

09/08/2024

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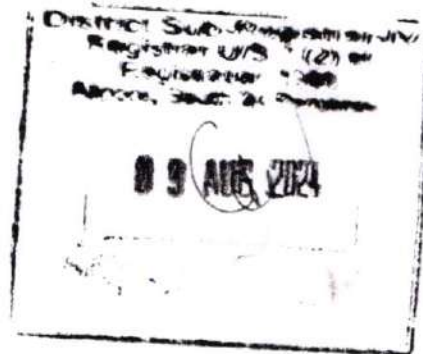


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

09/08/2024
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AGREEMENT BETWEEN LANDLORD AND DEVELOPER

(JOINT VENTURE AGREEMENT)

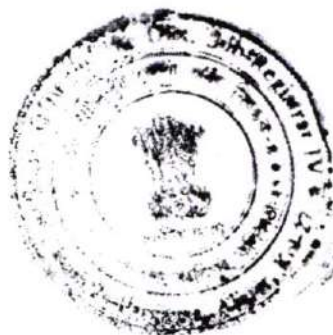
THIS MEMORANDUM OF AGREEMENT made on this the
9th day of August, Two Thousand Twenty Four (2024);

BETWEEN

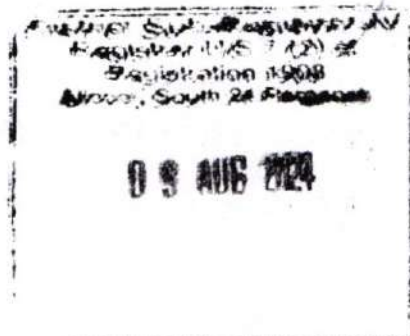
A. No. 4749 Date 07/08/2024
Sold to Biplab Guha Adv.
of High Court - Cal.
Rupees 5000/-


Samir Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., KOL-27

4749 - 5000/- (Five thousand only)



Soadeep Roy
910. St. Parimal Roy
82, New Tollygunge.
KOL-93.



SMT. SANGHAMITRA SEN, Aadhaar No. 7033 3560 8636, PAN ; DWMPS9520L, Mobile No. 9064788094, wife of Keshab Chandra Sen, by faith - Hindu, by occupation - Housewife, residing at Ward No. 0006 Abasbari Tamluk (M), Purba Medinipur, West Bengal, Pin Code - 721636 AND **SMT. LOPAMUDRA BASU**, Aadhaar No. 7054 4516 9703, PAN : ANVPB5864D, Mobile No. 7001564635. wife of Rajib Basu, by faith - Hindu, by occupation - Housewife, residing at Babur Bandh, Madhusudan Sarani, D.B. Road, Ward No. 21, Purulia (M), District - Purulia, West Bengal, Pin Code - 723101, hereinafter called and referred to as the **VENDORS/OWNERS/FIRST PARTY** (which 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 **ONE PART**.

AND

JAYASREE ENTERPRISE a proprietorship firm office at Municipal Premises No. 96, Peara Bagan, P.O. Purbaputary, Police Station - Regent Park, Kolkata - 700093, represented by its Proprietor **SRI PALLAB GUHA**, Aadhaar No. 7633 6192 7045, PAN : APGPG2570Q, Mobile No. 9830127447, Son of Badal Guha, by religion Hindu, by occupation - Business, residing at 96,

Peara Bagan, Post Office - Purbaputuri, Police Station - Regent Park, Kolkata - 700 093, District : 24-Parganas (South), hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include the said firm and its proprietors heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Sri Abinash Chandra Roy the then Vendor alongwith one Sri Chandra Mohan Saha purchased ALL THAT piece and parcel of Garden land measuring 10 cottahs be the same little more or less situated at C.S. Khatian No. 421, Mouza - Brahmapur, C.S. Dag No. 9 (Nine), J.L. No. 48, R.S. No. 169 Parganas Magura Sub Registry Alipore Sadar, P.S. Tollygunge then Jadavpur now Bansdroni in the District 24-Parganas under Touzi No. 60 of 24-Parganas Collectorate popularly known as Kumarpukur being appurtenant to and part of the Mourasi Tenancy of Rs. 11/9/6 pies only under former landlords Santosh Kumar Mitra and others now enhanced to Rs.13/4/ as for the entire tenancy and payable to the State of West Bengal under the State Acquisition Act of 1953. the rateably rental payable for the

land total would be Rs.12/12/6 pies only at presently lying in the limits of the Kolkata Municipal Corporation, Ward No. 112 under Police Station 'Tollygunge' then 'Jadavpur' now 'Bansdrone' in the District of South 24-Parganas (hereinafter referred to as the said land) from the then lawful owner one Srimati Joyshree Mitra by an Indenture of Sale dated 16.07.1959 duly registered in the Office of the Sub-Registered Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 107, pages 181 to 187, Being No. 6502 for the year 1959.

