

1000 1209/2020

1 - 1100/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

18.9.20
22.5.10PM
9.2.1123/167/20

U.V. B 81,64,280/-

L 470469

C. Case No. 152 Dt. 18/09/2020
J (i) Rs. 250/-
J (ii) Rs. 300/-
Total Rs. 550/-
Registered on 18/09/2020
D.S. R-I
Alipore South 24 Pgs

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar-
Alipore South 24 Pargana

21 SEP 2020

DEVELOPMENT AGREEMENT

The Land Owners appointed the Developer to develop the land and premises of 49, Bansdrani New Govt. Colony, P.S. Regent Park, P.O.- Bansdrani, Kolkata-700070, K.M.C. Ward No. 113 and the Developer accepted such appointment on terms and conditions hereunder contained

This development agreement made on this day, month and year written at last hereinafter.

BETWEEN

(1) SMT. RIMA ROY, having her PAN : DDKPR6283N, Aadhar : 489826640659 and Mobile : 8479013931, wife of Late Goutam Roy, by faith - Hindu, by nationality - Indian,

29660

19 AUG 2020



No.....Rs.-**500/-**- Date.....

Mr. P. Roychoudhury
Advocate

Name:.....

Enrolment No. WB/1422/1980
Alipore Judge's Court

Address:.....

Vendor: *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

[Signature]



435

[Signature]



436



Rima Roy

Full signature with complete information of Identifier

7
District Sub-Registrar-1
Alibore, South 24 Parganas

Full signature : *Debdulal Banerjee*

18 SEP 2020

(Sri Debdulal Banerjee)
Son of Late Mihir Banerjee
Premises : 58/45, Pallisree
P.O. : Regent Estate
P.S. : Netajinagar
Kolkata : 700092
By Occupation : Service
Aadhar No. : 9998 4591 8852
Mobile : 9433800181

by occupation - Housewife, residing at 49, Bansdrone New Govt. Colony, P.S. Regent Park, P.O.-Bansdrone, Kolkata-700070, **(2) SRI GOURAV ROY**, having his **PAN** : DDKPR6280R, **Aadhar** : 7255 2104 0922 and **Mobile** : 6289948007, son of Late Goutam Roy, by faith - Hindu, by nationality - Indian, by occupation - Student, residing at 49, Bansdrone New Govt. Colony, P.S. Regent Park, P.O.-Bansdrone, Kolkata-700070, **(3) SMT. NUPUR ROY**, having her **PAN** : DMIPR 8580 K, **Aadhar** : 7677 4000 4563 and **Mobile** : 9674028725, wife of Late Ranabir Roy, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 49, Bansdrone New Govt. Colony, P.S. Regent Park, P.O.-Bansdrone, Kolkata-700070 and **(4) KUMARI RANITA ROY**, having her **Aadhar** : 850293272239 and **Mobile** : 8910550633, daughter of Late Ranabir Roy, by faith - Hindu, by nationality - Indian, by occupation - Student, residing at 49, Bansdrone New Govt. Colony, P.S. Regent Park, P.O.-Bansdrone, Kolkata-700070, **represented by** natural guardian mother **Smt. Nupur Roy**, wife of Late Ranabir Roy, having her **PAN** : DMIPR 8580 K, **Aadhar** : 7677 4000 4563 and **Mobile** : 9674028725, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 49, Bansdrone New Govt. Colony, P.S. Regent Park, P.O.-Bansdrone, Kolkata-700070, hereinafter jointly called and referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) **executed and admitted** by self individually and hereinafter referred as the party of the **FIRST PART**.

AND

'AMAR BASA PRIVATE LIMITED', a company within the meaning of the Companies Act, 2013, having its Certificate of



437

Cromon Roy.



438

Hefur Roy.



IDENTIFIED BY ME

Debdulal Banerjee

S/o Late Mihir Banerjee

58/45, Palli Bera

P. O. Regent Estate

P. S. Netaji Nagar

Kolkata - 700092

Service

Aadhar: - 9998 4591 8852

Mob: 9433800181

7

District Sub-Registrar-i
Alipore, South 24 Parganas

18 SEP 2020

Incorporation No. U70200WB2016PTC216368 and its registered office at 50, Pallysree, P.S.-Netaji Nagar, formerly Jadavpur, P.O.-Regent Estate, Kolkata - 700092 and its **PAN** : AAOCA 5307 R. By virtue of resolution of Board of Directors of the company, **represented by its Authorised Director MR. RAJAT GHOSH**, son of Late Dhiren Ghosh, having **PAN** : ALSPG 8130 E, **Aadhar** : 7250 8936 1921 and **Mobile** : 8697909888, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 91B, Aswini Nagar Colony (Mina Para Road), P.O.-Regent Park, P.S. - Jadavpur, Kolkata - 700040, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-business, executors, administrators and assigns) **executed and admitted** by aforesaid Authorised Director and hereinafter referred as the party of the **SECOND PART**.

Whereas by virtue of registered Bengali Deed of Gift which was registered on 29th day of June 1983, at the office of Sub-Registrar, Alipore, 24 Pgs. and has been recorded in its Book No. I, Volume No.83, Page from 284 to 292, being No. 3477 for the year 1983, **Sri Santi Ranjan Roy**, son of Late Rebati Mohan Roy and **Smt. Nirmala Roy**, wife of Sri Santi Ranjan Roy, became the joint owners of **all that piece and parcel of bastu land measuring 6K.-14Ch.-9sq.ft.** little more or less at Mouza - Bansdrani, J.L No. 45, Touzi No. 63 & 64, Khatian No. 250, Dag No. 364, R.S. No. 381, being Premises No. 49, Bansdrani New Govt. Colony, P.S. Regent Park, P.O.-Bansdrani, Kolkata-700070, K.M.C. Ward No. 113 **and** thereafter constructed a two storied cement finished residential building measuring totally about **1800 sq.ft.** (900 sq.ft. on





7

District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

each floor) and mutated in favour of them, paid property tax for the above property under Assessee No. 31-113-04-0049-1, hereinafter referred as 'the **said property**'. Be it mentioned here that both owners Sri Santi Ranjan Roy and Smt. Nirmala Roy **individually was** entitled to enjoy undivided unmarked 50% share of the said property i.e. each one is entitled to enjoy undivided unmarked bastu land measuring about **3K.-7Ch.-4.5 sq.ft.** with undivided unmarked two storied cement finished residential building measuring totally **900 sq.ft.** more or less (450 sq.ft. on each floor).

And Whereas since enjoying the said property, one of the above owners Sri Santi Ranjan Roy died intestate on 27-08-1996, a Hindu under Dayabagha School of the Hindu Law **leaving behind** his survivors as legal heirs, wife Smt. Nirmala Roy and two sons namely Sri Goutam Roy and Sri Ranabir Roy to inherit undivided unmarked 50% share of the said property of deceased Santi Ranjan Roy i.e. to inherit undivided unmarked bastu land measuring about **3K.-7Ch.-4.5 sq.ft.** with undivided unmarked two storied cement finished residential building measuring totally **900 sq.ft.** more or less (450 sq.ft. on each floor). **Thus** by virtue of inheritance above three legal heirs become the joint owners of aforesaid undivided unmarked bastu land measuring about **3K.-7Ch.-4.5 sq.ft.** with undivided unmarked two storied cement finished residential building measuring totally **900 sq.ft.** more or less (450 sq.ft. on each floor) i.e. each one of three legal heirs become the individual owner of undivided unmarked bastu land measuring about **1K.-2Ch.-16.5sq.ft.** with undivided unmarked two storied cement finished residential building measuring totally **300 sq.ft.** more or less (150sq.ft. on each floor).





7

District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

And Whereas by virtue of above mentioned deed of conveyance being No. 3477 for the year 1983 and by virtue of inheritance, **Smt. Nirmala Roy** became the owner of undivided unmarked bastu land measuring about **4K.-9Ch.-21sq.ft.** with undivided unmarked two storied cement finished residential building measuing totally more or less **1200 sq.ft.** (600 sq.ft. on each floor) and **Smt. Rima Roy and Sri Gourav Roy** became the owners of undivided unmarked bastu land measuring about **1K.-2Ch.-16.5sq.ft.** with undivided unmarked two storied cement finished residential building measuing totally **300 sq.ft.** more or less (150 sq.ft. on each floor) and **Smt. Nupur Roy and Kumari Ranita Roy** became the owners of undivided unmarked bastu land measuring **1K.-2Ch.-16.5sq.ft.** little more or less with undivided unmarked two storied cement finished residential building measuing totally **300 sq.ft.** more or less (150 sq.ft. on each floor).

And Whereas during enjoying the property of undivided unmarked bastu land measuring about **4K.-9Ch.-21sq.ft.** with undivided unmarked two storied cement finished residential building measuing totally more or less **1200 sq.ft.** (600 sq.ft. on each floor), **Smt. Nirmala Roy** gifted undivided unmarked bastu land measuring **1K.-2Ch.-16.5 sq.ft.** little more or less with undivided unmarked **300 sq.ft.** residential building (150 sq.ft. on each floor) in favour of **Smt. Rima Roy and Sri Gourav Roy**. Thereafter a Bengali Gift Deed was registered on 15-06-2010, at the office of DSR-I, Alipore, South 24 Pgs. which has been recorded in its Book No. 1, CD Volume No. 11, Page from 4543 to 4564, being No. 01969 for the year 2010. **Thus** by virtue of inheritance and by virtue of above mentioned deed of gift being No. 01969 for the year 2010, **Smt. Rima Roy and Sri Gourav Roy** become the owners of undivided





7
District Sub-Registrar
Alipore, South 24 Parganas
18 SEP 2020

unmarked bastu land measuring **2K.-4Ch.-33 sq.ft.** little more or less (by inheritance 1K.-2Ch.-16.5sq.ft. and by deed of gift 1K.-2Ch.-16.5sq.ft.) **with** undivided unmarked **600 sq.ft.** residential building (by inheritance 300 sq.ft. and by deed of gift 300 sq.ft.) out of which each floor 300 sq.ft.

