

E9659/22 VC-2688/22 SL NO-8 1-9374/2022

10

भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AG 733150

20/6/22
8-45
G-2/18 35917

~~Certified that the documents are correct
and true copies of the original documents
submitted to the Registrar of Companies
and are not part of this agreement~~

~~District Sub-Registrar
Alipore, West Bengal~~
21-6-2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 20th day of June, in the year of Two Thousand Twenty Two (2022)

BETWEEN

SREE RAM CONSTRUCTION

R. S. Ram
Proprietor

11958

1 MAY 2022

No.....Rs. **100/-** Date.....

Name: Rajib Dey

Address: 10 South Raynagar, P.S-Bamsderoniu
Kolkata - 700070

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Rajib



6971

Rajib

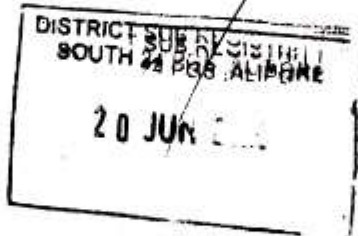
6972



Diplob Kumar Das



6975



certified by: —

Rajib Das
Diplob Kumar Das
Tipora Police Court
Kolkata - 700027

SRI. BIPLAB KUMAR DAS, PAN.ACTPD7917L, AADHAAR NO.362581520172, son of Late Shanti Ranjan Das, by faith - Hindu, by occupation - Retired, by Nationality - Indian, resident of Tower No.3, Flat No.6C, South City, 375, Prince Anwar Shah Road, Jodhpur Park, P.O. Jodhpur Park, P.S. Jadavpur, Kolkata-700068, District - South 24 Parganas, hereinafter called the "**OWNER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. SREERAM CONSTRUCTION, PAN NO.ADSPD1437F, a proprietorship concern having its office at-1/78, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, now corresponding to 1/83, Naktala, P.O. Naktala, P.S.Jadavpur now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **SRI RAJIB DEY,** PAN.ADSPD1437F, ADHAAR NO.222484703553, Son of Sri Subhas Chandra Dey, by faith-Hindu, by occupation-Business, by Nationality- Indian, residing at 40, South Roy nagar, Banskroni, P.O. Banskroni, P.S. Regent Park now Banskroni, Kolkata-700070, District South 24-Parganas, hereinafter referred to as the **DEVELOPER** (which terms of expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, legal representative, administrators and assigns) of the **OTHER PART**.

WHEREAS by Virtue of a registered Saaf Bikray Kobala written in Bengali dated 24/12/1959 which was registered in office of the Sub- Registrar at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 164, Pages 259 to 263, being no. 10244, for the year 1959, one Smt. Ranu Roy

SREE RAM CONSTRUCTION

Ranu Roy
Registrar



Chowdhury mentioned as Vendor therein, sold and transferred her all right title and interest All That a piece and parcel of land with rayati Shitiban right measuring about 03 Cottahs 08 Sq. Ft be the same or little more or less i.e. a satak more or less as residential plot/land comprised in Dag No.151 out of 1-68 percentile land, Khatian No.206, in Mouza - Naktala, J.L. No.32, Re Sa No.24, Mouzi No.56, Pargana Khaspur within jurisdiction of Sub-Registration office at Alipore, being K.M.C Premises No. 23, Naktala Road, to Sri. Shanti Ranjan Das mentioned as Purchaser therein and thereby said Sri. Shanti Ranjan Das became the owner of the said plot of land.

AND WHEREAS by Virtue of a registered Deed of Relinquishment written in Bengali dated 09/07/1962 which was registered in office of the Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 113, Pages 56 to 58, being no. 5818, for the year 1962, the said Sri. Shanti Ranjan Das relinquished his right title interest to his wife namely Smt. Chhabi Das and thereby the said Smt. Chhabi Das became the owner of the said plot of land.