AND WHEREAS by virtue of the Sale Deed Sri Abinash Chandra Roy and Sri Chandra Mohan Saha thus became the sole and absolute joint owners of the said land and was exercising all the ownership right, title and interest thereto and free from all encumbrances and got their name mutated in the Office of the Kolkata Municipal Corporation and the said land has since been known numbered and distinguished as premises No. 116, Harisava Math, Brahmapur (Northern Park), Post Office - Bansdrone, Police Station - Bansdrone, Kolkata - 700070 upon payment of rents and taxes thereto.

AND WHEREAS Sri Chandra Mohan Saha the then one of the joint owners of the said land executed and registered a deed of release of his share of the said land on 29.08.1959 in favour of Sri Abinash Chandra Roy the then other joint owner which was entered in the office of the Sub-Registered Alipore, 24-Parganas (South) and recorded in Book No. I, Being No. 7692 for the year 1959.

AND WHEREAS there was a mistake in original sale deed executed by Smt. Joysree Mitra in respect of Deed No. 6502 for the year 1959 in favour of Sri Abinash Chandra Roy and Chandra Mohan Saha was not fully correct.

AND WHEREAS all the time of the said property it could be defected on discovered that the Khatian No. of the property and had been wrongly stated in the Deed No. 6502 of 1959 Khatian No. 241 in place of the correct no. which is Khatian No. 421.

AND WHEREAS thereafter the previous the then Vendor Smt. Joyshree Mitra executed and Rectification Deed for the rectification and correction of the said mistake in Khatian No. Deed No. 6502 of 1959 which has been entered in Book No. I,

Volume No. 187 pages 225 to 227 being No. 9830 for the year 1963 in the Office of the Sub-Registrar Alipore, District 24-Parganas South.

AND WHEREAS the land comprised 10 cottahs in Dag No. 9 was the absolute property of the then Vendor and which was the part and parcel of the Deed of the then Vendor and out of 10 cottahs, the 5 cottahs is the part and parcel of that Deed.

AND WHEREAS by virtue of the Deed of Release and after this rectification deed for rectification and correction of the said mistake Sri Abinash Chandra Roy became the sole and absolute owner of the said land and was exercising all the ownership right, title and interest thereto and free from all encumbrances and got thereto and free from all encumbrances and got his name mutated in the office of Kolkata Municipal Corporation. Upon payment of rents and taxes thereto.

AND WHEREAS being in need of money and for various other reasons the then Vendor contacted with the then Purchaser Sri Prasanta Kumar Majumdar declare for absolute sale of 5 cottahs (five) of land in Mouza - Brahmapur in Khatian

No. 421 containing on the east Dag No. 9 and on the West C.S. Dag No. 7 out of total land 10 cottahs demarcated and bordered with red ink on the South Dag No. 9 with 16' ft. common passage therein in favour Sri Prasanta Kumar Majumdar by virtue of registered Deed of Sale dated 3rd September, 1975 which was duly registered in the Office of the Joint Sub-Registrar Alipore at District South 24-Parganas and recorded in Book No. I, Volume no. 105, pages 203 to 211 being No. 4593 for the year 1975.

AND WHEREAS after the sale of the said land Sri Prasanta Kumar Majumdar became the absolute owner of the said land measuring 5 cottahs more or less and was exercising all the ownership right, title and interest thereto and free from all encumbrances and got their name mutated in the office of the Kolkata Municipal Corporation and the said land has since then known numbered and distinguished as Municipal premises No. 116, Harisava Math, Brahmapur, Northern Park D-5, P.O. Bansdroni, P.S. Bansdroni, Kolkata -- 700070, District South 24-Parganas, Ward no. 112 vide Assessee No. 31-112-09-0116-7

upon payment of rents and taxes therewith his family, wife and three daughters.

AND WHEREAS Smt. Ila Majumdar wife of Sri Prasanta Kumar Majumdar died on 16.01.1999 and Smt. Ila Majumdar left behind her legal heirs and representative namely her husband Sri Prasanta Kumar Majumdar, her three daughter Smt. Paromita Majumdar, Smt. Sanghamitra Sen and Smt. Lopamudra Basu.

