

6330/18

T-05369/18

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

1605-0001274762/18

X 268539

Obtained from the Registrar of Companies  
in accordance with the provisions of the  
Companies Act, 1956.

10 AUG 2018

DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT made  
this the 10<sup>th</sup> day of August, Two Thousand Eighteen BETWEEN:

(1) SMT. SUSAMA ROY, (PAN-AJBPR7380J ), wife of Late Chitta  
Ranjan Roy, by faith Hindu, by occupation housewife, 2) SRI SANJOY ROY,  
(PAN- AJBPR7379D) son of Late Chitta Ranjan Roy by faith Hindu, by  
occupation business, 3) SRI MRITYUNJOY ROY, (PAN-ADUPR9265M ),

1.44  
10.8.18

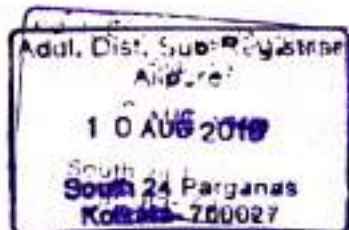
039809

Sl. No. .... Sold to..... SWAPAN KUMAR DAS  
Advocate  
Address..... High Court, Calcutta

**A. K. Maity**  
Licensed Stamp Vendor  
10, Old Post Office Street  
Kolkata - 700001

Rs. 50/- (Rupees Fifty) only  
Issue Date:....., Sign.....

9 AUG 2018



Nanta Jm  
s/o Late S. Jm  
6, Baker Road  
Kolkata  
Rs 2 Po. Alipore



son of Late Chitta Ranjan Roy, by faith Hindu, by occupation business and 4) SRI SANJIB ROY, (PAN- AJBPR7382L), son of Late Chitta Ranjan Roy, by faith Hindu, by occupation business - all residing at the Premises No. 46/9/1, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, Kolkata- 700019, hereinafter collectively referred to as the "OWNERS" (which expression unless excluded by or repugnant to the context hereof shall mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

✓ GRIHO NIRMAN ASSOCIATES, (PAN- AAFFG9883N), a Partnership firm having its Principal Office and registered office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, District - South 24 Parganas, herein represented by its Partners, (1) SRI ASHOKE KUMAR ROY, (PAN - ADEPR5803R), son of Late Hirendra Lal Roy, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at the premises No. 1/1A, Jamini Roy Sarani (formerly Ballygunge Place East), Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, District - South 24 Parganas and (2) SRI ARJUN SINGH, (PAN - ASQPS8610L), son of Late Shyamji Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at the premises No. 82/8A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, District - South 24 Parganas hereinafter collectively referred to as the "PROMOTERS/ DEVELOPERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives successors-in-office and assigns) of the OTHER PART;

W H E R E A S originally one Sri Chandra Nath Roy Safui, was the sole and absolute Owner of landed property measuring about 3 (three) Bighas 15

(fifteen) Cottahs 15 (fifteen) Chittacks 31 (thirty one) Square feet lying and situated in the District 24 Parganas, within the city of Calcutta under Mouza Dakshin Ballygunge, Touzi No. 1298 within the District Collectorate of 24 Parganas under Government Khas Mahal Dihi Panchannagram, Grand Division V, Sub Division I, Being Holding No. 123, Thana Ballygunge, known and numbered as Premises No. formerly 14, Dihi Srirampore Lane subsequently 46/9, Ballygunge Place Lane in the records of The Calcutta Municipality under the Sub Registration Office at Sealdah, together with many other landed properties lying and situated under respective descriptions thereof.

AND WHEREAS the said Chandra Nath Roy Safui while being absolutely and peacefully seized and possessed of the said property together with many other landed properties, died on 19<sup>th</sup> Kartick 1319 B.S. leaving behind a WILL/Testament whereby bequeathing all the properties standing in his name unto his three sons namely Sri Sridhar Chandra Roy, Sri Bijoy Krishna Roy and Sri Atul Krishna Roy making provisions therein as to the administration and management of his all properties by appointing his eldest son Sri Sridhar Chandra Roy as the Executor of the said WILL/Testament.

AND WHEREAS the said Sri Sridhar Chandra Roy being the Executor of the said WILL/Testament filed an application before the Ld. Court of the District Delegate at Alipore praying for grant of the Probate of the said WILL/Testament executed by his father Chandra Nath Roy Safui, since deceased, being Act XXXIX Case No. 14 of 1913 and accordingly the Probate of the said WILL/Testament was granted by the Court of the Ld. District Delegate at Alipore on 17.07.1913 accordingly in favour of the said Executor.

AND WHEREAS by virtue of granting the said Probate in respect of the said WILL/Testament the properties left by Chandra Nath Roy Safui, devolved upon his three sons namely Sri Sridhar Chandra Roy, Sri Bijoy Krishna Roy and



Sri Atul Krishna Roy and they became absolute Joint Owners in respect of their undivided share therein and were completely seized and possessed of the same.

AND WHEREAS the said Sri Sridhar Chandra Roy being the Executor administered and managed the Estate left by said Chandra Nath Roy Safui and assented to the legacy in favour of himself and his brothers in respect of all the properties left by said Chandra Nath Roy Safui including the specifically described landed property mentioned above.

AND WHEREAS subsequently on 5<sup>th</sup> August 1921, by virtue of the order of the Court of the Ld. District Delegate at Alipore Sri Bijoy Krishna Roy, being the second son of said Chandra Nath Roy Safui, became the Co-Executor together with said Sri Sridhar Chandra Roy and jointly administered and managed all the property matters left by said Chandra Nath Roy Safui.

AND WHEREAS due to difference of opinion occurred in between the said three brothers namely, Sri Sridhar Chandra Roy, Sri Bijoy Krishna Roy and Sri Atul Krishna Roy with regard to the possession and enjoyment of the properties left by their deceased father Late Chandra Nath Roy Safui all the three brothers in the year 1348 B.S with mutual consent of each other made allotment out of the entire properties left by their said deceased father by amicable understanding with regard to their respective individual share with demarcation which got effected on and from 1349 B.S.

AND WHEREAS the said Sri Sridhar Chandra Roy died intestate on 4<sup>th</sup> Kartick 1350 B.S. leaving behind him his two sons namely, Sri Protiva Chandra Roy and Sri Pranab Prasad Roy as his legal heirs who inherited the properties in respect of proportionate share therein left by their said father Sridhar Chandra Roy since deceased.

