

608/2024

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पश्चिम बंगाल WEST BENGAL

AK 485724

V.C. Case NO. 86/24

D. NO. 1506-2000/68638/2024

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Additional District Sub-Registrar
Presumptive, Dum Dum, 24 Parganas, District

22 JAN 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 22nd day of **JANUARY TWO THOUSAND TWENTY-FOUR (2024).**

BETWEEN

(1) MR. NARAYAN CHANDRA GHOSH (PAN - ADNPG3412G)
Son of Late Biseswar Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal,

কম্বিনেশন 3816 তারিখ 24/8/28

মলা : 1001

ক্রেতা : Sreeram Construction Pvt LTD

ঠিকানা : Emami City Tower

06-8, 2 Jessore Road

ভেত্তার :

Ranjita Pan

Kel-28

সাইনসেজ প্রাপ্ত ক্রয়পত্র ভেত্তার

কাশিপুর দমদম এ. ডি. এস. আর. অফিস

বি

ভেত্তারের নাম - রঞ্জিতা পাল

ক্রয়কারীর নাম :- ব্যারাকপুর

টি ডি নং :

স্টাম্প খরদের তারিখ 17 AUG 2023

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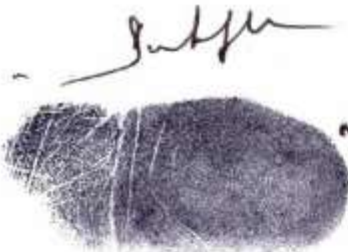
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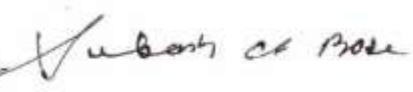
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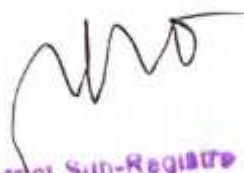
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Sub-Registrar, District Sub-Registrar
Jessore, Dum Dui

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India, **(2) MRS. MALA GHOSE (PAN AFCPG2299E)** Wife of Mr. Narayan Chandra Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India, and **(3) MR. DEEP GHOSH (PAN ALFPG0105N)** Son of Mr. Narayan Chandra Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India, hereinafter jointly called and referred to as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

"SREERAM CONSTRUCTION PRIVATE LIMITED" (CIN-U70109WB2016PTC217236) (PAN - AAXCS4851M) a Private Limited Company within the meaning of the Companies Act 2013, having its registered office at Emami City Tower, O6-8, 2, Jessore Road, PO & PS - Dum Dum, Kolkata - 700028, represented by its Director namely **MR. SUBASH CHANDRA BOSE, (PAN - AEGPB1218M)** Son of Late Nakuleswar Bose, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 30, Italgacha Road, PO & PS Dum Dum, Kolkata - 700028, District - North 24 Parganas, West Bengal, India, hereinafter referred to and called as **"DEVELOPER"** (which expressions shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.** As per the resolution the company will be represented by **MR. SUBASH CHANDRA BOSE.**

WHEREAS, by virtue of a Saf Bikray Kobala (Sale Deed) registered at the office of the Sub-Registrar, Cossipore Dum Dum, in Book No. 1, Volume No. 95, Pages from 22 to 25,

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Mala Ghose



Mithun Das
Nilochal Binti
Kor. 51



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Sub-Registrar, Dum Dum

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Being No. 6761 for the year 04/12/1951. One Jogendra Kumar Majumder, Son of Late Baikuntha Chandra Majumder had purchased a piece and parcel of land hereinditament and premises measuring 5 (Five) Cottahs 12 (Twelve) Chittacks comprised in Mouza - Digla, J. L. No. 18, R.S. Khatian No. 755, R.S. Dag No. 1549/6024 within PS - Dum Dum, Sub - Registry Office Cossipore Dum Dum, District: North 24 Parganas.

AND WHEREAS the said Jogendra Kumar Majumder died intestate on 19.10.1966 leaving surviving him his wife Smt. Shanti Bala Majumder, 3 (three) sons, namely Samir Majumder, Tushar Kanti Majumder and Sisir Kanti Majumder and 3 (three) Daughters Smt. Mira Ghosh, Ira Das and Shipra Mukherjee as his legal heirs and successors to inherit his aforesaid property.

AND WHEREAS, the aforesaid Sisir Kanti Majumder, S/o Late Jogendra Kumar Majumder died as bachelor on 27.03.1997 and after the demise of said Sisir Kanti Majumder his 1/7th share had been inherited by his mother, Smt. Shanti Bala Majumder and as a result Smt. Shanti Bala Majumder has become entitled to get 2/7th share in respect of the entire aforementioned property of Jogendra Kumar Majumder (since deceased) as per Hindu Succession Act.

AND WHEREAS, the aforesaid Smt. Shanti Bala Majumder and others jointly seized and possessed the aforesaid property and they were enjoying the same having absolute right, title and interest thereon.

AND WHEREAS the aforesaid Shanti Bala Majumder during her lifetime transferred her undivided share of property, measuring 1 Cottahs 10 Chittacks along with 390 sq. ft.