AND WHEREAS Sri Prasanta Kumar Majumdar died intestate on 04.07.2011 and left behind his legal heirs and representative namely Smt. Paromita Majumdar, Smt. Sanghamitra Sen and Smt. Lopamudra Basu. After the death of said Sri Prasanta Kumar Majumdar each of his daughters became entitled to the aforesaid property by the right of inheritance in equal shares.

AND WHEREAS Smt. Paromita Majumdar died intestate on 27.10.2018 she was unmarried and left behind her legal heirs and representative her only two sisters namely Smt. Sanghamitra Sen and Smt. Lopamudra Basu. After the death of

said Smt. Paromita Majumdar each of her two sister became entitled to the aforesaid property by the right of inheritance in equal shares.

AND WHEREAS after death of Sri Prasanta Kumar Majumdar, Smt. Ila Majumdar and Smt. Paromita Majumdar now Smt. Sanghamitra Sen and Smt. Lopamudra Basu became the sole and absolute joint owners of the said land and property and was exercising all the ownership right, title and interest thereto and free from all encumbrances and got their name mutated in the Office of the Kolkata Municipal Corporation and the said land has since been known numbered and distinguished as premises No. 116, Harisava Math, Brahmapur Northern Park D-5, P.O. Bansdroni, P.S. Bansdroni, Kolkata - 700070, District South 24-Parganas Ward no. 112 vide Assessee No. 3111 2090 1167 upon payment of rents and taxes thereto.

AND WHEREAS the standing on said premises on the land is in a very old dilapidated condition and is likely to be collapsed and as such to avoid any untoward incidence the said land owners intent to construct a new building thereon as per

building plan after demolishing the existing building, which is very old and in dilapidated as well as inhabitable conditions.

AND WHEREAS being the joint and absolute owners as well as users and occupiers of their respective share in the aforesaid plot of land have made up their mind to develop **Schedule 'A'** property jointly by constructing a residential building upon the said premises after demolishing the said existing structures standing thereon but due to financial stringency or paucity of fund and due to insufficiency of knowledge as well as experience and occupation in the field of construction the owners/landlords have sought the professional expertise with financial soundness of a Developer/contractor who can undertake the responsibility of construction of such building upon the said premises at their own arrangement and expenses.

AND WHEREAS upon the aforesaid representation and/ or proposal of the landlords/owners and /or subject to verification of title of landlords/owners concerning the said **Schedule 'A'** Developer/Contractor has accepted the offer of the Owners/

Landlords and agreed to develop the said **Schedule 'A'** property by constructing a new building thereon as per building plan sanction by the Kolkata Municipal Corporation.

In order to avoid further disputes, differences complications both the then parties are willing to enter into an agreement for development of the said below **Schedule 'A'** property.

Accordingly both the then mutually enter into this agreement on the following terms and conditions:-

DEFINITIONS

In this agreement unless there is anything contrary or repugnant to the subject or context:

(a) "**SAID PROPERTY**" shall mean all that the premises No. 116, Harisava Math, Northern Park D-5, Brahmapur, P.O. Bansdroni, P.S. Bansdroni, Kolkata - 700070, District South 24-Parganas, Ward no. 112 measuring more or less 5 cottahs more fully and particularly described in the scheduled 'A' hereunder written and include the existing structure.

(b) "**DEVELOPER**" shall mean the above name proprietorship firm the party of the other part and its executors,

administrators and assigns and successors and successors-in-office.

(c) **"FLAT-GARAGES"** shall mean the flat and garages/ or the space in the building to be constructed as per K.M.C. building sanction plan.

(d) **"SUPER BUILT UP AREA"** shall mean include the built area of space unit and internal walls, periphery walls and columns proportionate area in common area such as the area to be occupied by underground and overhead water tank, shafts, common corridors, , lobbies, boundary walls, main entrance gate, passages, footpath etc. Half of the area been taken in the case of common walls between two units. All projections whatsoever are fully charged for accepts uncovered space and except the open areas in the building and open land in and around building.

(e) **"THE PLAN"** shall mean the plan, elevations, designs, drawings specifications of the construction of schedule "A" property by the Architect to be employed by the developers and will include variation therein to be made and to be submitted to K.M.C. for sanction and also includes plan sanction by K.M.C.

