

10th May 2022 - Land U.

I-7010/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 602111

Handwritten notes: 21/5, 8-13-2022, 11:18 am, 2099

Certified that the document is admitted for Registration. The signature sheets and the endroement sheets attached with this document are a part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

DEVELOPMENT AGREEMENT 31 MAY 2022

THIS AGREEMENT is made on this the 31st day of May Two Thousand Twenty Two BETWEEN

SREE CONSTRUCTION
Ratan Loha
Partner

9983

PANCHU GOPAL SHAW
(Advocate)
C.M. Court Kol-1

SOLD TO _____
OF _____
RS. _____
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2015

[Signature]
- 5 MAY 2022

- 5 MAY 2022



*Dr. Ramesh Chandra
Go Lata Sr. Registrar
Alipore Judge Court
Kod-22*

District Sub-Registrar-II
Alipore, South 24 Parganas
31 MAY 2022

(1) **SRI RATAN LOHA** son of Sri Haripada Loha having PAN-ACBPL0901G Aadhaar No-369727352255 by faith Hindu, by Nationality Indian, by occupation Business, residing at 37/1A, S.N.Roy Road, Kolkata-700038, P.O-Sahapur., P.S. Behala, (2) **SRI DIPAK KAR** son of Kshirod Chandra Kar having PAN-AEYPK6279H, Aadhaar No-83076840 by faith Hindu, by Nationality Indian, by occupation Business, residing at Haripada Chatterjee Road, P.O-Krishnagar, P.S. Kotwali, Pin Code No-741101, District-Nadia, hereinafter jointly referred to as the **VENDORS /OWNERS**(which expression shall unless excluded by or repugnant to the context be deemed to mean and included their heirs executors, legal representatives, administrators assign / assigns) of the **ONE PART.**

AND

M/S. SREE CONSTRUCTION, (PAN -AEAFS3629F) a Partnership Firm having its office at 0308 , S.N.Roy Road , Kolkata -700038, P.S-Behala, P.O.- Sahapur represented by its Partners (1)**SRI RATAN LOHA** son of Sri Haripada Loha having PAN-ACBPL0901G , Aadhaar No-369727352255 by faith Hindu, by Nationality Indian, by occupation Business, residing at 37/1A, S.N.Roy Road, Kolkata- 700038, P.O-Sahapur, P.S. Behala, (2) **SRI DIPAK KAR** son of Kshirod Chandra Kar having PAN-AEYPK6279H , Aadhaar No-83076840 by faith Hindu, by Nationality Indian, by occupation Business, residing at Haripada Chatterjee Road, P.O-Krishnagar, P.S. Kotwali, Pin Code -741101, District- Nadia, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include heirs of the partners, their executors, legal representatives , administrators and assigns) of the **OTHER PART.**

WHEREAS by an Indenture of Conveyance dated 3.3.2021 made between (1) Smt Jaya Ghosh (2) Smt Anima Ghosh therein described as the Vendors and (1) Sri Ratan Loha (2) Sri Dipak Kar therein described as the Purchasers and for the Consideration mentioned therein ,and the said Vendors sold transferred and conveyed unto the said Purchasers , the land measuring 6 Cottahs 12 Chittaks 10 sqft more or less being **premises No-6, Mitra Coloney , Kolkata-700034** comprised in R.S. Dag No -60, L.R. Dag No -60/619, under R.S. Khatian No - 257 ,L.R. Khatian No - 536 of Mouza Mondal Para, J.L. No -106, R.S No-190, Touzi No-1508 now within the limits of Kolkata Municipal Corporation, **Ward No-121, P.S Behala** , and the said Deed was registered and recorded in Book No - 1 , Volume No -

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16022021. pages - 94614 to 94651. Being No -160202413 for the year 2021 in the office of D.S.R.-II at Alipore.

AND WHEREAS after such purchase the said Sri Ratan Loha and Sri Dipak Kar duly mutated their names in respect of the said property in the records of Kolkata Municipal Corporation and it has been assessed as premises No- 6, Mitra Coloney , Kolkata-700034.

AND WHEREAS after such purchase Sri Ratan Loha and Sri Dipak Kar became the joint owners of the land measuring 6 Cottahs 12 Chittaks 10 sqft more or less being premises No - 6, Mitra Coloney , Kolkata-700034 more fully described in the SCHEDULE- A hereunder written.

AND WHEREAS the said premises is presently under the occupation of the owners.