AND WHEREAS due to the death of Sridhar Chandra Roy, who was one of the Joint Executor, the other Co-Executor Sri Bijoy Krishna Roy became the

sole surviving Executor of the said WILL/Testament of said Chandra Nath Roy Safui.

AND WHEREAS in the year 1355 B.S. in respect of some of the properties, excepting the properties which has already been allotted by virtue of amicable understanding, the sons of said Sridhar Chandra Roy, Bijoy Krishna Roy and Atul Krishna Roy got allotment in between themselves separately by executing a Deed of Partition.

AND WHEREAS on 14.12.1951 correspondingly 28<sup>th</sup> Agrahayan, 1358 B.S by executing a Deed of Partition said two sons Sri Protiva Chandra Roy and Sri Pranab Prasad Roy of Late Sridhar Chandra Roy and said Sri Bijoy Krishna Roy and Sri Atul Krishna Roy got separated the remaining landed properties stood in the name of said Chandra Nath Roy Safui which was duly registered in the Office of Sub- Registrar at Sealdah and recorded in Book No.- I, Volume No. 12, Pages 25 to 46, Being No. 144 for the year 1952.

AND WHEREAS by virtue of the said Registered Deed of Partition dated 14.12.1951, the second son of Late Chandra Nath Roy Safui, Sri Bijoy Krishna Roy became the absolute Owner of the  $\frac{1}{3}$ <sup>rd</sup> share of the landed property measuring about 1 Bigha 2 Cottahs 3 Chittacks 23 Square Feet out of the aforesaid total land measuring 3 Bighas, 15 Cottahs 15 Chittacks 31 Square feet lying and situated in the District 24 Parganas, within the city of Calcutta under Mouza Dakshin Ballygunge, Touzi No. 1298 within the District Collectorate of 24 Parganas under Government Khas Mahal Dihi Panchannagram, Grand Division V, Sub Division I, Being Holding No. 123, Thana Ballygunge, known and numbered as Premises No. formerly 14, Dihi Srirampore Lane subsequently 46/9, Ballygunge Place Lane in the records of The Calcutta Municipality under the Sub Registration Office at Sealdah which has been



delinated in the map marked in "Green" colour annexed thereto and mentioned in the "Kha" Schedule in second column in the said Deed of Partition.

AND WHEREAS while said Sri Bijoy Krishna Roy was in peaceful possession and enjoyment as absolute Owner, out of his natural love and affection gifted All that piece or parcel of land measuring 10 (ten) Cottahs 5 (five) Chittacks more or less which has been delinated in the map marked in "Red" colour annexed thereto and mentioned by letter "Kha" in bengali lying and situated in the District 24 Parganas, within the city of Calcutta under Mouza Dakshin Ballygunge, Touzi No. 1298 within the District Collectorate of 24 Parganas under Government Khas Mahal Dihi Panchannagram, Grand Division V, Sub Division I, Being Holding No. 123, Thana Ballygunge, known and numbered as Premises No. formerly 14, Dihi Srirampore Lane subsequently 46/9, Ballygunge Place Lane in the records of The Calcutta Municipality under the Sub Registration Office at Sealdah along with other properties to his youngest son Chitta Ranjan Roy by a registered Deed of Gift (Bengali Dan Patra Kobala) dated 25.10.1957 which was duly registered in the Office of Sub-Registrar at Sealdah and recorded in Book No -I, Volume No. 51, Pages No. 70 to 82, Being No. 2423 for the Year 1957.

AND WHEREAS said Chitta Ranjan Roy being absolutely seized and possessed of the aforesaid properties including the property of which description has been particularly mentioned in the schedule below, the said Chitta Ranjan Roy mutated his name in respect of the property of which description has been particularly mentioned in the schedule below and the same was renumbered as Premises No. 46/9/1, Ballygunge Place, being Assessee No. 110680402711 and in the records of The Calcutta Corporation and completed the construction work of a small two storied building measuring 2050 square feet in a part of the property as mentioned in the schedule hereinbelow and

possessing and enjoying the same by paying the taxes in the concerned office of The Calcutta Corporation.

AND WHEREAS while been seized and possessed of the aforesaid property, particularly mentioned in the schedule below, by said Chitta Ranjan Roy, said Chitta Ranjan Roy died intestate on 13<sup>th</sup> August 1993 leaving behind him his wife Smt. Susama Roy, three sons namely Sri. Sanjoy Roy, Sri. Mrityunjoy Roy and Sri. Sanjib Roy and two daughters namely Smt. Nabanita Biswas and Smt. Nandita Mondal as his legal heirs and successors according to the provision of Hindu Law of succession and thus the said legal heirs and successors of Late Chitta Ranjan Roy became the Joint Owners of the aforesaid land measuring about 10 (ten) Cottahs 5 (five) Chittacks more or less description of which has been particularly mentioned in the schedule below.

AND WHEREAS after the demise of said Chitta Ranjan Roy the aforesaid legal heirs and successors became the Joint Owners in respect of their undivided and undemarcated  $1/6^{\text{th}}$  respective share in the aforesaid property of which description has been particularly mentioned in the schedule below. Thus the legal heirs and successors of said Chitta Ranjan Roy being the Joint Owners in their respective capacity in respect of the property of which description has been particularly mentioned in the schedule below have mutated their names in the Assessment records of The Kolkata Municipal Corporation being Premises No. 46/9/1, Ballygunge Place, Kolkata- 700019 and they have been enjoying the same by paying taxes.

AND WHEREAS the said two daughters of said Chitta Ranjan Roy namely Smt. Nabanita Biswas and Smt. Nandita Mondal out of sheer love and affection have transfer their undivided proportionate  $2/6^{\text{th}}$  share in the aforesaid property of which description has been particularly mentioned in the schedule below measuring about 3 Cottahs 7 Chittacks more or less together with



proportionate share in the said two storied building accordingly by way of a Deed of Gift executed by both the said daughters being the Donors and thereby they have gifted their undivided proportionate  $2/6^{\text{th}}$  share in favour of the Donees respectively their mother Smt. Susama Roy and three brothers Sri. Sanjoy Roy, Sri. Mrityunjoy Roy and Sri. Sanjib Roy by way of a registered Deed of Gift dated 25<sup>th</sup> May, 2018 which was duly registered in the Office of Additional District Sub Registrar, at Alipore and recorded in Book No.- I, Volume No. 1605-2018, Pages- 110099 to 110137, Being No. 160503355 for the Year 2018.