(f) **"COMMON PURPOSES"** shall mean and include the purposes of maintaining and managing the land and building particularly the common parts, meeting of the common expenses and matter relating to mutual rights and obligations of the purchasers, owners interest relating to the land and building and the common use and enjoyment thereof.

(g) **"COMMON PARTS"** shall mean the equipment and accessories provided and/ or reserved in the said building including the common passage into staircase, stair case landing, pumps, electrical installations, sanitations, sewerages and all tanks etc. for common use and enjoyment.

(h) **"COMMON REPRESENTMENTS"** in relation to any flat shall mean the easement ,quasi-easement rights, privileges and appurtenances appertaining so such flats for the reasonable enjoyment and occupying of such flats.

(i) **"CO-PURCHASERS"** shall mean the person with whom the owners along with the developers to be agreed or may agree to transfer and/or to be transferred by way conveyance of otherwise any undivided share or interest in the said property and shall include if the context so admits the owners and developer in

respect of the portion thereof have not been transferred by the owners and the developer to any person for the time being.

- 1) That this agreement shall deemed to have commenced with effect from this day of 2024 (Two Thousand Twenty Four).
- 2) That the contractor/developer shall invest money from their own funds for obtaining sanction plan from the Kolkata Municipal" Corporation and shall construct a G+3 pucca building in accordance with the K.M.C. .sanction building plan at the premises No. 116, Harisava Math, Northern Park D-5, Brahmapur, P.O. Bansdroni, P.S. Bansdroni, Kolkata – 700070, District South 24-Parganas, fully describe in the schedule "A" hereunder written. It is also pertinent to mention here that in the said building three flats will be constructed in each floor 800 sq. ft. super built up area more or less per flat and four garages in the ground floor specifically mentioned owners and developer allocation area.
- 3) That the first part/owners shall handover to the other part /Developer all papers and documents related to the said premises concerned along with the certified copy of the title

deed, current tax bill enabling the other part/Developer to proceed with all function of obtaining sanction plan and construction works. If situation wants, Owners will provide the original copy for the accomplishment of work at owners presence. It is also pertinent to mention here that before signing of this Agreement Landlords/ Owners to remain bound to clear all the taxes and outgoing electric bill in respect of the said premises.

4) That all applications as such necessary sanctions permissions and/or clearance shall be obtained in the name of Developer which shall be retained by the Developer till the building is completed and sold out the Developer allocations only. However, the Developer shall immediately inform the owners the date of approval of the sanction of the building plan and/or all permits and shall supply a Xerox copy of the same.

5) That the Developer shall sign and execute all building plan and papers / relating theretofore the building to be constructed at the said land of the Owners/ landlords as when required at the costs and request of the contractor / Developer so that the Developer /Contractor can proceed with the construction on

getting sanction as such plan concerning the said land. All expense for preparation of such building plan and necessary fees for obtaining sanction thereof including all other incidental expense shall be borne by the contractor / Developer.

6) That is hereby admitted and acknowledged by both the parties that the Owners/Landlords will get absolute ownership of 50% share of the new building. Developer/contractor will get absolute ownership of the 50% share of the new building. It is also pertinent to mention here that owners allocation and developer's allocation will be clearly demarcated by the parties to this agreement.

7. That the space of the said developer's allocation in the said proposed building shall be sold or transferred on valuable consideration to different intending purchaser or purchasers who would purchase on ownership flat basis or apartment basis by the other part/Developer for which the one part/Owners shall execute and register General Power of Attorney in favour of the Developer/other part and for obtaining K.M.C. sanction building

Plan, building construction purpose, agreement for sale and other necessary purposes,

8. That the one part/Owners will be entitled to use and occupy or sale their allocations and the Developer will have no objection or claim over the same. It is also pertinent to mention here that the Developer will be entitled to use and occupy and sale his allocations and the owners/landlords will have no objection or claim over the same.

9. That the Developer shall have absolute right to sale the ownership flats of their allocated area or portions with the proportionate share of roof right of the building and undivided proportionate share of the land of the premises No. 116, Hari Sava Math, Northern Park D-5, Brahmapur, P.O. Bansdroni, P.S. Bansdroni, Kolkata - 700070, District South 24-Parganas to the interested Purchaser/Purchasers and to enter into the agreement for sale and to receive the earnest money, full consideration money of the flats under Developer allocating only.

10. That if the intending purchaser/purchasers intend to make payment of the construction costs or consideration money by cheque that will be issued in favour of the Developer.