AND WHEREAS the owners have decided to develop the said premises by raising a ground plus three storied building to be consisted of several flats and for the purpose of development of the said premises , the owners have appointed the Developer herein as the exclusive Developer for construction of a new building on the said premises in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation (hereinafter called THE BUILDING PLAN) by demolishing the existing building and structure situated thereon for the consideration and on the terms and conditions hereinafter appearing.

AND WHEREAS at or before the execution of those Agreement the said owners have represented and assured the developer as follows :-

- a) That the said premises is free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever.
- b) That excepting the said Owners nobody else has any right title interest claim or demand whatsoever or howsoever upon the said premises.
- c) That there is no notice of acquisition or requisition pending in respect of the said premises.

AND WHEREAS relying on the aforesaid representation and believing the same to the same to be true and acting on the faith thereof, the

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Partner

Developer has agreed to develop the said premises for the consideration and on the terms and conditions as hereinafter appearing

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

1. In this Agreement unless otherwise agreed upon the following expressions will has the following meaning :

a) PREMISES : shall mean all that piece and parcel of land measuring 6 Cottahs 12 Chittaks 10 sqft more or less being premises No - 6, Mitra Coloney , Kolkata-700034 more fully and particularly described in the Schedule - "A" hereunder written.

b) PLAN : shall mean the multistoried building plan applied for, awaiting sanction by the Kolkata Municipal Corporation including the elevation, design, drawings and specification of the building as prepared by the Architect with variation therein, if any, made with the approval of the Architect and the Kolkata Municipal Corporation.

c) BUILDING : shall mean the residential building to be constructed of the said premises with necessary additional structures as may be decided by the Developer but in accordance with the plan/plans to be sanctioned by The Kolkata Municipal Corporation.

d) OWNERS : shall mean Sri Ratan Loha and Sri Dipak Kar and their heirs executors, legal representatives etc.

e) DEVELOPER : shall mean M/S. SREE CONSTRUCTION, a Partnership Firm having its office at 0308 , S.N.Roy Road , Kolkata - 700038, P.S-Behala, P.O.-Sahapur represented by its Partners (1)SRI RATAN LOHA son of Sri Haripada Loha by faith Hindu, by Nationality Indian, by occupation Business, residing at 37/1A, S.N.Roy Road, Kolkata- 700038,P.O-Sahapur., P.S. Behala, (2) SRI DIPAK KAR son of Kshirod Chandra Kar by faith Hindu, by Nationality Indian, by occupation Business, residing at Haripada Chatterjee Road,P.O-Krishnagar, P.S. Kotwali, Pin Code No-741101,District-Nadiaand included his heirs executors, legal representatives etc.

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Partner

D) COMMON FACILITIES shall mean and include the parts and equipments provided and/or reserved in the said land and/or in the said new building for common use and enjoyment and fully described in the SCHEDULE - E hereunder written.

g) OWNERS' ALLOCATION : shall mean one flat measuring 1110 sqft more or less super built up area on the second floor East-South-West side and one flat measuring 1156 sqft more or less super built up area on the Fourth floor South-East-West side, and one flat measuring 1001 sqft more or less super built up area on the Fourth floor East-North-West side together with undivided proportionate share in the land comprised in the said property and attributable to the Owner's allocation more fully and particularly described in the SCHEDULE - ' B ' hereunder written.

h) DEVELOPER'S ALLOCATION : shall mean remaining constructed area except owners' allocation together with common parts and facilities and together with proportionate share in the land comprised in the said property and attributable to the Developer's allocation more fully and particularly described in the Schedule- 'C' hereunder written.

i) COMMON EXPENSES : shall mean the expenses for common purpose including those mentioned in the Schedule - 'F' here under written.

J) CONSTRUCTED SPACE : shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities and services as per sanction plan.

k) ARCHITECT : shall mean any qualified person or persons or firm s appointed or nominated by the Developer, as the Architects for construction of the said building.

2. This Agreement has commenced and/or shall be deemed to have commenced on _____ and with effect from (hereinafter called THE COMMENCEMENT DATE) and shall remain in force till such time the new building on the said premises is completed.

3. The Owners have handed over symbolic possession of the premises to the Developer at the time of execution of this agreement.

