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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 489780

L.V. R. 63,43,315

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27/7/21
24/12/2021
22/7/21

I hereby certify that the
 instrument has been
 registered in accordance with
 the provisions of the
 Registration Act, 1908.

Justice Sub-Registrar
 Court No. 24, Kolkata

27 JUL 2021

JOINT DEVELOPMENT AGREEMENT

THIS JOINT DEVELOPMENT AGREEMENT made this 27th day of July, in the year Two Thousand Twenty One(2021)

BETWEEN

R. N. S.

(1) SMT. SANDHYA SAMADDAR, PAN.AKVPS8690M, AADHAAR NO.603319505417, Wife of Late Birendra Nath Samaddar, by faith Hindu, by occupation- Housewife, by Nationality-Indian, (2) SRI. SUJAN SAMADDAR, PAN.BTUPS9127A, AADHAAR NO.447242605385, Son of Late Birendra Nath Samaddar, by faith Hindu, by occupation Service, by Nationality-Indian, (3) SMT. DIPANWITA SARKAR, PAN.GLXPS2500D, AADHAAR NO.271108657572, daughter of Late Birendra Nath Samaddar, by faith Hindu, by occupation- Housewife, by Nationality-Indian, (4) SMT. ANAMIKA SINHA, PAN.EZXPS6637H , AADHAAR NO.435382248133, daughter of Late Birendra Samaddar, by faith Hindu, by occupation- Housewife, by Nationality-Indian, (5) SMT. MALABIKA BOSE, PAN.BVKPB4587K, AADHAAR NO.716976065846, daughter of Late Birendra Nath Samaddar, by faith Hindu, by occupation- Housewife, by Nationality-Indian, (6) SMT. NILIMA SAMADDAR, PAN GCUPS0512P, AADHAAR NO.485516492079, daughter of Late Chand Mohan das and wife of Late Rabindra Nath Samaddar, by faith Hindu, by occupation- Housewife, by Nationality-Indian, (7) SRI. ANJAN SAMADDAR, PAN. ^{BADPS2765L} ~~GCUPS0512P~~, AADHAAR NO.264594664186, Son of Late Rabindra Nath Samaddar, by faith Hindu, by occupation-Business, by Nationality-Indian, (8) SRI. CHANDAN SAMADDAR, PAN CRLPS4010G, AADHAAR NO.356988502300, Son of Late Rabindra Nath Samaddar, by faith Hindu, by occupation-Business, by Nationality-Indian, (9) SMT. KAKALI BOSE, PAN.BBBPB1773Q, AADHAAR NO.744374212727, daughter of Late Rabindra Nath Samaddar, by faith Hindu, by occupation- Housewife, by Nationality-Indian, all are residing at 1/307 Naktala Road, P.O.-Naktala, P.S.Netajinagar, Kolkata-700047, hereinafter jointly called and referred to as the OWNERS (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 FIRST PART.

AND

M/S. SREE RAM NIRMAN PRIVATE LIMITED, PAN.AAUCS1793D, a company, having its registered office at 1/78, Naktala, P.S. Jadavpur now

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Netajinagar, Kolkata- 700 047, and presently at 1/83, Naktala, P.S. Jadavpur now 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/ SECOND PARTY** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include its Successors-in-Office, legal representatives, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS one Rabindra Nath Samaddar and Birendra Nath Samaddar by virtue of an Indenture dated 9th May, 1988 made Between the Governor of the State of West Bengal, therein referred to as the Donor and Sri. Rabindra Nath Samaddar and Sri. Birendra Nath Samaddar, both sons of Late Harendralal Samaddar mentioned as the Donees therein, which was registered at the office of the Additional District Registrar, South 24 Parganas, Alipore, in the records vide Book No. 1, Volume No XVII, Pages 137 to 140, Being No 1235, for the year 1988 and became the joint owners of the plot of homestead land measuring about 4 Cottahs comprised in C.S. Plot No. 193(P), 194(P) of Mouza Naktala, J.L.No.32, P.S. Jadavpur, District 24 Parganas now South 24 Parganas within the jurisdiction of Sub-Registration office Alipore with absolute right title and interest.

AND WHEREAS thereafter the said Birendra Nath Samaddar died intestate on 14/11/1995 leaving behind his widow wife Sandhya Samaddar and his one son namely Sujan Samaddar and three daughters namely Dipanwita Sarkar, Anamika Sinha, Malabika Bose, as his only legal heirs and Successors and thereby they inherited the said landed property and became the joint owner of the ½ share of ALL THAT the piece and parcel of land measuring about 4 Cottahs be the same or little more or less as residential plot/land being the K.M.C. Premises No.348/231, Netaji Subhas Chandra

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Bose Road, Kolkata-700047, having its mailing address at 1/307 Naktala, Govt. Scheme No-I, Kolkata -700047.