11. That the other part/developer shall fully and finally complete the construction of the entire proposed building with the sanction plan of K.M.C. at their own costs and finance. If the developer done any extra work to the portion or part of the owners then the owners will be paid extra cost for that extra work.

12. That this agreement shall be in force for a period of 24 (twenty four) months only from the date of getting sanction of the building plan from the K.M.C. authority and also complete the proposed building within the said stipulated period of 24 (twenty four) months after getting the sanction plan from the K.M.C. Authority and further time may be extended by the one Part/Owners due to unavoidable unforeseen circumstances, labour strike, natural calamities disputes among the owners and the developer etc. if due to some unforeseen reason the developer /contractor fails to complete the construction within the

aforesaid stipulated period the Developer/Contractor may request the landlords/owners in writing to extend the said period for another 6 (six) months and the landlords/owners may grant the permission for extending the time period for another six months.

The developers hereby indemnifies that they shall hold the landlords/owners harmless w.e.f. the date of sanction of the building plan from the K.M.C. authorities towards any unavoidable unforeseen circumstances, labour strike, natural calamities, delay in completion, any demur/penalty payable to any statutory authority etc. till the date of receipt of completion certificate from the K.M.C. as per sanction plan and the developer shall incur all applicable cost toward amicable settlement of the above issues without resorting the owners/landlords.

13. The Landlords/Owners thus hereby indemnifies that in case of any sudden demise of any one of themselves, the legal heirs of the said respective owner herein shall continue the work according to the terms and conditions of these presents and shall jointly execute the registered power of Attorney in favour of

the Developer/Contractor nominated person whose favour it is previously given by their predecessor-in -interest,

14. That the one Part/Owners do hereby give the full power and liberty to the other Part/Developer to collect the construction costs and also the costs of other works from the intending purchaser/purchasers of the ownership flats area or portions of the other Part/Developer allocations and after demarcations of Owners and Developer portion.

15. The one Part/Owners and the other Part /Developer have entered into this agreement purely as contract for their respective gains and benefit. Time is the essence of the contract.

16. That the other Part/Developer will look after the K.M.C. and other problems which may be created at the time of or during the course of construction works at their own risks and costs and will keep the one part/owners indemnifies in all such regards.

17. That the one Part/owners, their men or agents or relatives will not create any troubles during the construction period.

If the construction work is stopped due to the objection or disturbance by the one Part/owners and their relatives, men or agents, the one part/owners shall be liable to compensate to the Developer along with all the damages and consequential charges.

18. That the one Part/Owners do hereby declare that the said premises is free from all encumbrances and there is no other agreement for construction in force with any other building contractor, developer, if so, the one part/Owners shall be fully responsible for all construction, losses and damages of the other part/Developer.

19. That the one part/owners shall provide all helps and cooperation for smooth construction work according to the rules and guidelines of the KMC sanction plan to the other part/Developer until the construction of the said proposed building is completed.

20. That the other part/developer shall use all the building materials of superior quality to be available in the market and shall construct and complete the building at per specification given on the sanctioned plan.

21. That the other Part /Developer shall bear the 'cost, charges and expenses of the LBS Engineer and KMC plan and also will obtain permission and permit for storing building materials on the road side from the lorry or Van of material carrier from the K.M.C or competent police authority or either authorities at their own costs and expenses.

22. That if the intending/purchaser intend to make payment of the construction costs or consideration money by cheque in respect of Developer's allocation that will be released in favour of the other Part/Developer.

23. That the other Part/Developer will complete the proposed building including the following works at their own costs and expenses. It is also pertinent to mention here that the B.L.R.O. Mutation cost and conversion cost of the said land will bear/pay the owners/first party herein.

24. That the one part/owners shall not transfer, sale or assign the said premises or part thereof or do any act, deed or things whereby the developer shall be prevented from date of execution of this agreement and till completion of the building.

25. That during construction period, if any dispute is arisen among the parties that will be solved by a common arbitrator within 7 days but construction work will not be stopped.

26. One flat of the South West Portion of the 3rd floor owners and developer are both 50% share of the said flat. Owners and Developer are mutually agreed that after complete the said building they will sale out the said flat and after sale out the above flat owners and developer will get 50 : 50 amount of the said consideration money. It is also pertinent to mention here that developer and owners both are mutually decided that owners or developer will sale out the said South West Portion flat of the 3rd floor with other's consent.

