

20/11/22

7114/22 - 10 - 2021/22, 1 - 7090/2022

SL NO - 8

भारतीय गैर न्यायाधिकार

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AG 707581

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Certified that the document is a genuine copy of the original document registered in the office of the District Sub-Registrar, West Bengal. The signature, stamp and the contents of the document are verified with the original document.

District Sub-Registrar-II  
West Bengal

12-05-2022

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** is made this 6<sup>th</sup> day of May, in the year of Two Thousand Twenty Two (2022)

**BETWEEN**

35374

24 FEB 2022

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

Name: Rajib Dey

Address: 40 South Royragar, P.S. Bansalgoni Kolkata-700070

Vendor:.....

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

Rajib Dey

5242

Rajib Dey



5243

Shyamali Deb



5244

Pranwati Banerjee, Kcl-27



5245

Rupa Paul



5246



Identified by:-  
[Signature]  
[Signature]  
[Signature]  
Alipur Police Court Kolkata-700027

(1)**SMT. SHYAMALI DEB**, PAN.AGFPD3811K, AADHAAR NO.396535953901, daughter of Late Suresh Chandra Gupta and wife of Niloy Deb, by faith Hindu, by occupation Housewife, by Nationality-Indian, and presently residing at 30/2, PhoolBagan Road, P.O.Baghajain, P.S.Patuli, Kolkata-700086,(2)**SMT.PRONATI BANERJEE alias PRANATI BANERJEE**, PAN.BRIPB7345B, AADHAAR NO.655037858208, Daughter of Late Jitendra Kumar Motilal and wife of Late Rajat Kumar Banerjee, by faith Hindu, by occupation Housewife, by Nationality-Indian, and residing at 23A/1/1, D.P.P Road, P.S. formerly Jadavpur then Patuli now Netajinagar, Kolkata-700047,(3)**SMT. RUPA PAUL**, PAN.ANXPP7551M, AADHAAR NO.988050703642, daughter of Late Tushar Kanti Mukherjee and wife of Late Biswajyoti Paul, by faith Hindu, by occupation Housewife, by Nationality-Indian, residing at 260A/1, N.S. C Bose Road, P.O. Naktala, P.S. Netajinagar, Kolkata-700047, hereinafter called and referred to as the "**OWNERS**" which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heir/heirs, successor/successors, executor/executors, administrator/ administrators, legal representative/representatives nominee/nominees and/or person/persons, deriving title under them; of the **FIRST PART**.

**A N D**

**M/S. SREE RAM NIRMAN PRIVATE LIMITED**, PAN.AAUCS1793D, a company incorporated under companies act, having its registered office at 1/78, Naktala, P.S. Jadavpur now Netajinagar, Kolkata- 700 047 now presently at 1/83, Naktala Govt. Scheme-I, P.S. Netajinagar, Kolkata - 700047, being represented by its Director **SRI. RAJIB DEY**, PAN.ADSPD1437F, AADHAAR NO.222484703553, Son of Sri. Subhas Chandra Dey, by faith Hindu, by occupation Business, residing at 40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S.- Regent Park now Bansdroni, Kolkata- 700 070, 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 the its Successor in office, legal representative, executors administrators, of the  
**SECOND PART.**

**WHEREAS** by virtue of a registered Saaf Bikray Kobala written in Bengali dated 19/04/1971 which was registered in the office of the Joint Sub-Registrar Alipore, District 24 Parganas now South 24 Parganas and recorded in Book No.1, Volume No.32, Pages 161 to 165, Being No.1569 for the year 1971 one Smt. Kalpana Gupta purchased a plot of land measuring about 3 Cottahs 7 Chittacks 26 Sq. Ft. more or less comprised in Touzi No.56, R.S. No.24, J.L.No.32 Mouza Naktala, Kedestral Settlement Khatian No.100, Dag No.447, P.S. Tollygunge now Jadavpur, District 24 Parganas now South 24 Parganas and thereafter said Smt. Kalpana Gupta died intestate on 02/11/2017 and her only daughter Shyamali Deb inherited and otherwise seized and possessed the same and mutated her name in the record of the Kolkata Municipal Corporation being the K.M.C. Premises No.87, 11D/3, Raja Subodh Chandra Mullick Road, Vide Assessee No211000800471.