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building, out of Total land of 5 Cottahs 12 Chittacks and RT Shed 200 sq.ft standing thereon, in favour of one of his sons namely, Samir Majumder by virtue of a Deed of gift being No. 6140 / 2005 duly registered at A. D. S. R. Cossipore Dum Dum.

AND WHEREAS, aforesaid Samir Majumder and Smt. Shanti Bala Majumder being plaintiff instituted a Suit for partition against Tusar Kanti Majumdar, Mira Ghosh, Ira Das and Shipra Mukherjee (all are co-shares of property) being Title Suit No. 49 of 2001 before the Ld. 2nd Civil Judge Senior Division, Barasat, North 24 Parganas.

AND WHEREAS, the aforesaid Shanti Bala Majumdar wife of Late Jogendra Kumar Majumder during the pendency of the aforesaid suit died intestate on 24.04.2007 leaving behind his 2 sons and 3 daughters as her heirs and successors in respect of her 1/5th share of property as mentioned herein above and accordingly all the sons and daughters had become owners of 1/5th share each.

AND WHEREAS, the said suit was ultimately disposed of by order dated 05.03.2016 and final decree was drawn up to the effect that the plaintiff Samir Majumdar and the defendants Tushar Kanti Majumdar, Mira Ghosh, Ira Das and Shipra Mukherjee shall get 1/5th share each out of total property of 5 Cottahs 12 Chittacks. By virtue of the said final decree passed by the Ld. Court the Deed of Gift being No. 6140/2005 was declared cancelled.

AND WHEREAS, one son Tushar Kanti Majumder died intestate on 11/02/2018 leaving behind his wife viz., Santwana Majumder and one son Sabyasachi Majumder hereof as his only legal heirs and successors. One daughter of the deceased Jogendra Kumar Majumder viz., Ira Das died intestate on 31/08/2018 leaving behind her only daughter



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Susmi Das as her only legal heir and successor. Thus, all the surviving co shares accordingly now are the joint owners of land measuring about 5 Cottahs 12 Chittacks along with RT Shed standing thereon having 1 / 5th share each and having absolute right, title and interest thereon. It be mentioned here that Santwana Majumder and Sabyasachi Majumder are the half owners each to their 1/5th share of the entire property.

AND WHEREAS, the Samir Majumder alias Samir Kanti Majumder, Smt. Santwana Majumder, Sri Sabyasachi Majumder, Mrs. Mira Ghosh, Mrs. Susmi Das & Mrs. Shipra Mukherjee being the joint owners of the total land measuring 5 Cottahs 12 Chittacks along with construction thereon, due to their lawful reasons, they declared to sell their property.

AND WHEREAS said Samir Majumder and others by a registered deed of Conveyance registered at the Office of A.D.S.R. Cossipore Dum Dum dated 20/08/2019 recorded in Book No. 1, Volume No. 1506-2019 pages from 370930 to 370969 being No. 150607717 for the year 2019 sold and transferred 5 Cottahs 12 Chittacks of land at Mouza Digla P.S. Dum Dum at R.S. & L.R. Dag No.1549/6024, L.R. Khatian No. 3456, 3457, 3458, 3459, 3460 New 3954, 3960 & 3962 at Holding No. 145, R.N. Guha Road, to Narayan Chandra Ghosh, Mala Ghose and Deep Ghosh the owners herein.

AND WHEREAS Sri Narayan Chandra Ghosh, Mala Ghose and Deep Ghosh owners are seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of 5 Cottahs 12 Chittacks of land at Mouza Digla, PS - Dum Dum at R.S. & L.R. Dag No. 1549/6024, L.R. Khatian No. 3456, 3457, 3458, 3459 & 3460 New 3954, 3960 & 3962 at Holding No. 145, R.N. Guha Road more fully and particularly described in the schedule hereunder written hereinafter called the said property.



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AND WHEREAS said owners mutated their names in the South Dum Dum Municipality and obtained a sanction plan vide Plan No. 214 dated 18.08.2022 from South Dum Dum Municipality.

AND WHEREAS Owners are desirous to develop the said property and to construct a multi storied building on the said property but could not do it themselves and the Developer knowing the intention of the Owners have approached the said Owners to authorize them to develop the said property and to construct a multi storied building on the said property to which the Owners agree.

As a consideration of the said property the owners shall get entire First Floor and Rs 60,00,000/- (Sixty lakh only) hereinafter called the owners allocations.

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

Unless in these presents it is repugnant to or inconsistent the following works and/or expression shall mean as hereinafter mentioned.

- 1.1 OWNER** shall mean the above names Owners **(1) MR. NARAYAN CHANDRA GHOSH (PAN - ADNPG3412G)** Son of Late Biseswar Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India, **(2) MRS. MALA GHOSE (PAN AFCPG2299E)** Wife of Mr. Narayan Chandra Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North 24 Parganas, Kolkata - 700028, West Bengal, India, and **(3) MR. DEEP GHOSH (PAN ALFPG0105N)** Son of Mr. Narayan Chandra Ghosh, by religion - Hindu, by occupation - Business, by nationality - Indian, residing at Emami City, B1-903, 2, Jessore Road, PO & PS - Dum Dum, District - North



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24 Parganas, Kolkata - 700028, West Bengal, India, and their heirs, executors, administrators, legal representatives and assigns.