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4. That at the request of the Owners the Developer has agreed to undertake a scheme of development of the said property by raising and constructing a new residential / commercial building thereon containing several independent flats or apartments or spaces as may be sanctioned by the Kolkata Municipal Corporation and other required authorizes, and after completion of the construction of the proposed new building ,the developer shall be entitled to dispose the only developer's allocation of the constructed area and in any manner to any intending purchaser/purchasers thereof as may be chosen and selected by the Developer.

5. The Owners hereby declare that they have a marketable title to the said entire premises and to the existing building and structures thereon without any claim, right, title or interest of any person thereon or therein and the Owners have good right ,title and absolute authority to enter into this agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against all and Third Party claims action and demands whatsoever.

6. The Owners have not entered into agreement of any nature with any person or persons prior to execution of this agreement.

7. The Owners being entitled to one flat measuring 1110 sqft more or less super built up area on the second floor East-South-West side and one flat measuring 1156 sqft more or less super built up area on the Fourth floor South-East -West side, and one flat measuring 1001 sqft more or less super built up area on the Fourth floor East-North-West side, and undivided proportionate share of common area and facilities provided to the said building together with undivided proportionate share in the ultimate roof of the building to be constructed and together with undivided proportionate share of land comprised in the said premises forming part of the Owners' allocation and the owners shall be entitled to enter into agreement for sale and transfer and /or lease in respect of Owners' allocation for which no further consent of the Developer shall be required it being expressly agreed and understood that if at any time the Owners shall require the consent of the Developer and the Developer shall sign and execute such agreements papers and documents as may be necessary or be required.

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8. Subject to the restrictions contained elsewhere in this agreement and without any manner affecting the same, the developer being entitled to remaining constructed area except owners' allocation together with proportionate share in the common parts and facilities together with undivided proportionate share in the land comprised in the said property forming part of Developer's allocation shall be entitled to enter into agreement for sale and transfer and / or lease in respect of Developer's allocation for which no further consent of the Owners shall be required. It being expressly agreed and understood that if at any time the Developer shall require the consent of the Owners and the Owners shall sign and execute such agreements papers and documents as may be necessary or be required.

9. Both the Owners and Developer shall be entitled to sale / transfer and / or enter into agreement for sale or transfer in respect of their respective allocations and to receive realize and collect all money receivable thereof.

10. The Owners shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of other flat occupiers their proportionate undivided share, interest in the land beneath the building at the cost and expenses of the Developer or intending flat occupiers, with prior notice by the Developer without any way demanding the price at which the said undivided share on the land of the said premises is sold or any part thereof received by the Developer against such sale.

11. The Owners and the Developer have agreed upon the specification of construction of the proposed new building, hereafter referred to as "Construction Specification" as more fully and particularly described in the Schedule - "D" written herein below.

12. The construction of the building shall be completed within 36 months from the date of sanction of the building plan unless prevented by the circumstances beyond the control of the Developer amounting to force majeure. In case developer fails to complete the construction in all manner within the stipulated period as aforesaid, the Owners shall be entitled to a monthly compensation of Rs. 1000/=Per month till the completion of the new building.

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13. The Owners hereby grant the exclusive right of development of the said premises unto and in favour of the Developer herein with the intent and object that the developer shall be entitled to have a map or plan to be prepared for being submitted to authorities concerned for sanction and to construct erect and complete the new buildings on the said premises in accordance with the plan to be sanctioned by the Authorities Concerned.

14. That Developer shall be entitled to vary and/or modify the said plan of construction, subject to sanction of such modification by the aforesaid competent authorities.

15. During the continuance and until such time the new building is completed the Owners shall not prevent the developer in any way or interfere with the quiet and peaceful possession and enjoyment of the said premises nor shall cause any obstruction or interference in the construction and completion of the building in accordance with the plan, except in such instance when the Owners have reason to believe that the Developer is not carrying out their obligation in terms of this agreement.

16. The building shall be of uniform construction with best available standard and 1st class building materials, fitting and fixtures and other common facilities and other spaces intended or meant for the enjoyment of the occupiers of the building/buildings.

17. That the Owners apart from receiving their allocated portion of proposed building shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein, as set out in Schedule-D herein below.

18. To save the area allocated to the Owners, the Developer shall have the exclusive right to deal with the remaining constructed area or proportion of the proposed, building, including its right to all common areas and facilities provided in the said building and proportionate undivided share of land and shall have the right to enter into any agreement with prospective purchasers as may be chosen and selected by the Developer, for transfer, sale, grant, lease of the portion of the building for or at such

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price and at such consideration and in such terms and conditions as may be agreed upon by and between the Developer and intending purchaser.