**WHEREAS** by virtue of a registered Saaf Bikray Kobala written in Bengali dated 27/08/1965 which was registered in the office of the Additional Sub-Registrar Behala, District 24 Parganas now South 24 Parganas and recorded in Book No.1, Volume No.79, Pages 56 to 60, Being No.4458 for the year 1965 one Sri. Tushar Kanti Mukherjee purchased a plot of land measuring about 2 Cottahs 1 Chittacks 33 Sq.Ft. more or less comprised in Touzi No.56, Pargana Khaspur, R.S. No.24, J.L.No.32, Mouza Naktala Gram, Kedestral Settlement Khatian No.101, Dag No.449, Ward No.100, P.S. formerly Tollygunge thereafter Jadavpur then Patuli now Netajinagar, District 24 Parganas now South 24 Parganas, and mutated his name in the records of the Kolkata Municipal Corporation vide Assessee No.211000401321 being the K.M.C Premises No.23A/1/1, D.P.P.Road, Kolkata-700047 thereafter said Sri. Tushar Kanti Mukherjee constructed a two storied brick built residential house lying and situated at K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Kolkata-47.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 30/03/2009 which was registered in the office of the Additional Registrar of Assurances-1, Kolkata and recorded in Book No.1, CD Volume No.8, Pages 901 to 920, Being No.03554 for the year 2009 said Sri. Tushar Kanti Mukherjee sold and transferred a flat measuring about 581 Sq. Ft. Super built-up area more or less on the ground floor together with proportionate share of land which is lying and situated at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Kolkata-47, Vide Assessee No.211000414480 to one Smt. Pranati Banerjee alias Pranati Banerjee.

**AND WHEREAS** thereafter said Sri. Tushar Kanti Mukherjee died intestate on 17/09/2009 and leaving behind his widow Smt. Binapani Mukherjee and two daughter namely Debjani Chatterjee and Rupa Paul as his only heirs and legal representatives who became the joint-owners of entire 1<sup>st</sup> floor and one flat in the ground floor measuring about 339 Sq. ft. Super built-up area together with proportionate share of land lying and situated at K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Kolkata-47.

**AND WHEREAS** after that by virtue of a registered Deed of Conveyance dated 18/02/2011 which was registered in the office of the Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No.1, CD Volume No.5, Pages 4754 to 4772, Being No.01243 for the year 2011 said Smt. Binapani Mukherjee and Debjani Chatterjee sold and transferred their 2/3<sup>rd</sup> undivided share of a flat on ground floor measuring about 339 Sq. Ft. Super Built-up area more or less together with proportionate share of land to Smt. Rupa Paul and thereafter said Smt. Rupa Paul became the absolute owner and mutated her name in the record of the Kolkata Municipal Corporation which is lying and situated at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Kolkata-47, Vide Assessee No.211000414133.

**AND WHEREAS** after that by virtue of a registered Deed of Gift dated 26/07/2021 which was registered in the office of the District Sub Registrar,

at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1601-2021, Pages from 100175 to 100200, Being No.160101808 for the year 2021. said Smt. Binapani Mukherjee and Debjani Chatterjee gifted their undivided share in respect of First Floor and land area lying and situated at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata-47, to said Smt. Rupa Paul.

**AND WHEREAS** after that the said Smt. Rupa Paul gifted her undivided share in respect of said properties by virtue of a registered Deed of Gift dated 22/11/2021 which was registered in the office of the District Sub Registrar-III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2021, Pages from 399590 to 399609, Being No.160311779 for the year 2021 to Smt. Pronati Banerjee alias Pranati Banerjee and the said Smt. Pronati Banerjee alias Pranati Banerjee gifted her undivided share in respect of said properties by virtue of a registered Deed of Gift dated 22/11/2021 which was registered in the office of the District Sub Registrar-III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2021, Pages from 399572 to 399589, Being No.160311780 for the year 2021 to Said Smt. Rupa Paul and thus they became the joint owners of First Floor and ground floor and land measuring about 2 Cottahs 1 Chittacks 33 Sq. Ft. more or less lying and situated at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata-47.

**AND WHEREAS** after that the said Smt. Rupa Paul and Smt. Pronati Banerjee alias Pranati Banerjee gifted their undivided share in respect of said properties by virtue of a registered Deed of Gift dated 27/12/2021 which was registered in the office of the District Sub Registrar-III at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2022, Pages from 46717 to 46739 Being No.I-160313772 for the year 2021 to Shyamal Deb and became the joint owners of the properties standing on at the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata-700047.