AND WHEREAS the said Rabindra Nath Samaddar died on 22/07/2011 leaving behind his wife namely Nilima Samaddar and two sons namely Anjan Samaddar, Chandan Samaddar and one daughter namely Kakali Bose respectively as the only legal heirs and Successors and thereby they inherited the said landed property and became the joint owner of the ½ share of ALL THAT the piece and parcel of land measuring about 4 Cottahs be the same or little more or less as residential plot/land being the K.M.C. Premises No.348/231, Netaji Subhas Chandra Bose Road, Kolkata -700047, having its mailing address at 1/307 Naktala, Govt. Scheme No-I, Kolkata -700047.

AND WHEREAS since then the said landed property is now known and numbered as the K.M.C. Premises No. No.348/231, Netaji Subhas Chandra Bose Road, Kolkata -700047 lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Jadavpur then Patuli now Netaji Nagar, in the District of south 24-parganas with absolute right, title and interest of the owners 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 the said property by demolishing the old building & erecting a new building thereon has approached to the First Party/the Land Owners herein and the first party considering the proposal of the joint venture as financially viable has agreed to do the same for mutual benefits.

AND WHEREAS the First Party/Land Owners and the Second Party/ Developer have agreed to materialize the said proposal for promotion and development by constructing a G+III storied building upon the said property and discussed the matter at length, to avoid disputes and differences in

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future, and have agreed to record the same

hereinafter:-

NOW THIS AGREEMENT WITNESSES :

ARTICLE - I :

DEFINITIONS - For proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times shall always mean and include:

1. **SAID PROPERTY** shall always mean ALL THAT the piece and parcel of land measuring about 4 Cottahs be the same or little more or less as residential plot/land along with 300 Sq. Ft. structure standing thereon and comprised in C.S. Plot No. 193(P), 194(P) of Mouza Naktala, J.L.No.32, being the K.M.C. Premises No.348/231, Netaji Subhas Chandra Bose Road, Kolkata -700047, having its mailing address at 1/307 Naktala, Govt. Scheme No-I, Kolkata -700047, Sub Registry office at A.D.S.R. Alipore, in the District of 24-parganas now south 24-parganas and particularly described in the Schedule -"A" herein below.
2. **PROPOSED BUILDING MEANS** : the proposed G+III storied building to be constructed upon the said property.
3. **FLAT/APARTMENT MEANS** : The unit of a self contained accommodation of the said building for any purpose having one or more rooms and kitchen, exclusive user of bath and privy as per 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 egress and ingress to and from the main entrance and Public Road.
4. **CAR PARKING SPACE MEANS** : the open or covered space in the ground floor of the building as shown in the plan for parking or keeping motor car, scooter or all types of private vehicles defined under Motor Vehicles Act.
5. **PLAN OR MAP SHALL MEAN** : the building plan duly drawn by the Owners/Developer herein in respect of the proposed building / buildings and shall include all such modification or alterations as may

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be made by the Developer from time to time as and when required duly sanctioned by K.M.C.

6. **OWNERS MEAN** (1)SMT. SANDHYA SAMADDAR, (2)SRI. SUJAN SAMADDAR, (3) SMT. DIPANWITA SARKAR, (4) SMT. ANAMIKA SINHA, (5) SMT. MALABIKA BOSE, (6) SMT. NILIMA SAMADDAR, (7)SRI. ANJAN SAMADDAR, (8)SRI. CHANDAN SAMADDAR, (9) SMT. KAKALI BOSE, more fully described in the 2nd page of this Agreement as the First Party.
7. **DEVELOPER MEANS**, M/S. SREE RAM NIRMAN PVT. LTD, more fully described in the 2nd page of this Agreement as the Second Party.
8. **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.
9. **SPECIFICATIONS AND AMENITIES** : materials and specifications as is 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 Reserved portion.
10. **COMMON / SERVICE AREA SHALL MEAN :**
- i) Staircase and Lift.
 - ii) Staircase and lift landings on all floors.
 - iii) Roof.
 - iv) Common passage.
 - v) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
 - vi) Common electrical wiring, fittings and fixtures.
 - vii) Drainage and sewers.
 - viii) Boundary walls and main gates.
 - ix) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said

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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 plan.

- x) watchman's Room and toilet.
 - xi) Lift and Lift Machine Room.
11. **OWNERS' ALLOCATION** : after completion of the said Building in all respects, the Developer shall handover 50% of the Sanctioned F.A.R. i.e. 1. Flat No. A-1, 1st Floor(South-East Side), 2.Flat NO.B-1, 1st Floor(South-West Side), 3.Flat No. C-1, 1st Floor (North-West Side), 4.Flat No. B-2, 2nd Floor (South-West Side), 5. Flat No. C-2 (North-West Side) 2nd Floor and 50% of the Sanctioned car parking space in the ground Floor of the proposed G+III storied building and the developer shall pay a non-refundable Sum of Rs.10,00,000/- (Rupees Ten Lakhs) only to the owners before possession and at the time of execution of this agreement including undivided proportionate share of land of the premises as described in the Schedule 'B' herein below written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record at being the K.M.C. Premises No.348/231, Netaji Subhas Chandra Bose Road, Kolkata-700047, having its mailing address at 1/307 Naktala, Govt. Scheme No-I, Kolkata-700047, within P.S. formerly Jadavpur then Patuli now Netajinagar, Sub Registry office at A.D.S.R. Alipore, 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 more fully describe in the schedule herein below.
12. **TAX LIABILITIES**: the owners shall not be liable to pay the tax in respect of selling the flats and proportionate car parking spaces under developer's allocation and also the said property tax of K.M.C will be paid by the Developer with effect from the date of handing over the possession of the said property for promoting and developing to the Developer after agreement till delivery of owners' allocation.