19. That with the execution of these presents the Owners shall remain liable to execute and register power of attorney in favour of the Developer and/ or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take measurement and construct the proposed building, pursue the sanction of the plan of the construction of the building, represent the Owners before all authorities for sanction of the plan, submit application on behalf of the Owners for procuring the building materials and / or otherwise to pursue to fulfill the above objectives.

20. The Owners shall, at the request of the Developer, execute such documents, papers, memorandum and deeds in furtherance of these presents which the Developer may require from the Owners for smooth and expeditions construction of the proposed building use and occupation thereof without affecting right of owners' allocation.

21. The Owners shall also authorize the Developer by the proposed Power Of Attorney to do all other acts, deeds and things at the instance of the Developer, whenever necessary, to obtain any other requisite permission of authority of sanction of the Government, Public or any statutory body, as may be required for the construction of the proposed buildings provided that the Developer shall bear all costs and expenses for all such documents, letter, papers, memorandum etc. shall deposit requisite fees wherever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Owners for the same.

22. That the Owners hereby agree to pay and clear all rates and taxes and/or other imposition and statutory dues in respect of the said property to the Developer and thereafter shall be payable by the Owners and the Developer according to their respective allocation.

23. That the time period for the construction of the proposed new building shall be subject to, regarding availability of building materials and such other Government or statutory impositions relating to their availability and also subject to "FORCE MAJEURE" condition, like, flood, earthquake,

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war, storm, tempest, civil commotion, strike, riot or war and other acts of God and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the "FORCE MAJEURE" but should have to be recorded in writing.

24. That prior to actual construction work is taken up in hand by the Developer the Owners undertakes to make out a good and marketable title to the said premises, free from all encumbrances, charges, mortgage, lease, demands liabilities liens and lispensens or attachment or whatsoever kind or nature of the building.

25. The map/maps, plan/ plans, specification, drawings etc. in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Developer and the costs and expenses for the same shall be borne and paid by the Developer is hereby authorized by the Owners to appoint Architects, Engineers etc. of his own choice to get the works done and completed with expedition, such costs and expenses shall from part of the expenses shall from part of the expenses of development of the said premises.

26. Simultaneously with the execution of the agreement the Owners shall make over the original documents of title of the said property to the Developer as and by way of security for the due observance and performance of the Owners covenant and obligation under this agreements.

27. The construction and development work shall be made and undertaken by the Development work shall be made undertaken by the Developer strictly in accordance with the plans, specification and drawings duly approved by the Kolkata Municipal Corporation and other appropriate bodies and/or authorities at the instant of the Developer for and on behalf of the Owners.

28. Notwithstanding anything contained elsewhere in this agreement it is hereby expressly made clear that Owners and/or any person or persons claiming under him shall not any reason or in any manner whatsoever interfere with or hinder prohibit, inject or stop the Developer and/or its men, agents, servants, nominees and representatives for carrying out the Development of the said property in terms of this agreement including in

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Partner

the construction and/or selling of the spaces of the said building. It is further hereby made clear that the decision of the Developer concerning all matters in respect of the development of the said property shall be final and binding on all the parties and shall not be questioned by any one on any ground whatsoever.

29. That after the construction of the proposed building is fully completed the Owners and the Developer jointly shall cause and Owners Association or Society or a Syndicate to be formed or established by the occupiers including the Owners and the Developer shall handover the control and management of the said building to the said body.

30. That after the formation of the body of occupiers, as set out in the clause proceeding and the right of control and management in respect of the said constructed building shall be handed over to the said body by the Developer and thereafter, the Developer shall not remain liable for the constructed building or any portion thereof in any manner whatsoever.

31. This agreement shall subsists and remain till the work of construction of building at the said property is completed and the Owners' Allocation is made over to the Owners by the Developer as aforesaid and the remaining constructed spaces is sold/leased of the Purchaser/Purchasers and/or Lease/Leases by the documents in connection therewith are duly executed and /or registered.

32. The Owners and the Developer have entered into this agreement purely on principal or principal basis and nothing contained stated herein shall be deemed to constructed as a partnership or as a joint venture between the Owners and the Developer and the Owners and the Developer shall be in any manner constitute as association of persons. Each party shall keep the other indemnified from and against the same.

33. The Owners or the Developer or any their transferees shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the building, otherwise the society would take legal step.