AND WHEREAS after that the said Smt. Chhabi Das became the owner of the said plot of land and constructed a two storied building and mutated her name in the records of the Kolkata Municipal Corporation in respect of the said land and the said plot of land is renumbered as the K.M.C Premises No. 23J, Naktala Road, vide Assessee No. 211000601516 having its mailing address at 23J, Naktala Road, Calcutta -700047 now Kolkata - 700 047 and the said Smt. Chhabi Das had been residing there by paying necessary taxes without any hindrances from others.

AND WHEREAS thereafter the said Sri. Shanti Ranjan Das alias Santi Ranjan Das died intestate on 15/12/1996 and leaving behind his surviving wife Smt. Chhabi Das and one son namely Biplab Kumar Das and one daughter namely Anuradha Bhattacharya as his only legal heirs as per the Hindu Succession Act, 1956.

SREE RAM CONSTRUCTION

 Proprietor

AND WHEREAS the said Smt. Chhabi Das made a Registered Will dated 05/10/1983 which was registered in office of the Sub- Registrar at Alipore, South 24 Parganas and recorded in Book No.III, Volume No. 6, Pages 88 to 90, being no. 143. for the year 1983, in favour of her son Biplab Kumar Das.

AND WHEREAS thereafter the said Smt. Chhabi Das died on 24/11/2009 and leaving behind her surviving one son namely Biplab Kumar Das and one daughter namely Anuradha Bhattacharya as her only legal heirs as per the Hindu Succession Act, 1956.

AND WHEREAS after that the said Biplab Kumar Das being the executor probated the said will of the Smt. Chhabi Das and granted probate on 08/03/2022 by the order of Ld.14th Court, Alipore Addl. District Judge Court at Alipore, 24 Pargana South, and thereby the said Biplab Kumar Das became the owner of the said plot of land measuring about 03 Cottahs 08 Sq. Ft be the same or little more or less i.e. 5 satak more or less situated at Premises No. 23-J, Naktala Road, Police Station - Jadavpur, Kolkata-700047, District South 24 Parganas.

AND WHEREAS thus the said Sri. Biplab Kumar Das became the absolute owner of **ALL THAT** the piece and parcel of land with rayati Shitiban right measuring about 03 Cottahs 08 Sq. Ft be the same or little more or less i.e. 5 satak more or less as residential plot/land comprised in Dag No.151 out of 1-68 percentile land, Khatian No.206, in Mouza - Naktala, J.L.No.32, Re Sa No.24, Touzi No.56, Pargana Khaspur within jurisdiction of Sub-Registration office at Alipore, being K.M.C Premises No. 23J, Naktala Road, vide Assessee No. 211000601516 having its mailing address at 23J, Naktala Road, Calcutta -700047 now Kolkata - 700 047.

AND WHEREAS the Second Party/Developer after proper inspection of the said land & the building thereon being interested to develop the said property by demolishing the old building & erecting a new building thereon has approached to the First Party/the Land Owners herein and the first

SREE RAM CONSTRUCTION

Proprietor

party considering the proposal of the joint venture programmed financially viable has agreed to do the same for mutual benefits.

AND WHEREAS the First Party/ Land Owners and the Second Party/ Developer agree to materialize the said proposal for promotion and development by constructing a G+III storied building upon the said property and discussed the matter at length, resulting which to avoid disputes and differences in future, they have agreed to record the terms and conditions hereinafter mentioned:-

NOW THIS AGREEMENT WITNESSES :

ARTICLE - I :

1. **DEFINITIONS** - for proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include.
2. **SAID PROPERTY**- shall always mean ALL THAT the piece and parcel of land with rayati Shitiban right measuring about 03 Cottahs 08 Sq. Ft be the same or little more or less i.e. 5 satak more or less as residential plot/land comprised in Dag No.151 out of 1-68 percentile land, Khatian No.206, in Mouza - Naktala, J.L.No.32, Re Sa No.24, Touzi No.56, Pargana Khaspur within jurisdiction of Sub-Registration office at Alipore, being K.M.C Premises No. 23J, Naktala Road, vide Assessee No. 211000601516 having its mailing address at 23J, Naktala Road, Calcutta -700047 now Kolkata - 700 047 morefully and particularly described in the **Schedule - "A"** herein below.
3. **PROPOSED BUILDING MEANS** : the proposed G+III storied building to be constructed upon the said property.
4. **FLAT/ APARTMENT MEANS** : The unit of a self contained accommodation of the said building for residential purpose having one or more rooms along with kitchen, exclusive user of bath and privy as per sanctioned plan. with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from

others, along with free access and right to ingress and egress to and from the main entrance and Public Road.