**AND WHEREAS** after that the said Shyamali Deb gifted her undivided share in respect of said properties by virtue of a registered Deed of Gift dated 27/12/2021 which was registered in the office of the District Sub Registrar-III at Alipore, South 24 Parganas and recorded in Book No. Volume No.1603-2022, Pages from 44330 to 44350, Being No.I-160313703 for the year 2021 to Smt. Rupa Paul and Smt. Pranati Baneerjee alias Pranati Banerjee and they became the joint owners of the properties standing on at the Premises No.87/11D/3, Raja Subodh Chandra Mullick Road, Kolkata - 700047.

**AND WHEREAS** thus said Smt. Rupa Paul and Smt. Pranati Baneerjee alias Pranati Banerjee and Shyamali Deb became the joint owners in respect of land measuring about 2 Cottahs 1 Chittacks 33 Sq. Ft. be the same or a little more or less being the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata - 700047 and in respect of land measuring about 03 Cottahs 07 Chittacks 26 Sq. Ft. be the same or a little more or less being the Premises No.87/11D/3, Raja Subodh Chandra Mullick Road, Kolkata - 700047 respectively i.e. total land measuring about 5 Cottahs 09 Chittacks 14 Sq. Ft. be the same or a little more or less together with structure measuring about 1610 Sq. Ft. be the same or a little more or less both the Assessee and Premises under their holding are lying adjacent to each other and Assessee are continuous. They applied to K.M.C. for joint Mutation of the said Two Assessee and Premises No.23A/1/1, D.P.P. Road Vide Assessee No.21-100-04-01321 and after the joint Mutation the total area of land measuring 05 Cottahs 09 Chittacks 14 Sq. Ft. More or Less along with two Storied Building measuring 1610 Sq. Ft. More or less and thereafter recorded their names in the record of the Kolkata Municipal Corporation and have been paying necessary taxes thereof and the said landed property is now known and numbered as the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata - 700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajmagar, in the District of South 24 Parganas without any interruption or hindrances from others and paying all necessary

taxes which is morefully described in the Schedule "A" below as "**the said property**".

**AND WHEREAS** the Second Party/ developer after proper inspection of the said land & the building thereon being interested to develop by demolishing & erecting new building/buildings thereon has approached to the First Parties, the Land Owners herein and the first party considering the proposal of joint venture programmed financially viable have agreed to do the same for their mutual benefits.

**AND WHEREAS** the First Parties/ Land Owner and the Second Party/ Developer have agreed to materialize the said proposal for promotion and development by constructing one G+III storied building upon the said property and discussed the matter at length, and 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 these presents the following terms which have already been used for several times and will come number of times shall always mean and include the things as would be described in individual definition.
2. **SAID PROPERTY** shall always mean all that piece and parcel of land, 5 Cottahs 09 Chittacks 14 Sq. Ft. be the same or a little more or less together with structure measuring about 1610 Sq. Ft. be the same or a little more or less being the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansha Road, Kolkata - 700047, Vide Assessee No211000401321, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas morefully and particularly described in the Schedule - "A" herein below.
3. **PROPOSED BUILDING MEANS** :the proposed one 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 covered space on 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 and shall include all such modification or alterations as may be made by the Developer from time to time as and when required.
7. **OWNERMEAN:(1)SMT. SHYAMALI DEB, (2)SMT. PRONATI BANERJEE alias PRANATI BANERJEE, (3)SMT. RUPA PAUL,** more fully described in the 2<sup>nd</sup> page of this Agreement as the First Party.
8. **DEVELOPER MEANS:M/S. SREE RAM NIRMAN PVT.LTD.**more fully described in the 2<sup>nd</sup> 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. **SPECIFICATIONS AND AMENITIES:** materials and specifications as 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.
11. **COMMON / SERVICE AREA SHALL MEAN :**
  - i) Staircase & Lift on all floors.
  - ii) Staircase and lift landings on all floors.
  - iii) Common passage.

- iv) Water pumps, water tanks, reservoirs, water pipes, septic tanks, all rain water pipes and all other common sanitary 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, 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.

12. **OWNER'S ALLOCATION** : on completion of the said Building in all respects the developer shall handover to the owners herein 1) Flat No.A-1, 1<sup>st</sup> Floor, South Side, 2) Flat No.B-3, 3<sup>rd</sup> Floor, North-West Side and one Car Parking Space measuring 130 Sq. Ft. More or less, 3) Flat No.C-1, 1<sup>st</sup> Floor, East side, measuring 450 Sq. Ft. More or less (built-up) consisting of one bed room, drawing space, one privy kitchen, one bathroom, one balcony and one Car Parking Space measuring 130 Sq. Ft. More or less, 4) Flat No.C-2, 2<sup>nd</sup> Floor, East Side, measuring an area of about 500 Sq. Ft. covered area consisting of One bed room one privy one kitchen one balcony and one Car parking space measuring an area of 130 Sq. Ft. in addition to that the owner no.3 Rupa Paul shall be entitled to get and the developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) out of which a sum of Rs.7,00,000/- has already paid and balance Rs.3,00,000/- (Rupees Three Lakhs) only will be paid simultaneously with the execution of this agreement this agreement of the G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' below 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 at K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Kolkata.