And Whereas during enjoying the property of undivided unmarked bastu land measuring about **4K.-9Ch.-21sq.ft.** with undivided unmarked two storied cement finished residential building measuring totally more or less **1200 sq.ft.** (600 sq.ft. on each floor), **Smt. Nirmala Roy gifted** undivided unmarked bastu land measuring **1K.-2Ch.-16.5 sq.ft.** little more or less with undivided unmarked **300 sq.ft.** residential building (150 sq.ft. on each floor) in favour of **Smt. Nupur Roy and Kumari Ranita Roy.** Thereafter a Bengali Gift Deed was registered on 15-06-2010, at the office of DSR-I, Alipore, South 24 Pgs. which has been recorded in its Book No. I, CD Volume No. 11, Page from 4565 to 4586, being No. 01970 for the year 2010. **Thus** by virtue of inheritance and by virtue of above mentioned deed of gift being No. 01970 for the year 2010, **Smt. Nupur Roy and Kumari Ranita Roy** become the owners of undivided unmarked bastu land measuring **2K.-4Ch.-33 sq.ft.** little more or less (by inheritance 1K.-2Ch.-16.5sq.ft. and by deed of gift 1K.-2Ch.-16.5sq.ft.) **with** undivided unmarked **600 sq.ft.** residential building (by inheritance 300 sq.ft. and by deed of gift 300 sq.ft.) out of which each floor 300 sq.ft.

And Whereas after making the above two gift deeds, **Smt. Nirmala Roy** retain the rest property i.e. become the absolute owner of undivided unmarked bastu land measuring **2K.-4Ch.-33 sq.ft.** little more or less **with** undivided unmarked **600 sq.ft.** residential building out of which each floor 300 sq.ft.





7

District Sub-Registrar-
Alibore, South 24 Parganas

18 SEP 2020

And Whereas thereafter a Bengali Deed of Partition was made among the aforesaid owners Smt. Nirmala Roy, Smt. Rima Roy, Sri Gourav Roy, Smt. Nupur Roy and Kumari Ranita Roy and the said Deed of Partition registered on 15th June 2010, at the office of DSR-I, Alipore, South 24 Pgs. which has been recorded in its Book No. I, CD Volume No. 11, Page from 4624 to 4639, being No. 01973 for the year 2010. Thus by virtue of aforesaid Deed of Partition being No. 01973 for the year 2010, (a) Smt. Nirmala Roy become the absolute owner of **all that bastu land measuring 2K.-4Ch.-33 sq.ft.** little more or less from middle portion of the existing land / premises **with** residential building measuring about **600 sq.ft.** on above land out of which each floor 300 sq.ft. at the part of Premises No. 49, Bansdrani New Govt. Colony, P.S. Regent Park, P.O.-Bansdrani, Kolkata-700070, K.M.C. Ward No. 113, being part of Assessee No. 31-113-04-0049-1, (b) Smt. Rima Roy and Sri Gourav Roy become the absolute owners of **all that bastu land measuring 2K.-4Ch.-33 sq.ft.** little more or less from west portion of the existing land / premises **with** residential building measuring **600 sq.ft.** on above land out of which each floor 300 sq.ft. at the part of Premises No. 49, Bansdrani New Govt. Colony, P.S. Regent Park, P.O.-Bansdrani, Kolkata-700070, K.M.C. Ward No. 113, being part of Assessee No. 31-113-04-0049-1 and (c) Smt. Nupur Roy and Kumari Ranita Roy become the absolute owners of **all that bastu land measuring 2K.-4Ch.-33 sq.ft.** little more or less from east portion of the existing land / premises **with** residential building measuring **600 sq.ft.** on above land out of which each floor 300 sq.ft. at the part of Premises No. 49, Bansdrani New Govt. Colony, P.S. Regent Park, P.O.-Bansdrani, Kolkata-700070, K.M.C. Ward No. 113, being part of Assessee No. 31-113-04-0049-1.





7

District Sub-Registrar-
Alipore, South 24 Parganas

18 SEP 2020

And Whereas thereafter said Smt. Nirmala Roy **gifted** her above mentioned property of bastu land measuring **2K.-4Ch.-33 sq.ft.** little more or less from west portion of the existing land / premises **with** residential building measuring **600 sq.ft.** on above land out of which each floor 300 sq.ft. in favour of **Smt. Rima Roy and Sri Gourav Roy.** The Bengali Deed of Gift was registered on 13th July 2010, at the office of DSR-I, Alipore, South 24 Pgs. which has been recorded in its Book No. I, CD Volume No. 13, Page from 709 to 719, being No. 02283 for the year 2010. **Thus** by virtue of above mentioned recital of title history, **Smt. Rima Roy and Sri Gourav Roy** become the owners of **all that** bastu land measuring **4K.-9Ch.-21 sq.ft.** little more or less from middle to west side of the existing land / premises **with** residential building measuring **1200 sq.ft.** on above land out of which each floor 600 sq.ft. at the part of Premises No. 49, Bansdrone New Govt. Colony, P.S. Regent Park, P.O.-Bansdrone, Kolkata-700070, K.M.C. Ward No. 113, being part of Assessee No. 31-113-04-0049-1.

And Whereas now Smt. Rima Roy, Sri Gourav Roy, Smt. Nupur Roy and Kumari Ranita Roy, amalgamated their above mentioned two properties into one premises. Be it mentioned here that no need to make any deed of amalgamation on reason that the property never separated and separately mutated but belongs to same family. Now the above present owners mutated their names as owners of the premises No.49, Bansdrone New Govt. Colony, P.S. Regent Park, P.O.-Bansdrone, Kolkata-700070, K.M.C. Ward No. 113. **Thus** by virtue of amalgamation Smt. Rima Roy, Sri Gourav Roy, Smt. Nupur Roy and Kumari Ranita Roy become the owners of **all that** bastu land measuring **6K.-14Ch.-9 sq.ft.** little more or less **with** two storied residential building measuring about





7

District Sub-Registrar-i
Alipore, South 24 Parganas

10 SEP 2020

1800 sq.ft. on above land out of which each floor 900 sq.ft. at the Premises No. 49, Bansdroni New Govt. Colony, P.S. Regent Park, P.O.-Bansdroni, Kolkata-700070, K.M.C. Ward No. 113, being Assessee No. 31-113-04-0049-1 which is more particularly described in the **Schedule-'A'** hereunder written and hereinafter for the sake of brevity referred to as 'the said land and premises' free from all encumbrances, charges, liens, lispendences, attachments, requisitions, acquisitions and trust of whatsoever nature.

And Whereas the party hereto of the First Part herein have decided to develop their said land and premises of Schedule-'A' by raising a new multistoried building. The party hereto of the First Part have got no such expertise for construction of any building and for that they have decided to develop their said property through a competent developer who has enough credential in the arena of development. The Second Part/Developer after proper inspection of the said land and premises thereon being interested to develop by demolishing and erecting a new multistoried building thereon has approached to the First Part/the Land Owners herein and the First Part considering the proposal of joint venture programme financially viable have agreed to do the same for the mutual benefits.

And Whereas the First Part / Land Owners and the Second Part/ Developer have agreed to materialize the said proposal for promotion and development by constructing a new multistoried building upon the said landed property of Schedule-'A' and discussed the matter at length, resulting which to avoid disputes and differences in future, they have agreed to record the terms & conditions hereinafter mentioned.





7

District Sub-Registrar-i
Alipore, South 24 Parganas

18 SEP 2020

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of this agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following :-

ARTICLE - I

Clarification and understading of this presents the following terms which have already being used for several times and will come number of times shall always mean and include :-

1. **Land Owners** : shall mean Smt. Rima Roy, Sri Gourav Roy, Smt. Nupur Roy and Kumari Ranita Roy, the First Part hereinabove, who have got good and absolute marketable right, title and interest in the said premises of Schedule 'A' hereunder.

2. **Developer** : shall mean 'Amar Basa Private Limited', the Second Part hereinabove who undertakes to build a new multistoried building on the said premises of Schedule 'A' hereunder.

3. **Title Deed** : shall mean the deed and documents referred to hereinabove in the recital for the premises of 49, Bansdroni New Govt. Colony, P.S. Regent Park, P.O.-Bansdroni, Kolkata-700070, K.M.C. Ward No. 113, Assessee No. 31-113-04-0049-1

4. **Land and Premises** : shall mean all that bastu land measuring about **6K.-14Ch.-9 sq.ft.** at premises of 49, Bansdroni New Govt. Colony, P.S. Regent Park, P.O.-Bansdroni, Kolkata-700070, K.M.C. Ward No. 113, which is particularly described in the **Schedule 'A'** hereunder upon which the new multistoried building to be constructed.

5. **Development Agreement** : shall mean the instant agreement made between the Land Owners and Developer.





District Sub-Registrar-i
Alibore, South 24 Parganas

18 SEP 2020

6. **Proposed Building** : shall mean new multistoried building to be constructed on the said land and premises of Schedule 'A' in accordance to the plan as per building rules of maximum height and maximum area as permissible.

7. **Building Plan** : shall mean such plan to be prepared by the reputed architect engineer for the construction of the new multistoried building. The sanction of the building plan shall be obtained from the competent authority of Building Department of the Kolkata Municipal Corporation for construction of the said new multistoried building at the said land and pemises of Schedule-'A' at the cost of the Developer with such additions, alterations and modifications as would be deemed necessary by the Developer.

8. **The Architect** : shall mean such person, firm and / or L.B.S. to be appointed by the Developer for designing, planning and supervising the new multistoried building.

9. **Saleable Portion** : shall mean all the portions pertaining to Developer's allocation in the new multistoried building available for independent use and occupation by the Developer after making due provision for common facilities & space required thereon and after providing Land Owners' allocation.

10. **Land Owners' Allocation** : shall mean save and except the Developer's allocation as hereunder, the allocation of the Land Owners and /or their respective nominee will be entitled in the new multistoried building which is morefully and particularly described in the **Schedule 'B'** hereunder written.

11. **Developer's Allocation** : shall mean save and except the Land Owners' allocation as aforesaid, the remaining portion of the new multistoried building will be entitled for Developer which is morefully described in the **Schedule 'C'** hereunder written.

A handwritten signature in blue ink, consisting of a stylized first name followed by a surname, located at the bottom right of the page.



7

District Sub-Registrar
Alibore, South 24 Parganas

18 SEP 2020

12. **Common Service Areas** : shall mean and include all the common services and facilities to be enjoyed by both the Land Owners and Developer and /or their respective nominees in the new multistoried building which is morefully described in the **Schedule 'D'** hereunder written.

13. **Common Expenses** : shall mean and include the expenses and cost of maintaining the common parts i.e. for common areas and amenities of the building and/or premises to be incurred proportionately by the Land Owners and Developer and /or their respective nominees for the management and maintenance of the premises which is morefully described in the **Schedule 'E'** hereunder written.