AND WHEREAS by virtue of the said Deed of Gift jointly executed by Smt. Nabanita Biswas and Smt. Nandita Mondal, in favour of Smt. Susama Roy, Sri. Sanjoy Roy, Sri. Mrityunjoy Roy and Sri. Sanjib Roy have become the joint and absolute Owners of aforesaid property description of which has been particularly mentioned in the schedule below being the piece or parcel of land measuring 10 (ten) Cottahs 5 (five) Chittacks more or less lying and situated under Mouza Dakshin Ballygunge, Touzi No. 1298 within the District Collectorate of 24 Parganas under Government Khas Mahal Dihi Panchannagram, Grand Division V, Sub Division I, Being Holding No. 123, formerly Thana Ballygunge, Sub Registration Office formerly Sealdah at present Alipore, known and numbered as Premises No. formerly 14, Dihi Srirampore Lane subsequently 46/9, Ballygunge Place Lane in the records of The Calcutta Municipality at present renumbered as Premises No. 46/9/1, Ballygunge Place, Police Station Gariahat, under Ward No. 68, being Assessee No. 110680402711 within the limits of The Kolkata Municipal Corporation, Kolkata- 700019, in the formerly District of 24 Parganas at present District 24 Parganas South, description of which has been particularly mentioned in the schedule below.

AND WHEREAS Smt. Susama Roy, Sri. Sanjoy Roy, Sri. Mrityunjay Roy and Sri. Sanjib Roy have now decided and agreed to develop their property as the lawful Joint Owners of All that piece or parcel of land measuring 10 (ten) Cottahs 5 (five) Chittacks more or less lying and situated under Mouza Dakshin Ballygunge, Touzi No. 1298 within the District Collectorate of 24 Parganas under Government Khas Mahal Dihi Panchannagram, Grand Division V, Sub Division I, Being Holding No. 123, formerly Thana Ballygunge, Sub Registration Office formerly at Sealdah at present Alipore, known and numbered as Premises No. formerly 14, Dihi Srirampore Lane subsequently 46/9, Ballygunge Place Lane in the records of The Calcutta Municipality at present renumbered as Premises No. 46/9/1, Ballygunge Place, Police Station Gariahat, under Ward No. 68, being Assessee No. 110680402711 within the limits of The Kolkata Municipal Corporation, Kolkata- 700019, in the formerly District of 24 Parganas at present District 24 Parganas South, which is morefully described and mentioned in the "Schedule - A" herein below hereinafter referred to as the said "Property".

AND WHEREAS the-said Joint Owners and Promoters/Developers have jointly agreed and settled terms and conditions for their mutual benefit and interest for finalisation of promoting and developing the "Property" and it covenanted as under :-

1. That the Owners have agreed to develop and promote and the Promoters/Developers have agreed and accepted to develop and promote All that piece or parcel of land measuring 10 (ten) Cottahs 5 (five) Chittacks more or less lying and situated under Mouza Dakshin Ballygunge, Touzi No. 1298 within the District Collectorate of 24 Parganas under Government Khas Mahal Dihi Panchannagram, Grand Division V, Sub Division I, Being Holding No. 123, formerly Thana Ballygunge, Sub Registration Office at formerly Sealdah at



present Alipore, known and numbered as Premises No. formerly 14, Dihl Srirampore Lane subsequently 46/9, Ballygunge Place Lane in the records of The Calcutta Municipality at present renumbered as Premises No. 46/9/1, Ballygunge Place, Police Station Gariahat, under Ward No. 68, being Assessee No. 110680402711 within the limits of The Kolkata Municipal Corporation, Kolkata- 700019, in the formerly District of 24 Parganas at present District 24 Parganas South, which is more fully described and mentioned in the Schedule 'A' hereinbelow hereinafter referred to as 'the said property'.

2. That the Owners have not entered into any Memorandum of Understanding and/or Agreement for Sale and/or Agreement for Joint Venture in connection with the said property with any person or persons, firms or company. If so, all the Agreement previous to this present will be liable to be cancelled and this present Agreement will be in force.
3. That the Owners shall make out a good marketable title of the said property and will produce all the relevant deeds, records, papers and documents to the Promoters/Developers. The Owners herein shall jointly mutate their names in the Assessment records of the Kolkata Municipal Corporation as the absolute Joint Owners of the said premises.
4. That if the said property is found to be notified for requisition by the Government or any Public Body in that event the Owners shall have the option to cancel and rescind this Agreement and any amount of consideration which would have been received by the Owners shall be returned to the Promoters/Developers within a period of 30 (thirty) days.
5. That the Promoters/Developers will bear all cost and expenses for preparing building plan, revised plan, submission of the same,

payment of sanctioned fees and obtaining sanction plan and/or revised sanction plan of the said property from the Kolkata Municipal Corporation and the Owners will sign all papers, documents, plan etc. to be produced by the Promoters/Developers from time to time.

6. The Owners will also execute a registered General Power of Attorney in favour of the Promoters/Developers authorising and empowering Promoters/Developers to take all necessary steps in connection with the construction of the proposed building on the said land, sale of flats and execution of conveyances relating thereto with common facilities in Promoters/Developers allocation in the proposed construction, appointment of Engineers, Architects, Agents, Contractors, etc. and to represent the Owners before the Municipal Authority and any other authority or authorities concerned, to sign any application, schemes, drawings, maps or any other writings for deviation or alteration on their behalf, appear before any authority or authorities and undertake the construction of the proposed building.
7. That the Promoters/Developers shall be entitled to enter in to agreement for sale of the flats in the proposed building at any time after execution of these presents by accepting earnest money and/or advance from the individual buyer relating to sale of Flats in respect of Promoters/Developers allocation in the said new building to be constructed.
8. That the Promoters/Developers will have to complete the construction of the buildings and hand-over Owners allocation to the Owners within 30 (thirty) months from the date of obtaining sanction building plan from the Kolkata Municipal Corporation and or commencing the construction work. In case Promoters/Developers fail to complete the building and further fail to handover the Owners' allocation to the Owners within 30 (thirty) months due to any unforeseen



circumstances, the aforesaid period of 30 (thirty) months will be extended by 6 (six) months but the same should not exceed 36 (thirty six) months under any circumstances. That if the Promoters/Developers fails to complete the building within the extended period in that case Promoters/Developers would be liable to pay a sum of Rs. 50,000.00 (Rupees fifty thousand) only for the delay of each/per month.