700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land morefully described in the schedule 'B' herein below.

13. **TAX LIABILITIES:** the owners shall not be liable to pay or bear the tax liability in respect of selling the flats and car parking spaces under developer allocation and also entire K.M.C 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 and 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.
15. **RESERVED PORTION SHALL MEAN :**owners' allocation as stated above.
16. **DEVELOPER'S ALLOCATION :** The Developer is entitled to get Five Flats i.e. 1)Flat No.A-2, 2<sup>nd</sup> Floor, South-East Side, 2)Flat No.A-3, 3<sup>rd</sup> Floor, South-East Side, 3)Flat No.C-3, 3<sup>rd</sup> Floor, East Side, 4)Flat No.B-1, 1<sup>st</sup> Floor, North-West Side, 5)Flat No.B-2, 2<sup>nd</sup> Floor, North-West Side, and rest Car Parking spaces on the Ground Floor of of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' below 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 at K.M.C. Premises No.23A, 1, 1, Durga Prasanna Paramhansa Road, Kolkata - 700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas including all the common area as per schedule with right to

easement and the undivided proportionate share in the land more fully describe in the schedule 'C' herein below.

- a. **INTENDING BUYERS SHALL MEAN** : all the persons firm., organizations who is interested to purchase any flat/ flats, car parking space,with other Common spaces of the said building particularly from the Developer's allocation.
- b. **UNAVOIDABLE CIRCUMSTANCES 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.
- c. **AREA OF A FLAT MEANS** : 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 :**

That it is agreed by and between the parties herein that the Developer shall be entitled to construct a G+III storied building upon the said property by its 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 owners.

- a) 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 ".....".
- b) That the Developer shall have to maintain the proper sizes/specification as per building sanctioned plan and also as per advice of the Architect in respect of the owners allocation given in Schedule - 'B' below.
- c) That the Developer shall have to appoint a professional civil Engineer or, L.B.S. or firm as Architect to make out building plan and to supervise the construction of the building/ buildings at its own costs and expenses.

d) That the entire cost and expenses for the construction of the building including the cost of Sanctioning the 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 owners.

e) That the delivery of said Four Flats along with Three Car Parking Spaces of the proposed G+III storied building including undivided proportionate share of land of the proposed G+III storied building in favour of the land owners will be made by the developer within the next 24 months from the date of this agreement if the construction work is not affected or hampered by any unavoidable circumstances such as lock down by Govt. or Force Majeure. It is made clear that the developer shall submit the building plan within +5 days from the date hereof and get the building plan sanctioned from the KMC Authority within 6 months from the date hereof and the construction of the building shall be completed within the 24 months from the date of signing this agreement.

f) 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.

g) 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 3<sup>rd</sup> party claims including any Government, Quasi Govt., Local authorities, Municipalities, Electric supply, Telephone etc. and actions arising out of any act or 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.

h) That the Developer shall be responsible to fulfill all the above mentioned obligations towards the land owner, 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 has also agreed.

- i) At any rate or cost the construction of the building has to be completed within 24 months from the date of execution of this agreement and owner's allocation will be handed over first after obtaining the completion certificate from the Kolkata Municipal Corporation before delivering of allocation of the owners' and developer's allocation.
- j) That the Developer shall install the common meter as needed for the construction work and to fulfill common purposes of premises. The meter installation charges and security deposit of the common meter will be borne by the purchaser and Developer.
- k) 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.
- l) That the developer shall provide alternative accommodation within the locality to each of the owners till the building is completed and the owner gets possession of her allocated flats. The developer shall provide such accommodation at its cost and expenses and make arrangement for shifting the owners from their existing residence and bear all expenses for shifting and/or the developer shall pay a sum of Rs.10,000/- p.m. to the owner No.3 Rupa Paul towards the cost of alternate accommodation and such cost per month shall be payable by the developer to the owner No.3 till she gets her flat and the developer shall pay a sum of Rs.10,000/- p.m. to the owner No.1 Shyamali Deb towards the cost of alternate accommodation and such cost per month and the developer shall pay a sum of Rs.5,000/- p.m. to the owner No.2 Pronati Banerjee towards the cost of alternate accommodation and such cost per month.
- m) That if the developer fails to deliver the possession of the owners' allocation within the stipulated period of 24 months from the date of the execution of this agreement subject to the unavoidable adverse circumstances then the developer shall continue to pay Rs.10,000/- per month as damage charges to each of the owners till actual delivery of possession of the owner's allocation.