1.2 DEVELOPER shall mean the above-named Developer **"SREERAM CONSTRUCTION PRIVATE LIMITED"** (CIN- **U70109WB2016PTC217236**) (PAN - **AAXCS4851M**) a Private Limited Company within the meaning of the Companies Act 2013, having its registered office at Emami City Tower, O6-8, 2, Jessore Road, PO & PS - Dum Dum, Kolkata - 700028, represented by its Director namely **MR. SUBASH CHANDRA BOSE**, (PAN - **AEGPB1218M**) Son of Late Nakuleswar Bose, by religion Hindu, by Occupation Business, by Nationality- Indian, residing at 30, Italgacha Road, PO & PS Dum Dum, Kolkata - 700028, District - North 24 Parganas, West Bengal, India, hereinafter referred to and called as **"DEVELOPER"** (which expressions shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**. As per the resolution the company will be represented by **MR. SUBASH CHANDRA BOSE**.

1.3 THE PROPERTY shall mean the above-mentioned premises hereunder written in the schedule property at Mouza - Digla, P.S. Dum Dum, District - North 24 Parganas, R.S. & L. R. Dag No. 1549/6024, R.S Khatian No. 755, L. R. Khatian No. 3456, 3457, 3458, 3459 & 3460 New 3954, 3960 & 3962 at Municipal Holding No. 145, R.N. Guha Road, Ward No. 9, under South Dum Dum Municipality, more fully and particularly described in the schedule hereunder written.

1.4 THE BUILDING shall mean the multi-storied building to be constructed on the said property in accordance with the building plan as per sanctioned by the authority of South Dum Dum Municipality at the cost of the Developer.

1.5 THE UNIT shall mean the partly or wholly constructed flat/apartment shop room in the building (which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be).



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- 1.6 PROPORTIONATE OR PROPORTIONATE PORTION** or proportionately shall mean the area between the covered area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owner/Landlord.
- 1.7 BUILDING PLAN** shall mean a sanction plan vide Plan No. 214 dated 18.08.2022 from South Dum Dum Municipality.
- 1.8 THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchaser and/or lawful occupiers.
- 1.9 THE ARCHITECT** shall mean such Architect or Architects appointed by the Developer, Architect for the building or such other architect or Architects of the building as may be appointed by the Developer cost of which will be borne by the Developer.
- 1.10 SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deducting the landlords' portions.
- 1.11 OWNERS ALLOCATION** As a consideration of the said property the owners shall get entire First Floor and Rs 60,00,000/- (Sixty lakh only) hereinafter called the owners allocation.
- 1.12 DEVELOPER'S SHARE** shall mean rest of the constructed area i.e. all the constructed area except Owner's allocation with reference to the consideration clause of this Agreement and the Developer are entitled to appropriate the sale proceeds in respect of Developer's allocation.
- 1.13 TRANSFERER** with its grammatical variation shall mean adopted for effecting that is understood as transfer of undivided proportionate share of land in multi storied building to purchaser thereof by execution and registering Deed or Deed of Conveyance in accordance with the provisions of law in this behalf by the Owner in favour of the purchaser on receipt of consideration.



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1.14 TRANSFEREE shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.

1.15 The word imparting singular shall include plural and vice versa.

ARTICLE-II COMMENCEMENT

2.1 This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

ARTICLE-III OWNER'S RIGHT AND REPRESENTATIONS

3.1 That excepting the Owner nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.

3.2 The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.

3.3 The landed property is free from all encumbrances, charges lines, lispendences, attachments, trusts whatsoever or howsoever.

3.4 There is no excess vacant land in the said property within the meaning of the urban Land Ceiling and Regulations Act. 1976.

3.5 That the total area of the land comprise in the said property is 5 Cottahs 12 Chittacks 0 sq.ft. more or less together with structure measuring 200 sq.ft. more or less.

3.6 That the Owner undertake to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property to the second party / Developer within 10 days from the execution of this agreement.

3.7 That the Owner further undertake to execute the registered Development power of Attorney in favour of the Second party / Developer and the land Owner will give the Developer/ Second party all the powers required for the purpose of making such construction and costs and to negotiate for sale and enter into agreement for sale and make registered Deed, documents for registration whatsoever required only for their developer's allocation.



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ARTICLE- IV DEVELOPER'S RIGHT

- 4.1 THAT on the Development power and by virtue of this agreement the Developer / Second party is hereby empowered to raise the construction at the above-mentioned property investing its own finance and resources and undertake to erect the said building as per the sanctioned building plan sanctioned by the South Dum Dum Municipality.
- 4.2 That the second party / Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the South Dum Dum Municipality and entire cost shall be borne by the second party / Developer alone and after modification the developer shall again enter in a Supplementary agreement for more specification and the developer shall be sole responsibility for modification and alteration and owner have no liability for the same.
- 4.3 The Developer / Second party shall be entitled to appoint its own labor masons contractor building Engineer Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second party / Developer and all the risk and liability together with all responsibility shall remain with Developer / Second party and they will liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completed and hand over to the prospective purchaser.
- 4.4 The Developer / Second party for the purpose of raising the said construction shall have **their** absolute right to enter into any Agreement for sale of flats and apartments in respect of its own allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser together with all advance thereof but at all material times the Owner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Second party / Developer shall remain



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charges only with the Developer and the Owner allocation will remain unaffected and non-charged and purchaser shall have no right to interfere with the portion of the Owners' allocation for any misappropriation of any money by the second party/ Developer or for any deal nor they shall have any right to seek any order or injunction from any court in respect of the Owners allocation.

