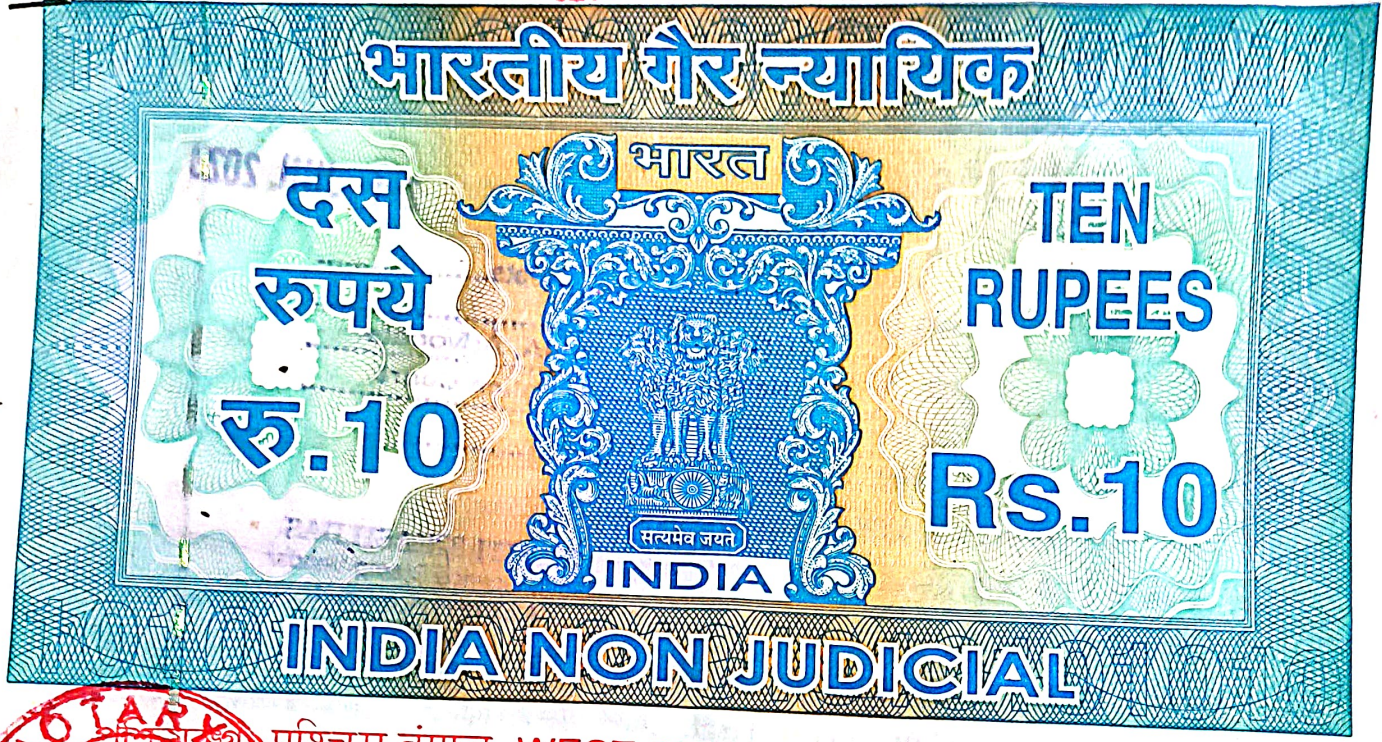


Sl. No. 28 dated 22 JUN 2023



पश्चिम बंगाल WEST BENGAL

85AB 550797

BEFORE THE NOTARY:  
ALIPORE JUDGES' COURT

**AGREEMENT**

**THIS AGREEMENT** is made this the 22<sup>nd</sup> day of June, Two thousand Twenty Three (2023).

**BETWEEN**

**SRI SUDIPTA ROY**, [PAN NO. ADKPR3275K] [AADHAAR NO. 2341 7386 7079] Son of Late Amalendu Roy, by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 5C, Tarak Mitra Lane, Kalighat, Police Station Tollygyngge, Kolkata - 700 026, Post Office Kalighat, hereinafter referred to and called as the