**ARTICLE - III****RIGHTS AND PRIVILEGES OF THE DEVELOPER :**

- a. That save and except those portion as reserved for the owner, the Developer shall be entitled to sell and/or transfer i.e. flats and Car Parking spaces on the Ground Floor of the proposed G+III storied building together with proportionate share and right to use of common areas of the said building to any intending buyer/ buyers in such a price and in such terms and conditions as determined by the Developer.
- b. That the Developer shall be entitled to receive the entire consideration money from the intending buyers in respect of Developer's allocation against issuing proper receipt thereof.
- c. That the Land Owners 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 similarly the owners shall have no duty or liabilities in those transaction made between the developer and the intending purchasers and the developer and the intending purchasers shall not be entitled to impose any responsibilities of the said venture or part thereof.
- d. 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 without affecting the right and interest of the land owners. The land owners will not be liable or held responsible for any kind of payment/money received by the Developer from the intending purchaser/purchasers or any party related to the aforesaid project.
- e. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flats, & Car Parking Space 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 Owners 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 Developer and also on behalf of Land Owners 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 impartible proportionate share of the land under Schedule - "A" property in favour of the flat buyers.

1. That during the period of construction of the proposed building the Developer shall be in absolute possession of the said property and the Land Owners shall not be entitled to disturb the possession of the developer in any manner whatsoever.
- g. If any error or omission is transpired in this joint development agreement in future, the Owners and Developer will execute supplementary Deed or Deed of Rectification / Declaration in favour of the Developer and the cost will be borne by the developer in this purpose.

#### **ARTICLE-IV**

##### **LAND OWNER'S OBLIGATIONS AND PRIVILEGES :**

- a) That the land owners do hereby declare that they have absolute right title and interest upon the said landed property and do hereby further declare that the said property more fully described in the Schedule - "A" below are free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land are 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 are free from all encumbrances of the properties, the Developer herein has entered into this Agreement.



- b) That the land owners 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 of joint development agreement whenever necessary for construction, Plan and sell of Developers allocation. The Developer shall return all the original deeds, documents and paper to the land owner upon the entire Developers allocation is sold out.
- c) That the land owners 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 of the building of developer's 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 form time to time and also get it checked by any Engineer or specialized person and any defect or deviation if found will be solved by the Second Party, Developer.
- d) That for smooth functioning of the Development work and for the purpose of construction of the proposed building, the Land Owners 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.
- e) 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 her allocation and for maintenance of the common areas, facilities etc.

- f) The Land Owners 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.
- g) That regarding the partition of owners allocation by and between the owner and the expenses will be heard by the owners.

**ARTICLE-V**

**CANCELLATION AND ARBITRATION :**

- a. All communication in the form of letter, notice, correspondence from / to either of the parties will be made to the address written in the 2 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.
- b. 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.
- c. 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 24 months from the date of execution of this agreement which time period may be extended on mutual understanding another 6 months.

**SCHEDULE - "A"**

**(Description of the entire land)**

**ALL THAT** a piece of parcel of Land measuring 5 Cottahs 09 Chittacks 14 Sq. Ft. be the same or a little more or lesstogether with structure measuring about 1610 Sq. Ft. be the same or a little more or less being the K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Assessee No.211000401321,Kolkta - 700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas Being butted and bounded by :-

On the East : By Premises No.23A/2B D.P.P. Road & Premises  
No.87/11/D-4 Raja S.C. Mullick Road.

- On the West : By 16 feet wide Road and Premises No.23A/2 D.P.P.Road & Premises No.87, 11N Raja S.C. Mullick Road.
- On the North : By Premises No.87/11D/2 Raja S.C. Mullick Road & Passage.
- On the South : By 16 Feet wide K.M.C Road.