9. That the allocation of share of both the Owners and the Promoters/Developers will be at 50 % : 50% (fifty percent : fifty percent) ratio respectively of the F.A.R/ constructed area which would include residential, commercial, car parking space, common spaces and common areas as well according to the sanction building plan to be sanction by the Kolkata Municipal Corporation and the Owners shall have 50% proportionate share in the land beneath as well as in the common areas.

That the Owners will be allotted the entire third floor and entire fourth floor and the Promoters/Developers will be allotted the entire first floor and entire second floor. The roof of the said new building will be commonly used by the Owners and the Promoters/Developers or their nominee/s.

That apart from the Owners allocation of fifty percent of flats and car parking spaces, commercial space if any together with equal share in the land beneath and common areas in the said new building, the Promoters/Developers shall pay a non refundable sum of Rs. 1,00,00,000.00 (Rupees one crore) only at the time of execution of this Development Agreement and shall further pay a non refundable sum of Rs 1,80,00,000.00 (Rupees one crore eighty lakh) only at the time of commencing the construction work of the proposed new building at

the said property upon receiving sanction building plan from Kolkata Municipal Corporation to the Owners altogether a non refundable sum of Rs.2,80,00,000.00 (Rupees two crore eighty lakh) subject to deduction of T.D.S.

The Promoters/Developers shall also arrange three nos. of alternative accommodation for the Owners herein till the delivery of Flats allotted to them in the newly constructed building and the Promoters/Developers will bear rent and all cost and expenses for the temporary shifting till the completion of the said new building for the Owners during the period of construction of the said new building. The Promoters/Developers shall issue 36 (thirty six) post dated cheque of the rent amount in the name and favour of the landlord for the payment of rents so that there is no default in payment of rents to the landlord.

10. That the Promoters/Developers will dismantle the existing building at the said premises by a demolition contractor. The salvage value paid by the demolition contractor will be retained by the Promoters/Developers.
11. That in consideration of the Owners permitting and granting exclusive right to Promoters/Developers to build ground plus four storied building upon the said property and to sell and transfer the flats, car-parking spaces, residential and commercial space if any of the proposed building at the said property (except the Owners' allocation of flats and car parking spaces) together with the impartible proportionate share in the land comprised in the said property and realise and appropriate the sale-proceeds thereof.
12. That the Promoters/Developers shall meet and bear expenses required for construction of the proposed multistoried building as per plan



sanctioned by the Kolkata Municipal Corporation. The costs and expenses required for any further revision in the Plan will also be met and paid by the Promoters/Developers. All expenses to be incurred towards obtaining land ceiling clearance, sewerage, water, common electricity connection and other amenities shall also be borne and paid by the Promoters/Developers.

13. That the Owners agree and undertakes to sell, convey and transfer and the Owners will be the Vendors in the Deed of Conveyance of the proportionate undivided part or share in the said land to any Purchaser/s of the flats, car parking space and in the allocation of Promoters/Developers in the proposed building as may be nominated by the Promoters/Developers.
14. That the Promoters/Developers and/or their nominee/nominees purchaser or purchasers and Owners or their assigns shall have rights of built up area spaces for the use as common areas, common facilities and common parts for egress and ingress, right of passage to set electricity through pipes, drains, wire conducts laying or bringing in through or over the flats as far as reasonable necessary for the beneficial use and enjoyment of their respective flats.
15. That upon completion of construction, sale and transfer of the Flats/Spaces to the intending purchaser or purchasers who will acquire rights, title and interest in the land in proportion to the area of the spaces so acquired in their respective flats, it being expressly declared that interest of the Flats owned in the land or soil is impartiable.
16. That upon completion of the construction and obtaining completion certificate from the Kolkata Municipal Corporation and handing over possession to the Owners in their respective allocation and subsequently by selling the flats in the Promoters/Developers allocation to the individual flat buyer, the maintenance and upkeep of

the said flats or common spaces, both internal and external shall be maintained by the Promoters/Developers and such cost and expenses shall be borne by all the flat owners proportionately.

17. That all outgoings, taxes, rates, rents, dues to Government Authorities and Kolkata Municipal Corporation up to the date of obtaining Sanction Plan from the Kolkata Municipal Corporation will be paid by the Owners and all rents and taxes payable upto possession of the new flats are handed over to the Owners shall be paid by the Promoters/Developers.

18. That the construction of the proposed building will be looked after and managed by the Promoters/Developers in their utmost ability and best interest for the successful implementation of the project.

The Promoters/Developers shall construct and develop the said new building strictly at the advice of the Architect and shall carry out the development work. The Promoters/Developers shall also comply to all the rules and regulation laid down by The Kolkata Municipal Corporation and construct the building strictly as per the sanction plan and shall not deviate from the sanction plan.

19. That the Promoters/Developers shall make the said construction as per sanction plan or revised plan, if any, in accordance with relevant Rules, Regulations and Bye-Laws of the Kolkata Municipal Corporation. That the Promoters/Developers will inform the Owners before such modification alteration made in the Plan to be sanction from the Kolkata Municipal Corporation in the Owners allocation. The Promoters/Developers shall keep the Owners absolutely indemnified and harmless against all actions claims and demands whatsoever due to any deviation from the said sanction plan or due to any violation of the relevant Rules, Regulations and Bye-Laws or for any acts,



omission, commission made by the Promoters/Developers or if any accident is occurred during the construction, the Promoters/Developers shall remain liable for any loss or damages and for accepting advances from the intending purchasers of the Flats in the Promoters/Developers allocation . The Owners shall not remain liable for any such acts or part of the Promoters/Developers.

20. The General specification of the construction of the Owners' allocated area are summarised hereunder :

- (a) BUILDING: Building comprises of car parking and four upper floors together with the impartible share in the land and common area.
- (b) FOUNDATION: Reinforced Cement Concrete with columns.
- (c) SUPER STURCTURE: The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete columns, beams and slabs.
- (d) WALLS & CEILING: Walls of the building will be 200mm thick brick walls on the external face and 125/75 mm thick internal brick partition walls with cement, sand, mortor. All internal surfaces to be plastered with cement sand mortar and with plaster of paris finish. All external walls to be plastered with sand, cement mortar and will have a damp-proof treatment along with Weather Coat cement paint (Berger Paint) finish.
- (e) FLOORING: Morwar Marble flooring in bedrooms, living/dining hall, kitchen toilets and verandahs. Kumari Marble flooring in staircase and lobbies. Crazy mosaic flooring in the roof with heat proof treatments. Cement tiles/Crazy Mosaic in the car parking areas.