5. **CAR PARKING SPACE MEANS** the open or covered space in the ground floor of the building as shown in the sanctioned plan for parking or keeping motor car, scooter or all types of private vehicles defined under motor vehicles act.

6. **PLAN OR MAP SHALL MEAN** - the building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building / buildings and shall include all such modification or alterations as may be made by the Developer from time to time as and when required.

7. **OWNERS MEANS** BIPLAB KUMAR DAS, more fully described in the 2nd page of this Agreement as the First Party.

8. **DEVELOPER MEANS "M/S. SREERAM CONSTRUCTION"**, more fully described in the 2nd page of this Agreement as the Second Party.

9. **ARCHITECT** - shall mean any qualified person or persons or firm or firms or L. B. S. appointed or nominated by the Developer as the Architect of the building/buildings to be constructed upon the said property.

10. **OWNERS ALLOCATION** : On completion of the said Building in all respects the developer shall handover to the Owner total 3(Three) Flats i.e. 1)Flat No.A-1, 1st Floor South-West Side and 2)Flat No.A-2, 2nd Floor South-West Side and 3) Flat No.B-2, 2nd Floor North-West Side and 50% Car Parking Space on the Ground floor of the proposed (will stored building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein after written together with common rights of the common parts portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building as per Kolkata Municipal Corporation record at K.M.C Premises No. 23J, Nakatala Road, vide Assessee No. 211000601516 having its mailing address at 23J, Nakatala Road, Calcutta -700047 now Kolkata - 700 047, lying and situated under

Ward No. 100, within the limit of the Kolkata Municipal Corporation, P.S. formerly Jadiaipuri now Netajinagar, sub Registry office at A.D.S.R Alipore, Dist South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land more fully describe in the schedule heron below.

11. **SPECIFICATIONS AND AMENITIES** : Materials and specifications as is recommended by the Architect for the construction of the building. Amenities means - All fittings as described in the Schedule - "D" herein below and will be provided by the Developer in those flats under Reserve portion.

12. **COMMON / SERVICE AREA SHALL MEAN :**

- I. Staircase and lift on all floors
- II. Staircase and lift landings on all floors.
- III. Common passage.
- IV. Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- V. Common electrical wiring, fittings and fixtures.
- VI. Drainage and sewers.
- VII. Boundary walls and main gates.
- VIII. Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and / or terrace and areas including side spaces and back spaces to be left open according to sanctioned plan.
- IX. Roof on the top floor.
- X. Service Room / watchman's Room and toilet.

13. **TAX LIABILITIES:** the owners shall not be liable to pay the tax liability in respect of selling the flats and car parking spaces under developer allocation and also K.M.C of property tax will be paid by the Developer with effect from the date of handing over the possession of the property to the Developer after agreement till delivery of owners' allocation.