14. **Common Restrictions** : shall mean the general restrictions for mutual advantage inherent in the Ownership Flat/Unit Scheme. The Land Owners and Developer shall adopt the same restrictions to their respective areas. The covenants and restrictions morefully mentioned in the **Schedule-'F'** hereunder written.

15. **Manner of work and Specifications** : shall mean and include the materials and asscessories to be used for construction of the entire new multistoried building which is morefully mentioned in **Schedule-'G'** hereunder written.

16. **Intending Buyer** : shall mean and include person, firm, company, organization who is interested to purchase any flat/s and space/s of the said multistoried building particulary from the Developer's allocation.

17. **Undivided Share** : shall mean the undivided proportionate share or interest in the land of the premises attributable to the flat / space pertaining to the Land Owners' allocation and the Developer's allocation.

18. **Transfer** : shall mean and include the transfer of proportionate undivided share / interest of land of the premises by the Land Owners attributable to the Developer's allocation in accordance with the Transfer of Property Act.





7

District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

19. **Transferor** : shall mean and include in context of this agreement the Land Owners herein in respect of the proportionate share of land pertaining to the Developer's allocation.

20. **Transferee** : shall mean and include the purchaser viz a person, firm, company, organization who will purchase flat / space in the new multistoried building from the areas pertaining to Developer's allocation.

21. **Consideration** : shall mean and include Land Owners' allocation shall be constructed as per specifications at the cost of Developer will be treated as consideration to be given to Land Owners against which the Land Owners will transfer the undivided proportionate share of land in the said premises attributable to the Developer's allocation to the Developer and /or its nominee/s.

22. **Additional Consideration** : shall mean and include Land Owners are entitled to receive additional amount from the Developer other than consideration amount mentioned hereinabove which is clearly mentioned in the rights of the Land Owners in the Article - II hereunder and also mentioned in the obligations of the Developer in the Article - III hereunder.

23. **Force Majeure/unavoidable circumstances** : shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto for which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation was prevented by any Force Majeure.





7

District Sub-Registrar-I
Alibore, South 24 Parganas

10 SEP 2020

24. **Advocate** : shall mean the parties hereto shall appoint their respective advocate who will look after all legal matters in connection with the project under this agreement. Save and except Land Owners' allocation, all deed of conveyances / documentations for the Developer's allocation shall be done by the advocate of the Developer in favour of intending buyer/s.

25. **Project** : shall mean the work of development of the said premises undertaken by the Developer in pursuance hereof.

26. **Flat/Unit** : shall mean any independent flat / space in the said new G+IV storied building which is capable of being exclusively owned, used and/or enjoyed by any unit owner and which is not the common portions.

27. **Flat/unit Owner** : shall mean any person, firm, company, organization who acquires, holds and/or owns and / or agrees to acquire hold and /or own any unit in the new G+IV storied building and shall include the Land Owners and Developer for the flats/units held by them from time to time.

28. **Alternative Accommodation** : shall mean two alternative accommodations to be provided by the Developer to the Land Owners for their residential purpose during the period of construction of the new building at the premises of Schedule - 'A' hereunder till offer the possession of the Land Owners' allocation.

29. **Delivery of Possession of Land** : in the context shall mean, the Land Onwers will handover to the Developer the peaceful vacant well demarcated physical possession of the said land and premises in entirety free from all encumbrances whatsoever to the Developer **either** on the day of signing and registering the development agreement **or** within seven days as and when require by the Developer subject to completion of the act by the Developer as contained hereinabove in respect of alternative accommodation.

A handwritten signature in blue ink, appearing to be 'J. K. Singh', is written at the bottom of the page.



7

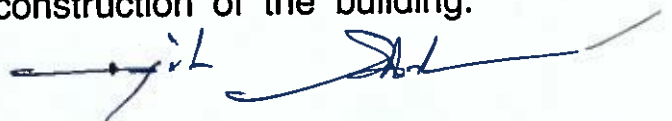
District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

30. Time of Completion : the Developer shall complete the said new G+IV storied building and deliver the peaceful vacant physical possession of the Land Owners' allocation to the Land Owners **either** within 18 months from the date of starting the construction work of the new building **or** within 24 months from the date of obtaining the sanctioned building plan from the competent authority. However the Developer will be given an extended six months to complete the entire project in the event of natural calamities i.e. force majeure/unavoidable circumstances.

31. Power of Attorney : shall mean the Land Owners will execute a registered development power of attorney in favour of the Developer **either** after achieving the 18 years of Kumari Ranita Roy **or** obtaining the approval from Ld. District Judge of Alipore, South 24 Pgs. u/s 8(2) of the Hindu Minority & Guardianship Act to act as their lawful constituted attorney to do the acts, deeds and things on and from the day of commencement of the development agreement till the completion of the handover & registration of the Developer's allocation in favour of intending buyers for the Developer's allocation.

32. Hindu Minority & Guardianship Act : shall mean one of the Land Owners herein Kumari Ranita Roy is minor and her mother Smt. Nupur Roy now signed on behalf of minor daughter subject to considering that at the time of making the development agreement, it is not mandatory to obtain approval from Ld. Dist. Judge, South 24 Parganas, Alipore to sign as guardian u/s 8(2) of the Hindu Minority & Guardianship Act. **But** if the minor daughter not achieve the age of 18 years at the time of making any deed of conveyance whether Land Owners' allocation and / or Developer's allocation, it is mandatory to obtain the specific order of approval in favour of Smt. Nupur Roy u/s 8(2) of the Hindu Minority & Guardianship Act from the Ld. Dist. Judge, South 24 Parganas, Alipore to sign as the guardian on behalf of her minor daughter in order to facilitate the construction of the building.





7

District Sub-Registrar-
Alipore, South 24 Parganas

18 SEP 2020

33. **Commencement** : this agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

ARTICLE - II

Declarations, Title, Indemnity, Rights and Obligations of the party of the First Part / Land Owners are as under :-

Declarations, Title and Indemnity made by the Land Owners :

(1) **That** the Land Owners represents that they are joint owners in respect of the said land and premises of Schedule-'A' hereunder written and have full right of ownership and are in the possession & enjoyment of the right, title and interest thereon. No person other than the Land Owners herein have any right, title and interest of any nature whatsoever in the premises or any part thereof. The entirety of the premises is in khas and under the possession of the Land Owners and the Land Owners have not created any lien, gift or trust and not entered into any agreement for sale, transfer, lease, development agreement or otherwise for any purpose regarding the said land and premises of Schedule 'A' or any part thereof. There is no tenant at the said premises. There is no suits, litigations or legal proceedings in respect of the said premises and is not affected by any scheme of the Govt. of West Bengal or of the C.I.T. or of K.M.D.A. or of K.M.C. and/or any other statutory body at the time of signing of this agreement. The Land Owners also assures and declare that there is no excess vacant land within the meaning of Urban Law (Ceiling and Regulation) Act 1976 in the Urban Agglomeration Area.

(2) **That** the Land Owners hereby declare that there is no proceeding under the Public Demand Recovery Act and there is no suit against the property of Schedule -'A' as per Public Demand Recovery Act.





7

District Sub-Registrar
Alipore, South 24 Parganas

18 SEP 2020

(3) **That** the right, title and interest of the Land Owners in the premises free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever **and** Land Owners have got good and absolute marketable title, right and interest in said premises without any interference, disturbance and obstruction whatever from any person whomsoever. The Land Owners have not in anyway deal with the said premises whereby the right, title and interest of the Land Owners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever. The Land Owners are legally and sufficiently entitled to enter into this development agreement with the Developer herein as on the date of execution of this agreement.

(4) **That** the Land Owners hereby agreed and declare that the Developer shall use the existing water connection line for the project purpose and thereafter the Developer shall arrange the water connection, if newly needed, for the new building from the competent authority of KMC Water Department at their own cost **and** also agreed that the Developer shall use the existing electric meter for the project purpose and thereafter Developer shall install main service electric metre at the cost of Developer.

(5) **That** one of the Land Owners herein Kumari Ranita Roy presently is minor and her mother Smt. Nupur Roy signed on the registered development agreement as natural guardian on behalf of her minor daughter subject to considering that at the time of making the registration of development agreement, it is not mendatory to obtain approval from Ld. Dist. Judge, South 24 Parganas, Alipore to sign as guardian u/s 8(2) of the Hindu Minority & Guardianship Act. **But** due to aforesaid circumstances, registered development power of attorney is not possible. So as and when the said minor Kumari Ranita Roy either shall





7

District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

achive 18 years or shall obtained the approval from the Ld. District Judge u/s. 8(2) of the Hindu Minority & Guardianship Act, the Land Owners of First Part herein are duty bound to make registration the development power of attorney in favour of the Developer of the Second Part herein, otherwise the Developer shall have right to held up the possession of Land Owners' allocation and also have right to stop the monthly rent of two alternative accommodations on the ground of non co-operation with the Developer.

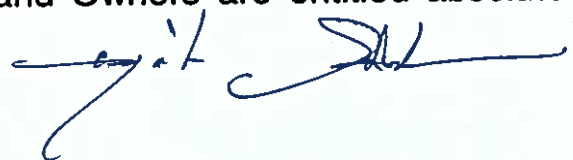
(6) **That** if the minor daughter not achive the age of 18 years at the time of making any deed of conveyance whether Land Owners' allocation and / or Developer's allocation, it is mendatory to obtain the specific order of approval u/s 8(2) of the Hindu Minority & Guardianship Act from the Ld. Dist. Judge, South 24 Parganas, Aliporel. Now Smt. Nupur Roy, mother of the minor daughter, solemnly declare that she must obtain the necessary order of approval in favour of him u/s 8(2) of the Hindu Minority & Guardianship Act from the Ld. Dist. Judge, Alipore, South 24 Parganas, to sign as the guardian on behalf of her minor daughter Kumari Ranita Roy in order to facilitate the construction of the building.

(7) **That** the Land Owners hereby undertake to indemnify and keep the Developer indemnify against any loss, damage, claim, action, demand and risk whatsoever that may arise in respect of the title of the Land Owners relating to the said property or premises of Schedule 'A' hereunder.

(8) **That** the Declarations, title and indemnity made by the Land Owners are the essence of the development agreement otherwise shall be considered as breach of agreement.