(f) DOORS: All doorframes will be of seasoned Sal wood. Main doors will be made of 35mm flush door with decorative woodwork & polished finish. Internal flush door will be made of 32mm thick hot pressed factory made solid cure phenol bounded finish. All doors will be fitted with oxidized steel hinges and tower bolts. Godrej lock in main door and baby locks in the internal doors.

(g) WINDOWS: Sliding windows will be made of Aluminium framed with glass and necessary fittings including iron grill.

(h) TOILETS (FITTINGS): European P Type commode, cistern (slimline) and basin (Parryware /Hindware). Hot and cold concealed internal C-PVC water pipe lines of ISI grade (supreme) for bibcocks, shower with arm and geyser point. All fitting and fixtures will be of Jaquar (Continental) make. U-PVC water pipe lines of ISI grade (supreme) for external water lines. Walls will be covered with ceramic glazed tiles dado finished upto 7'-00" height i.e. top of door frame.

(i) KITCHEN: Granite slab on cooking platform with steel sink. Ceramic Glazed tiles dado will be fixed upto 3'-0" height above the cooking platform.

(j) ELECTRICAL: Concealed conduit piping with copper wiring of ISI Grade.

(I) 2 Nos. light point, 1 No. fan point and 1 No. 5 Amp socket point in each room. 1 AC point, one telephone point, one cable TV point in the master bedroom.

(II) Drawing/Dining hall will have 4 Nos. light points 2 Nos. fan points, 2 Nos. 5 Amp socket point, one telephone point, cable TV point and one AC point.

(III) Kitchen will have 1 No. light point, 2 Nos. 15 Amp socket point and 1 No. Exhaust Fan Point.



(IV) Toilets will have 1 No. light point, 1 No. Geyser point, 1 No. 15 Amp socket point.

(V) Staircase will have 1 No. light point in each landing area.

(VI) 1 calling bell point in each flat.

(VII) All points will be fitted with latest semi modular switches.

(VIII) One Lightening Arrestor prong at the roof.

(k) LIFT: One 5 passengers elevator from Laser Elevators Pvt. Ltd. or GRJ Elevator Pvt. Ltd. shall be provided.

(l) WATER SUPPLY: 24 hours water supply with pump set from the water obtained from Kolkata Municipal Corporation.

EXTRA: i] Ground floor lobby will be decorated by sculptural relief mural.

ii] Landscaping garden in the ground floor.

iii] Aesthetic elevation treatment on the building.

iv] Suitable main gates with adequate lighting.

21. That the Owners will not be liable to pay the Promoters/Developers any amount whatsoever towards cost of construction or any matter concerned therewith.

22. That so long such separate assessment are not made the Owners and/or their assigns and the Promoters/Developers or their nominee or nominees or Purchaser from Promoters/Developers allocation shall pay the proportionate share of the consolidated rate of the Municipal Taxes and other rates as may be found payable or may be imposed on

account of and in respect of the said respective portions of the constructed area.

23. That all the flat Owners of the newly constructed building shall also pay proportionate share of the maintenance and service charges whatsoever as may be payable on account of the maintenance of the common areas and facilities.
24. That fees, remunerations, wages and charges payable to all engineers, architects, contractors, durwans, labour contractor and other staffs and employees to be engaged by the Promoters/Developers shall be borne by the Promoters/Developers during the construction period till handing over possession to the Owners and intending Purchaser/s.
25. That during the continuance of this Agreement, the Owners shall not in any manner encumber or dispose of the said premises and/or land comprised therein or any portion thereof.
26. That the Promoters/Developers shall be entitled to apply for and obtain electricity, telephones, sewerage, water, gas and other public utility services in or upon the proposed new building either in their own names or in the names of intending buyers or nominee or other persons at their sole discretion and at their own costs except in the Owners allocation, which will be done with mutual consent of the Owners and Promoters/Developers.
27. That all building materials, plants and machineries etc. which may be brought or kept at the premises shall remain at the sole risk and responsibilities of the Promoters/Developers. The Promoter/Developers will clear the premises on or before giving possession to the Owners and intending Purchaser/s.
28. That after completion of the construction of the proposed building and handing over possession of the space and/or flat and/or garage to the Owners in their respective allocation the Promoters/Developers shall



have the rights and obligations in respect of their respective allocation as follows :-

- i. The intending flats Owners in the Promoters/Developers, allocation shall have full and complete and unfettered right in common with other purchasers and/or occupants of different flat spaces of the said property in respect of the staircase along with landing therein and the common passage landing to and from the main entrance or gate abutting on the public road in the ground floor of the said property for the purpose of egress and ingress and carrying or bringing in or taking out of said floors all goods pieces or furniture and any other harmless and/or non-prescribed movables;
- ii. Subject to the restriction and reservation contained herein, the intending flats Owners in the Promoters/Developers, allocation shall have full and absolute right of use in common with other purchaser and/or occupants of different flat/spaces of the said building, the main drainage system, water supply system, pipelines of the water reservoirs and all common facilities in the common areas;
- iii. The intending flats Owners in the Promoters/Developers, allocation shall have absolute and unfettered right to use of vertical, lateral, overhead and underneath support and the rights of keeping, resting, inserting, supporting and maintaining all beams, rafters, fixtures and on and to all walls supporting the said floors including all boundaries and land bearing or dividing and/or separating walls, overhead walls, overhead roofs and floors. The Promoters/Developers and/or their nominee or nominees purchaser/purchasers shall have to maintain the floor of the said flats/portions.

- iv. The intending flats Owners in the Promoters/Developers, allocation shall have the right of erecting and maintaining temporary scaffolding if necessary for effecting any repairs white washing or painting of the doors and windows of the said floors of any portion thereof provided always that such scaffolding does not cause any nuisance or permanent obstructions to the other occupants of the said building;
- v. The intending flats Owners in the Promoters/Developers, allocation shall have the absolute right of making such construction, additions and alterations at their option within the said floors allotted to them as are permissible under the rules and regulations of the Kolkata Municipal Corporation provided always such action does not impair safety of the building or cause any nuisance and inconvenience to the other occupants of the said building;
- vi. The intending flats Owners in the Promoters/Developers, allocation from time to time and at all times agree to pay proportionate share towards costs of service charges, maintenance, taxes, impositions and other outgoings. The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers shall regularly and month by month make payment of the aforesaid sum or any variations thereof as may be fixed thereafter individually and/or collectively.
- vii. The intending flats Owners in the Promoters/Developers, allocation shall have the right to mutate their names as Owner/s of the said flats/spaces allotted to them in the assessment record of the Kolkata Municipal Corporation and of having the said flats/spaces assessed for taxes and Owners shall not object to the same;