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15. The Owner shall not be responsible for any damage to the building or contents of the building or other property of the Developer or other persons or their agents, contractors or the Board of the Building Management Corporation.

16. The Owner or the Developer or any of their trustees shall not be liable or provide insurance of any kind or other security in their respective capacities or any person thereof or make any material alteration thereto without the previous consent of the management society members.

17. The Owner or the Developer or any of their trustees shall not store or accumulate any fire or other hazard or refuse or permit the same to be stored or accumulated in or about the building or in the immediate vicinity or any other common portion or portion of the said building.

18. The Developer will be responsible for all local rates and they will not be all payments at their own cost and if necessary Owners will join their hands of cooperation in this regard.

19. The construction of the building in the said premises will be done by the Developer at their own cost and they are to bear the responsibility of all payments to all concerned including architect, engineer and for building materials that will be required for such construction.

20. Only those having original jurisdiction over the premises shall have the jurisdiction in all matters relating to the building of this agreement.

21. Simultaneously with execution of this agreement the Owners shall execute a Registered Power of Attorney in favour of the Developer or his nominee or authorized authority empowering them to sign all contracts and papers of whatsoever kind and to do all acts and in the name of the Owners for completing the said development of the said building including the Owner's Association of the proposed new building.

22. After completion of the building Developer and Owners shall take possession of their shares simultaneously.

WITNESSED AND SIGNED
By _____
Date _____

42. This Agreement of the building on the parties hereto and their respective successors and assigns.

43. That it remains stipulated in this agreement that both the parties have to bear the Goods and Services Tax (GST) if applicable and liable.

SCHEDULE- A

ALL THAT piece and parcel land measuring 6 Cottahs 12 Chittaks 10 sqft more or less together with one storied building measuring 500 sqft standing thereon being premises No - 6, Mitra Colony, Kolkata-700034, and mailing address 6/3, Iswar Mitra Road, Jadu Colony and comprised in R.S Dag No -60, L.R. Dag No -60/619, under R.S. Khatian No - 257, L.R. Khatian No - 536, of Mouza Mondalpara, J.L. No -106, R.S No-190, Touzi No-1508, within the limits of Kolkata Municipal Corporation Assessee No-41-121-07-0006-0, Ward No-121, P.S Behala, S.R.O. at Behala, District- South 24 Parganas and the said property is butted and bounded by :

- ON THE NORTH : 6 ft wide passage.
ON THE SOUTH : Premises No- 9/7, Mitra Colony .
ON THE EAST : Anjaneya Apartment and Pratiksha Apartment.
ON THE WEST : 16 ft wide Mitra Colony (K.M.C Road).

SCHEDULE - B

(Owner's Allocation)

ALL THAT one flat measuring 1110 sqft more or less super built up area on the second floor East-South-West side and one flat measuring 1156 sqft more or less super built up area on the Fourth floor South-East-West side, and one flat measuring 1001 sqft more or less super built up area on the Fourth floor East- North-West side, together with undivided proportionate share in the land comprised in the said property and attributable to the Owner's allocation.

SCHEDULE -C

¶ (Developer's Allocation)

ALL THAT remaining constructed area except owner's allocation together with proportionate share in the common parts and facilities together with

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Partner

undivided proportionate share in the land comprised in the said property and attributable to the Developer's allocation .

SCHEDULE -'D'

(TYPE OF CONSTRUCTION & SPECIFICATION)

FOUNDATION: The building is designed on R.C.C. footing and frame as per design.

WALL: All the External walls shall be 200 mm. thick brick wall with cement plaster . All Internal Partition walls shall be 75 mm & 125 mm. thick brick wall with both side cement plaster.

DOOR: All door's frame (sal wood) shall be of 100 mm main door and 75 mm internal doors with primer and synthetic enamel paint. All door shutters shall be of 32mm. thick phenol bond water proof ply flash doors with all fittings.

WINDOWS : All the windows shall be of aluminium window with M.S grill of 3 mm glass panels with primer enamel paint.

FLOORING : All the flooring and skirting shall be of good quality marbel . All the toilet shall have 6 ft high tiles on all sides and W.C shall have 5 ft high. All kitchen shall have 3 ft high tiles on kitchen table top with a table of 7'x21'' Green marble top and also a steel sink.

INTERNAL FINISH TO WALLS : All internal walls, ceiling rooms, barandah, kitchen cum dining, living and toilets, stair case loby shall be in wall putti.