ARTICLE- V: TIME

- 5.1 The Developer shall complete the said building within 30 months from the date of this agreement /or handing over the peaceful vacant possession of the said land whichever is later time may be extended to 6 (six) months under unavoidable circumstances on mutual discussion.

ARTICLE-VI: DEVELOPER'S RIGHT AND REPRESENTATIONS: -

- 6.1 The Developer hereby undertake the responsibility to start construction of the building and to complete the whole complex within 30 months from the date of this agreement in accordance with the sanctioned plan and/or handing over the peaceful vacant possession of **their** premises whichever is later and within this time the Developer shall give complete possession of the Owner's allocation and the time may be extended for another six months from the reasons beyond the control of the Developer.
- 6.2 To bear all costs charges and expenses for construction of the building at the said premises.
- 6.3 Save and except the Developer's allocation of the aforesaid building, the Developer shall not be entitled to create any charge or mortgage or encumber the remaining share of the aforesaid property with any financial institution or bank nor shall fasten the owner of the First Part for any financial liability.

ARTICLE VII: - OWNER'S ALLOCATION

As a consideration of the said property the owners shall get entire first floor and Rs 60,00,000/- (Sixty lakh only) hereinafter called the owners allocation.

ARTICLE VIII: - DEVELOPER'S ALLOCATION



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- 8.1** In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from the Owners allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into agreement for sale and transfer in their own name or in the name of the nominee and to receive and release and collect all moneys in respect of the said property and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this agreement itself shall be treated as consent of the Owner.

ARTICLE IX: PROCURE

- 9.1 The Owner shall grant to the Developer registered Development power of Attorney as may be required for the purpose of submitting & obtaining C.C. Certificate from the Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale enter into agreement for sale and receive consideration from the intending purchaser and make registered Deed of and documents whatsoever required for **their developers** allocation.

- 9.2 **NOTWITHSTANDING** grant of Development Power of Attorney by the Owners in favour of the Developer and delivery of possession of the said property no action of the Developer under the said Development power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the Owner.

ARTICLE X: CONSTRUCTION

- 10.1 The developer shall be solely and exclusively responsible for construction of the said building.

ARTICLE XI: BUILDING



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- 11.1 The Developer shall at its own costs construct erect and complete in all respects of the said multi-storied building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.
- 11.2 The Developer shall install and erect the said building at its own costs as per the specification mentioned in the Second Schedule written hereunder and also the drawing providing by the architect, pump, water storage tanks, overhead, Reservoir, septic Tank, Electrification, permanent electric connection from the CESC and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in a residential multi storied building in the locality in Ownership basis.
- 11.3 The Developer shall bear the entire costs of construction including Architects fees without creating any financial or other liabilities on the Owner regarding the construction.

ARTICLE XII: COMMON FACILITIES

- 12.1 The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of handover vacant possession of the said property till hand over the possession of owner's allocation within the stipulated period in favour of the Owners.
- 12.2 After the completion of the total construction the Developer and the Owner including **their** assignees will bear the cost of common facilities and maintenance charges like costs of if any lift, Durwan, pump, Motor and Electric charges in the common areas in proportion of **their** possession including proportionate share or premium for insurance of the building if any meter fire and scavenging charges etc.

ARTICLE XIII: PROCEEDING

- 13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend allocations suits and proceedings which may arise in respect of the construction and Developer of the said



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premises to bear all costs, charges, and expenses incurred for that purpose.

ARTICLE XIV: DEVELOPER INDEMNITY

- 14.1 The developer shall indemnify and keep indemnified the owner against all loss, damages, costs, charges, expenses that may be incurred or suffered by the owner on account of arising out of any breach of any of the term of these presents or any laws, rules, regulations or due to any accident or due to any claim made by the Third Party in respect of such construction or otherwise howsoever till the date of possession to the owner of **their** allocation.
- 14.2 The Developer hereby undertake to keep the Owner indemnified against all third-party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building.
- 14.3 The Developer hereby undertake to keep the Owner indemnified against all acts, suits costs, proceedings and claim that may arise out of the Developer action without regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE XV:

(A) OWNER'S OBLIGATIONS

THE Owner doth hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer provided the terms and conditions, covenants and obligations as stated above are complied with.

THE Owner doth hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developer's allocation portion in the building at the said premises in favour of the intending buyers of flats/ shops/ garages in the said building provided all terms and condition herein are complied with. The Owner further gives undertaking for and on behalf of **their** agents, servants,



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representatives for similar act at **their** own liability and responsibility.