- viii. So long as the said flats/spaces are not assessed separately for the purpose of municipal taxes, the Owners or their nominee or nominees shall pay proportionate share of the house rates and taxes in respect of the share of consolidated rate of taxes as may be levied on the property in its entity from the date of delivery of possession of the flat/spaces as aforesaid the balance being responsibility of the Promoters/Developers.
29. That the name of the said new building to be constructed shall be mutually decided by the Owners and the Promoters/Developers.
30. Nothing in these presents shall constitute as a demise or assignment or conveyance in law of the said premises or any part thereof to the Developers by the Owners or Joint Venture or as creating any right, title or interest thereof in favour of the Promoters/Developers other than to develop the said premises described in Schedule "A" written hereunder in terms of these presents.
31. That any dispute or difference arising out of and/or relating to this Agreement for Development shall be referred to the Arbitration of a single Arbitrator if the parties can agree upon one, otherwise to two Arbitrators one to be appointed by the Party to the dispute and if the said Arbitrators fail to enter into a conclusion in that case they shall appoint an Umpire and his decision shall be final and binding upon the parties and the Arbitration proceedings shall be governed by the statutory modification thereof for the time being in force as per applicable Law of Arbitration.
32. That the time is essence of the contract and the Promoters/Developers shall complete the construction of the said building within 30 (thirty) months by all means.

SCHEDULE "A" AS REFERRED TO ABOVE.

All that piece or parcel of land measuring 10 (ten) Cottahs 5 (five) Chittacks more or less together with two storied building measuring 2050 square feet in each floor lying and situated under Mouza Dakshin Ballygunge, Touzi No. 1298 within the District Collectorate of 24 Parganas under Government Khas Mahal Dihi Panchannagram, Grand Division V, Sub Division I, Being Holding No. 123, formerly Thana Ballygunge, Sub Registration Office formerly Sealdah at present Alipore, known and numbered as Premises No. formerly 14, Dihi Srirampore Lane subsequently 46/9, Ballygunge Place Lane in the records of The Calcutta Municipality at present renumbered as Premises No. 46/9/1, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, under Ward No. 68, being Assessee No. 110680402711 within the limits of The Kolkata Municipal Corporation, Kolkata- 700019, in the formerly District of 24 Parganas at present District 24 Parganas South, butted and bounded in the manner following that is to say:

ON THE NORTH : By 24'-0" feet wide road known as Ballygunge Place;  
 ON THE SOUTH : By Partly Premises no. 48, and 49, Ballygunge Place.  
 ON THE EAST : By Premises no. 46/8, Ballygunge Place.  
 ON THE WEST : By Premises no. 46/9, Ballygunge Place.

IN WITNESS WHEREOF the Owners and the Promoters/Developers have hereto set and subscribed their respective hands this day, month and year first above written.

SIGNED AND DELIVERED at  
 Kolkata in presence of Witnesses:

1. *Disha Roy*  
*46/9/1, Ballygunge Place,*  
*Kol-19.*

*Susama Roy*  
 (SMT. SUSAMA ROY)



*Sanjoy Roy*  
(SRI SANJOY ROY)

*Mrityunjoy Roy*  
(SRI MRITYUNJOY ROY)

*Sanjib Roy*  
(SRI SANJIB ROY)

OWNERS

2. *Amarna Basu*  
49/7B, Ballygunge Road,  
Kolkata - 700019

*Ashoke Kumar Roy*  
(SRI ASHOKE KUMAR ROY)

*Arjun Singh*  
(SRI ARJUN SINGH)

(GRIHO NIRMAN ASSOCIATES)

PROMOTERS/DEVELOPERS

This Development Agreement is  
drafted and prepared by me at my  
office :

*Goutam Basu*  
Advocate, 48/745/30.  
Alipore Police Court, Kolkata

MEMO OF CONSIDERATION

Received from the above named Promoters/Developers a sum of Rs.1,00,00,000.00 (Rupees one crore) only towards payment in the following manner.

1. By a Demand Draft bearing No.553602  
dated 9/8/2018 drawn on The Federal Bank  
Limited, Ballygunge Branch, Kolkata in favour  
of Susama Roy. Rs. 22,50,000.00  
  
Add:- Tax Deducted at Source Rs. 2,50,000.00
  
2. By a Demand Draft bearing No.553605  
dated 9/8/2018 drawn on The Federal Bank  
Limited, Ballygunge Branch, Kolkata in favour  
of Sanjoy Roy Rs. 22,50,000.00  
  
Add:- Tax Deducted at Source Rs. 2,50,000.00
  
3. By a Demand Draft bearing No.553603  
dated 9/8/2018 drawn on The Federal Bank  
Limited, Ballygunge Branch, Kolkata in favour  
of Mrityunjoy Roy. Rs. 22,50,000.00  
  
Add:- Tax Deducted at Source Rs. 2,50,000.00



By a Demand Draft bearing No.553604  
dated 9/8/2018 drawn on The Federal Bank  
Limited, Ballygunge Branch, Kolkata in favour  
of Sanjib Roy.

Rs. 22,50,000.00

Add: - Tax Deducted at Source

Rs. 2,50,000.00

Rs. 1,00,00,000.00

(Rupees one crore) only.

In presence of Witnesses

1. Nanting  
6 Baker Ln  
Unit - 27

Susama Roy  
(SMT. SUSAMA ROY)

Sanjoy Roy  
(SRI SANJOY ROY)

Mrityunjoy Roy  
(SRI MRITYUNJOY ROY)

2. Anurupa Das  
43/7B, Ballygunge Place,  
Kolkata - 700019

Sanjib Roy  
(SRI SANJIB ROY)

OWNERS

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1605-2018, Page from 185622 to 185665  
Deed No 160505369 for the year 2018.



Digitally signed by MD SHADMAN  
Date: 2018.09.04 16:53:45 +05:30  
Reason: Digital Signing of Deed.