**SCHEDULE - "B"**

**(Reserved Portion)**

**Details of owner's allocation** : on completion of the said Building in all respects the developer shall handover to the owners herein 1) Flat No.A-1, 1<sup>st</sup> Floor, South Side, 2) Flat No.B-3, 3<sup>rd</sup> Floor, North-West Side and one Car Parking Space measuring 130 Sq. Ft. More or less, 3) Flat No.C-1, 1<sup>st</sup> Floor, East side, measuring 450 Sq. Ft. More or less (built-up) consisting of one bed room, drawing space, one privy kitchen, one bathroom, one balcony and one Car Parking Space measuring 130 Sq. Ft. More or less, 4) Flat No.C-2, 2<sup>nd</sup> Floor, East Side, measuring an area of about 500 Sq. Ft. covered area consisting of One bed room one privy one kitchen one balcony and one Car Parking Space measuring an area of 130 Sq. Ft. in addition to that the owner no.3 Rupa Paul shall be entitled to get and the developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) out of which a sum of Rs.7,00,000/- has already paid and balance Rs.3,00,000/- (Rupees Three Lakhs) only will be paid simultaneously with the execution of this agreement of the G+III storied building including undivided proportionate share of land of the premises 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 at K.M.C. Premises No.23A/ 1/ 1, Durga Prasanna Paramhansa Road, Kolkata - 700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patuli now Netajinagar, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

**SCHEDULE - "C"**  
(Developer's allocation)

**Details of Developer's allocation** on completion of the said Building in all respects the Developer is entitled to get Five Flats i.e. 1) Flat No. A-1, 2<sup>nd</sup> Floor, South-East Side, 2) Flat No. A-3, 3<sup>rd</sup> Floor, South-East Side, 3) Flat No. C-3, 3<sup>rd</sup> Floor, East Side, 4) Flat No. B-1, 1<sup>st</sup> Floor, North-West Side, 5) Flat No. B-2, 2<sup>nd</sup> Floor, North-West Side, and rest Car Parking spaces 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' below 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 at K.M.C. Premises No.23A/1/1, Durga Prasanna Paramhansa Road, Kolkata - 700047, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. Patala, Netajinagar, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

**SCHEDULE - "D"**

( Specification of Construction and Amenities )

STRUCTURE	R.C.C. Structure with beams, columns and slabs. Cement make of Ambuja/Ultratech, Lafarge. Rod make of Durgapur steel.
WALLS	Internal of 3" thickness of No. 1 new bricks and walls should be netted. External Walls of 8" thickness of No. 1 new bricks with plaster of finish.
TREATMENT	Anti -Termite treatment to be provide at Foundation & Plinth level. Roof Treatment should be done before handover of all Flats.
FLOORING WITH	Bed Rooms, Hall / Drawing & Dinning and Veranda. Marble - Good quality (Big Slab).

SKIRTING	Kitchen: Marble/Anti skid tiles. Kit floor with door sill. Washing place down from kit floor (Big Slab).
	Toilet & WC: Marble/Anti skid Tiles (Big Slab).
	Staircase & Landing: Marble (Big Slab). Stairs steel-railing with wooden handrail.
DOORS	All Door frames will be made of Sal wood 4" X 2 1/2". Inner surface of the frame should be painted.
	Entrance main door will be made of Teak Wood Panel type with Godrej Lock, Door Stopper, Sand Block & all fittings. Polish should be done. Collapsible gate should be fix in front of all main doors.
	Others 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 should be Flush Door with PVC Sheet.
DOOR FITTINGS	Steel type. Chromium Plated Door Ring, Tower bolt (10") & Door Hinge.
WINDOWS & GRILL	Inner surface of the frame should be painted. Aluminium sliding windows.
	All metal surfaces (grill/panel) covered with 2 coat primer and 2 coats 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 should be Havels Make.
	Each apartment will be provided with Safety equipment i.e. M.C.B. (Make: Havels) must be provide for all points.
	Entrance Calling Bell for each apartment (From Ground & Main Entrance).

