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

District Sub-Registrar-II
Alipore, South 24-parganas

25-11-24 03-12-24

DEVELOPMENT AGREEMENT
WITH
DEVELOPMENT POWER OF ATTORNEY

THIS DEED OF DEVELOPMENT AGREEMENT WITH DEVELOPMENT

POWER OF ATTORNEY is made on this the 25th day of November

Two Thousand and Twenty Four (2024)

B E T W E E N

(1) **SRI PATIT PABAN BANERJEE**, (PAN- **AGSPB3998G**, & Aadhaar No. 2221 1197 2831) son of Late Gopal Chandra Banerjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, and (2) **SMT. CHANDANA HALDER**, (PAN- **AATPH7012G**, & Aadhaar No. 3761 5126 8800) wife of Sri Samir Halder, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 39/5/3, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, hereinafter called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART** :

A N D

M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED (PAN- **AAKCR1883K**), a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, represented by its Director **SRI ARNAB ROY** (PAN- **DWXPR7469Q** & Aadhaar No. 4359 5620 2542), son of Sri Subrata Roy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**:

WHEREAS by virtue of an Indenture of Sale, dated 09.02.2004, duly registered in the office of the District Sub-Registrar-II, Alipore, and recorded in its Book No. I, Volume No. 46, pages 392 to 408, **Being No. 2764, for the year 2004**, one Sri Ashoke Kumar Roychowdhury, (therein mentioned as the Vendor) sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring **3 Cottahs 1 Chittak 0 Sq. ft.**, together with brick built Tiles Shed Structures measuring 100 Sq. ft., lying and situated at **Mouza- Paschim Barisha**, Pargana- Khaspur, J.L. No. 19, R.S. No. 23, comprised in Dag No. 634, 634/840, appertaining to Khatian No. 268 & 918, being **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, unto and in favour of (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA HALDER, therein mentioned as the Purchasers, at and for the valuable consideration as mentioned therein and delivered the peaceful possession thereof.

AND WHEREAS since after the said purchase, aforesaid (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA HALDER was become absolute rightful joint owners of the aforesaid property, and they got the said property mutated and/or recorded in their names in the Assessment Records of the Kolkata Municipal Corporation and the same also became known and numbered as **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, vide Assessee No. 41-125-14-0241-7, under K.M.C. Ward No. 125, in the District of 24-Parganas (South), and had been enjoying the said property free from all encumbrances, liens, lispendens, charges, attachments, claims or demand whatsoever from any corner.

AND WHEREAS the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder, being desirous to develop the said premises by constructing a New Building thereon with modern facilities and amenities therein and thereto, they had entered into a Joint Development Agreement on 02.02.2023, with Developer **M/S. CRYSTAL**, a Partnership firm having its office at 32, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, represented by its partners, namely, (1) **SMT. CHANDANA HALDER**, wife of Sri Samir Halder, and (2) **SMT. PAPIYA BANERJEE**, wife of Sri Patit Paban Banerjee, and the said Development Agreement was duly registered in the office of the Addl. District Sub-Registrar, Behala, South 24-Parganas and recorded in its Book No. I, Volume No. 1607-2023, Page from 46076 to 46123, being No. 160701116, for the year 2023. And accordingly the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder executed a Development Power of Attorney on the same day i.e. on 02.02.2023, duly registered in the office of the Addl. District Sub-Registrar, Behala, South 24-Parganas and recorded in its Book No. I, Volume No. 1607-2023, Page from 46512 to 46531, being No. 160701141, for the year 2023, and they duly engaged and/or appointed **M/S. CRYSTAL**, a Partnership firm having its office at 32, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, represented by its partners, namely, (1) **SMT. CHANDANA HALDER**, wife of Sri Samir Halder, and (2) **SMT. PAPIYA BANERJEE**, wife of Sri Patit Paban Banerjee, as their lawful constituted Attorney with several powers and authorities, as embodied therein.

AND WHEREAS in terms of the said Development Agreement, the said Developer **M/S. CRYSTAL** obtained a sanctioned Building Plan from the K.M.C. authority in the name of the Owners at its own cost, being sanctioned Building Plan No.

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2023160022 dated 13/04/2023 for construction of a G+III Storied Building into and upon the said land of the Owners at **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, at the cost of the said Developer.

AND WHEREAS thereafter the said Developer **M/S. CRYSTAL** due to some inevitable circumstances, shortage of fund or other reasons could not able to make and/or complete the construction work into, upon and over the aforesaid land at the said premises.

AND WHEREAS thereafter for that reason and unavoidable circumstances, the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder and the said Developer **M/S. CRYSTAL** mutually decided to cancel and/or revoke the said Development Agreement dated 02.02.2023, and accordingly by virtue of a Deed of Cancellation of Agreement dated 25/11/2024, duly registered in the office of the D.S.R. III, Alipore, and recorded in Book No. I, being Deed No. **160319574**, for the year 2024, the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder and the said Developer **M/S. CRYSTAL** jointly cancelled and/or revoked the aforesaid Development Agreement dated 02.01.2023. And thereafter the aforesaid (1) Sri Patit Paban Banerjee, and (2) Smt. Chandana Halder also cancelled and/or revoked the aforesaid Development Power of Attorney dated 02.02.2023 by virtue of a Deed of Revocation/Cancellation of Power of Attorney dated 25/11/2024, duly registered in the office of the D.S.R. III Alipore, and recorded in Book No. IV, being Deed No. **160300818**, for the year 2024.