27. That the Developer/Other Part will arrange for temporary shifting of the owners/first party one residential unit with at least two rooms/toilets/kitchen drinking water for temporary shifting of the residential households till the completion of the new building and the said will be arrange and borne by the Developer.

SPECIFICATION

LIFT : Standard and reputable make lift to be installed by covering all stairs(floors). The expenses for installation of lift including electric fire, sanction, and office room and toilet will borne by the developer.

OFFICE ROOM : One office room on the ground floor measuring about 200 sq. ft. more or less will fully controlled and managed by the developer.

WALLS : Outside walls of the flat will be of 200 mm thickness and inside walls will be of 120mm thickness. All wall will be plaster in both side.

PAINTING : Outside walls primer white coat with colour as per developer choice .

FLOORING : All floors shall be marble including stair-case and common area on the ground floor is to be provided net cement.

KITCHEN/BATHROOM : Tiles fitting up to the height of 5 ft in the kitchen and up to the height of 6 ft into the bathroom.

BASIN/PRIV PAN : Shall be good quality with Hindweare/ parryweare.

SHOWER : Good quality with reputable make.

BALCONY: Floor marble and brick wall 3'-0" height,,

WATER LINE : in side water line will be provided all C.P.C. /U.P.V.C. work Good quality of beef cock with reputable make.

PLASTER OF PARIS : Shall be used in the walls (inside putty).

WINDOWS : Aluminum windows with glass panels.

DOORS : Wooden flash doors with standard quality.

ELECTRICAL WIRING : Concealed wiring and electrical switch and fittings all materials of ISI marked with reputable make

All electrical work connection lines will be concealed inside the flat and stairs. All bed rooms drawings cum dining rooms will be provided with two light points. One fan points and one 5 amp plug point on switch board. An extra 5 amp plug point is provided at height of 9" from floor in each bed room and living room. A 15 amp plug point is provided in dining room for the use of refrigerator, toilets are provided with a light point and a 5 amp. Plug point. All flats will be provided with a calling bell point controlled from outside by a bell push behind the entrance door. 1 T.V. point ,will be provided in the living room only pipe line without wire. In each flat provision of MCB to be provided and main circuit will be standard reputed make of aluminum wire.

ELECTRIC METER : mother meter will be provided by the Developer and owners equally (50% + 50%) and other individual

meter will be provided by the other occupier and purchaser/
purchasers for their or allocation from their own costs,

WATER PUMP : Appropriate through semi under ground water
reservoir to overhead tank (source of water) KMC Water.

MAIN GATE : Best iron collapsible with good quality.

SCHEDULE 'A' ABOVE REFERRED TO :

ALL THAT the piece and parcel of homestead land measuring
more or less 5 (five) cottahs along with old storied dwelling
structure (870 sq. ft.) standing thereon lying and situated at and
being known and numbered as premises No. 116, Harisava Math
Northern Park D-5, Brahmapur, P.O. Bansdrani, P.S. Bansdrani,
Kolkata - 700070 within the limits of the Kolkata Municipal
Corporation, Ward No. 112, Mouza - Brahmapur, C.S. Khatian
No. 421, C.S. Dag no. 9, J.L. No. 48, R.S. No. 169, Touzi No. 60
at 24-Parganas collectorate popularly known as Kumarpukur
being appurtenant to and part of the Mourasi Tenancy of Rs.
11/9/6 pies only under former landlords Santosh Kumar Mitra
and other now enhanced to Rs. 13/4 as per the entire tenancy
and payable to the State of West Bengal under the Estate
Acquisition Act of 1953. The rateably rental payable for the land

total would be Rs.12/12/6 pies only in the District South 24-Parganas and being butted bounded as follows:

ON THE NORTH ; Premises of Hari Mohan Ghosh

ON THE SOUTH : 16' K.M.C. Road

ON THE EAST : Ranikunj Apartment D-4 Northern Park

ON THE WEST : B-9 Northern Park, A.B. Chakraborty House.

THE SCHEDULE 'B' ABOVE REFERRED TO :

(ALLOCATION OF THE ONE PART/OWNERS)

ALL THAT the owners will get absolute ownership of 50% of the newly constructed building equal share of front side and back side in each floor including the ground floor as open car parking space area, that is hereby admitted and acknowledged by both the parties that the owners/landlords will get absolute ownership of 50% share of the new building i.e. owners will get one flat South East Portion of the First Floor being Flat No. 1/C, two flats of the 2nd floor one is South East Portion being Flat No. 2/C and another is North East Portion, being Flat No. 2/B One flat North East Portion being Flat No. 3/B of the 3rd floor and 50% share of the one flat of South West Portion being Flat No.