SREE SAI RAM CONSTRUCTION

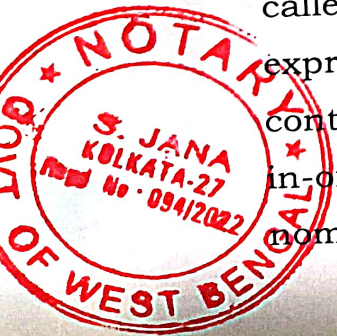
*Sree Sai Ram Construction*  
PARTNER

22 JUN 2023 *Sedipta Roy*

**'OWNER'** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives and/or assigns) of the **ONE PART**;

- A N D -

**SREE SAI RAM CONSTRUCTION**, (PAN NO. AEIFS9509L) a partnership firm having its registered office at Flat no. 14, Premises no. N- 299/A, Fathepur 2<sup>nd</sup> Lane Kolkata 700 024, Police Station Metiabruz, Post Office Garden Reach, represented by its partners (1) **MR. RAVI KUMAR AGARWAL**, [PAN NO. AMMPA0646E] [AADHAAR NO. 3161 6311 3638] S/o, Subhas Chandra Agarwal, by occupation business, by faith - Hindu, by Nationality - Indian, residing at, N299/A Fathepur 2<sup>nd</sup> Lane, Garden Reach, Police Station Metiabruz, Post Office Garden Reach, Kolkata- 700 024, (2) **MRS. PAYEL SAHA**, [PAN NO. GTIPS5912J] [AADHAAR NO. 4917 8013 9789] Wife of Souveek Saha, by occupation Business, by faith - Hindu, by Nationality - Indian, residing at, N299 B/3 Fathepur 2<sup>nd</sup> Lane, Police Station Metiabruz, Post Office Garden Reach, Kolkata-700024, (3) **MRS. IRA DAS**, [PAN NO. BBSPD7084F] [AADHAAR NO. 2098 4396 9953] w/o, Subas Chandra Das, by occupation business, by faith - Hindu, by Nationality - Indian, residing at, 5 Banerjee Para Lane, Police Station Sarsuna, Post Office Sarsuna, Kolkata-700061, hereinafter called and referred to as **"THE DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, successors-in-office, administrators, legal representatives, assigns and/or nominees etc.) of the **'ANOTHER PART'**.



Sediba Ray

SREE SAI RAM CONSTRUCTION

Ravi Kumar Agarwal Payel Saha Ira Das  
PARTNER

**WHEREAS** the **OWNER** seized and possessed of **ALL THAT** piece and parcel of Bastu land measuring about 4 (four) Cotthas 8 (eight) Chhittaks and 44 (forty four) Square feet be it a little more or less together with 54 years old four storied building (constructed in the 1964 -1966) consisting of mosaic flooring seven flats amongst which one flat on the ground floor measuring about 1600 square feet super built up area, two flats on the first floor total measuring about 2380 square feet super built up area, two flats on the second floor total measuring about 2380 square feet super built up area and two flats on the third floor total measuring about 2115 square feet super built up area and cemented flooring garage measuring about 700 square feet on the ground floor and servant's quarters measuring about 700 square feet on the mezzanine floor over the garage lying and situated at K.M.C. Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Gariahat, Post Office Ballygunge, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas, as its absolute owner.

**AND WHEREAS** the **OWNER** and **DEVELOPER** herein entered into Development agreement dated 23<sup>rd</sup> April, 2021 for developing the Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Gariahat, Post Office Ballygunge, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas.

**AND WHEREAS** in the said agreement it has been specifically mentioned that "TIME : Shall mean the completion of the construction work i.e. 30 months from the date of commencement of



SREE SAI RAM CONSTRUCTION

*[Signature]* *[Signature]* *[Signature]*  
PARTNER

*[Signature]*  
22 JUN 2023

work over the said premises and the same may be extended as per consent of both the parties."

AND WHEREAS now both the OWNER and DEVELOPER herein mutually decided and agreed to extend the period of completion of the construction work from 30 months to 68 months.

IN WITNESSETH WHEREOF THIS AGREEMENT is signed and sealed by all the Parties hereto on the day, month and year first above written before these Witnesses present.

**WITNESSES**

1. Ram Mondal.

sp Lte: Anil Mondal.

Alipore Police const  
Kol Kata- 27.

*Sudipta Ray*

SIGNATURE OF THE OWNER

SREE SAI RAM CONSTRUCTION

2. Debashis Goswami  
Son of - Ashis Kumar Goswami  
19, Ruby park East  
kol-78

*Pratik Kumar*

Pratik Kumar  
PARTNER

SIGNATURE OF THE DEVELOPER

Signature (S) of Executant (S)  
attested on identification at  
Alipore Judges' Court, Kolkata-  
700 027 at Alipore, under the  
Notaries Act. at.....A.M./P.M

*SJK*  
SUBHASIS JANA  
Notary, Govt. of West Bengal  
Regd No.: 094/2022

IDENTIFIED BY ME  
*Ram Mondal*  
Advocate



22 JUN 2023