AND WHEREAS in the manner as aforesaid, the aforesaid (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA HALDER, (the **Owners** herein) thus have

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become the absolute rightful joint owners, occupiers, seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of total land measuring **3(three) Cottahs 1(one) Chittaks 0(zero) Sq. ft.** more or less, together with brick built Tiles Shed Structures measuring 100 Sq. ft., standing thereon, lying and situated at **Mouza- Paschim Barisha**, Pargana- Khaspur, J.L. No. 19, R.S. No. 23, comprised in Dag No. 634, 634/840, appertaining to Khatian No. 268 & 918, being **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, as more fully and particularly described in the **SCHEDULE "A"** hereunder written, and they have been enjoying the said property peacefully and uninterruptedly by paying rates and taxes to the appropriate authority concerned and the said property is free from all encumbrances, liens, lispendens, charges, attachments, claims or demand whatsoever from any corner.

AND WHEREAS the aforesaid (1) SRI PATIT PABAN BANERJEE, and (2) SMT. CHANDANA HALDER, (the **Owners** herein) now have decided to construct said New G+III Storied Building at the said premises with modern amenities and facilities in accordance with the said Sanctioned Building plan, but due to lack of finance, man-power, and technical knowledge, the Owners are in search for a suitable solvent Developer to implement their aforesaid desire and intention and to that effect the Owners approached the developer **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED** a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008,

construction of the New G+III Storied Building thereon as per the said Sanctioned Building Plan of the K.M.C. at the costs and expenses of the Developer herein and after several discussion between the parties herein, the Owners the Developer have agreed to enter into this Development Agreement to avoid any future litigation, misunderstanding and dispute in between them and also amongst their respective legal heirs, and successors and legal representatives.

NOW THIS AGREEMENT WEITNESSETH and it is hereby agreed by and between the parties hereto as follows: -

1.0

ARTICLE -I DEFINITION

1.1 Owners and the Developer shall include their respective transferees and Nominees.

1.2 **Premises** shall mean **ALL THAT** piece and parcel of Bastu land, measuring **3(three) Cottahs 1(one) Chittak 0 (zero) Sq. ft.** more or less, together with brick built Tiles Shed Structures measuring 100 Sq. ft., standing thereon, lying and situated at **Mouza- Paschim Barisha**, Pargana- Khaspur, J.L. No. 19, R.S. No. 23, comprised in Dag No. 634, 634/840, appertaining to Khatian No. 268 & 918, being **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, together with all user and easement rights on path and passages with all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto.

1.3 **OWNERS** shall mean and include (1) **SRI PATIT PABAN BANERJEE**, son of Late Gopal Chandra Banerjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, West Bengal, and (2) **SMT. CHANDANA HALDER**, wife of Sri Samir Halder, by faith- Hindu, by

Nationality- Indian, by occupation- Business, residing at 39/5/3, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, West Bengal, and their heirs, executors, successors, legal representatives and/or assigns.

1.4 The **DEVELOPER** shall mean and include **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED**, a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata-700008, District- South 24-Parganas, represented by its Director **SRI ARNAB ROY** son of Sri Subrata Roy, by faith - Hindu, by nationality- Indian, by occupation- Business, residing at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, West Bengal, and its successors-in-office, representatives, administrators, and assigns.

1.5 New Building shall mean and include G+III Storied Building to be constructed on the said premises in accordance with the said sanctioned plan of the K.M.C. authority concerned and with necessary additional structures along with other space or spaces intended for the enjoyment by the occupants of the Building.

1.6 Common facilities and amenities shall include corridors, top roof, septic tank, drainage and sewerage Line and connection all plumbing installation, meter space, pump, main entrance gate, path and passages, stair case, stair landing, lift etc. and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the Building and/or the common facilities or any of them there on as the case may be, shall be enjoyed by the owners and the Developer jointly and undividedly along with their respective nominees, and all such common areas to be included as saleable area in respect of Flats or any other space or spaces in the proposed New Building.

1.7 **Owners' Allocation** shall mean: - The Owners shall be entitled to get, free of cost in lieu of their said land, 2(two) self contained flats and one Open Car-parking space, i.e. (i) one self contained residential flat, Being Flat No. 'C', measuring 843 Sq. ft. Super Built up area, on the First floor, South-west-north side, (ii) one self contained residential flat, Being Flat No. 'E', measuring 1100 Sq.

ft. Super Built up area, on the second floor, South-west-north side, and (iii) one open car-parking space, Being Car-Parking No. '1', measuring 240 Sq. ft. space area, on the Ground floor, north-west side, of the proposed New Building together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises, and in all to be treated as **Owners' Allocation**, which is more particularly described in the **Schedule 'C'** hereunder written.

1.8 **Developer's Allocation** shall mean, save and except the Owners' allocation as aforesaid, **all the remaining constructed area** of the proposed New G+III storied Building, consisting of several flat or flats, space or spaces and Car-Parking Spaces in several floors together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** hereunder written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/occupiers at the said premises, to be treated as **Developer's Allocation**, which is more particularly described in the **Schedule 'D'** hereunder written.

1.9 Architect shall mean any qualified person who will act as an architect of the said Building for designing and planning of the New Building at the said premises.

1.10 Building plan shall mean said sanctioned Building Plan No. **2023160022** dated 13/04/2023 of the Kolkata Municipal Corporation, for construction of a G+III Storied Building and shall include any amendment thereto and/or modification thereof.