Rights of the Land Owners :

1. **That** the Land Owners have right to get the Land Owners' allocation described in the Schedule-'B' hereunder written without any hindrances from the Developer. The Land Owners are entitled absolutely





7

District Sub-Registrar-1
Alibore, South 24 Parganas

18 SEP 2020

to their respective areas which clearly mentioned in the schedule of Land Owners' allocation and shall be at liberty to deal therewith in any manner they deem fit and proper. They will have the right and liberty to sell and transfer their respective areas SAVE THAT the Land Owners shall adopt the same covenants as the Developer may adopt in its agreement with the unit owners of the Developer's area, at least insofar as the same relates to common portions, common expenses, common restrictions and other matters of common interest in accordance with the practice prevailing in respect of ownership flat/unit building.

2. That the Land Owners have right to get two alternative accommodations of which only rent whereof shall be borne by the Developer from date of taking delivery of possession of the said land and premises of Schedule-'A' from the Land Owners till the Developer delivers the Land Owners' allocation to the Land Owners.

3. That the Land Owners are entitled to take additional consideration amount Rs.39,00,000/- from the Developer out of which (i) Smt. Rima Roy and Sri Gourav Roy jointly are entitled to take additional consideration amount Rs.26,00,000/- and (ii) Smt. Nupur Roy and Kumari Ranita Roy jointly are entitled to take additional consideration amount Rs.13,00,000/-. The Land Owners Smt. Rima Roy and Sri Gourav Roy shall take Rs.20,00,000/- on or before the day of registering the development agreement and balance Rs.6,00,000/- shall take on the day of taking possession of Land Owners' allocation. The Land Owners Smt. Nupur Roy and Kumari Ranita Roy shall take Rs.3,00,000/- on or before the day of registering the development agreement and balance Rs.10,00,000/- shall take part by part before taking possession of Land Owners' allocation. The additional consideration shall not be considered as refundable and / or adjustable i.e. it is clearly forfeited amount.





7

District Sub-Registrar
Alipore, South 24 Parganas


18 SEP 2020

Obligations of the Land Owners :

1. **That** the Land Owners, with the execution of this agreement, will handover all original title deeds, documents etc in connection with the title of said property of Schedule 'A' to the Developer against proper receipt and those documents will remain with Developer till the completion of the handover of Developer's allocation in favour of intending buyers. Thereafter those original documents will be refunded to the Flat Owners Association of the land and premises of Schedule-'A' against proper receipt because all the above referred documents are the reference title documents of each flat owner.

2. **That** the Land Owners will handover to the Developer the peaceful vacant well demarcated physical possession of the said land and premises of Schedule-'A' in entirety free from all encumbrances whatsoever for construction of new G+IV storied building at the said land and premises in accordance to the terms and conditions stipulated in these presents and also in accordance with the sanctioned building plan. Before starting the construction, the Developer shall demolish the present existing building standing upon the said land and premises at its own cost and shall enjoy the debris out of its own accord.

3. **That** the Land Owners hereby grant exclusive and sole right to the Developer to build a new G+IV storied building as per building rules of maximum height and maximum area as permissible on the said land and premises in accordance with the sanctioned building plan. The Land Owners will extend all reasonable co-operation to the Developer for effecting construction of the said new G+IV storied building as averred in the agreement. The Land Owners are not obligated to bear any cost whatsoever in respect of the completion of the entire new proposed G+IV storied building because the Developer admitted and agreed to bear all costs whatsoever for the project.

Two handwritten signatures in blue ink are located at the bottom right of the page. The first signature is a stylized, cursive mark, and the second is a more legible signature, possibly reading 'S.H.' or similar.



7

District Sub-Registrar-1
Alipore, South 24 Parganas

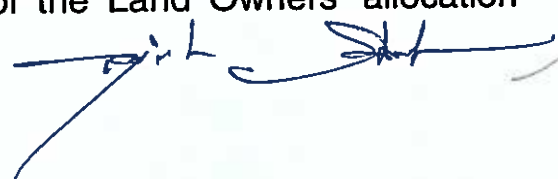
18 SEP 2020

4. **That** during the continuance of this development agreement, the Land Owners will not sell, let out, grant, lease, mortgage and / or create any charge in respect of the land and premises or any portion of Land Owners' allocation thereof without the consent in writing of the Developer. The Land Owners will not cause any interference or hindrance in the construction of the new building whereby the Developer shall be prevented from completion of construction of the said building. The Land Owners shall not do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portions of the Developer's allocation in the new building.

5. **That** in case of any encumbrances relating to the title or ownership of the Land Owners be found on the land and premises of Schedule-'A', in such event the Land Owners are liable to meet up and remove the same at their own costs & expenses. In case the Land Owners do not meet up and remove the same, in such event the Developer shall have liberty to do so and to recover the said costs & expenses from the Land Owners otherwise possession of Land Owners allocation's shall be heldup.

6. **That** the individual unit meter in the name of the Land Owners and/ or their nominee/s for the Land Owners' allocation shall install at the cost and supervision of the Developer.

7. **That** the Land Owners will pay and bear all previous / pending property taxes of KMC in respect of the said land and premises and / or part thereof till the executions of these agreement. The Land Owners are not liable to pay any property tax of KMC in respect of the said land and premises and / or part thereof on or after handover the possession of the land and premises to the Developer till to take the possession of the Land Owners' allocation. The Developer is liable to pay the same for that periods. After taking the possession of the Land Owners' allocation

A handwritten signature in blue ink, appearing to be 'Srikant', is written at the bottom right of the page.



7

District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

from the Developer, the Land Owners are liable to pay municipal taxes in respect of Land Owners' allocation.

8. **That** the Land Owners shall have no right and/or liberty to interfere in those transactions made between the Developer and the intending buyers for the Developer's allocation in manner whatsoever and the Land Owners shall not be entitled to claim the profit of the said venture in respect of Developer's allocated area.

9. **That** the Land Owners from time to time will execute all deed of conveyances for the Developer's allocated area for conveying the undivided proportionate share of land relating to the Developer's allocation in the said building / premises in accordance to the terms and conditions stipulated in these presents. The consideration amount for the same payable by the Developer to the Land Owners' shall be considered as part of the cost of construction of the Land Owners' allocation. The entire registratio cost of the aforesaid all deed of conveyances shall pay either by the Developer or buyer/s of the Developer.

10. **That** for smooth functioning of the development work and for the purpose of construction of the proposed building, the Land Owners will execute a registered development power of attorney at the cost of the Developer in favour of the Developer empowering its administrator-in-office to do all acts and deeds required for the construction of the proposed building and to sell, transfer any flat/s, space/s of the building to any Intending buyer/s only relating to Developer's allocation.

11. **That** in the event, if any co-operative society and/or association be formed, the Land Owners shall become the members of the said society and/or association as the case may be.

12. **That** the Land Owners shall help the Developer to construct the boundary wall to prepare building plan by the architect engineer for demarkation of entire land of Schedule-'A'.





7

District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

ARTICLE - III

Declarations, Rights, Obligations and Indemnity of the party of the Second Part / Developer are as under :-

Declarations made by the Developer :

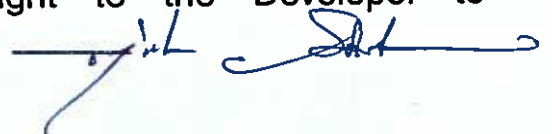
1. That the Developer undertakes to build a new G+IV storied building as per building rules of maximum height and maximum areas as permissible over the said land and premises of Schedule 'A' in accordance with the sanctioned building plan and in conformity with the specifications herewith in its own costs and expenses without claiming any part of investment from the Land Owners in connection with the cost of the proposed building/project including preparation of building plan and all other incidental cost & expenses to be incurred for the said building/project. The Developer shall have to appoint a professional Civil Engineer or L.B.S. or Firm as architect to supervise the construction.

2. That the Developer shall be exclusively liable to bear any cost damages, expenses, losses for any accident casualty during the construction period of the new G+IV storied building either wilful or accidental in any manner whatsoever and shall affect necessary insurance thereof on payment of premium for which the Land Owners shall not have any responsibility at all.

Rights of the Developer :

1. That the Developer shall have full right to do all acts, deeds and things on and from the day of commencement of the development agreement till the completion of the venture mentioned in the development agreement.

2. That the Land Owners hereby grants exclusive right to the Developer to build and complete the new G+IV storied building. The Land Owners hereby also grants exclusive right to the Developer to





7

District Sub-Registrar-i
Alipore, South 24 Parganas

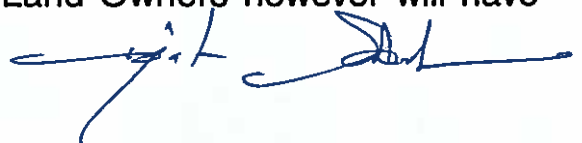
18 SEP 2020

commercially exploit the Developer's allocation without any obstruction and / or claim from the Land Owners.

3. **That** from the day of taking the peaceful vacant possession of the land and premises of Schedule-'A' from the Land Owners herein, the Developer shall be entitled to occupy, to hold and remain in possession for use of the land and premises subject to the terms of this agreement and it shall always be deemed that the Developer is in possession of the entirety of premises in part of performance of this agreement during the subsistence hereof and the Land Owners shall not be entitled to disturb the possession of the Developer in any manner whatsoever. The Developer shall be entitled to use the premises for setting up a temporary site office and / or quarters for its guard and other staff and shall further be entitled to put up boards and signs advertisement in the project and post its watch and ward staff.

4. **That** the Developer shall have the exclusive right to appropriate the building materials to be obtained after demolishing of the existing building. The Developer shall be entitled to make publicity and advertisement in all possible manners in view of making commercial exploitation of the Developer's allocation in the building / premises. The Developer shall be authorised in the name of the Land Owners so far as it necessary to applied for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5. **That** upon being inducted into the premises, the Developer shall be at liberty to do all works as be required for the project and to utilize the existing electricity and water of the premises at its cost and expenses. The Developer shall have right to obtain temporary connection of utilities viz. electricity & water for the project and the Land Owners will sign and execute all papers and documents necessary therefore by the concerned authorities for such utilises required. The Land Owners however will have





7

District Sub-Registrar-I
Alipore, South 24 Parganas

18 SEP 2020

no liability to pay the electricity bill as aforesaid and the Developer shall pay the entire electricity bill during the period the project.

6. **That** the Developer shall cause such changes to be made in the plans as the architect may approve and / or shall be required by the concerned authorities from time to time.

7. **That** the Developer shall be exclusively entitled to the Developer's allocation in the new G+IV storied building. The Developer shall have full right and absolute authority to enter into any agreement with any flat buyers in respect of the Developer's allocation at any consideration amount of its discretion and to receive advance / consideration in full thereof without affecting the Land Owners' allocation and without creating any financial and / or legal liability on the Land Owners. The Land Owners shall only transfer by way of proper deed of conveyance/s, either in favour of Developer or in favour of the nominee/s of the Developer, the undivided proportionate share of the land contained in the premises appurtenant to the Developer's allocation.