THE Owner doth hereby agrees and covenants with the developer not to let out grant, lease mortgage and/or charge or part with the possession of the said premises or any portion thereof without the consent in writing of the developer on and from the date of execution of this agreement.

THIS agreement cannot be terminated by the Owner unless and until all the flats/ shop / garages under the developer's allocation are sold out and the deed of conveyance in favour of intending purchaser or purchasers of the developer's allocation are executed and registered provided the developer shall strictly follow the terms and condition of the agreement.

THE Owner doth hereby declare that no part of the said property and/or the premises is subject to any order or acquisition or neither requisition nor any notice of acquisition or injunction has been served upon the Owner.

THE Owner further declare that the said property of the premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal dues or any statutory dues or attached in respect of any suit.

THAT the Owner herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said premises /land or any portion thereof at any time during the subsistence of this agreement.

THAT the Owner and/or **their** solicitors or advocate shall answer the requisition on title required by the developer or by any of the intending purchasers of the developer's allocation as and when the same would be required.

(B) DEVELOPERS OBLIGATIONS

THE Developer/Promote shall construct the said new building the said property in accordance with the sanctioned plan and the specification mentioned in the schedule written hereunder and with the best of the material with an intention




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that the said building will be decent residential complex at their developers own costs.

THE Developer/Promoter shall also construct and complete at its own costs the entire common facilities and amenities for the said building.

THE Developer/Promoter here by agrees and covenants with the owner to complete construction of the said building within **30 months** from the date of this agreement as aforesaid but due to any unavoidable circumstances further 6 months' time will be extended automatically.

THE Developer/Promoter shall have no right, title and interest whatsoever in the owner's Allocation and undivided proportionate share pertaining thereof in common facilities and amenities which shall solely and exclusively belong and continue to being to the owner. And similarly, the owner shall not have any right or claim in respect of the Developer's Allocation as herein provided.

THE Developer/Promoter shall have no right to claim for payment of reimbursement of any costs expenses or charge incurred towards constructions of the owner's allocation and of the undivided proportionate share in the common facilities and amenities.

THE Developer/Promoter shall on completion of the new building, put the owner in undisputed possession of the owner's allocation together with all rights in common to the common portion.

THE Developer/Promoter hereby agrees and covenants with the owner not to transfer and/or assign the benefits of this agreement or any portions thereof without the consent in writing of the owner.

THE Developer/ Promoter hereby agrees and covenants with the owner not to do any act, deed or thing where by the owner is prevented from enjoys, selling, assigning and / or disposing of any of the owner's Allocation in the said new building at the said property.

THAT the Developer / Promoter shall obtain completion Certificate in respect of the proposed new building at its



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entire expenditure and shall provide a photocopy of the same to every owner of the building.

ARTICLE XVI: MISCELLANEOUS

- 16.1. The Owner and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association or persons.
- 16.2. The Owner hereby undertakes to do all such act, deeds, matters and things which may be reasonably required to be done in the matter and the Owner shall execute any additional power of Attorney and/or authorization in favour of the Developer if required and the Owner also undertake to sign and execute all such additional applications and the documents as the case may be provided in no way infringe any of the right of Owner and/or against the spirit of this Agreement.
- 16.3. The Developer and Owner shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owner hereby agreed to abide by the rules and regulations of such management society, Association, holding organization and hereby give his /her /their consent to abide by the same.
- 16.4. The name of the building shall be **"MANASA APARTMENT"**.
- 16.5. As and from the date of the completion of the building the Developer and/or their transferee and the Owner and/or their transferee and their successors shall each be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their share of the constructed areas.
- 16.6. There is no prior agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement have been cancelled.
- 16.7. All arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid



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Adl. District Sub-Registrar
Cossioore, Dum Dum

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by the by the Owner and if anything is paid by the Developer that will be recovered from the Owner by cash.

- 16.8. The Developer shall demolish the existing structure at its own costs and expenses and shall appropriate the salvages and building materials.
- 16.9. After execution and registration, the owner shall execute and registrar a Development power of attorney in favour of the Developer the owner will hand over the all-original documents related to the said property like as Original Deed, Parcha, Khajna, update payment of Municipal tax receipt and same will be returned to the owner at the time of giving possession to the owner's allocation. The Developer shall issue valid receipt to the owner at the time of receiving all original documents from the owner.
- 16.10. Any dispute arises between the parties in this agreement for effective interpretation of the terms and conditions herein. The same shall be referred either to an Advocate or Arbitrator chosen, jointly by the parties hereto or to such separate advocate who will be appointed by one of each party together with right to appoint an umpire and whose decision shall be before and binding upon the parties.
- 16.11. It is agreed by both parties that the Developer will have right to amalgamate the adjacent plot/ plots for construction of multi storied building in a complex for better rehabilitation.
- 16.12. The owner shall be entitled to transfer or otherwise deal with owners' allocation in the new building to be constructed only when the owners have been handed over the possession of their share of area constructed to their satisfaction.
- 16.13. All disputes and differences arising out of this agreement or in relation to the determination of any and / or liabilities of the parties hereto or the construction and interpretation of any of the terms and meaning thereof shall be referred to the appropriate court of law having jurisdiction in that behalf. As soon as the new building to be completed the Developer/promoter shall give written notice to the owner and requesting the owner to take possession of the owner



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Cossimbore, Dum Dum

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allocation in the building and there being no dispute regarding the completion of the building.