1.11 Words importing singular shall include plural and vice-versa.

1.12. Transferee shall mean a person or persons firm or association of persons to whom any space in the building shall be transferred.

1.13 Words importing masculine Gender shall include feminine and neuter genders, likewise words importing feminine genders shall include masculine and neuter genders.

2.0

ARTICLE-II TITLE AND INDEMNITIES

2.1 The Owners hereby declare that the Owners have marketable title to the said premises and the Owners have good right and title to enter into this agreement with the Developer and the Owners hereby declare that the said premises is free from all encumbrances, liens, charges, mortgage whatsoever.

2.2 The Owners are in physical possession of the premises free from all and any manner of lispendens, charges, liens, charges, attachments, claims, encumbrances or mortgages whatsoever.

2.3 The Owners hereby also undertake that the Developer shall be entitled to construct and complete the building on the said premises and to retain and enjoy the Developer's Allocation therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners as long as the Developer fulfills its part of these presents and the Owners undertake to indemnify and keep the Developer indemnified against all loss and damages and costs, charges and expenses incurred as a result of any breach of this understanding.

2.4 The Developer undertakes to construct the New building in accordance with the said sanctioned Building Plan of the Kolkata Municipal Corporation and undertakes to pay any or all damages, penalties and/or compounding fees payable to the authority or authorities concerned relative to any deviation without making the Owners in any way liable for that.

2.5 The Developer shall act as an independent contractor in constructing the building and undertakes to keep the Owners indemnified from and against all third party claims or compensation and actions arising out of any act or omission of the Developer or any accident in or relative to the construction of the Building.

3.0

ARTICLE - III-EXPLOITATION RIGHGTS

3.1 Immediately after the execution of this Agreement, the Developer shall be entitled to deal with the said land on the terms and conditions herein contained and also in accordance with the powers and authorities conferred on the Developer by the Owners in accordance with the Power of Attorney, executed for the purpose of development and construction of the Building contemplated in these presents with power to sell, convey and transfer the Developer's share of Allocation, excepting the portion demarcated and/or separately allocated for the Owners as aforesaid, and thereby to enter into an Agreement for sale, lease or let out the various portions of the Developer's Allocation with any intending Purchaser/Purchasers and to receive earnest money and/or any part payment and entire sale proceeds in respect thereof.

3.2 The Owners hereby give the Developer necessary License and permission to enter into the said premises and they shall handover peaceful vacant possession of the said property as and when shall be called upon by the Developer.

3.3 That at time of delivery of the Owners' allocation, the Owners and Developer will jointly survey the owners' allocation, and if the area of Owners' Allocation is reduced then the Owners' allocation as mentioned herein in that event the Developer shall compensate the Owners @ of prevailing market price per Sq. ft. for such reduced areas, and if the area of Owners' Allocation is increased then the Owners' allocation as mentioned herein in that event the Owners shall compensate the Developer @ of prevailing market price per Sq. ft. for such increased areas.

4.0

ARTICLE - IV-BUILDING

4.1 The Developer shall have exclusive right at its own costs to construct the said New Building in the said premises in accordance with the sanctioned plan without

any hindrance or obstruction from the Owners or any person claiming through them as long as the Developer fulfills the terms and conditions of these presents. The Type of construction will be as mentioned in the **Schedule 'B'** hereunder written. The Developer shall ensure that the Building conform to Class-I standard Building specifications.

4.2 The Developer shall install and provide in the Building at its own costs, underground and overhead water Reservoir and other facilities and amenities as normally contained in multi-storied Building in the area to make the same totally and absolutely habitable.

4.3 The Developer hereby undertakes to construct the Building diligently and expeditiously and handover the Owners' Allocation to the Owners within **24(twenty four) Months** from the date of execution of this Development Agreement and also obtaining other necessary legal permissions and licenses and/or obtaining vacant possession of the said premises whatsoever, whichever is later subject to force majeure.

5.0 ARTICLE-V - CONSIDERATION & SPACE ALLOCATIONS

5.1 In consideration of the Owners having agreed to grant an exclusive right to the Developer to commercially exploit the premises by constructing the new G+III Storied Building as per the said Sanctioned Building Plan of the K.M.C., the Owners shall be entitled to get **Owners' Allocation**, as more fully and particularly mentioned and described in the **SCHEDULE 'C'** hereunder written and save and except the Owners' Allocation all the remaining constructed area of the New Building and every part thereof and rights and properties appurtenant thereto shall be treated as the **Developer's Allocation**, as more fully and particularly mentioned and described in the **SCHEDULE 'D'** hereunder written.

5.2 The Developer and the Owners and their respective nominees shall use the top roof of the Building undividedly as common portions and if in near future for any change of any rule, the civic authority give permission for any further construction in that case the Owners and the Developer shall be entitled to enjoy such benefits.

5.3 The Owners shall be entitled to use and enjoy individually or to transfer or dispose of the Owners' Allocation in the New Building proposed to be constructed at the said premises without any disturbance from the Developer with the exclusive right to enter into Agreement for sale, and transfer the same without any claim, demand, interest whatsoever or howsoever from the Developer or any person or persons lawfully claiming through the Developer, who shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners' Allocation however the possession of the same shall be given only after finally handing over the Owners' Allocation to the Owners.