8. **That** the Developer shall have every right to disclaim and/or relinquish any claim from the intending buyers and/or shall be entitled to settle any matter with any intending buyers in respect of payment on consideration or in any issue in any term as the Developer may think fit & proper. The Land Owners shall have no right and/or liberty to interfere in those transactions made between the Developer and the intending buyers in manner whatsoever and further the Land Owners shall not be entitled to claim the profit of the said venture.

9. **That** the Developer shall be entitled to deliver the peaceful vacant physical possession of the flats / spaces to the intending buyers pertaining to the Developer's allocation free from all encumbrances whatsoever from the Land Owners without any obstruction from any quarter.

A handwritten signature in blue ink, consisting of a stylized first name followed by a surname, located at the bottom right of the page.



7
District Sub-Registrar-1
Alibore, South 24 Parganas

18 SEP 2020

10. **That** the Developer shall have the exclusive right and entitled to transfer the undivided proportionate share of land to the intending purchaser in the premises attributable to the Developer's allocation by virtue of the registered development power of attorney to be given by the Land Owners to the Developer. The Developer shall also be empowered by virtue of the said registered development power of attorney to execute and to present before the registration office or offices for the registration of all those deeds and documents of transfer for Developer's allocated area in favour of all intending buyers on behalf of Land Owners and also on behalf of itself. The Land Owners will ratify & confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the Developer.

11. **That** either the Developer and / or nominee of the Developer i.e. buyers of the Developer's allocated area shall have right to take financial assistance at its own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of either for the completion of the said construction/s project/building or for purchase of the individual unit by the buyers by virtue of strength of the Developer's allocation as envisaged in this agreement and / or by virtue of strength of the sale agreement for any part of Developer's allocated area without infringing the Land Owners right & interest of the Land Owners' allocation in any manner whatsoever. The Land Owners shall not raise any objection in this respect. It is however clarified that in this respect the Land Owners' allocation as envisaged in this agreement shall not be utilised or be hold liable for such loan amount and the liabilities in regard to the said loan in no way creating responsibilities upon the Land Owners and their any family members.





7

District Sub-Registrar-
Alloore, South 24 Parganas

18 SEP 2020

Obligations of the Developer :

1. **That** the Developer shall obtain sanctioned building plan from the competent authority of KMC Building Department at its own cost. Notwithstanding the parties hereto will enter into a supplementary agreement after obtaining sanction of the building plan for demarcating and determining the respective allocation of the Land Owners and Developer.

2. **That** the Developer shall exclusively borne and pay all costs, charges and expenses for construction of the building. The Developer shall complete the Land Owners' allocation with the specification mentioned hereunder subject to the Land Owners will have to pay money for any extra work not averred in the said specification. The Developer shall construct the entire building with standared materials available in the market.

3. **That** the Developer shall bear all taxes and impositions of the premises and / or part thereof from the date of taking possession of the land and premises of Schedule-'A' hereunder from the Land Owners. After completion of the new building, either the Developer or its nominees (buyers) shall be liable to pay taxes and impositions for the Developer's allocation.

4. **That** that the Developer is obligated to make payment additional consideration amount Rs.39,00,000/- to the Land Owners out of which (i) Smt. Rima Roy and Sri Gourav Roy jointly are entitled to take additional consideration amount Rs.26,00,000/- and (ii) Smt. Nupur Roy and Kumari Ranita Roy jointly are entitled to take additional consideration amount Rs.13,00,000/-. The Land Owners Smt. Rima Roy and Sri Gourav Roy jointly shall take Rs.20,00,000/- on or before the day of registering the development agreement and balance Rs.6,00,000/- shall take on the day of taking possession of Land Owners' allocation. The Land Owners Smt. Nupur Roy and Kumari Ranita Roy jointly shall





7

District Sub-Registrar-I
Alipore, South 24 Parganas

18 SEP 2020

take Rs.3,00,000/- on or before the day of registering the development agreement and balance Rs.10,00,000/- shall take on the day of taking possession of Land Owners' allocation. The additional consideration shall not be considered as refundable and / or adjustable i.e. it is clearly forfeited amount.

5. **That** the Developer shall complete the said new G+IV storied building and shall deliver the peaceful vacant physical possession of the Land Owners' allocation of Schedule-'B' hereunder to the Land Owners **either** within 18 months from the date of starting the construction work of the new building **or** within 24 months from the date of obtaining the sanctioned building plan from the competent authority. However the Developer will be given an extended six months to complete the entire project in the event of natural calamities i.e. force majeure/unavoidable circumstances. If the Developer deliberately fails and neglects to delay in completion the entire project and/or to handover the Land Owners' allocation within the stipulated period with aforesaid extension period mentioned hereinabove, the Developer shall pay sum of Rs. 2,000/- only per month to each Land Owner towards compensation till the handover of Land Owners' allocation for the said delayed periods.

6. **That** the Developer shall use the existing electric meter for the project purpose and thereafter Developer shall install main service electric metre at the cost of Developer. Individual unit meter in the name of the Land Owners and/or their nominee/s for the Land Owners' allocation shall install at the cost of Land Owners but under the supervision of the Developer.

7. **That** the Developer shall use the existing water connection line for the project purpose and thereafter the Developer shall arrange the water connection, if newly needed, for the new G+IV storied building from the competent authority at its own cost.

A handwritten signature in blue ink, appearing to be 'S. D. S.', is written at the bottom right of the page.



7

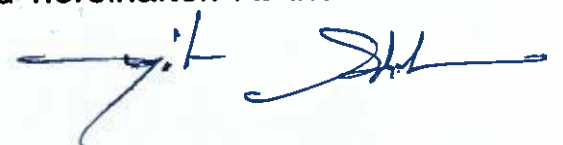
District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

8. **That** the Land Owners have right to get two alternative accommodations of which only rent whereof shall be borne by the Developer from date of taking delivery of possession of the said land and premises of Schedule-'A' from the Land Owners till the Developer delivers the Land Owners' allocation to the Land Owners.

Be it noted here, after completion of the Land Owners' allocation in habitable condition, the Developer shall issue a notice to the Land Owners in respect of completion of Land Owners' allocation. Within 30 days from the day of receiving the said notice, the Land Owners will inspect their allocated area. After full satisfaction, the said two alternative accommodations shall vacate and shift to the Land Owners' allocation. Failing which, after the expiry of the said 30th day, the Developer shall cease for making payment of the rent for the said two alternative accommodations and the Land Owners will be liable for all costs and consequences arising therefrom.

9. **That** the Developer shall on completion of the new G+IV storied building put the Land Owners in undisputed possession of the Land Owners' allocation. As soon as the new G+IV storied building is completed, the Developer shall notice to the Land Owners for their allocation at the G+IV storied building and there being no dispute regarding the completion in terms of this agreement and according to the specification of work and plan thereof. The Land Owners shall inspect their allocation and shall take possession within 30 days from the day of taking the said notice. After 30 days of the said notice and at all times thereafter the Land Owners and/or their nominee/s shall be exclusively responsible for payment of all municipal property taxes, rates, duties and other outgoings and impositions whatsoever payable in respect of the Land Owners' allocation togetherwith liability to pay common expenses for the common areas & utilities as mentioned hereinafter. At the time of





7

District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

possession in favour of Land Owners, the Developer shall issue and give 'Letter of Possession' to the Land Owners.

Indemnity i.e. the developer shall indemnify the land owners :

1. **That** the Developer shall abide by all the safety norms during construction of the new G+IV storied building and follow all statutory and legal norms and keep the Land Owners indemnified.

2. **That** the Developer shall indemnify the Land Owners against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the G+IV storied building.

3. **That** the Developer shall indemnify and keep the Land Owners indemnified in respect of all costs, expenses, liabilities, claims and/or proceedings arising out of any acts done in pursuance of the registered power of attorney as aforesaid.

4. **That** the Developer shall indemnify the Land Owners against all claims and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever include any accident or other loss.

5. **That** the Developer shall indemnify the Land Owners against any demand and/or claim made by the unit holder in respect of the Developer's allocation.

6. **That** the Developer shall indemnify the Land Owners against any action taken by the competent authority of Kolkata Municipal Corporation and / or other authority for any illegal or faulty construction or otherwise for the new G+IV storied building.

7. **That** the Developer shall keep the Land Owners saved harmless and indemnified in respect of any loss, damages, claims, charges and proceedings that may arise due to any thing done by the Developer during the construction of the said building.





7

District Sub-Registrar-1
Alibore, South 24 Parganas

18 SEP 2020

ARTICLE - IV

Force Majeures are as under :-

That the Developer shall obtain sanction building plan and complete the entire new building including the Land Owners' allocation within the stipulated period mentioned hereinabove unless it is prevented by the circumstances like natural calamities, death of labour/s, crisis of building materials etc. which may be found beyond control of the Developer.

ARTICLE - V

Arbitration and Jurisdiction :-

1. **That** all disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability, at first either shall be discussed between the parties herein or shall be referred to such person or persons as be mutually accepted, failing which shall be referred to the **Arbitrator or Arbitrators** for arbitration jointly nominated by the Land Owners and the Developer. The Arbitrator/s shall be entitled to appoint an umpire. The parties hereto agree and convent with each other that they have full trust and faith in the said Arbitrator/s for arbitration and such arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act 1996.

2. **That** in spite of above, in case any of the parties hereto commit any default in fulfilment of their obligations contained herein, then and in such event either party shall be entitled to specific performance and/or damages before the proper authority of **local jurisdiction of court**. The court under which jurisdiction the property under this agreement lies will have the exclusive jurisdiction over this agreement.

3. **That** both the parties herein do hereby undertake to co-operate with each other in all respect to materialized the said development project within the stipulated time.





7

District Sub-Registrar-I
Alipore, South 24 Parganas

18 SEP 2020

ARTICLE - VI

Miscellaneous matters are as under :-

1. **That** if the Developer shall require this agreement to be registered then and in that event upon 7(seven) days notice being given to that effect the Land Owners shall remain present at the appropriate registration office to admit execution of this agreement and the Developer shall provide proper stamp duty and will make payment all other incidental expenses including fees of advocate appointed by the Developer and in no event the land owners shall be liable and/or responsible for the same.