14. **INSPECTION OF THE CONSTRUCTION**: the owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the owners, the same shall be replaced by the standard good quality by the developer, failing which the owners may take legal steps against the developer.
15. **CONFIRMING PARTY**: the developer shall be the confirming party in sale deed and agreement in respect of the flat under owners' allocation. If the same becomes necessary at the instance of the owners.
16. **DELIVERY OF THE PAPERS**: the Owners shall deliver all Original papers in respect of the said property at the time of execution of Development agreement and all the original papers will be in custody of the Developer.
17. **RESERVED PORTION SHALL MEAN** : owners allocation.
18. **DEVELOPER'S ALLOCATION** : The Developer is entitled to get total 3(Three) Flats i.e. 1) Flat No.B-1, 1st Floor North-West Side and 2) Flat No.A-3, 3rd Floor South-West Side and 3) Flat No.B-3, 3rd Floor North-West Side and 50% Car Parking Space on the Ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein after written together with common rights of the common portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building as per Kolkata Municipal Corporation record at K.M.C Premises No. 23J, Naktala Road, vide Assessee No. 211000601516 having its mailing address at 23J, Naktala Road, Calcutta -700047 now Kolkata - 700 047, lying and situated under Ward No. 100, within the limit of the Kolkata Municipal Corporation, P.S. formerly Jadavpur now Netajinagar, sub Registry office at A.D.S.R Alipore, Dist South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land more fully describe in the schedule hereon below.

19. **INTENDING BUYERS SHALL MEAN** : all the persons firm., organizations who is interested to purchase any flat/ flats, and Car Parking spaces, of the said building particularly from the Developer's allocation.

20. **UNAVOIDABLE CIRCUMSTANCE SHALL MEAN** : Natural calamities, earthquake, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

21. **AREA MEANS OF A FLAT**: the built up area of a flat and also proportionate share of land and common rights as per measurement of approved plan.

ARTICLE-II

DEVELOPER'S OBLIGATIONS :

1. That it is agreed by and between the parties herein that the Developer shall be entitled to construct a Ground Plus Three storied building upon the said property by his own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat or car parking space/ spaces, in the said building, provided the Developer fulfill the following obligations towards the land owner.
2. That the Developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Kolkata Municipal Corporation. The name of the building will be "**SHANTI NIKETAN**".
3. That the Developer shall have to maintain the proper sizes/ specification as per building plan and also as per advice of the Architect and owner's allocation given in Schedule - "B" below.
4. That the Developer shall have to appoint a professional civil Engineer or, L.B.S. or firm as Architect to Supervise the construction of the building/ buildings at his own cost and expenses.
5. That the entire cost and expenses for the construction of the building including the cost of building plan from the K.M.C will be borne by the

Developer and the Developer shall have no claim or demand in any part of the said expenses from the land owner.

6. That after completion of the said building the Developer shall have to deliver total 3(Three) Flats i.e. 1)Flat No.A-1, 1st Floor South-West Side and 2)Flat No.A-2, 2nd Floor South-West Side and 3) Flat No.B-2, 2nd floor North-West Side and 50% Car Parking Space on the Ground floor of the proposed G+III storied building to above mentioned owner being the owner's allocation which are more fully and particularly described in the Schedule - "B" herein and the Developer to get total 3(three) Flats i.e. 1)Flat No.B-1, 1st Floor North-West Side and 2)Flat No.A-3, 3rd Floor South-West Side and 3) Flat No.B-3, 3rd Floor North-West Side and 50% Car Parking Space on the Ground floor of the proposed G+III storied building and together with the proportionate share of land to get the benefit and profit thereof. The land owners shall not have to bear any expenses or have to pay any consideration for this development project and also to get the said flat, & car parking space of the construction area with proportionate share of common areas more fully described in the Schedule - "B" below.
7. That the delivery of possession of the 3(Three) Flats i.e. 1)Flat No.A-1, 1st Floor South-West Side and 2)Flat No.A-2, 2nd Floor South-West Side and 3) Flat No.B-2, 2nd Floor North-West Side and 50% Car Parking Space on the Ground floor of the proposed G+III storied building as owner's allocation in favour of the land owner will be made by the developer within the next 18 months from the date of the sanction of the building Plan of the said property provided the construction work is not affected or hampered by unavoidable circumstances.
8. That the Developer shall have no right or shall not be entitled to sell, transfer, and/or encumber in any manner the said reserved portion of the land owner more fully described in the Schedule - "B" herein below along with the common areas/amenities.
9. That the Developer shall act as an independent contractor in constructing the building and undertake to keep the land owner

indemnified from time to time against all 3rd party claims including Govt., Government, Quasi Govt., Local authorities, Municipalities, Electric supply, Telephone etc. and actions arising out of any act of commission or accident such as loss of life/lives of labourers, mistress and allied natures or things in or relating to the construction of the building./Development of the property.