5.4 The entire Buildings shall be of uniform construction with the standard materials as per specification as sanctioned by the Kolkata Municipal Corporation as more fully and particularly described in the **SCHEDULE 'B'** hereunder written appearing herein after and if at any time the Owners shall require the Developer to provide any other kind of materials or additional facilities in the Owners' Allocation, all extra costs, charges and expenses thereof shall be borne and paid by the Owners.

5.5 The Developer shall use standard quality of materials for the construction of the entire Building. The Owners shall have authority to inspect the quality of the materials if so desire and the Developer shall in no way obstruct the Owners or their Agent from making such inspection, at any point of time of such construction as may be desired by the Owners.

5.6 The Developer shall be exclusively entitled to the Developer's Allocation in the said proposed New Building without in any way disturbing the common facilities situated thereon with the exclusive right to deal with Sale, enter into Agreement(s) for Sale or any other way transfer of the same without any claim, demand, interest, interruption whatsoever or howsoever of the Owners and/or any person or persons lawfully claiming through them shall not disturb the quiet and peaceful possession and enjoyments of the Developer's Allocation and the Developer shall solely be entitled to receive any Booking Money, Part payment,

Advance, earnest money and the entire Sale Proceeds, from any intending purchaser or purchasers in respect of Developer's Allocation only.

6.0

ARTICLE-VI - COMMON FACILITIES

6.1 All rates and taxes and outgoing if any in respect of the said premises shall be borne and paid in the manner as follows :-

(a) By the Owners all the dues and outstanding Taxes and Khaznas up to the execution of this Agreement and the cost & expenses for B.L. & L.R.O. mutation and conversion of the said property in the names of the Owners herein.

(b) During the execution of this Project the entire tax shall be paid by the Developer.

(c) After completion/handover the Owners' Allocation, by the Owners and/or Purchaser of the Owners' Allocation and by the Developer and/or by the Purchasers of the Developer's Allocation.

6.2 As soon as the Owners' Allocation in the New Building is completed in habitable condition, the Developer shall give written notice to the Owners to take possession of the Owners' Allocation in the said Building and from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates and duties, dues and other statutory outgoings and impositions whatsoever (hereinafter for the sake of brevity collectively referred to as 'the said rates') payable in respect of the said Owners' Allocation. Similarly as and from the said date, the Developer or its nominee or nominees shall be exclusively responsible for payment of all the said rates in respect of the Developer's Allocation. The said rates are to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole. The Certificate of the Architect in respect of the said Building as to its completion and measurement in terms whereof and the quality of the material used therein shall be final and binding on the both parties herein.

6.3 At and from the date of service of the Notice of Possession, the Owners and the Developer shall also be responsible to pay and bear and shall pay the proportionate in terms and on the same basis hereinabove the service charges for the common facilities in the building payable with respect of their respective allocation, the said charges to including premium of the insurance of the building, water, fire and scavenging charges and taxes, light, sanitation, maintenance operation and repair and removal charges for bill collection and management of common facilities, renovation, replacement, repair and the maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical equipment, lift, switch, gear, transformers, generators if any, pumps, motors and other electrical and mechanical installations, appliances and equipments, corridors, passage ways, paths ways and other common facilities whatsoever including creation of a sinking fund.

7.0

ARTICLE VII-MISCELLANEOUS

7.1 It is understood that from time to time to enable the construction of the proposed New Building by the Developer various acts, deeds, and things not herein specifically referred to may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required legally to be signed or made by the Owners to which no specific provisions has been made herein. The Owners hereby authorized the Developer to do all such acts being required by the Developer in this behalf to execute any such additional power or powers of Attorney and/or their authorization or authorization as may be legally required by the Developer for the purpose as also undertake to sign and execute all such additional application or other documents as may be required for the purpose which will be expressly stated herein shall not in any way prejudice the interests of the Owners detailed hereinabove.

7.2 The Developer shall in consultation with the Owners be entitled to frame a scheme for the management and administration of the said Building and/or common parts thereof. The Developer shall issue written notice to the Owners inviting the Owners to take possession and upon expiry of thirty days from the

date of receiving the notice thereof if the Owners willfully fail or neglect to take possession of the their Allocation in the new Building, it will be treated and/or deemed that the possession of the Owners' Allocation has been duly hand over to the Owners.

7.3 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand against receipt thereof or sent by prepaid Registered Post/Speed Post at the address given herein above and shall likewise be deemed to have been served on the Developer if delivered by hand against receipt thereof or sent by prepaid registered post to office of the Developer at the address given above.

7.4 Be it mentioned here that during the construction of the Building and till the Developer's share of allocation is fully disposed of the Developer shall always remain as the Owner of the entire structural area in the proposed new Building as would be constructed by the Developer by its own costs and expenses and after handing over the vacant possession of the Owners' Allocation, the Ownership of the Owners will automatically changed to the extent that the Owners will be the Joint Owners of the structural area of their Allocation together with undivided proportionate share or land attributable to the said structural area and in consideration of which the Owners or their duly authorized Attorney shall sell, convey and transfer the remaining undivided proportionate share of land attributable to the structural area of the Developer's Allocation either to the Developer or to its Nominee or Nominees being the Purchaser or purchasers of Flats/Spaces without taking any other or further consideration save and except the Owners' Allocation either from the Developer or from its Nominee or Nominees.