	Adequate Lighting at Staircase, Parking space, Terrace and Boundary wall. Electrical arrangements will be provided in the Pump Room.
	Maximum safety measures and checks will be provided. Materials used, including switches will conform to ISI standards.
	Kitchen : Black Granite top Cooking platform over Black stone with Stainless steel sink (20" x 16") having with Chromium-plated Bib Cock (1 no.). Below platform 2 tire shelves by Black Stone should be provide including Two gas cylinder space. One whole should be provided for Cooking Gas pipe line. (Bib Cock Make - Parryware/Jaquar)
	Glazed / Ceramic tiles up to 6' 6" height from floor (Tiles Make - Kazaria or Equivalent)
	1 no C.P. Bib Cock below sink provided for washing utensils. (Bib Cock Make - Parryware/Jaquar)
SANITARY AND CONCEALED PLUMBING.	Total Kitchen Water Point : 2 Nos ( Which is above mentioned)
	Toilet: Glazed ceramic tiles up-to door height (6 feet) on wall. (Tiles Make - Kazaria or Equivalent)
	Concealed hot (GI pipe line Make - TATA Medium) and cold pipe line (PVC, Tata Medium) separate lines.
	Complete set Commode (Make - Parryware/Jaquar)
	Wash Basin (White) with fittings of Parryware make with C.P. Pillar Cock (Make - Parryware). (Wash Basin may fix outside of the Toilet).
	Total Toilet Water Point : Wash Basin -2, Tap -2, Mixture -1 for concealed bath line with C.P. Bib Cock ( Which is above mentioned)
	W.C.: Glazed ceramic tiles up-to door height (6 feet) on wall. (Tiles Make - Kazaria or Equivalent)

	Complete set (with seat cover) of Commodes / Western style - 1no (White) with 1no. C.P. Pillar Coat Make - Parryware/Jaquor).
	Concealed shower lines with C.P. Bib Cock (Make - Parryware/Jaquor).
	Total W.C. Water Point : 2 Nos ( Which is above mentioned)
	Roof and Garage: Water Point: 2 noseach
	External plumbing line: Finolex , Supreme, Oriplast/Astral make.
	All sanitary ware and fittings will conform to ISI standards. Adequate care will be taken to deliver quality materials and workmanship.
WATER SUPPLY	Overhead R.C.C/Brick/P.V.C. reservoir and Underground reservoir with KMC water line to be provided.
	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.
PAINTING	External Finish: All external walls covered with 2/3 coats WEATHERCOAT of Good Brand / BERGER Total Staircase area should be done with POP. Garage area paint by WEATHERCOAT.
	Weather proof paint and other decorative finish as per Architect Scheme.
	Internal Finish: All covered area i.e. Bed, Liv& Din, Kitchen; Toilet & WC should 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	full Covered Grill for Verandas.

FACILITY	Lift, Watchman room, Tin shed covered roof.
	Letter Box for individuals, Concealed Cable TV 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	5 Points
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, relating to theirs' Allocation.



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

SIGNED, SEALED AND DELIVERED

By the owners at Kolkata in the presence of :-

Shyamali Dele

1. Smt. Banerjee Mitra Prasad Banerjee

1. Hena Kawshar  
D/O Nesar Ahmad Khan  
Majore Police Court  
Kolkata-700027

Rupa Paul.

SIGNATURE OF THE OWNERS

2. NILOY DEB

V. Manoj Deb.  
S/O LATE NIRIPENDRA  
NARAYAN DEB  
30/2 PHOOLBAGAN ROAD.  
P.O. BAGHARJAIN  
KOLKATA - 700086.

SREERAM NIRMAN (P) LTD.

R. N. S.  
Director

SIGNATURE OF THE DEVELOPER

As per the checklists and instructions available drafted by -

1. Dipak Das  
Advocate  
1. 8/42.9/2007

2. Dipak Das  
Kolkata - 700027

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—



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHYAMALI DEB

Signature Shyamali Deb



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature ANIL PRANTIK BANERJEE



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Rupa Paul

Signature Rupa Paul



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RAJIB DEY

Signature Rajib Dey

MEMO OF CONSIDERATION

**RECEIVED** the within mentioned sum of Rs.7,00,000/- (Rupees Seven Lakhs) only from the Developer herein, as non-refundable amount of these presents.

For the execution of these presents:

By Cheque & Cash - Rs. 7,00,000/-

Rupa Paul.

TOTAL Rs.7,00,000/-  
(Rupees Seven Lakhs) only

WITNESSES:-


1.  12d

2. Anutosh Mukherjee

Rupa Paul.

\_\_\_\_\_  
SIGNATURE OF THE OWNER



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RITIK DAS

Signature Ritik Das

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature .....