ARTICLE XVII: FORCE MAJEURE

- 17.1 The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations is prevented by the existing of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- 17.2 Force Majeure shall mean flood, earth-quake, pandemic, riot, war, tempest civil commotion, strike and /or any other acts or commission beyond the reasonable control of the Developer.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring an area 5(five) Cottahs 12(Twelve) Chittacks, a little more or less lying and situated at Mouza - Digla, J. L No. 18, R.S. No-161, Touzi No.-1513, R.S. Khatian No. 755, L.R. Khatian No. 3456, 3457, 3458, 3459 and 3460, New 3954, 3960 & 3962 R.S. & L.R. Dag No. 1549/6024 within P. S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, District: North 24 Parganas under the local limit of South Dum Dum Municipality. Holding No. 145, R. N. Guha Road, Ward No. 9, together with a R.T. Shed 200 Sq.ft. thereon, along with all easements and other rights whatsoever with the property.

BUTTED AND BOUNDED BY

ON THE NORTH: Holding No. 144 (Sudhir Banerjee).
 ON THE SOUTH: Nagendra Das & others.
 ON THE EAST: Municipal Road.
 ON THE WEST: Municipal Drain.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

As a consideration of the said property the owners shall get entire First Floor and Rs 60,00,000/- (Sixty lakh only), **hereinafter called the owners allocation.**

In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from the Owners allocation in the building of the constructed area to



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Asst. District Sub-Registrar
Cossipore, Dum Dum

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be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into agreement for sale and transfer in **its** own name or in the name of the nominee and to receive and release and collect all moneys in respect of the said property and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this agreement itself shall be treated as consent of the Owner.

THE THIRD SCHEDULE REFERRED TO ABOVE
(COMMON AREAS AND FACILITIES)

1. The open space means open area in front of the building and other sides of the building, covered space, electrical, plumbing, sanitary and other installations of common utility and other common parts.
2. Maintenance, gate, boundary walls, stair case, Lift, roof, landings, lobbies, passages, stair case room, underground, overhead water tank, pipe lines, drainage, sewers, septic tank, rain water pipe, supply of water for 24 hours, fixtures, fittings, water pump, motor, pump room and lighting of common areas, common meter.
3. The right of passage in common as aforesaid gas, telephone, if there by any electricity, water from and to the said flat through pipes, drains, wires and conduits.
4. The entire land or space lying vacant within the said premises.
5. Lift & Lift wall.

THE FOURTH SCHEDULE REFERRED TO ABOVE
(PROPORTIONATE EXPENSES)

The proportionate expenses which will be borne by the occupiers or owner of the flats of the said building: -

1. The cost of maintaining, repairing, white washing, painting, re-building, replacing, decorating, the main structure of the said building including the exterior thereof and in particular the common portion of the



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addl. District Sub-Registrar
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roof, terrace, if any, landing and staircase of the building rain water pipes, motor pumps, tube-well gas pipes and electrical wires, sewerage, Lift and all other common parts of the fixtures, fittings and equipment in under or upon the said buildings enjoyed or used in common by the occupiers thereof.

2. The costs of acquisition and other legal proceeds the costs of cleaning and lighting the common entrances, passages, landings, stair-case, main walls and other parts of the building as enjoyed or used in common by the occupiers thereof. The salary of Managers, Clerks, Bill Collectors, Chowkidars, Plumbers, electricians, sweepers etc. as decided by the Association.
3. The cost of working, repairing, replacement and maintenance of lights, pumps, and other plumbing work including all other service charges for services rendered in common to all other occupiers.
4. Municipal and other taxes (both owner and occupiers) and other outgoing etc.
5. **INSURANCE** of the building against earthquake, fires any damages by natural calamities etc.
6. **ALL** electricity charges payable in common for the said building.

(SPECIFICATION OF CONSTRUCTION WORK)

1. **STRUCUTRE:** Building designed with R.C.C framed structure of foundation.
2. **BRICK WORKS:** All brick works are with conventional bricks as 5" or 3" thick wherever necessary.
3. **FLOORING:** All floor will be good quality Vitrified Tiles.
4. **KITCHEN:** Ceramic Tiles flooring cooking platform with a black stone & steel sink and glazed tiles up to 3'-0" above cooking platform taps etc. complete with exhaust fan hole.
5. **TOILET:** Floor with ceramic tiles with wall dado of Glazed tiles upto 5'-0" height with standard fittings and



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Joint District Sub-Registrar
Gossinora, Dum Dum

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concealed plumbing system with 1/2" PVC pipes with PVC door.