8.0

ARTICLE VIII -MUTUAL OBLIGATION

8.1 The Developer undertakes that it will complete the building within the time Stipulated period of **24(twenty four) Months** from the date of execution of this

Development Agreement and also obtaining other necessary legal permissions and licenses and/or obtaining vacant possession of the said premises, except the circumstances beyond its control.

8.2 The Owners covenant with the Developer that in case the project is neglected, delayed or otherwise fails due to breach of contract and/or default on the part of the Owners, then in that event Developer shall be entitled to compensation for all expenses incurred by it which will be assessed by the Valuer to be appointed by the Developer therein.

8.3 The Owners undertake not to transfer, mortgage, charge the said property nor shall lease in any way or encumber the said land or property which is the subject of this Agreement in any manner whosoever during the subsistence of this Agreement but the Developer shall have the right and liberty to mortgage and/or create charges in respect of Developer's Allocation before any Nationalized Bank or Private Bank but in such cases the Owners shall not be financially liable or responsible and if required the Owners shall sign in the necessary papers and documents to that effect.

As per requirement and at the request of the Developer the present Owners shall always be ready to sign and execute all necessary papers, documents and Deed of conveyances in respect of Developer's Allocation unto and in favour of any intending purchaser(s), as to be nominated by the Developer.

8.4 That the Owners shall not be liable for any bad workmanship of the proposed Building at the said premises and shall also not be liable and responsible for any monetary transaction with the Nominee or Nominees of the Developer.

8.5 In case of breach of any of the provisions herein, the party in breach of contract shall be liable to pay such damages as shall be determined by the Tribunal as mentioned in Clause 8.6 herein below, but no party shall be entitled to terminate this Agreement without the consent of the other party in writing.

8.6 All disputes between the parties relating to this Agreement or its interpretation shall be referred to the Arbitration of such a person as mutually agreed (the "tribunal") at Alipore Sub-Division Court. In case no agreement can

be reached in selecting such a suitable person, the Tribunal shall consist of three Arbitrators, one each to be appointed by the parties and the third to be appointed by the said two Arbitrators so appointed, whose decisions shall be final and accepted by both the parties.

8.7 The Tribunal shall proceed summarily and not give any reason for its Award and may give interim Awards and/or direction. The Tribunal may avoid such rules, procedures and/or evidences which can be lawfully avoided by the mutual consent of or directions of the parties, such consent or direction will be deemed to have been hereby given. The language of the Tribunal shall be English and its proceedings will be held in Kolkata unless otherwise agreed. The award of the Tribunal shall be final and binding upon the parties.

8.8 That the Owners have this day handed over all the original copy of title deed(s) and all other original connecting papers and documents relating to the property to the Developer against proper receipt.

8.9 That in case of death of any of the parties herein, this Development Agreement shall not be stand cancelled but shall remain valid between the surviving parties and the heirs of the deceased parties who shall be bound to obey the terms and conditions of this Agreement.

9.0

ARTICLE-IX- TIME FOR COMPLETION

9.1 Under all circumstances and notwithstanding anything mentioned before or after the developer has assured to complete construction of the proposed new Building within **24(twenty four) Months** from the date of execution of this Development Agreement and also obtaining other necessary legal permissions and licenses and/or obtaining vacant possession of the said premises, whichever is later, and if the Developer fails and/or neglects to complete the construction works then another 6(six) months shall be extended, subject however to standard International Force Majeure condition in which case the Developer shall not be

held liable for any delay in completion, but the Owners shall not be entitled to cancel and/or rescind this Development Agreement. And after expiry the stipulated period of time, if the Developer fails to complete the construction of the propose new Building at the said premises, in that event the Owners and the Developer shall settle a further period of time upon their mutual consent. And upon construction and completion of the Building the Developer shall handover and/or deliver the khas possession of the Owners' Allocation to the Owners by issuing Possession Letter with the Letter Pad of the Developer.

10.0

ARTICLE - X - FORCE MAJEURE

10.1 Force Majeure shall mean flood, earth-quake, riot, war, storm, tempest, Cyclone, pandemic, Civil Commotion, accident, strike and/or any other act or commission beyond the reasonable control of the parties, and in such situation the period of construction and completion of the proposed new Building shall be extended on mutual discussion in between the parties.

AND FURTHER to give effect of the aforesaid Agreement for smooth progress of construction and other related matter and things **we the Owners herein** feel it necessary and expedient to appoint the aforesaid **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED** a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, as our Attorney in our names and on our behalf and hence **KNOW ALL MEN BY THESE PRESENTS** We (1) **SRI PATIT PABAN BANERJEE**, (PAN- AGSPB3998G, & Aadhaar No. 2221 1197 2831) son of Late Gopal Chandra Banerjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 32, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District: South 24-Parganas, and (2) **SMT.**

CHANDANA HALDER, (PAN- **AATPH7012G**, & Aadhaar No. 3761 5126 8800) wife of Sri Samir Halder, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 39/5/3, Narayan Roy Road, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, do hereby nominate, constitute and appoint **M/S. ROYAN ASSOCIATE (OPC) PRIVATE LIMITED** (PAN- **AAKCR1883K**), a Private Limited Company, having its office at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, represented by its Director **SRI ARNAB ROY** (PAN- **DWXPR7469Q** & Aadhaar No. 4359 5620 2542), son of Sri Subrata Roy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 39/5/6, Narayan Roy Road, Silpara, P.O. Barisha, P.S. Thakurpukur, Kolkata- 700008, District- South 24-Parganas, West Bengal, to be our true and lawful **ATTORNEY** for us in our names and on our behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things, that is to say:-