EXTERNAL PAINTING : All external wall will be painted 2 coats cement base primer and paint of standard quality and of Weather proof paints bordered and elevation.

SANITARY & PLUMBING : All the internal horizontal soil and waste water pipes shall be 50 mm and 100 mm dia C.I/P.V.C. pipes joints in cement. All the vertical soil, bent and waste water pipes joint with cement mortar and exposed to walls. All the rain water pipes shall be 100 mm dia in good quality P.V.C. All the water supply pipes shall be within

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Partner

(Or)plaster concealed to walls. All the toilet of 1 no. shower with Hot & cold water provision bath room fittings such as stop-cock, bib-cock etc will be in C.P. Bursh.

ELECTRIFICATION : All the internal wiring shall be concealed in polythene conduit, all wires shall be of fire proof, all switch boards of M.S flash with walls with "ACRYLIC" cover and all switches of stander brand. Living room shall be provided with 3 nos of light point plus 1 no fan point plus 1 no 5 Amp plug point. Dining space shall be provided with 2 nos light point plus 2/1 no/s fan points plus 1 no 1.5Amp. and 1 no 5 amp plug point and 1 no call-bell point, kitchen shall be provided with 1 no light point plug 1 no 15 Amp plug point and 1 no exhaust point. Verandah shall be provided with 1 no light point, each toilet shall be provided with 1 no light point and 1 no exhaust point, bed room shall be provided three light point, one fan point, 1 no 5 amp plug point, 1 AC point.

WATER SUPPLY : Each flat shall be provided with water supply line from P.V.C overhead water tank shall be filled-up by water from K.M.C water or deep tube-well.

GENERAL : All the internal Approach roads shall be of cement concrete (jhuma) and on edge of 75 mm brick point, brick boundary wall up to a height of 5' with both side plaster. Building shall be provided with separate water line. Each flat shall be separate C.E.S.C meter and the cost of the same will be borne by the flat Owners or approvals of the Architect and the requisite cost shall be borne by the purchaser in advance. Maintenance of the flat/flats at proportionate cost will be managed by the flat Owners. Extra cost is to be paid in advance to developer.

SCHEDULE - "E"

(Common Area and Facilities)

- 1) The land measuring 6 Cottahs 12 Chittaks 10 sqft be the same or a little more or less being premises No- 6, Mitra Coloney, Kolkata-700034 all easement and equal easement rights and appurtenances belonging hereto.
- 2) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrances/gate of the said building.
- 3) Main gate of the said premises.

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Partner.

- 4) Installation common services viz. electricity water pipes and sewerage, rain water pipes.
- 5) Meter space.
- 6) Reservoir on the roof.
- 7) 24 hours water supply from overhead tank to the respective flats.
- 8) Common staircases, landings, lobbies etc.
- 9) Lighting in the common space, passages, staircase including fixtures and fittings.
- 10) Common Meter Box.
- 11) Open space surrounding the said building.
- 12) Top roof of the building.
- 13) Lift.
- 14) All other parts of the said building the necessary for its existences, maintenance and safety for normally in common use of the Owners of the respective flats.

SCHEDULE - "F"

(Common Expenses)

- a) The expenses of maintaining and repairing the main structure, main walls top floor roof and in particular the main water pipes, waste water pipes, water lines, water tanks of the building and also electric lines for common lights and pump.
- b) The cost of cleaning and lightning the passages staircase, top floor roof etc. and other parts of the building used by the buyers in common with the Owners and occupier of the other flats and spaces.
- c) Reasonable salaries of a sweeper and Darwan for the common parts.
- d) The cost of maintaining, servicing, substituting repairing and working of common lights.
- e) All expenses of common services and in connection with common areas and facilities as mentioned above.
- f) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- g) All other expenses and/or outgoing as are incurred by the Owners and/or service organization for the common purposes.

SREE CONSTRUCTION
Ratan Laha.
 Partner

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

WITNESSES

1) Sanjib Bhattacharyya
27/2, Santosh Roy Road, Kol-8.

2) Sri. Rahman ali,
Alepore Judge Court
Kol-27

Ratan Loha.

[Signature]

SIGNATURE OF THE OWNERS

SREE CONSTRUCTION
Ratan Loha.
Partner

SREE CONSTRUCTION
[Signature]
Partner

SIGNATURE OF THE DEVELOPER

Drafted by me :

Subhendu Bikas Ghosh
Advocate WB/689/83

Alepore Judge Court
Kolkata - 700027.