8

*Md Shadman*

(Md Shadman) 04/09/2018 16:53:20  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)



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

19-201819-027346620-1

Payment Mode Online Payment

Date: 09/08/2018 18:36:24

Bank : State Bank of India

CKG7584431

BRN Date: 09/08/2018 18:38:17

DEPOSITOR'S DETAILS

Id No. : 16050001274762/4/2018

[Query No./Query Year]

Name : GRIHO NIRMAN ASSOCIATES  
Contact No. : 9830035288 Mobile No. : +91 9830035288  
E-mail : GRIHONIRMAN\_ASSOCIATES@YAHOO.CO.IN  
Address : 827H BALLYGUNGE PLACE KOLKATA 700019

Applicant Name : Mr Nantu Das

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 4

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹ ] |
|---------|-----------------------|--|--------------------|-------------|
| 1       | 16050001274762/4/2018 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 75021       |
| 2       | 16050001274762/4/2018 | Property Registration- Registration Fees | 0030-03-104-001-16 | 100021      |
| Total   |                       |  |                    | 175042      |

In Words : Rupees One Lakh Seventy Five Thousand Forty Two only

## Major Information of the Deed

|  |  |   |            |
|--|--|---|------------|
| Deed No :  | I-1605-05369/2018  | Date of Registration  | 10/08/2018 |
| Query No / Year  | 1605-0001274762/2018   | Office where deed is registered   |            |
| Query Date   | 07/08/2018 8:25:10 PM  | A.D.S.R. ALIPORE, District: South 24-Parganas   |            |
| Applicant Name, Address & Other Details                      | Nantu Das<br>6, Baker Road,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830244850, Status :Solicitor firm |   |            |
| 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 : 1,00,00,000/-] |            |
| Set Forth value  |  | Market Value  |            |
| Rs. 2/-  |  | Rs. 7,51,75,100/-   |            |
| Stampduty Paid(SD)   |  | Registration Fee Paid   |            |
| Rs. 75,071/- (Article:48(g))                                 |  | Rs. 1,00,021/- (Article:E, E, B)  |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |   |            |

### Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Place, , Premises No. 46/9/1, Ward No: 068

| Sch No        | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land      | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|---------------|-------------|----------------|-------------------|-----|-------------------|-------------------------|-----------------------|---------------------------------|
| L1            |             |                | Bastu             |     | 10 Katha 5 Chatak | 1/-                     | 7,21,00,100/-         | Width of Approach Road: 24 Ft., |
| Grand Total : |             |                |                   |     | 17.0156Dec        | 1 /-                    | 721,00,100 /-         |                                 |

### Structure Details :



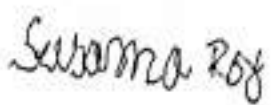


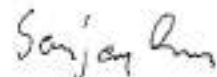


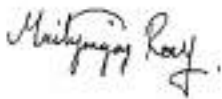
| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 4100 Sq Ft.       | 1/-                     | 30,75,000/-           | Structure Type: Structure |
| Gr. Floor, Area of floor : 2050 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete   |                   |                   |                         |                       |                           |
| Floor No: 1, Area of floor : 2050 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :  |                   | 4100 sq ft        | 1 /-                    | 30,75,000 /-          |                           |

Major Information of the Deed :- I-1605-05369/2018-10/08/2018





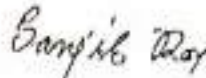
and Lord Details :

SI No Name, Address, Photo, Finger print and Signature

| SI No   | Name  | Photo   | Fingerprint  | Signature   |
|---|---|---|--|---|
| 1   | <b>Smt Susama Roy</b><br>Wife of Late Chitta Ranjan Roy<br>Executed by: Self, Date of Execution: 10/08/2018<br>, Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Office   | <br>10/08/2018   | <br>LTI<br>10/08/2018   | <br>10/08/2018   |
| 46/9/1, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJBPR7380J, Status :Individual, Executed by: Self, Date of Execution: 10/08/2018 , Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Office |   |   |  |   |
| 2   | <b>Mr Sanjoy Roy</b><br>Son of Late Chitta Ranjan Roy<br>Executed by: Self, Date of Execution: 10/08/2018<br>, Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Office     | <br>10/08/2018   | <br>LTI<br>10/08/2018   | <br>10/08/2018   |
| 46/9/1, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJBPR7379D, Status :Individual, Executed by: Self, Date of Execution: 10/08/2018 , Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Office     |   |   |  |   |
| 3   | <b>Mr Mrityunjoy Roy</b><br>Son of Late Chitta Ranjan Roy<br>Executed by: Self, Date of Execution: 10/08/2018<br>, Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Office | <br>10/08/2018 | <br>LTI<br>10/08/2018 | <br>10/08/2018 |
| 46/9/1, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADUPR9265M, Status :Individual, Executed by: Self, Date of Execution: 10/08/2018 , Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Office     |   |   |  |   |

Major Information of the Deed :- I-1605-05369/2018-10/08/2018



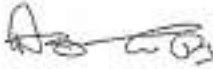


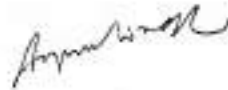


| Name   | Photo   | Fingerprint  | Signature   |
|--|---|--|---|
| <b>Mr Sanjib Roy</b><br>Son of Late Chitta Ranjan Roy<br>Executed by: Self, Date of Execution: 10/08/2018<br>, Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Office  | <br>10/08/2018 | <br>LTI<br>10/08/2018 | <br>10/08/2018 |
| 46/9/1, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJBPR7382L, Status :Individual, Executed by: Self, Date of Execution: 10/08/2018 , Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Office |   |  |   |

#### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Griho Nirman Associates</b><br>82/7H, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAFFG9883N, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No   | Name,Address,Photo,Finger print and Signature   |   |  |   |
|---|---|---|--|---|
| 1   | <b>Mr Ashoke Kumar Roy</b><br>Son of Late Hirendra Lal Roy<br>Date of Execution - 10/08/2018, , Admitted by: Self, Date of Admission: 10/08/2018, Place of Admission of Execution: Office       | <br>Aug 10 2018 3:07PM | <br>LTI<br>10/08/2018 | <br>10/08/2018 |
| 1/1A, Jamini Roy Sarani, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADEPR5803R Status : Representative, Representative of : Griho Nirman Associates (as PARTNER) |   |   |  |   |
| 2   | <b>Mr Arjun Singh (Presentant )</b><br>Son of Late Shyamji Singh<br>Date of Execution - 10/08/2018, , Admitted by: Self, Date of Admission: 10/08/2018, Place of Admission of Execution: Office | <br>Aug 10 2018 3:07PM | <br>LTI<br>10/08/2018 | <br>10/08/2018 |
| 82/8A, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASQPS8610L Status : Representative, Representative of : Griho Nirman Associates (as PARTNER) |   |   |  |   |