(1) To look after, manage, control, supervise and develop our property of which we, the executants herein, are the absolute rightful joint owners in respect of **ALL THAT** piece and parcel of Bastu land measuring **3(three) Cottahs 1(one) Chittaks 0 (zero) Sq. ft.** more or less, together with brick built Tiles Shed Structures measuring 100 Sq. ft., standing thereon, lying and situated at **Mouza- Paschim Barisha**, Pargana- Khaspur, J.L. No. 19, R.S. No. 23, comprised in Dag No. 634, 634/840, appertaining to Khatian No. 268 & 918, being **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District- South 24-Parganas, together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, which is more fully and particularly mentioned and described in the **SCHEDULE** hereunder written.

(2) To enter into the said Premises and to develop the same for construction of a New G+III storied Building at the said premises and to that effect to engage Engineer and/or Architect.

(3) To represent us before all concerned authorities including the Kolkata Municipal Corporation for water connection, drainage and sewerage connections etc. and to take New Electric Meter and service connection from the Calcutta Electric Supply Corporation Ltd. as the Owners of the said premises and in connection with all matters relating thereto for that purpose to sign and execute all necessary papers, applications forms and documents, as are reasonably required, in our names and on our behalf.

(4) To make sign and verify all applications or objections before the appropriate authority or authorities concerned for all and any license, permission, No-objection or etc. required by law in connection with the management and development of our aforesaid property.

(5) To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss and suspend them.

(6) That in terms of this Development Agreement our said Attorney shall have the right to enter into any Agreement for sale with any intending purchaser or purchasers for sale of Developer's share of Allocation in the New Proposed Building, together with undivided impartible proportionate share or interest in the land along with common rights, facilities and benefits in the common parts and service areas at the said premises and to that effect to receive earnest money, any part payment including the entire sale proceeds from the intending purchaser/purchasers and to give receipt(s) thereof and to discharge for the same

and the entire sale proceeds shall be credited in the account of the Developer/Firm.

(7) That our Attorney shall sign and execute all Agreement(s) for sale, Deed(s) of Conveyance, any Declaration, Boundary Declaration, Deed of Gift and/or any other documents and to admit execution and present all such Agreements, Deeds and documents before the concerned Registration offices and to that effect to sign and execute all necessary papers and documents for complete registration unto and in favour of such intending purchaser or purchasers and to handover and/or deliver peaceful vacant possession of the Developer's Allocation only in our names and on our behalf.

(8) That by virtue of this power of Attorney our said appointed attorney shall have the absolute right and liberty to **sell the Developer's share of Allocation**, which is more fully and particularly mentioned and described in the aforesaid Development Agreement, at any price or consideration as our said Attorney think fit and proper.

(9) That our said Attorney shall make, sign and verify all applications or objections, Vokatnama and Affidavits to appropriate authorities for all licenses, permissions or consents etc. required by law in connection with management of our aforesaid property.

(10) To appear and represent us before all courts, either Civil, Criminal, original or revenue, Revisional or appellate and also before Registration Offices/authorities concerned and all departments of the Govt. or Semi Govt. and to sign and verify all applications, petitions, Vokatnamas, Povernamas etc. to file complaints, petitions, applications written statements, appeals, or objections statements before any Magistrate or before any sub-Judge, Sessions Judge, District Judge, High Court etc. in our names and on our behalf and to that effect to sign and execute all such papers, petitions, documents, applications etc. as

and when shall be reasonably required relating to our said property as and when our said Attorney shall deem fit and necessary at their absolute discretion.

(11) To engage appoint and constitute any pleader, Advocate or any other legal practitioner or any Agent whenever our said Attorney shall think fit and proper.

(12) To defend and contest all cases, suits and proceedings if institute by any person or persons authority against us relating to our said property.

(13) To receive and acknowledge any summons or notices relating to the said property and to reply thereof in our names and on our behalf.

(14) Our said Attorney shall take all initiative to mutate the said property in our names before the Kolkata municipal Corporation or before any other appropriate authority concerned, and also to obtain necessary permission, consent and no-objection in any matter relating to our property from the Kolkata Municipal Corporation, K.M.D.A., K.I.T., CESC. Ltd., B.L. & L.R.O. concerned, any other Govt. or Semi-Govt. office/authority concerned etc. for all purposes relating to development of our said property by constructing a New Building thereon.

(15) To sign and execute the Building plan and also submit the same before the Kolkata Municipal Corporation authority concerned, in our names and on our behalf.

(16) To appoint and engage on our behalf Pleaders, Lawyers, Advocate or Solicitors whenever our said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment.

(17) That by virtue of this power of Attorney our said appointed Attorney shall have the absolute right and liberty to issue No-Objection certificate on our behalf to mortgage the Developer's share of Allocation before any Nationalized Bank, Private Bank or any other Financial Institution.

AND GENERALLY to do all acts, deeds, things and matters which are in the opinion of our said Attorney ought to be done and all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us as if we were present and done the same by ourselves.