3/A of the 3rd floor and two garages of the ground floor of the said building.

THE SCHEDULE 'C' ABOVE REFERRED TO :

(ALLOCATION OF THE OTHER PART/DEVELOPER)

ALL THAT the Developer will get absolute ownership of 50% of the newly constructed building equal share of front side and back side each floor including the ground floor as open car parking space area. That is hereby admitted and acknowledged by both the parties that the Developer/Contractor will get two flats of the first floor one is South West Portion being Flat No. 1/A and another is North East Portion, being Flat No. 1/B one flat of the 2nd floor South West Portion being Flat No. 2/A and one flat of the South East Portion being Flat No. 3/C of the third floor and 50% share of the one flat of the South West Portion of the 3rd floor Developer will get 2 garages of the ground floor in the said building absolute ownership of the 50% share of the new building. It is also pertinent to mention here that the owners allocation and developer's allocation will be clearly demarcated by the parties to this agreement.

THE SCHEDULE 'D' ABOVE REFERRED TO :

(COMMON AREAS AND COMMON EXPENSES)

Underground water reservoir, overhead water tank boundary wall, parapet wall.

1. Space for meter and pump room.
2. Passage courtyard, roofs, open areas with all easement rights, septic tank.
3. Electric installation

All other reasonable rights, attached with the building and/or the flat and/or the premises.

- i) Expenses for maintaining repairing, redecorating the building and/or part thereof and pending taxes and duties.
- ii) Expenses for the lighting of the common areas and/or part thereof.
- iii) Expenses for the clearing the common areas.
- iv) Salaries of durwans, caretakers and/or other whose appointment may be considered necessary for maintenance and protection of the building or part thereof.

IN WITNESS WHEREOF the parties hereto have put their respective signature on this day, month and year above first above written.

In presence of :

WITNESSES :

1. Pradeep Roy
82, New Tollygunge.
Kolkata-93.

2. Rajib Basu
Deshbandhu Road,
Purulia-723101

Sanghamiti Sen
Lopamudra Basu

Signature of the Owners/
Landlords

Jayasree Enterprise
Pallab Guha
Proprietor

Signature of the Developer/
Other Part

Drafted by :

Pallab Guha
Advocate
Reg. no. WB-875/98
High Court.
Kolkata.

SPECIMEN FORM FOR TEN FINGERPRINTSSANGHAMITRA
SEN.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sanghamitra SenLOPAMUDRA
BASU.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Lopamudra Basu

PALLAB GUHA.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Pallab Guha



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



192024250156343838

GRN Details

GRN:	192024250156343838	Payment Mode:	SBI Epay
GRN Date:	07/08/2024 17:09:50	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4123107399037	BRN Date:	07/08/2024 17:10:27
Gateway Ref ID:	422014345811	Method:	State Bank of India UPI
GRIPS Payment ID:	070820242015634382	Payment Init. Date:	07/08/2024 17:09:50
Payment Status:	Successful	Payment Ref. No:	2001924900/1/2024

[Query No/*Query Year]

Depositor Details

Depositor's Name: Mr PRADEEP ROY
Address: 82, NEW TOLLYGUNGE KOL 700093
Mobile: 9836974709
Period From (dd/mm/yyyy): 07/08/2024
Period To (dd/mm/yyyy): 07/08/2024
Payment Ref ID: 2001924900/1/2024
Dept Ref ID/DRN: 2001924900/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001924900/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2001924900/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

PAID



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK (Portal Copy)
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi No
11	112	09	116	HARI SAVA MATH	NO	NO	311120901167	0000

No of Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Ft.))	Floor((in Sq.Mt.))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
01	DH		867		Cottah 05							10000		

Name and address of owner and/or person liable to pay consolidated rate (1)	Signature of H.A./Asstt. (2)
Owner : SMT. LOPAMUDRA BASU, SMT. SANGHAMITRA SEN,..... Address : DESHBANDHU ROAD, PURULIA-723101,.....	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
16450		37.4	22/12/2023	2017-01-01 00:00:00.0	1538.08	0	1538.08
45670		20	22/12/2023	2017-04-01 00:00:00.0	1846	0	1846

Quarterly Howrah Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Hood Assistant(19)	Initial of Authorizing Officer u/s 110(4)(20)	Signature of Assessing Officer(21)	Remarks (22)
0			50	0	1538	76.9	1461				
0			0	0	1846	92.3	1753.7				

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.