2. **That** either on the day of signing the development agreement or on any extended day, the Land Owners shall remain present at the appropriate registration office to admit execution of development power of attorney in favour of the Developer as envisaged in the Land Owners obligation hereinabove in Article-II and the Developer shall provide proper stamp duty, registration fees and will make payment all other incidental expenses including fees of advocate appointed by the Developer and in no event the Land Owners shall be liable and/or responsible for the same.

3. **That** the Land Owners and the Developer have entered into the agreement purely as a contract and nothing contained herein shall deem to construct as partnership between the parties in any manner whatsoever. The parties can proceed with this agreement.

4. **That** this agreement contains the entire agreement of the parties and no oral representation or statement shall be considered valid or binding upon either of the parties nor shall any provision of this agreement be terminated or waived except by written consent of both the parties i.e. save and except this agreement, no agreement and / or

Handwritten signatures in blue ink, appearing to be the names of the parties involved in the agreement.



7

District Sub-Registrar-i
Alipore, South 24 Parganas

17 8 SEP 2020

oral representation between the parties hereto exists or will have any validity. Both the parties acknowledges upon signing this agreement, that there are no other conditions, stipulations, representations, guarantees or warranties that have been made by the parties.

5. That Land Owners' allocation and the Developer's allocation in the building are clearly and particularly demarcated/ mentioned in the Schedule-'B' and 'C' respectively, so after obtaining the building plan from the competent authority there is no need to make any supplementary agreement regarding demarcation of respective allocations.

SCHEDULE 'A' ABOVE REFERRED TO

(the said land and premises on which new G+IV storied building to be constructed by the Developer as per building rules of maximum height and maximum area as permissible.)

ALL THAT bastu land measuring **6K.-14Ch.-9 sq.ft.** little more or less **with** cement finished **30 years** old and dilapitated two storied residential building measuring totally about **1800 sq.ft.**, out of which on each floor 900 sq.ft. at Mouza-Bansdrone, J.L. No. 45, R.S.-381, Touzi No. 63 & 64, Khatian No. 250, Dag No. 364 at the Premises No. 49, **Bansdrone New Govt. Colony**, Kolkata-700070, **P.S. Regent Park**, **P.O.-Bansdrone**, K.M.C. Ward No. 113, being Assessee No. 31-113-04-0049-1, S.R. & D.R. Office at Alipore, alongwith all easement right, title, interest, possession whatsoever therein. Butted and bounded the premises in the manner following :-

on the North : **25' wide road**,
on the East : **12' wide road**,
on the South : **203, Chirantani Park**
on the West : **333, Bansdrone Road**





7

District Sub-Registrar-1
Alipore, South 24 Parganas

14 0 SEP 2020

SCHEDULE 'B' ABOVE REFERRED TO

(Land Owners' allocation at the new G+IV storied building)

Save and except the Developer's allocation as described in the Schedule - 'C' hereunder, the Land Owners jointly are entitled to hold and enjoy four (4) flats, out of which (i) one flat from 2nd floor, north-west side, measuring little more or less 800 sq.ft. covered area, (ii) one flat from 4th floor, south-west side, measuring little more or less 400 sq.ft. covered area, (iii) one flat from 4th floor, south-west side, measuring little more or less 400 sq.ft. covered area and (iv) one flat from 4th floor, south-east side, measuring little more or less 800 sq.ft. covered area with two car parking space measuring about 260 sq.ft. covered area on the ground floor under front - back adjustment system togetherwith undivided proportionate share in the land of Schedule-'A' togetherwith undivided proportionate share on common portions of the building / premises mentioned in the Schedule-'D' togetherwith liabilities to pay the proportionate cost on common portions of the new building as mentioned in the Schedule-'E' togetherwith common restrictions as mentioned in the Schedule-'F'.

SCHEDULE 'C' ABOVE REFERRED TO

(Developer's allocation at the new G+IV storied building)

Save and except the Land Owners' allocation as described in the Schedule-'B' hereinabove, the Developer and its successors-in-office are entitled to hold & enjoy the rest portion of the constructed area of the G+IV storied building from ground floor to ultimate floor togetherwith undivided proportionate share in the land of Schedule-'A' togetherwith undivided proportionate share on common portions of the building / premises mentioned in the Schedule-'D' togetherwith liabilities to pay the





7

District Sub-Registrar
Alipore, South 24 Parganas

10 SEP 2020

proportionate cost on common portions of the new building as mentioned in the Schedule-'E' **togetherwith** common restrictions as mentioned in the Schedule-'F' **with** car parking / two wheeler spaces.

SCHEDULE 'D' ABOVE REFERRED TO

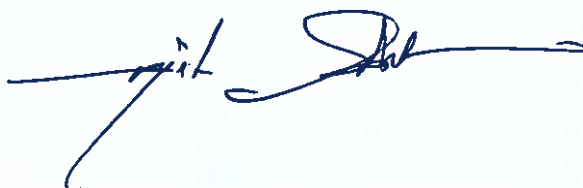
(common rights on the common portions/areas for all unit owners)

- (i) ultimate roof, staircases and lift with lift well
- (ii) staircase landings on all floors from the ground to the ultimate roof.,
- (iii) common passage,
- (iv) water pump, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- (v) common electrical wiring, fittings and fixtures.
- (vi) drainage and sewerage.
- (vii) boundary walls and main gates.
- (viii) such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and areas including side spaces and back spaces to be left open according to sanctioned plan.

SCHEDULE 'E' ABOVE REFERRED TO

(common expenses to be effected from the date of transfer)

The expenses proportionately shall inter-alia include all expenses for maintaining, operating, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing, amending, renewing, insurance,





7

District Sub-Registrar-
Alipore, South 24 Parganas
18 SEP 2020

litigation, rates, taxes & outgoings and staff expenses for the said building. Any other expenses that may be incurred for rendering maintenance and operation of all the common parts, utilities, facilities, amenities and any other amenities not specifically mentioned.

SCHEDULE 'F' ABOVE REFERRED TO

Covenants, terms, conditions, restrictions and obligations to be observed and performed by the all occupiers of the building whether Lane Owners' allocation and Developer's allocation are as under :-

1. **That** all occupiers of the building shall abide by all laws, bye-laws, rules and regulations of the competent authority in enjoying the occupation of the building.

2. **That** all occupiers of the building will jointly form an ad-hoc common body/committee to look after the maintenance of the building.

3. **That** the common areas and facilities shall remain undivided and no flat owners of any flat or portion of the said building shall be entitled to make partition or division and/or cause to obstruct and do any act or things whereby the use and enjoyment of the common parts of the said building and/ or said premises be in any way prejudicially effected.

4. **That** all occupiers of the building will bear proportionate tax, maintenance cost, day to day expenditure of their respective allocation as settled by the committee of the unit owners.

5. **That** the owners or occupiers of the flat in the said building shall not at any time demolish or remove or damage or cause to be





7
District Sub-Registrar
Alipore, South 24 Parganas

18 SEP 2020

damaged for make any addition alteration except for repair and/or replace any fixture and fittings and/or reconstruction in case its becoming heavily damaged in the elevation .

6. **That** no flat owners/occupiers shall throw or accumulate or cause to be thrown or accumulated any dirt, rubbish or other refuses within their flat or in the compound or any portion of the said building or the plot of land comprising the premises or permit the same to be thrown into sinks, baths, lavatories, cisterns or waste or rolied pipes, in the said flat.

7. **That** no flat owners shall keep and store in their flat any goods or hazardous or inflammable or combustible nature for which are so heavy as to adversely affect the construction of the structure of the said building.

8. **That** no flat owners of the building/premises shall use the flat or any part thereof for any purpose other than for residential purpose nor shall use the same in such manner as to cause nuisance, annoyance to the owners and occupiers of the other flats nor shall use or allow the flat to be used for any illegal or immoral purpose.

9. **That** not to make any noise by use or play on any musical instrument, radio, television or amplifiers beyond permissible limits as per law or do any work to act conduct himself/herself/themselves in such a way that may reasonably cause irritation, annoyance or disturbances to any other resident or neighbour.

10. **That** not to arrange any public function other than social and / or religious function in any part of the said building or the land except with the permission of the owners association of the said building.





7

District Sub-Registrar-I
Alipore, South 24 Parganas

18 SEP 2020

SCHEDULE 'G' ABOVE REFERRED TO
(Manner of work and Specifications)

Plynth height from the road level shall be 2' approx. and entire super structure shall be 10 years guranted by the Developer.

Foundation/Concrete / Structural Frame :

All RCC works in foundations, columns, beams, slabs, lintels, chajjas etc. will be done in 4:2:1 ratio.

External Wall :

5" thick brick work with a standard brick in cement mortar 1:5.

Partition wall and interior wall :

3" thick brick work with a standard brick in cement mortar 1:4.

External / Internal Plaster :

(a) 12mm thick inside plaster with sand cement mortar in 4:1 ratio.

(b) 19 mm thick outside plaster with sand cement mortar in 4:1 ratio.

Plastering shall be with coarse variety of sands.

Doors : All doors, except toilet/w.c., shall be of commercial water proof (flush type door) with filmy glassy finish and the performace standard of the doors will be green ply standard with 1 $\frac{1}{2}$ " thickness (Marbon brand with 5 years guaranted) with godrej lock and doors of toilet/w.c. shall be PVC make.

Flooring : Entire floor of the flat shall be finished by marble slab (3'x2'). Staircases of the building from ground to roof shall be marble finished.

Window : All windows of the flat shall be aluminium sliding.

Kitchen : Cooking platform top will be green granite and kitchen wall upto 3ft height from kitchen top with digital tiles with C/P bib cock provided in the kitchen for water supply, one 15 amp plug point for mixure machine/micro-oven, one exhaust fan point and one general plug point. Steel sink shall be provided. One point for accquaguard.

Toilet : Digital tiles upto 6' hight from the floor and shall be finished on





7

District Sub-Registrar-1
Alipore, South 24 Parganas

18 SEP 2020

four side walls with concealed pipe line for water supply, geezer point, one general water point, one basin for hand wash, comode with cistern with C/P bib cock provided, one exhaust fan point, one light point and one general plug point. Toilet fittings shall be MNC make brand.

W.C. : Digital tiles upto 6' hight from the floor and shall be finished on four side walls with concealed pipe line for water supply, one general water point, one basin for hand wash, comode with cistern with C/P bib cock provided, one exhaust fan point, one light point and one general plug point.

Drawing-cum-dining room : Concealed cable and phone connecting points will be provided, one fan point, two light points, one 15 amp. plug point for frize, one general plug point.

