, Date of Purchase: 12/07/2022, Vendor name: A Sarkar

Pradipta Kishore Guha

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

For, R. A. Developers

[Handwritten Signature]
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 353402 to 353441
being No 190107529 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.09.03 15:11:16 +05:30
Reason: Digital Signing of Deed.

For, R. A. Developers

Partner

(Pradipta Kishore Guha) 2022/09/03 03:11:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

Dated this *24th* day of *August*. 2022

BETWEEN

M/s. Park Developers

.... Owner

And

M/s. R. A. Developers

.... Developer

DEVELOPMENT AGREEMENT

For, R. A. Developers



Partner

Mr. A P Agarwalla

Advocate

6, Old Post Office Street

Ground Floor, Room No. 55

Kolkata - 700 001.