AND We do hereby ratify and confirm and agreed all act or acts, deed or deeds of our said Attorney which she shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

SCHEDULE - "A" REFERRED TO ABOVE
(i.e. the entire premises)

ALL THAT piece and parcel of Bastu land measuring **3(three) Cottahs 1(one) Chittaks 0 (zero) Sq. ft.** more or less, together with brick built Tiles Shed Structures measuring **100 Sq. ft.**, standing thereon, lying and situated at **Mouza-Paschim Barisha**, Pargana- Khaspur, J.L. No. 19, R.S. No. 23, comprised in Dag No. 634, 634/840, appertaining to Khatian No. 268 & 918, being **K.M.C. Premises No. 156, Narayan Roy Road**, P.S. Thakurpukur, Kolkata- 700008, within the limits of the Kolkata Municipal Corporation, **Ward No. 125**, being Assessee No. 41-125-14-0241-7, District:- South 24-Parganas, together with all user and easement rights on path and passages and all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and to take drainage and sewerage connections, electric line, Cable line, telephone line,

water pipe lines etc. over, through or underneath the said common passages and/or road, which is butted and bounded as follows :-

On the North : Land & House of Samir Halder.

On the South : Land & House of Arun Kumar Roychowdhury.

On the East : Land of Anil Kumar Roychowdhury.

On the West : Narayan Roy Road.

ROAD ZONE :- K.K. Roychowdhury Road to Rest, (Ward No. 126).

SCHEDULE "B" ABOVE REFERRED

(Details of fixture, fittings, standard materials etc. to be provided)

Details of fixture, fittings, standard materials etc. to be provided in the Owners' Allocation:-

1. Entire Flooring of the Flat will be made by vitrified Floor Tiles.
2. Kitchen /Toilet Floor-will be of marble, wall-Tiles up to 7' Feet will be provided.
3. In the kitchen one cooking platform and wall Dado of Glazed Tiles up to 24" Height over the platform and one basin and one still sink will be provided and one Tap for sink and basin purpose.
4. Height of the flat will erected as per sanction Building Plan.
5. Door: Wooden Frame with Flush Doors Commercial ply.
6. Window: Aluminum window with Grills will be provided including fixing Glass,
7. Interior walls will be finished with wall putty.

8. In the Toilet, one Western/Indian Commode with cistern with telephone shower. In addition to this one basin with two tap connections shall be provided in the W.C. on Western commode and one tap, one wall mixture tap.

9. Concealed wiring with points as under: -

- (a) Bed Room : 2 Light points, 1 fan point, 3 Plug point (5 Amp), A.C.
Point shall be provided in both the two Bed Rooms of the flat.
- (b) Toilet : 1 light point, 1 plug point (15 Amp.) for one Geiger point
2 plug point (5 Amp.) and 1 exhaust fan point.
- (c) Kitchen : 1 light point, 2 plug points (15 Amp.) and 1 exhaust fan point.
- (d) Drawing : 2 Light points, 1 fan point, 3 plug points
& Dining (5 Amp. & 15 Amp.)
- (e) Balcony : 1 light point and 1 plug point.
- (f) Calling Bell connection in each flat above/beside the door frame. ✓
✓

(11) Sanitary/plumbing fittings: All fittings of standard qualities with ISI mark will be provided and ensured that the Building conform to class I standard, and electrical wire & electrical items will be provided of copper wires with ISI mark.

(12) Special Fittings as per Owners' choice will be provided at entire cost of the Owners in advance.

SCHEDULE "C" ABOVE REFERRED
(i.e. Owners' Allocation)

The Owners shall be entitled to get, free of cost in lieu of their said land, 2(two) self contained flats and one Open Car-parking space, i.e. (i) **one self contained residential flat, Being Flat No. 'C', measuring 843 Sq. ft. Super Built up area, on the First floor, South-west-north side,** (ii) **one self contained residential flat, Being Flat No. 'E', measuring 1100 Sq. ft. Super Built up area, on the second floor, South-west-north side,** and (iii) **one open car-parking space, Being Car-Parking No. '1', measuring 240 Sq. ft. space area, on the Ground floor, north-west side,** of the proposed New G+III storied Building together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** herein above written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises and which shall be treated as **Owners' Allocation**.

SCHEDULE "D" REFERRED TO ABOVE
(i.e. Developer's Allocation)

Developer's Allocation shall mean, save and except the Owners' Allocation as aforesaid, **all the remaining constructed area** of the proposed New G+III storied Building, consisting of **several flat or flats, space or spaces and Car-Parking Spaces in several floors** together with undivided impartible proportionate share or interest in the land at the said premises as more fully described in the **Schedule "A"** herein above written along with all common facilities and amenities, benefits and privileges in the common parts and service areas along with other flat Owners/Occupiers at the said premises, to be treated as **Developer's Allocation**.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seal this the day month and year first above written.

SIGNED, SEALED AND DELIVERED

By both the parties at Kolkata

In Presence of :-

WITNESSES :-

1.

Samir Halder
39/5/3, Narayan Roy
Road, Kol - 700008

Patit Pakam Samir
chandra Halder

SIGNATURE OF THE OWNERS

2. Aloke Biswas
Advocate
Alipore police Court
Kolkata - 700027

**ROYAN ASSOCIATE (OPC)
PRIVATE LIMITED**

Arnob Roy
Director

SIGNATURE OF THE DEVELOPER

Drafted by me as per instructions and documents supplied by the parties hereto:-

Aloke Biswas
Advocate
Alipore Police Court, Kolkata-700027.
Enrolment No. WB- 135/2003.

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- PATIT PABAN BANERJEE

Signature.....*Patit Paban Banerjee*.....