6. **DOORS:** Main entrance door will be flush door. The internal doors are flush door all frames will be good quality wood.
7. **WINDOW:** All windows are of aluminum sliding with grill with glass fittings.
8. **ELECTRICAL:** All wiring will be concealed with good quality ISI mark wires.
 - a) Bed Rooms: One Tube light point, two light points, one fan point, one 5 amp plug point on switchboard.
 - b) Living / Dining: Two light points, two fan points and two 5 Amp plug point on switchboard and one 15 Amp plug point for freeze & one 5 Amp plug for aqua-guard.
 - c) Kitchen: One light point, one exhaust point, two 15 Amp plug point & one Micro oven point.
 - d) Toilets: One light point, one exhaust point, one Geyser point & one washing machine point.
 - e) Balcony: one light point, one 5 Amp plug point.
9. **WATER SUPPLY:** Water sources Municipal water supply with Deep tube well and good quality P.V.C pipe line underground and water reservoir with pump & motor.
10. **WALL PAINTING:** Interior wall finished with plaster of Paris and outside wall finished with paint.
11. **EXTRA WORK:** Any extra work other than our standard specification shall be charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additional alteration work have to be given in writing before starting of brickwork. Thereafter no request shall be entertained.

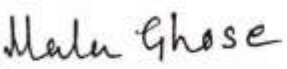
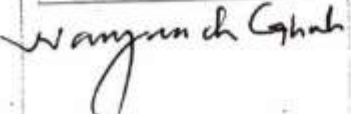


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Asst. District Sub-Registrar
Cossigaore, Dum Dum

22 JAN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
	 		(Left Hand)  			
		Thumb 	(Right Hand)  			
	 		(Left Hand)  			
		Thumb 	(Right Hand)  			
	 		(Left Hand)  			
		Thumb 	(Right Hand)  			



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Sub-Registrar, District Sub-Registrar
Coimbatore, Dum Dum

22 JAN 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Subash Ch Bose</i>					
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



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Addl. District Sub-Registrar
Cossipora, Dum Dum

12 2 JAN 2020



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240356289588

GRN Details

GRN:	192023240356289588	Payment Mode:	SBI Epay
GRN Date:	22/01/2024 10:25:02	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5862764876028	BRN Date:	22/01/2024 10:26:49
Gateway Ref ID:	202402250290983	Method:	State Bank of India New PG CC
GRIPS Payment ID:	220120242035628957	Payment Init. Date:	22/01/2024 10:25:02
Payment Status:	Successful	Payment Ref. No:	2000168638/1/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Deep Ghosh
Address:	52, Durga Bari Road
Mobile:	9903046996
E-Mail:	dngghosh12@gmail.com
Period From (dd/mm/yyyy):	22/01/2024
Period To (dd/mm/yyyy):	22/01/2024
Payment Ref ID:	2000168638/1/2024
Dept Ref ID/DRN:	2000168638/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000168638/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2000168638/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				19941

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY ONE ONLY.



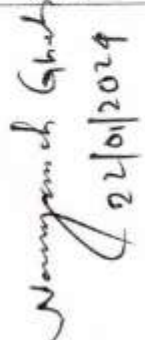
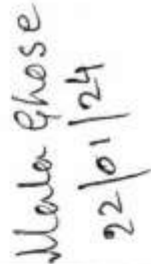
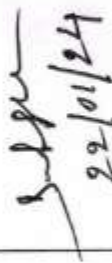
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062000168638/2024

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NARAYAN CHANDRA GHOSH Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			 22/01/2024
2	Mrs MALA GHOSE Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			 22/01/24
3	Mr DEEP GHOSH Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Land Lord			 22/01/24



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Asst. District Sub-Registrar
Coimbatore, Dum Dum

22 JAN 2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SUBASH CHANDRA BOSE 30, Italgacha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Representative of Developer [SREERAM CONSTRUCTION PRIVATE LIMITED]			<i>Subash Ch Bose</i> 22/01/2024
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Mithun Das Son of Late G Das Nilachal Birati, City:- , P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051	Mr NARAYAN CHANDRA GHOSH, Mrs MALA GHOSE, Mr DEEP GHOSH, Mr SUBASH CHANDRA BOSE			<i>Mithun Das</i> 22/01/2024

(Kaustava Dey)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM
North 24-Parganas, West
Bengal