Major Information of the Deed :- I-1605-05369/2018-10/08/2018



**Identifier Details :**

**Name & address**

Mr Nantu Das  
 Son of Late S Dan  
 Baker Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male,  
 By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Smt Susama Roy, Mr Sanjoy Roy, Mr Mrityunjoy  
 Roy, Mr Sanjib Roy, Mr Ashoke Kumar Roy, Mr Arjun Singh

*Nantu Das*

10/08/2018

**Transfer of property for L1**

| Sl.No | From              | To. with area (Name-Area)           |
|-------|-------------------|-------------------------------------|
| 1     | Smt Susama Roy    | Griho Nirman Associates-4.25391 Dec |
| 2     | Mr Sanjoy Roy     | Griho Nirman Associates-4.25391 Dec |
| 3     | Mr Mrityunjoy Roy | Griho Nirman Associates-4.25391 Dec |
| 4     | Mr Sanjib Roy     | Griho Nirman Associates-4.25391 Dec |

**Transfer of property for S1**

| Sl.No | From              | To. with area (Name-Area)                   |
|-------|-------------------|---|
| 1     | Smt Susama Roy    | Griho Nirman Associates-1025.00000000 Sq Ft |
| 2     | Mr Sanjoy Roy     | Griho Nirman Associates-1025.00000000 Sq Ft |
| 3     | Mr Mrityunjoy Roy | Griho Nirman Associates-1025.00000000 Sq Ft |
| 4     | Mr Sanjib Roy     | Griho Nirman Associates-1025.00000000 Sq Ft |

**Endorsement For Deed Number : I - 160505369 / 2018**

**On 08-08-2018**

**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 7,51,75,100/-

*Md Shadman*

**Md Shadman**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1605-05369/2018-10/08/2018



10-08-2018

**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  
(a) of Indian Stamp Act 1899.

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

Presented for registration at 13:47 hrs on 10-08-2018, at the Office of the A.D.S.R. ALIPORE by Mr Arjun Singh .

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

Execution is admitted on 10/08/2018 by 1. Smt Susama Roy, Wife of Late Chitta Ranjan Roy, 46/9/1, Ballygunge Place, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Mr Sanjoy Roy, Son of Late Chitta Ranjan Roy, 46/9/1, Ballygunge Place, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. Mr Mrityunjoy Roy, Son of Late Chitta Ranjan Roy, 46/9/1, Ballygunge Place, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 4. Mr Sanjib Roy, Son of Late Chitta Ranjan Roy, 46/9/1, Ballygunge Place, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Nantu Das, , Son of Late S Das, 6, Baker Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 10-08-2018 by Mr Ashoke Kumar Roy, PARTNER, Griho Nirman Associates (Partnership Firm), 82/7H, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Nantu Das, , Son of Late S Das, 6, Baker Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 10-08-2018 by Mr Arjun Singh, PARTNER, Griho Nirman Associates (Partnership Firm), 82/7H, Ballygunge Place, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Nantu Das, , Son of Late S Das, 6, Baker Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

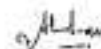
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,00,021/- ( B = Rs 1,00,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,00,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/08/2018 6:38PM with Govt. Ref. No: 192018190273466201 on 09-08-2018, Amount Rs: 1,00,021/-,  
Bank: State Bank of India ( SBIN00000001), Ref. No. CKG7584431 on 09-08-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 75,021/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 89809, Amount: Rs.50/-, Date of Purchase: 09/08/2018, Vendor name: A K Maity  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/08/2018 6:38PM with Govt. Ref. No: 192018190273466201 on 09-08-2018, Amount Rs: 75,021/-, Bank: State Bank of India ( SBIN00000001), Ref. No. CKG7584431 on 09-08-2018, Head of Account 0030-02-103-003-02



**Md Shadman**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1605-05369/2018-10/08/2018



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA


ASHOKE KUMAR ROY  
HIRENDRA LAL ROY

18/10/1959  
Permanent Account Number

ADEPR5803R

  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARJUN SINGH

SHYAMJI SINGH

25/12/1966

Permanent Account Number

ASQPS8610L

*Arjun Singh*

Signature



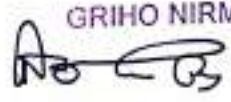
25/12/1966

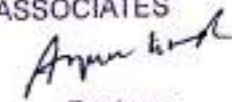
*Arjun Singh*





GRIHO NIRMAN ASSOCIATES

  
Partner

  
Partner

सुसमा रॉय / सुसमा रॉय  
INCOME DEPARTMENT GOVT. OF INDIA

SUSAMA ROY

SATISH CHANDRA BAIDYA

06/05/1945

Permanent Account Number

AJBPR7380J

*Susama Roy*  
Signature



Susama Roy

FINGER

FINGER





Sanjoy Roy

स्थायी लेखा संख्या / (PERMANENT ACCOUNT NUMBER)

ADUPR9265M



नाम / NAME

MRITYUNJOY ROY

पिता का नाम / FATHER'S NAME

CHITTARANJAN ROY

जन्म तिथि / DATE OF BIRTH

10-02-1968

हस्ताक्षर / SIGNATURE

*Mrityunjoy Roy*

*B. Das*

अध्यक्ष आयुक्त, प. व. (II)

COMMISSIONER OF INCOME-TAX, W.B. - 81

*Mrityunjoy Roy*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / सूचना कर दें।  
संयुक्त आयुक्त (पट्टाई एवं तकनीकी),  
फ-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
F-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Mrityunjoy Roy*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANJIB ROY

CHITTARANJAN ROY

01/05/1970

Permanent Account Number

AJBPR7382L

*Sanjib Roy*

Signature



*Sanjib Roy*

## SPECIMEN FORM FOR TEN FINGERPRINTS



|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature Susama Roy

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature Saijan B

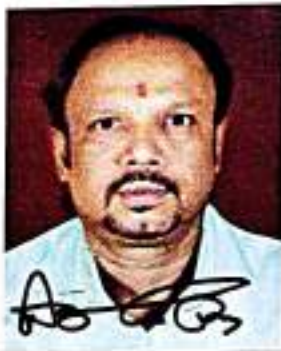
|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature Maitrayaj Roy



SPECIMEN FORM FOR TEN FINGERPRINTS

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature Sanyal Ray

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature [Signature]

|            |               |             |               |             |               |
|------------|---------------|-------------|---------------|-------------|---------------|
|            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND |               |             |               |             |               |

Signature Annu Singh



ADDL. DIST. SUB-REGISTRAR  
ALIPORE  
10 AUG 2018  
South 24 Parganas  
Kolkata- 700027