10. That the Developer shall be responsible to fulfill all the above mentioned obligations towards the land owners, failing which the land owner shall have every option to claim damages and/or cancel, rescind, the present agreement. That the Developer agrees to the following which the owner have also agreed.
11. At any rate from the date of agreement the construction of the building will be completed and owner's allocation will be delivered within 18 months from the date of sanction of the building plan.
12. That the Developer shall install separate electric meter at the proposed building. The meter installation charges and security deposit if any for the same will be borne by the Developer.
13. That the owner shall not be liable or responsible with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.
14. That the developer shall provide temporary suitable accommodation to the owners till the building is completed and the owners get possession of their allocated flats. The developer shall provide such accommodation at his cost and expenses and make arrangement for shifting the owners from their existing residence and back and bear all expenses for shifting.
15. That if the developer fails to deliver the possession of the owners' allocation within the stipulated period of 18 months from the date of the sanction of the building plan subject to the unavoidable circumstances then the developer shall be liable to pay Rs.10,000/= per month to the owners till actual delivery of possession of the owners allocation.

16. That the developer shall obtain completion certificate of the said building from K.M.C. and handover the same to the landowners at the time of possession.
17. That a temporary maintenance charges of Rs. 1,000/- (Rupees One Thousand Only) shall have to be paid by all the flat owners including land owners as mentioned in **FIRST PART** after obtaining the completion certificate from The Kolkata Municipal Corporation till the formation of society.

ARTICLE - III

RIGHTS AND PRIVILEGES OF THE DEVELOPER :

1. That save and except those portion which shall be kept reserved for the Land Owner, the Developer shall be entitled to sell and/or transfer the total 3(Three) Flats i.e. 1) Flat No.B-1, 1st Floor North-West Side and 2) Flat No.A-3, 3rd Floor South-West Side and 3) Flat No.B-3, 3rd Floor North-West Side and 50% Car Parking Space on the Ground floor of the proposed G+III storied building together with proportionate share of common areas of the said building to any intending buyer/buyers in such price and in such terms and conditions as determined by the Developer.
2. That the Developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof.
3. That the Land owner shall have no right and/or liberty to interfere in those transactions made between the Developer and the intending buyer/buyers in any manner whatsoever and further the landowner shall not be entitled to claim the profit of the said Venture or part thereof.
4. That the Developer Shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on

consideration or in any issue, in any term as the Developer may think fit and proper.

5. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flats & Car Parking Space or spaces except the owner's allocation, buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flats & Car Parking Space or spaces of the building only relating to Developer's allocation after handing over the possession of the reserved portion to the Owner and further shall be entitled to be present before the Registration Office or Offices for the registration of all those Deeds and Documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owner and for that purpose the land owner will execute a Registered Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the undemarcated importable proportionate share of the land under Schedule - "A" property in favour of the flat buyers and the land owner will ratify in favour of the flats & Car Parking Space or spaces buyers and the land owner will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the developer.
6. That during the period of construction of the proposed building the Developer shall be in absolute possession of the said property and the land owner shall not be entitled to disturb the possession of the developer in any manner whatsoever.
7. If any error or omission is transpired and joint development agreement in this deed in future, the Vendors shall at the cost and request of the Developer do and execute and cause to be done and executed any supplementary Deed or Deed of Rectification / Declaration in favour of the Developer.