### Major Information of the Deed

Deed No :	I-1603-07090/2022	Date of Registration	12/05/2022
Query No / Year	1603-2001315078/2022	Office where deed is registered	
Query Date	04/05/2022 9:08:03 PM	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], [4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,29,14,938/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 7,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 23A/1/1, , 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	5 Katha 9 Chatak 14 Sq Ft	1/-	1,16,99,938/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>9.2102Dec</b>	<b>1 /-</b>	<b>116,99,938 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	1/-	12,15,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 920 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 880 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1800 sq ft</b>	<b>1 /-</b>	<b>12,15,000 /-</b>	

**3.3 Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt SHYAMALI DEB</b>            Daughter of Late Suresh Chandra Gupta 30/2, Phool Bagan Road, City:- Not Specified, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx1K, Aadhaar No: 39xxxxxxxx3901, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022            , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022            , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>
2	<p><b>Smt PRONATI BANERJEE</b>            Daughter of Late Jitendra Kumar Motilal 23A/1/1, D.P.P Road, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx5B, Aadhaar No: 65xxxxxxxx8208, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022            , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022            , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>
3	<p><b>Smt RUPA PAUL</b>            Daughter of Late Tushar Kanti Mukherjee 260A/1, N.S. C Bose Road, City:- Not Specified, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx1M, Aadhaar No: 98xxxxxxxx3642, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022            , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022            , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SREE RAM NIRMAN PRIVATE LIMITED</b>            1/78, Naktala, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative</p>
2	<p><b>Mr RAJIB DEY (Presentant )</b>            Son of Mr Subhas Chandra Dey 40, South Roynagar, Bansdroni., City:- Not Specified, P.O:- BANSDRONI, P.S:- Bansdroni, 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: 06/05/2022            , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr RAJIB DEY</b>            Son of Mr Subhas Chandra Dey 40, South Roynagar, Bansdroni., City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, 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 : SREE RAM NIRMAN PRIVATE LIMITED (as DIRECTOR)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJAT DAS</b> Son of Late SWAPAN KUMAR DAS ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Allpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Smt SHYAMALI DEB, Smt PRONATI BANERJEE, Smt RUPA PAUL, Mr RAJIB DEY, Mr RAJIB DEY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SHYAMALI DEB	SREE RAM NIRMAN PRIVATE LIMITED-1.53503 Dec,Mr RAJIB DEY-1.53503 Dec
2	Smt PRONATI BANERJEE	SREE RAM NIRMAN PRIVATE LIMITED-1.53503 Dec,Mr RAJIB DEY-1.53503 Dec
3	Smt RUPA PAUL	SREE RAM NIRMAN PRIVATE LIMITED-1.53503 Dec,Mr RAJIB DEY-1.53503 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt SHYAMALI DEB	SREE RAM NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft,Mr RAJIB DEY-300.00000000 Sq Ft
2	Smt PRONATI BANERJEE	SREE RAM NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft,Mr RAJIB DEY-300.00000000 Sq Ft
3	Smt RUPA PAUL	SREE RAM NIRMAN PRIVATE LIMITED-300.00000000 Sq Ft,Mr RAJIB DEY-300.00000000 Sq Ft

**Endorsement For Deed Number : I - 160307090 / 2022**

**On 06-05-2022**

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

Presented for registration at 21:00 hrs on 06-05-2022, 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 1,29,14,938/-

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

Execution is admitted on 06/05/2022 by 1. Smt SHYAMALI DEB, Daughter of Late Suresh Chandra Gupta, 30/2, Phool Bagan Road, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 2. Smt PRONATI BANERJEE, Daughter of Late Jitendra Kumar Motilal, 23A/1/1, D.P.P Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. Smt RUPA PAUL, Daughter of Late Tushar Kanti Mukherjee, 260A/1, N.S. C Bose Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Mr RAJIB DEY, Son of Mr Subhas Chandra Dey, 40, South Roynagar, Bansdroni,, 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 06-05-2022 by Mr RAJIB DEY, DIRECTOR, SREE RAM NIRMAN PRIVATE LIMITED (Private Limited Company), 1/78, Naktala, City:- Not Specified, P.O:- NAKTALA, 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 10-05-2022**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,053/- ( B = Rs 7,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 7,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/05/2022 3:51PM with Govt. Ref. No: 192022230020885311 on 06-05-2022, Amount Rs: 7,053/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BRBYSZ9 on 06-05-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by online = Rs 19,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/05/2022 3:51PM with Govt. Ref. No: 192022230020885311 on 06-05-2022, Amount Rs: 19,921/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BRBYSZ9 on 06-05-2022, Head of Account 0030-02-103-003-02



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

**On 11-05-2022**

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 701568, Amount: Rs.100/-, Date of Purchase: 24/02/2022, Vendor name: S Das



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

**On 12-05-2022**

**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.



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 257317 to 257360  
being No 160307090 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.05.17 17:50:22 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/17 05:50:22 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)