Bed Room : One fan point, two light points, one general plug point. A.C. point shall be provided only one bed room at each flat.

Balcony : Shall be marble finished with 3' height steel finished railing.

Stair : Staircase shall be marble finished and stair railing shall be steel finished

Electrical wiring :

All wires will be concealed and shall be completed by 1st class quality built-in-switch-board and piano switch will be provided. Finolex wire and Anchor switch shall be provided.

Water supply :

Corporation water connection will be provided in the complex and 1 HP pumpset with motor and sensor will be provided for lifting water from under ground reservoir to overhead reservoir and shall be connected with the flat for smooth supply.





7

District Sub-Registrar-1
Alipore, South 24 Parganas

10 SEP 2020

Sanitary :

- (a) G.I. Fittings and pipes of standard quality for concealed water line and H.D.P. Pipes of best quality for External water line.
- (b) Porcelain Pan-European Orissa or Gujrat style will be provided in bathrooms.
- (c) Concealed internal hot and cold lines as necessary in one toilet of each individual land owners flat.
- (d) CP stopcock, bibcock, angular stop cock, pillar cock etc. in bathrooms and kitchen as necessary.
- (e) Porcelain hand wash basin in each toilet.
- (f) Necessary drain/sewerline, inspection pits with connection complete with main Municipal Sewerage line.
- (g) Water pump coupled with motor 1 to 1.5 BHP with sensor as necessary for lifting water to overhead water reservoir from underground water reservoir.
- (h) P.V.C. rainwater pipe for roof water disposal.

Painting :

- (a) All interior walls of the flats would be paris finished.
- (b) All outside walls would be putty finished and thereafter weather coat colour based paint will be used on outside walls.
- (c) Synthetic primer will be done on all wooden and steel work of doors and windows.

Lift :

shall be completed as per design of the sanctioned building plan.

Roofing :

I.P.S. finish over the roof.

Extra charges for any extra work other than the specifications mentioned hereinabove shall be borne by the respective flat owners whether Land Owners' allocation and / or Developer's allocation.





7

District Sub-Registrar-i
Alipore, South 24 Parganas

18 SEP 2020

lee

IN WITNESS we, the said Land Owners and Developer have hereto put our signatures on this the ...18th day of October 2020.

Signed, sealed and delivered in the presence of following witness.

Full signature with complete address of the following witness.

1. Debdulal Banerjee
58/45, Pallisree
Kal. 700092

2. Mahadeb Dey
1/119 Sree colony
Kal - 92

1. Rima Roy
2. Gourav Roy
3. Nupur Roy
4. Nupur Roy.

Signature of the Land Owners

- (1) Smt. Rima Roy
signed and appeared by self
- (2) Sri Gourav Roy
signed and appeared by self
- (3) Smt. Nupur Roy
signed and appeared by self
- (4) Kumari Ranita Roy
signed and appeared by natural guardian Smt. Nupur Roy



Signature of the Developer
'Amar Basa Private Limited'
signed by its Authorised Director
Sri Rajat Ghosh

As per available documents and informations supplied by parties herein
Drafted by me at my office :


Mr. Punyabrata Roy Chowdhury
Advocate

Enrollment No. WB/1422/1980
Alipore Judges' Court
Office : 8A, Pallisree, Kolkata-700092
Mobile : 98303 29585



7
District Sub-Registrar-
Aliore, South 24 Parganas

18 SEP 2020



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-008533935-8

GRN Date: 15/09/2020 21:22:36

BRN : 4746544038403

SBI ePay txn No. : 025921398145

Payment Mode :

BHIM UPI-SELF

Payment Gateway

SBI EPay-State Bank of India

BRN Date:

15/09/2020 21:24:38

SBI ePay txn Date.

15/09/2020 21:24:06

DEPOSITOR'S DETAILS

Name : AMAR BASA PRIVATE LIMITED

Id No. : 2001123161/5/2020

Contact No.

null

E-mail :

Mobile No. +91 8697909888

Address :

50 PALLYSREE PS NETAJI NAGAR KOL700092

User Type :

Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001123161/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	39021
2	2001123161/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	9521

Total Amount

48542

In Words : Rupees Forty Eight Thousand Five Hundred Forty Two Only.









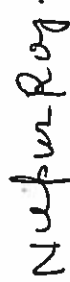




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16012001123161/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt RIMA ROY 49, BANSDRONI NEW GOVT COLONY, P.O:- REGENT PARK, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700070	Land Lord			
2	Mr GOURAV ROY 49, BANSDRONI NEW GOVT COLONY, P.O:- BANSDRONI, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700070	Land Lord			
3	Smt NUPUR ROY 49, BANSDRONI NEW GOVT COLONY, P.O:- BANSDRONI, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700070	Land Lord			



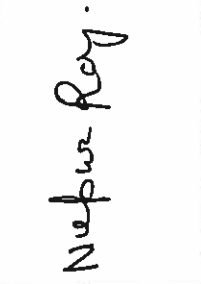





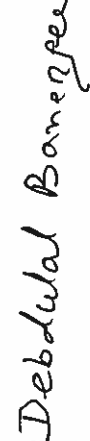


7

District Sub-Registrar-1
Alboore, South 24 Parganas

18 SEP 2020

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	Smt NUPUR ROY 49, BANSDRONI NEW GOVT COLONY, P.O:- BANSDRONI, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700070	Guardian of Land Lord [Kumari RANITA ROY]			
5	Mr RAJAT GHOSH 91B, ASWINI NAGAR COLONY MINA PARA ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Representative of Developer [AMAR BASA PRIVATE LIMITED]			
SI No.	Name and Address of identifier	Identifier or	Photo	Finger Print	Signature with date
1	Mr DEBDULAL BANERJEE Son of Late MIHIR BANERJEE 58/45, PALLISREE P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092	Mr GOURAV ROY, Smt NUPUR ROY, Smt NUPUR ROY, Mr RAJAT GHOSH			

(Maitreyee Ghosh)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



7

District Sub-Registrar-
Alipore, South 24 Parganas

17 8 SEP 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



नाम/ Name
RIMA ROY

DDKPR6283N

पिता का नाम/ Father's Name
NARAYAN CHANDRA SARKHEL

Rima Roy



जन्य की तारीख/ Date of Birth
22/02/1972

हस्ताक्षर/ Signature

01112017

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पेन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्रि स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Rima Roy





ভারত সরকার
Unique Identification Authority of India
Government of India

ভনিককৃত্তির আই ডি/Enrollment No.: 1040/20031/05389

To
শ্রীমা রায়
Rima Roy
C-1 SREEKANAN BANSDRONI ROAD
BANSDRONI Bendsroni
Bansdroni South Twenty Four Parganas
West Bengal 700070



আপনার আধার সংখ্যা/ Your Aadhaar No.:

4898 2664 0659

আধার - সাধারণ মানুষের অধিকার



সংস্কার-স্বাক্ষর
GOVERNMENT OF INDIA

শ্রীমা রায়
Rima Roy
পিতা : নারায়ণ চন্দ্র সর্কহেল
Father : NARAYAN CHANDRA SARKHEL
অবস্থা / Year of Birth : 1972
মহিলা / Female



4898 2664 0659

আধার - সাধারণ মানুষের অধিকার

Rima Roy

16D44620



ভারতীয় পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
C-1 SREEKANAN,
BANSDRONI ROAD,
BANSDRONI, Bansdroni,
Bansdroni, South Twenty
Four Parganas, West
Bengal, 700070

194
1000 180 1947

map@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন যারা গ্রাণ্ড করেন।

INFORMATION

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

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



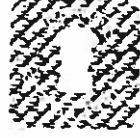
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DDKPR6280R



नाम/ Name
GOURAV ROY

पिता का नाम/ Father's Name
GOUTAM ROY

जन्म की तारीख/ Date of Birth
17/01/1995

Gourav Roy
हस्ताक्षर/ Signature



Gourav Roy

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in





ভারত সরকার
Unique Identification Authority of India
Government of India

চলিতকৃত আই ডি/Enrollment No.: 1040/20031/05390

To
গৌরব রায়
Gourav Roy
C-1 SREEKANAN BANSORONI ROAD
BANSORONI Bansdroni
Bansdroni, South Twenty Four Parganas
West Bengal 700070



16039265



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7255 2104 0922

আধার - সাধারণ মানুষের অধিকার

Gourav Roy



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অ্যাপ্লিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

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

16039265



স্বাক্ষরিত
GOVERNMENT OF INDIA



গৌরব রায়
Gourav Roy
পিতা : গৌতম রায়
Father : GOUTAM ROY
জন্ম তারিখ / Year of Birth : 1995
মুদ্রণ / Make

7255 2104 0922

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



ঠিকানা:
সি-১ শ্রীকানন, বাঁজানী রোড,
বাঁজানী, বাঁজানী, পি. ২৪
পারগনা, পশ্চিমবঙ্গ, ৭০০০৭০
Address:
C-1 SREEKANAN,
BANSORONI ROAD,
BANSORONI, Bansdroni,
Bansdroni, South Twenty
Four Parganas, West
Bengal, 700070

P.O. Box No.1947,
Bangalore-560 001

www.uidai.gov.in

help@uidai.gov.in

1947
1800 180 1947



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DMIPRB580K



नाम / Name
NUPUR ROY

पिता का नाम / Father's Name
KHAGENDRA NATH BISWAS

जन्म की तारीख / Date of Birth
08/10/1976

Nupur Roy
हस्ताक्षर / Signature



16042016

Nupur Roy

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने।
आयकर पैन सेवा इकाई, एन एस डी यू
इवी मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Service Unit, NSDC
5th floor, Manji Sterling
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: unit@nsdl.co.in





भारत सरकार
GOVERNMENT OF INDIA



নুপুর রায়
Nupur Roy
পিতা : খগেন্দ্র নাথ বিস্বাস
Father : Khagendra Nath Biswas
জন্ম সাল / Year of Birth : 1976
মহিলা / Female



7677 4000 4563

আধার - সাধারণ মানুষের অধিকার

Nupur Roy.