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- CHANDANA HALDER

Signature.....*Chandana Halder*.....

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- ARNAB ROY

Signature.....*Arnab Roy*.....

Major Information of the Deed

Deed No :	I-1603-20241/2024	Date of Registration :	03/12/2024
Query No / Year	1603-2002963743/2024	Office where deed is registered	
Query Date	22/11/2024 1:49:48 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Aloke Biswas Allpore Police Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748887252, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 30,92,502/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

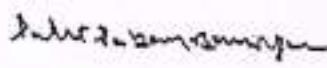
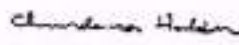
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narayan Roy Road, Road Zone : (K.K.Roy Choudhury Rd – Rest (Ward 125,126)) , , Premises No: 156, , Ward No: 125 Pin Code : 700008

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	3 Katha 1 Chatak		30,62,502/-	Property is on Road
Grand Total :				5.0531Dec	0 /-	30,62,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	30,000 /-	

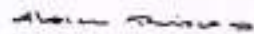
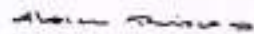
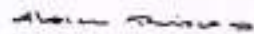
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PATIT PABAN BANERJEE Son of Late Gopal Chandra Banerjee Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office	Photo  25/11/2024	Finger Print  LTI 25/11/2024	Signature  25/11/2024
32, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: AGxxxxxx8G, Aadhaar No: 22xxxxxxxx2831, Status :Individual, Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office				
2	Name Smt CHANDANA HALDER Wife of Shri Samir Halder Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office	Photo  25/11/2024	Finger Print  LTI 25/11/2024	Signature  25/11/2024
39/5/3, Narayan Roy Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AAxxxxxx2G, Aadhaar No: 37xxxxxxxx8800, Status :Individual, Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office				

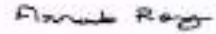
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	ROYAN ASSOCIATE OPC PRIVATE LIMITED 39/5/6, Narayan Roy Road, Silpara, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl. No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ARNAB ROY (Presentant) Son of Shri Subrata Roy Date of Execution - 25/11/2024, , Admitted by: Self, Date of Admission: 25/11/2024, Place of Admission of Execution: Office </td> <td>  Nov 25 2024 3:28PM </td> <td>  LTI 25/11/2024 </td> <td>  25/11/2024 </td> </tr> </tbody> </table> 39/5/6, Narayan Roy Road, Silpara, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX0 , PAN No.: DWxxxxxx9Q, Aadhaar No: 43xxxxxxxx2542 Status : Representative, Representative of : ROYAN ASSOCIATE OPC PRIVATE LIMITED (as Director)	Name	Photo	Finger Print	Signature	Shri ARNAB ROY (Presentant) Son of Shri Subrata Roy Date of Execution - 25/11/2024, , Admitted by: Self, Date of Admission: 25/11/2024, Place of Admission of Execution: Office	 Nov 25 2024 3:28PM	 LTI 25/11/2024	 25/11/2024
Name	Photo	Finger Print	Signature						
Shri ARNAB ROY (Presentant) Son of Shri Subrata Roy Date of Execution - 25/11/2024, , Admitted by: Self, Date of Admission: 25/11/2024, Place of Admission of Execution: Office	 Nov 25 2024 3:28PM	 LTI 25/11/2024	 25/11/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aloke Biswas Son of Mr Atul Chandra Biswas Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 25/11/2024	 25/11/2024	 25/11/2024
Identifier Of Shri PATIT PABAN BANERJEE, Smt CHANDANA HALDER, Shri ARNAB ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri PATIT PABAN BANERJEE	ROYAN ASSOCIATE OPC PRIVATE LIMITED-2.52656 Dec
2	Smt CHANDANA HALDER	ROYAN ASSOCIATE OPC PRIVATE LIMITED-2.52656 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri PATIT PABAN BANERJEE	ROYAN ASSOCIATE OPC PRIVATE LIMITED-50.00000000 Sq Ft
2	Smt CHANDANA HALDER	ROYAN ASSOCIATE OPC PRIVATE LIMITED-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160320241 / 2024

On 25-11-2024

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

Presented for registration at 13:20 hrs on 25-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri ARNAB ROY ..

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,92,502/-

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

Execution is admitted on 25/11/2024 by 1. Shri PATIT PABAN BANERJEE, Son of Late Gopal Chandra Banerjee, 32, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Smt CHANDANA HALDER, Wife of Shri Samir Halder, 39/5/3, Narayan Roy Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Identified by Mr Aloke Biswas, , , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-11-2024 by Shri ARNAB ROY, Director, ROYAN ASSOCIATE OPC PRIVATE LIMITED (Private Limited Company), 39/5/6, Narayan Roy Road, Silpara, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Aloke Biswas, , , Son of Mr Atul Chandra Biswas, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2024 9:29PM with Govt. Ref. No: 192024250287871618 on 24-11-2024, Amount Rs: 28/-, Bank: SBI EPay (SBlePay), Ref. No. 4140045453245 on 24-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10628, Amount: Rs.100.00/-, Date of Purchase: 12/11/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/11/2024 9:29PM with Govt. Ref. No: 192024250287871618 on 24-11-2024, Amount Rs: 6,970/-, Bank: SBI EPay (SBlePay), Ref. No. 4140045453245 on 24-11-2024, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-12-2024

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.



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 519946 to 519981

being No 160320241 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.12.04 12:19:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 04/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.