SREE CONSTRUCTION
Ratan Loha.
Partner

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
right hand						

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Ratan Loha*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Dipankar*

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
right hand						

Name

Signature

SREE CONSTRUCTION
Ratan Loha
 Partner

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

GRN Details

GRN: 192022230035287732
GRN Date: 26/05/2022 11:34:24
BRN: 90055646
Payment Status: Successful

Payment Mode: Counter Payment
Bank/Gateway: State Bank of India
BRN Date: 26/05/2022 00:00:00
Payment Ref. No: 2001372099/1/2022
(Query No**Query Year)

Depositor Details

Depositor's Name: SANJIB BHATTACHARYYA
Address: 27/2 SANTOSH ROY ROAD BARISHA KOLKATA 700008
Mobile: 9874144616
Depositor Status: Others
Query No: 2001372099
Applicant's Name: Mr S DAS
Identification No: 2001372099/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001372099/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	10020
2	2001372099/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	10041

IN WORDS: TEN THOUSAND FORTY ONE ONLY.

SREE CONSTRUCTION

Ratan Kola
Partner

Major Information of the Deed

Deed No :	I-1602-07010/2022	Date of Registration	31/05/2022
Query No / Year	1602-2001372099/2022	Office where deed is registered	
Query Date	10/05/2022 6:32:44 PM	D.S.R - II SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 8240369134, Status : Advocate		
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. 86,21,333/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mitra Colony, Road Zone : (Premises Not Located On J.L. Sarani -) , , Premises No: 6, , Ward No: 121 Pin Code : 700034



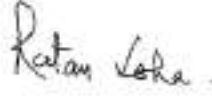



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 12 Chatak 10 Sq Ft		85,94,333/-	Width of Approach Road: 16 Ft.
Grand Total :				11.1604Dec	0 /-	85,94,333 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

SREE CONSTRUCTION
Ratan Kaha.
Partner

Details

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RATAN LOHA Son of Mr HARIPADA LOHA Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office	Photo  31/05/2022	Finger Print  LTI 31/05/2022	Signature  31/05/2022
37/1A, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office				
2	Name Mr DIPAK KAR (Presentant) Son of Mr KSHIROD CHANDRA KAR Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office	Photo  31/05/2022	Finger Print  LTI 31/05/2022	Signature  31/05/2022
HARIPADA CHATTERJEE ROAD, City:- , P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREE CONSTRUCTION 0308, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.:: AExxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

SREE CONSTRUCTION
Ratan Loha
 Partner

Son of Mr HARIPADA LOHA
Date of Execution -
31/05/2022, , Admitted by:
Self, Date of Admission:
31/05/2022, Place of
Admission of Execution: Office



Ratan Loha

May 31 2022 12:01PM

L1
31/05/2022

31/05/2022

37/1A, S N ROY ROAD, City:- , P.O:- SAHAPUR, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1G, Aadhaar No: 36xxxxxxxx2255 Status : Representative, Representative of : SREE CONSTRUCTION (as PARTNER)

2	Name	Photo	Finger Print	Signature
	Mr DIPAK KAR Son of Mr KSHIROD CHANDRA KAR Date of Execution - 31/05/2022, , Admitted by: Self, Date of Admission: 31/05/2022, Place of Admission of Execution: Office			
		May 31 2022 12:02PM	L1 31/05/2022	31/05/2022
	HARIPADA CHATTERJEE ROAD, City:- , P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9H, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREE CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK RAHAMAN ALI Son of Late SK RUSTAM ALI ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	31/05/2022	31/05/2022	31/05/2022
Identifier Of Mr RATAN LOHA, Mr DIPAK KAR, Mr RATAN LOHA, Mr DIPAK KAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RATAN LOHA	SREE CONSTRUCTION-5.58021 Dec
2	Mr DIPAK KAR	SREE CONSTRUCTION-5.58021 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RATAN LOHA	SREE CONSTRUCTION-50.00000000 Sq Ft
2	Mr DIPAK KAR	SREE CONSTRUCTION-50.00000000 Sq Ft

SREE CONSTRUCTION

Ratan Loha

Partner

Certificate of Registration under section 17 and Rule 13

Registered in Book - I

Volume number 1602-2022, Page from 266645 to 266671

being No 160207010 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.06.02 11:48:20 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/06/02 11:48:20 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



SREE CONSTRUCTION

Ratan Loka

Partner

(This document is digitally signed.)