ভারতীয় পরিচয় পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২/১৭৭বি, বিজয়গড়, জাদবপুর,
জাদবপুর বিশ্ববিদ্যালয়, কোলকাতা,
পশ্চিমবঙ্গ, 700032

Address:
2/177 B, BIJOYGARH,
JADAVPUR, Jadavpur
University S.O, Jadavpur
University, Kolkata, West
Bengal, 700032



1847
1800 180 1847



help@uidai.gov.in



www.uidai.gov.in

P.O. Hm No.1847,
Bengaluru-560 001





भारत सरकार

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19970/00528

To
রানিতা রায়
Ranita Roy
2/177 B BIJUYGARH
JADA/PUR Jadavpur University SO
Jadavpur University Kolkata
West Bengal 700032

MN18756467DF



আপনার সংখ্যা/ Your No. :

8502 9327 2239

সাধারণ - সাধারণ মানুষের অধিকার



भारत सरकार
GOVERNMENT OF INDIA



রানিতা রায়
Ranita Roy
পিতা : রনাবীর রায়
Father : RANABIR ROY
জন্ম বার / Year of Birth : 1970
মহিলা / Female

8502 9327 2239



সাধারণ - সাধারণ মানুষের অধিকার

Ranita Roy

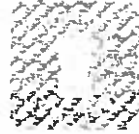




आयकर विभाग
INCOME TAX DEPARTMENT
AMAR BASA PRIVATE LIMITED



भारत सरकार
GOVT. OF INDIA



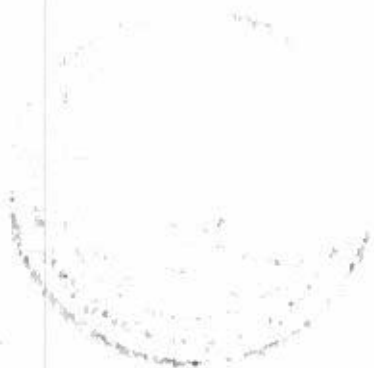
28/06/2016
Permanent Account Number
AAOCA5307R

09072016

[Handwritten signature]

1

[Handwritten mark]

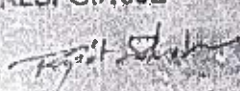





आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RAJAT GHOSH
 DHIREN CHANDRA GHOSH
 18/10/1974
 Permanent Account Number
ALSPGR130E


 Signature

Rajat Ghosh

In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, CIT (TS)
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचना दें/वापस करें :
 आयकर पत्र सेवाएँ, सीटी (टीएस)
 प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
 नवी मुंबई-400 614.

Rajat Ghosh





ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/22203/00310

To
 রজত ঘোষ
 Rajat Ghosh
 10/46 BIJOYGARH
 JADAVPUR
 Jadavpur University
 Jadavpur University
 Circus Avenue Kolkata
 West Bengal 700032

09/11/2013
 0743115

MN677431153FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7250 8936 1921

আধার - সাধারণ মানুষের অধিকার



Government of India



রজত ঘোষ
 Rajat Ghosh
 পিতা : ধীরেন ঘোষ
 Father DHIREN GHOSH
 জন্মতারিখ / DOB : 18/10/1974
 পুরুষ / Male



7250 8936 1921

আধার - সাধারণ মানুষের অধিকার

[Handwritten signatures]





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাঙ্কিত আই ডি/Enrollment No.: 1040/19906/18649

To
দেবদুলাল ব্যানার্জী
Debdulal Banerjee
22/12/2012
58/45 PALLYSHREE
Regent Estate S.O
Regent Estate Kolkata
West Bengal 700092

7901706
MN079017067DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9998 4591 8852

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



দেবদুলাল ব্যানার্জী
Debdulal Banerjee
পিতা : মিহির ব্যানার্জী
Father : MIHIR BANERJEE
জন্ম সাল / Year of Birth : 1972
পুরুষ / Male

9998 4591 8852



আধার - সাধারণ মানুষের অধিকার

Debdulal Banerjee



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2020, Page from 54941 to 55007

being No 160101100 for the year 2020.



Digitally signed by MAITREYEE GHOSH
Date: 2020.09.22 14:16:58 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2020/09/22 02:16:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

100
100
100

100
100
100

Major Information of the Deed

Deed No :	I-1601-01100/2020	Date of Registration	21/09/2020
Query No / Year	1601-2001123161/2020	Office where deed is registered	
Query Date	14/09/2020 4:51:45 PM	1601-2001123161/2020	
Applicant Name, Address & Other Details	PUNYABRATA ROY CHOWDHURY Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830329585, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 39,00,000/-]		
Set Forth value	Market Value		
Rs. 39,00,000/-	Rs. 81,64,280/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 39,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BANSDRONI NEW GOVT.COLONY, , Premises No: 49, , Ward No: 113 Pin Code : 700070

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	6 Katha 14 Chatak 9 Sq Ft	35,00,000/-	64,54,280/-	Property is on Road
Grand Total :				11.3644Dec	35,00,000 /-	64,54,280 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	4,00,000/-	17,10,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 900 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1800 sq ft	4,00,000 /-	17,10,000 /-	

1 1
1 1

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt RIMA ROY Wife of Late GOUTAM ROY 49, BANSDRONI NEW GOVT COLONY, P.O:- REGENT PARK, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DDxxxxxx3N, Aadhaar No: 48xxxxxxxx0659, Status :Individual, Executed by: Self, Date of Execution: 18/09/2020 , Admitted by: Self, Date of Admission: 18/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/09/2020 , Admitted by: Self, Date of Admission: 18/09/2020 ,Place : Pvt. Residence
2	Mr GOURAV ROY (Presentant) Son of Late GOUTAM ROY 49, BANSDRONI NEW GOVT COLONY, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DDxxxxxx0R, Aadhaar No: 72xxxxxxxx0922, Status :Individual, Executed by: Self, Date of Execution: 18/09/2020 , Admitted by: Self, Date of Admission: 18/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/09/2020 , Admitted by: Self, Date of Admission: 18/09/2020 ,Place : Pvt. Residence
3	Smt NUPUR ROY Wife of Late RANABIR ROY 49, BANSDRONI NEW GOVT COLONY, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DMxxxxxx0K, Aadhaar No: 76xxxxxxxx4563, Status :Individual, Executed by: Self, Date of Execution: 18/09/2020 , Admitted by: Self, Date of Admission: 18/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/09/2020 , Admitted by: Self, Date of Admission: 18/09/2020 ,Place : Pvt. Residence
4	Kumari RANITA ROY Daughter of Late RANABIR ROY 49, BANSDRONI NEW GOVT COLONEY, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: DMxxxxxx0K, Aadhaar No: 85xxxxxxxx2239, Status :Minor, Executed by: Guardian, Executed by: Guardian

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AMAR BASA PRIVATE LIMITED 50, PALLYSREE P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Guardian Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt NUPUR ROY Wife of Late RANABIR ROY 49, BANSDRONI NEW GOVT COLONY, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: DMxxxxxx0K, Aadhaar No: 76xxxxxxxx4563 Status : Guardian, Guardian of : Kumari RANITA ROY



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJAT GHOSH Son of Late DHIREN GHOSH 91B, ASWINI NAGAR COLONY MINA PARA ROAD, P.O:- REGENT PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0E, Aadhaar No: 72xxxxxxxx1921 Status : Representative, Representative of : AMAR BASA PRIVATE LIMITED (as AUTHORISED DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBDULAL BANERJEE Son of Late MIHIR BANERJEE 58/45, PALLISREE P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092			
Identifier Of Smt RIMA ROY, Mr GOURAV ROY, Smt NUPUR ROY, Smt NUPUR ROY, Mr RAJAT GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt RIMA ROY	AMAR BASA PRIVATE LIMITED-2.84109 Dec
2	Mr GOURAV ROY	AMAR BASA PRIVATE LIMITED-2.84109 Dec
3	Smt NUPUR ROY	AMAR BASA PRIVATE LIMITED-2.84109 Dec
4	Kumari RANITA ROY	AMAR BASA PRIVATE LIMITED-2.84109 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt RIMA ROY	AMAR BASA PRIVATE LIMITED-450.00000000 Sq Ft
2	Mr GOURAV ROY	AMAR BASA PRIVATE LIMITED-450.00000000 Sq Ft
3	Smt NUPUR ROY	AMAR BASA PRIVATE LIMITED-450.00000000 Sq Ft
4	Kumari RANITA ROY	AMAR BASA PRIVATE LIMITED-450.00000000 Sq Ft



100
100

100

100

100

100

100

100

On 18-09-2020

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

Presented for registration at 17:10 hrs on 18-09-2020, at the Private residence by Mr GOURAV ROY , one of the Executants.

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

Execution is admitted on 18/09/2020 by 1. Smt RIMA ROY, Wife of Late GOUTAM ROY, 49, BANSDRONI NEW GOVT COLONY, P.O: REGENT PARK, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mr GOURAV ROY, Son of Late GOUTAM ROY, 49, BANSDRONI NEW GOVT COLONY, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Student, 3. Smt NUPUR ROY, Wife of Late RANABIR ROY, 49, BANSDRONI NEW GOVT COLONY, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by Mr DEBDULAL BANERJEE, , , Son of Late MIHIR BANERJEE, 58/45, PALLISREE P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

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

Execution is admitted on 18-09-2020 by Mr RAJAT GHOSH, AUTHORISED DIRECTOR, AMAR BASA PRIVATE LIMITED (Others), 50, PALLYSREE P.S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24 -Parganas, West Bengal, India, PIN - 700092

Indetified by Mr DEBDULAL BANERJEE, , , Son of Late MIHIR BANERJEE, 58/45, PALLISREE P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

Executed by Guardian

Execution is admitted by Smt NUPUR ROY, , Wife of Late RANABIR ROY, 49, BANSDRONI NEW GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession House wife as the guardian of minor Kumari RANITA ROY 49, BANSDRONI NEW GOVT COLONEY, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070

Indetified by Mr DEBDULAL BANERJEE, , , Son of Late MIHIR BANERJEE, 58/45, PALLISREE P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

Maitreyee Ghosh

**Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 21-09-2020

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.

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 81,64,280/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,053/- (B = Rs 39,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 39,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2020 9:24PM with Govt. Ref. No: 192020210085339358 on 15-09-2020, Amount Rs: 39,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4746544038403 on 15-09-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 9,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29660, Amount: Rs.500/-, Date of Purchase: 19/08/2020, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2020 9:24PM with Govt. Ref. No: 192020210085339358 on 15-09-2020, Amount Rs: 9,521/-, Bank: SBI EPay (SBlePay), Ref. No. 4746544038403 on 15-09-2020, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



3 1

10 11

12

13

14

15



Thumb

1st finger

Middle Finger Ring Finger Small Finger

Name RAJAT GHOSH

Signature



Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RIMA ROY

Signature



Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name GOURAV ROY

Signature



Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name NUPUR ROY

Signature



↙
District Sub-Registrar-
Alipore, South 24 Parganas

18 SEP 2020