ARTICLE-IV

LAND OWNERS OBLIGATIONS AND PRIVILEGES :

1. That the land owner do hereby declares that he has absolute right, title and interest upon the said landed property and do hereby further declares that the said property more fully described in the Schedule - "A" below is free from all encumbrances, disputes, litigations and in the mean time he has not received any notice and notices to the effect that the said land is affected by any Scheme of the Government of West Bengal or of the Calcutta Improvement Trust or of Kolkata Metropolitan Development Authority or of Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.
2. That the land owner shall hand over the original deeds and documents regarding the title of the land deeds, other papers and documents against proper receipts from the Developer at the time of execution and registration joint venture agreement whenever necessary for construction, B/S Plan and sell of Developers allocation.
3. That the land owner shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats & Car Parking space or spaces of the building of developer allocation to the intending buyer but shall have absolute right & authorities to inspect the Main structural part of the building as well as the construction of Owner's portion from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the Second Party/ Developer. On attention being drawn to that respect by the owner.
4. That for smooth functioning of the Development work and for the purpose of construction of the proposed building, the land - owner will execute a Registered power of Attorney at the cost of the developer in favour of the Developer empowering its administrator in office to do all acts and deeds, required for the construction of the proposed building and to sell, transfer any flats & Car Parking space or spaces of the

building to any intending buyers, only relating to developers allocation and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favour of the flats & Car Parking space or spaces buyers.

5. That in the event, if a co-operative society and/or Association be formed, the land-owners shall become the member of the said Association as the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.
6. The Landowner shall have the right to sell, transfer, the said reserved portion or flats & Car Parking space or spaces more fully described in the Schedule - "B" herein below to any Third Party at their own discretion.

ARTICLE-V

CANCELLATION AND ARBITRATION :

1. All communication in the form of letter, notice, correspondence from / to either of the parties will be made to the address written in the 1st page of this present and will be communicated by postal services or personal peon services and letter, notice served upon either of the parties by other and after vacating the house at the changed house address.
2. The court within District 24-Parganas (South) shall have the jurisdiction to entertain and try all actions, suit and proceedings arising out of this Agreement.
3. Both the parties do hereby undertake to co-operate with each other in all respect to materialize the said development project within the stipulated time of 18th months from the date of sanction of the building plan.

SCHEDULE - "A"

(Description of the entire land)

ALL THAT the piece and parcel of land with rayati Shitiban right measuring about 03 Cottahs 08 Sq. Ft be the same or little more or less i.e. 5 satak

or less as residential plot/land comprised in Dag No.151 out of 1-68
 vide G.M. Khata No.206, in Mouza Naktala, J.L.No.32, in Sa
 No.24, Fourth No.56, Pargana Khaspur within jurisdiction of Sub-Registration
 office Alipore, being K.M.C. Premises No. 23J, Naktala Road, vide Assessee
 No. 211000601516 having its mailing address at 23J, Naktala Road,
 Kolkata - 700047, now Kolkata - 700047, lying and situated under
 Station Jadavpur then Patuli now Netajinagar, District South 24 Parganas
 total area property butted and bounded by :-

- ON THE NORTH : By Scheme Plot No.28.
 ON THE SOUTH : By Scheme Plot No.30.
 ON THE EAST : By Scheme Plot No.32.
 ON THE WEST : By 20 feet wide Scheme Common Passage.

SCHEDULE - "B"

Details of Owners' allocation :- On completion of the said Building in all
 respects by the developer shall handover to Owner total 3(Three) Flats i.e.
 1) Flat No.A-1, 1st Floor South-West Side and 2) Flat No.A-2, 2nd Floor South-
 West Side and 3) Flat No.B-2, 2nd Floor North West Side and 70% Car
 Parking space on the Ground floor of the proposed G+3l1 storied building
 including undivided proportionate share of land of the premises as described
 in the Schedule 'A' herein above written together with common rights of the
 common parts portion and areas of the building and common amenities,
 facilities, rights and benefits of the said proposed building at as per Kolkata
 Municipal Corporation record at K.M.C Premises No. 23J, Naktala Road,
 vide Assessee No. 211000601516 having its mailing address at 23J, Naktala
 Road, Calcutta - 700047 now Kolkata - 700 047, lying and situated under
 Ward No. 100, within the limit of the Kolkata Municipal Corporation, P.S.
 formerly Jadavpur now Netajinagar, sub Registry office at A.D.S.R Alipore,
 Dist South 24 Parganas including all the common area as per schedule with
 right of easement and the undivided proportionate share in the land and
 premises.