Addl. District Sub-Registrar
Cossipore, Dum Dum



Addl. District Sub-Registrar
Cossipore, Dum Dum

22 JAN 2020

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

**In the presence of
WITNESSES**

1. Ashim Banerjee
Kalahang Nimita
Kol-49

1. Nangam Ghosh

2. Mala Ghose

3. Subh

SIGNATURE OF THE OWNERS

2. Mithun Das
Nilrhar Binita
Kol - 52

SREERAM CONSTRUCTION PRIVATE LIMITED

Subash Ch Bose

DIRECTOR

SIGNATURE OF THE DEVELOPERS

DEED PREPARED BY ME: -

P. K. Bandyopadhyay

P. K. BANDYOPADHYAY
Advocate
HIGH COURT, CAL. 1
F. No. - W.B. - 2653/99




Addl. District Sub-Registrar
Gossipore, Dum Dum

12 2 JAN 2020

Major Information of the Deed

Deed No :	I-1506-00579/2024	Date of Registration	22/01/2024
Query No / Year	1506-2000168638/2024	Office where deed is registered	
Query Date	19/01/2024 12:21:04 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Monoj Mallick 100, South Sinthee Road,Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9330209114, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 1,14,38,997/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: R.N.Guha Road, Mouza: Digla, , Ward No: 9, Holding No:145 JI No: 18, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1549/6024 (RS :-)	LR-3954	Bastu	Bastu	1 Katha 14 Chatak 30 Sq Ft	1/-	37,94,999/-	Property is on Road Adjacent to Metal Road,
L2	LR-1549/6024 (RS :-)	LR-3960	Bastu	Bastu	1 Katha 14 Chatak 30 Sq Ft	1/-	37,94,999/-	Property is on Road Adjacent to Metal Road,
L3	LR-1549/6024 (RS :-)	LR-3962	Bastu	Bastu	1 Katha 14 Chatak 30 Sq Ft	1/-	37,94,999/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			9.4875Dec	3 /-	113,84,997 /-	
	Grand Total :				9.4875Dec	3 /-	113,84,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	200 sq ft	1 /-	54,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr NARAYAN CHANDRA GHOSH Son of Late Biseswar Ghosh Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence
2	Mrs MALA GHOSE Wife of Mr Narayan Chandra Ghosh Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence
3	Mr DEEP GHOSH (Presentant) Son of Mr Narayan Chandra Ghosh Emami City, B1-903, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2024 , Admitted by: Self, Date of Admission: 22/01/2024 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREERAM CONSTRUCTION PRIVATE LIMITED Emami City Tower, O6-8, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUBASH CHANDRA BOSE Son of Late Nakuleswar Bose 30, Italgacha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREERAM CONSTRUCTION PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mithun Das Son of Late G Das Nilachal Birati, City:- , P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051			

Identifier Of Mr NARAYAN CHANDRA GHOSH, Mrs MALA GHOSE, Mr DEEP GHOSH, Mr SUBASH CHANDRA BOSE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
2	Mrs MALA GHOSE	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
3	Mr DEEP GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
2	Mrs MALA GHOSE	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
3	Mr DEEP GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
2	Mrs MALA GHOSE	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
3	Mr DEEP GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-1.05417 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-66.66666700 Sq Ft
2	Mrs MALA GHOSE	SREERAM CONSTRUCTION PRIVATE LIMITED-66.66666700 Sq Ft
3	Mr DEEP GHOSH	SREERAM CONSTRUCTION PRIVATE LIMITED-66.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: R.N.Guha Road, Mouza: Digla, , Ward No: 9, Holding No:145 JI No: 18, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1549/6024, LR Khatian No:- 3954	Owner:নারায়ন চন্দ্র ঘোষ, Gurdian:বিশেশ্বর , Address:বিজ , Classification:বান্ধ, Area:0.03160000 Acre,	Mr NARAYAN CHANDRA GHOSH
L2	LR Plot No:- 1549/6024, LR Khatian No:- 3960	Owner:দীপ ঘোষ, Gurdian:নারায়ন চন্দ্র, Address:বিজ , Classification:বান্ধ, Area:0.03160000 Acre,	Mr DEEP GHOSH
L3	LR Plot No:- 1549/6024, LR Khatian No:- 3962	Owner:মালা ঘোষ, Gurdian:নারায়ন চন্দ্র, Address:বিজ , Classification:বান্ধ, Area:0.03180000 Acre,	Mrs MALA GHOSE

Endorsement For Deed Number : I - 150600579 / 2024

On 22-01-2024

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.

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

Presented for registration at 11:55 hrs on 22-01-2024, at the Private residence by Mr DEEP GHOSH , one of the Executants.

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 1,14,38,997/-

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

Execution is admitted on 22/01/2024 by 1. Mr NARAYAN CHANDRA GHOSH, Son of Late Biseswar Ghosh, Emami City, B1-903, 2, Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 2. Mrs MALA GHOSE, Wife of Mr Narayan Chandra Ghosh, Emami City, B1-903, 2, Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Mr DEEP GHOSH, Son of Mr Narayan Chandra Ghosh, Emami City, B1-903, 2, Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by Mr Mithun Das, , Son of Late G Das, Nilachal Birati, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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

Execution is admitted on 22-01-2024 by Mr SUBASH CHANDRA BOSE, Director, SREERAM CONSTRUCTION PRIVATE LIMITED (Private Limited Company), Emami City Tower, O6-8, 2, Jessore Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Mithun Das, , Son of Late G Das, Nilachal Birati, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/01/2024 10:26AM with Govt. Ref. No: 192023240356289588 on 22-01-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5862764876028 on 22-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3816, Amount: Rs.100.00/-, Date of Purchase: 24/08/2023, Vendor name: R Paul
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/01/2024 10:26AM with Govt. Ref. No: 192023240356289588 on 22-01-2024, Amount Rs: 19,920/-, Bank: SBI EPay (SBlePay), Ref. No. 5862764876028 on 22-01-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 23742 to 23776

being No 150600579 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.01.22 17:33:43 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 22/01/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