Major Information of the Deed

Deed No :	I-1604-08966/2024	Date of Registration	09/08/2024
Query No / Year	1604-2001924900/2024	Office where deed is registered	
Query Date	19/07/2024 2:46:30 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pradeep Roy 82, NEW TOLLYGUNGE, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 9836974709, 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. 1/-	Rs. 51,36,192/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



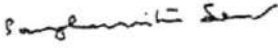



District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, , Premises No: 116, , Ward No: 112 Pin Code : 700070

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	1/-	45,00,004/-	Width of Approach Road: 16 Ft.,
Grand Total :				8.25Dec	1 /-	45,00,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	870 Sq Ft.	0/-	6,36,188/-	Structure Type: Structure
Gr. Floor, Area of floor : 870 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		870 sq ft	0 /-	6,36,188 /-	



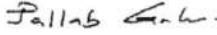
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SANGHAMITRA SEN Wife of KESHAB CHANDRA SEN Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  Captured LTI 09/08/2024	Signature  09/08/2024
WARD NO 0006, ABASBARI, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: DWxxxxxx0L, Aadhaar No: 70xxxxxxxx8636, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				
2	Name Smt LOPAMUDRA BASU Wife of Shri RAJIB BASU Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	Photo  09/08/2024	Finger Print  Captured LTI 09/08/2024	Signature  09/08/2024
BABUR BANDH, MADHUSUDAN SARANI, D B ROAD, City:- , P.O:- CHAKALTORE, P.S:-Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ANxxxxxx4D, Aadhaar No: 70xxxxxxxx9703, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAYASREE ENTERPRISE 96, PEARA BAGAN, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Date of Incorporation:XX-XX-1XX8 , PAN No.: APxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PALLAB GUHA (Presentant) Son of BADAL GUHA Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Aug 9 2024 2:26PM	LT1 09/08/2024	09/08/2024	
96, PEARA BAGAN, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: apxxxxxx0q, Aadhaar No: 76xxxxxxxx7045 Status : Representative, Representative of : JAYASREE ENTERPRISE (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADEEP ROY Son of Late P ROY 82, NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093		 Captured	
	09/08/2024	09/08/2024	09/08/2024
Identifier Of Smt SANGHAMITRA SEN, Smt LOPAMUDRA BASU, Shri PALLAB GUHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SANGHAMITRA SEN	JAYASREE ENTERPRISE-4.125 Dec
2	Smt LOPAMUDRA BASU	JAYASREE ENTERPRISE-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SANGHAMITRA SEN	JAYASREE ENTERPRISE-435.00000000 Sq Ft
2	Smt LOPAMUDRA BASU	JAYASREE ENTERPRISE-435.00000000 Sq Ft

Endorsement For Deed Number : I - 160408966 / 2024

On 09-08-2024

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 14:10 hrs on 09-08-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri PALLAB GUHA .,

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 51,36,192/-

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

Execution is admitted on 09/08/2024 by 1. Smt SANGHAMITRA SEN, Wife of KESHAB CHANDRA SEN, WARD NO 0006, ABASBARI, P.O: TAMLUK, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession House wife, 2. Smt LOPAMUDRA BASU, Wife of Shri RAJIB BASU, BABUR BANDH, MADHUSUDAN SARANI, D B ROAD, P.O: CHAKALTORE, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife

Indetified by Mr PRADEEP ROY, , , Son of Late P ROY, 82, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

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

Execution is admitted on 09-08-2024 by Shri PALLAB GUHA, SOLE PROPRIETOR, JAYASREE ENTERPRISE (Sole Proprietorship), 96, PEARA BAGAN, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr PRADEEP ROY, , , Son of Late P ROY, 82, NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2024 5:10PM with Govt. Ref. No: 192024250156343838 on 07-08-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 4123107399037 on 07-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4749, Amount: Rs.5,000.00/-, Date of Purchase: 07/08/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2024 5:10PM with Govt. Ref. No: 192024250156343838 on 07-08-2024, Amount Rs: 2,020/-, Bank: SBI EPay (SBlePay), Ref. No. 4123107399037 on 07-08-2024, Head of Account 0030-02-103-003-02



Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 274420 to 274461
being No 160408966 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.08.22 17:37:28 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 22/08/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.