	Staircase & Landing: Marble Stairs steel railing with wooden handrail.
	All Door frames will be made of Sal wood 4" X 2½". Inner surface of the frame shall be painted.
DOORS	Entrance main door will be made of Teak Wood Panel type with Godrej Lock, Door Stopper, Sand Block & all fittings. Polish shall be done. Collapsible gate shall be fixed in front of all main doors.
	Other Doors - Flush Doors ISI make hot press phenol bond flush door, 32 mm in thickness (Make: ISI) with Godrej lock, Door Stopper & all fittings.
	Toilet & W.C. Doors shall be Flush Door with PVC Sheet.
DOOR FITTINGS	Steel type Chromium Plated Door Ring, Tower bolt (10") & Door Hinge.
WINDOWS WITH BOTTOM R.C. SLAB & GRILL	Inner surface of the frame shall be painted. Aluminium sliding windows. All metal surfaces (grill/panel) covered with 2 coat primer and 2 coat Colour good quality make.
ELECTRICALS / CABLE / TELEPHONE	Concealed copper wiring will be done by fire proof wire with proper specifications (Make: Havels) and Switches of Tray / Anchor. Main switches shall be Havels Make. Each apartment will be provided with Safety equipment i.e. M.C.B. (Make: Havels) must be provided for all points. Entrance Calling Bell for each apartment (From Ground & Main Entrance). Adequate Lighting at Staircase, Parking space, Terrace and Boundary wall. Electrical arrangement to be provided in the Pump Room.

	All sanitary ware and fittings will conform to ISI Standards. Adequate care will be taken to select quality materials and workmanship.
	Overhead R.C.C./Brick/P.V.C. reservoir and Underground reservoir with KMC water line to be provided.
WATER SUPPLY	Electric Pump and Motor with Starter to be installed by Developer at ground level within a suitable place for lifting water to overhead reservoir. (Pump Make - Hixson & Motor Make - Compton.
	External Finish : All external walls covered with 2/3 coats WEATHERCOAT of Good Brand / BERGER. Total Staircase area shall be done with PoP. Garage area paint by WEATHERCOAT.
PAINTING	Weather proof paint and other decorative finish as per Architect Scheme.
	Internal Finish : All covered area i.e. Bed, Liv & Din, Kitchen, Toilet & WC shall be done by Plaster of Paris (P.O.P.).
STAIRCASE GATE	Developer shall provide a steel collapsible gate at the entrance of the staircase room at the ground floor level.
VERANDA	Half Covered Grill for Veranda.
	Watchman room.
FACILITY	Letter Box for individuals. Concealed Cable TV and Telephone line.

ELECTRIC POINTS :

Bed Rooms each	5 Points
Bed Rooms each - 5 Amp	2 Points
Kitchen	4 Points
Kitchen - 5 Amp & 15 Amp	1 Point each
Toilets	3 Points each
Verandah	2 Points
Verandah - 5 Amp	1 Point
Drawing / Dining	1 Point
Drawing / Dining 5 Amp & 15 Amp	3 Points and 1 Point
Power Points(15 Amps.)	3 Points
A.C. Point(each bed room)	1 Point

WATER SUPPLY: Municipal Water supply from common overhead reservoir

ELECTRIC SUPPLY : The security deposit with CESC and cost of obtaining Electric connections / installation will be on account of the individual Flat Owners.

WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand on the day, month and year first above written:-

SIGNED, SEALED AND DELIVERED

By the owners at Kolkata in the

presence of

1. Hena Khosha
 No. Nesar Ahmed Khan
 Alipore Police Court
 Kolkata - 700027

2. Kamal Mundejee
 s/o. Late. Prajog K. Mundejee.
 E/43. Ramgarh.
 Kolkata - 700047.

Riplesh Kumar Das

SIGNATURE OF THE OWNER


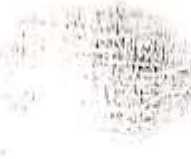




SREE RAM CONSTRUCTION

Ram
 Proprietor

SIGNATURE OF THE DEVELOPER





As per the documents and instructions available drafted by:—

Rajat Das
 Advocate
 WB/429/2007
 Alipore Police Court
 Kolkata - 700027

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					



Name..... DIPLESH KUMAR DAS

Signature..... Diplesh Kumar Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... RAJESH DEY

Signature..... Rajesh Dey

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... RAJAT DAS

Signature..... Rajat Das

Major Information of the Deed

Deed No :	I-1603-09374/2022	Date of Registration	21/06/2022
Query No / Year	1603-2001835917/2022	Office where deed is registered	
Query Date	18/06/2022 11:35:52 AM	D.S.R. - III SOUTH 24-PARGANAS District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJAT DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830013215, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 48,78,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, ,
Premises No: 23J, , Ward No: 100 Pin Code : 700047

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 8 Sq Ft	1/-	48,78,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				4.9683Dec	1 /-	48,78,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BIPLAB KUMAR DAS Son of Mr K DAS PRINCE ANWAR SHAH ROAD, 375, City:- , P.O:- JODHPUR PARK, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx7L, Aadhaar No: 36xxxxxxxx0172, Status Individual, Executed by: Self, Date of Execution: 20/06/2022 . Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence

Representative Details :

Name,Address,Photo,Finger print and Signature

SREERAM CONSTRUCTION

Address: 1/78, City - Not Specified, P O - Naktala, P S - Patuli, District -South 24-Parganas, West Bengal, India, PIN- 700047, PAN No : ADxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by Representative

Mr Rajib Dey (Presentant)

Son of Mr Subhas Chandra Dey South Roynagar, 40, City:- Not Specified, P O - Bansdrani, P S -Bansdrani, District -South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No :: adxxxxxx7f, Aadhaar No: 22xxxxxxxx3553, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022
Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAJIB DEY Son of Mr SUBHAS CHANDRA DEY 40, South Roynagar, Bansdrani,, City - Not Specified, P.O - Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ADxxxxxx7F, Aadhaar No: 22xxxxxxxx3553 Status : Representative, Representative of : SREERAM CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJAT DAS Son of Late SWAPAN KUMAR DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S -Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mr BIPLAB KUMAR DAS, Mr Rajib Dey, Mr RAJIB DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB KUMAR DAS	SREERAM CONSTRUCTION-2.48417 Dec,Mr Rajib Dey-2 48417 Dec

Endorsement For Deed Number : I - 160309374 / 2022

20-06-2022
Presented for registration at 20:45 hrs on 20-06-2022, at the Private residence by Mr Rajib Dey, one of the Claimants.

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 48,78,000/-

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

Execution is admitted on 20/06/2022 by 1. Mr BIPLAB KUMAR DAS, Son of Mr K DAS, PRINCE ANWAR SHAH ROAD, 375, P.O: JODHPUR PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, b caste Hindu, by Profession Retired Person, 2. Mr Rajib Dey, Son of Mr Subhas Chandra Dey, South Roynagar, 40, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr RAJAT DAS, , Son of Late SWAPAN KUMAR DAS, 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 20-06-2022 by Mr RAJIB DEY, PROPRIETOR, SREERAM CONSTRUCTION (Sole Proprietorship), Naktala, 1/78, City:- Not Specified, P.O:- Naktalā, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr RAJAT DAS, , Son of Late SWAPAN KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

On 21-06-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2022 6:26PM with Govt. Ref. No: 192022230054531731 on 20-06-2022, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSYJGG4 on 20-06-2022, Head of Account 0030-03-104-001-16.

SREE RAM CONSTRUCTION

Proprietor