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13. **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, failing which the owners may take legal steps against the developer.
14. **CONFIRMING PARTY:** the developer shall be the confirming party in sale deed and agreement in respect of the flat under owners' allocation, if the same becomes necessary at the instance of the owners.
15. **DELIVERY OF THE XEROX COPY:** the developer shall deliver Xerox copy of the Regd.-sale deeds in respect of the developer's allocated flats and car parking spaces to the owners at the time of registration of the said deeds.
16. **RESERVED PORTION SHALL MEAN :** owners' allocation.
17. **DEVELOPER'S ALLOCATION :** The Developer is entitled to get 50% of the Sanctioned F.A.R. i.e. 1. Flat No. A-2, 2nd Floor (South-East Side), 2.Flat NO.A-3, 3rd Floor (South-East Side), 3.Flat No. B-3, 3rd Floor (South-West Side) and 50% of the Sanctioned car parking space in ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'C' herein below written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record at being the K.M.C. Premises No.348/231, Netaji Subhas Chandra Bose Road, Kolkata - 700047, having its mailing address at 1/307 Naktala, Govt. Scheme No-1, Kolkata-700047, within P.S. formerly Jadavpur then Patuli now Netajinagar, Sub Registry office at A.D.S.R. Alipore, 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 more fully describe in the schedule "A" herein below.

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- a. **INTENDING BUYERS SHALL MEAN** : all the persons, who are interested to purchase any flat/ flats, and car parking spaces, from the Developer's allocation.
- b. **UNAVOIDABLE CIRCUMSTANCE 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 plan.

ARTICLE-II

DEVELOPER'S OBLIGATIONS :

That it is agreed by and between the parties herein that the Developer shall be entitled to construct the proposed 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 are willing to purchase on the Developer's allocation excluding the Owner's allocation flat/flats 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 as per the building plan sanctioned by K.M.C. The name of the building will be "_____".
- b) That the Developer shall have to maintain the proper sizes/specification as per building plan and also as per advice of the Architect and 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 Supervise the construction of the building/buildings at his own cost and expenses.
- d) That the entire cost and expenses for the construction of the building including the cost of building plan 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.

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e) That after completion of the said Building in all respects, the Developer shall handover 50% of the Sanctioned F.A.R. i.e. 5(Five) Flats and 50% of the Sanctioned car parking space in the ground Floor of the proposed G+III storied building and the developer shall pay a non-refundable Sum of Rs.10,00,000/-(Rupees Ten Lakhs)only to the owners before possession and at the time of execution of this agreement which are more fully and particularly described in the Schedule - "B" herein below and to get the right to sell the rest self contained complete flats i.e. the Developer is entitled to get 50% of the Sanctioned F.A.R. i.e. 3(Three) Flats and 50% of the Sanctioned car parking space in ground floor of the proposed G+III storied building including undivided proportionate share of land to be used for any purpose together with common rights of the proportionate share of land, to get the benefit and profit thereof more fully described in the Schedule - "C" below. The land owners shall not have to bear any expenses or have to pay any consideration for this development project and for getting the said flats of the construction area with proportionate share of common areas more fully described in the Schedule - "B" below.

f) That 50% of the Sanctioned F.A.R. i.e. 5(Five) Flats mentioned in the Schedule "B" herein below will be delivered by the developer to the land owners in finished, ready and in habitable condition in all respects & with all modern amenities and fittings as mentioned in the Schedule - "D" herein below before delivery of any flats or constructed parts of the Developer's allocation to any other person.

g) That the delivery of possession of 50% of the Sanctioned F.A.R. i.e. 5(Five) Flats in favour of the land owners will be made by the developer within the next 18 months from the date of giving vacant possession of the said property and the Land Owners/First Part shall hand over vacant possession of the said landed property within 15 days from the date of sanctioned building plan issued by the Kolkata Municipal Corporation, provided that the construction work is not affected or hampered by unavoidable circumstances and time is the essence of this agreement.

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n) 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 owners more fully described in the Schedule - "B" herein below.

i) That the Developer shall act as an independent contractor in constructing the building and undertake to keep the land owners indemnified from time to time against all 3rd party claims including any Government, Quasi Govt., Local authorities, Municipalities, Electric supply, Telephone etc. and actions arising out of any act of commission or accident such as loss of life/lives of laborers, mistress and allied natures or things in or relating to the construction of the building/ Development of the property.

j) That the Developer shall be responsible to fulfill all the above mentioned obligations towards the land owners, failing which the land owners shall have every option to claim damages and/or cancel, rescind, the present agreement. That the Developer agrees to the following which the owners have also agreed.

k) At any rate the construction of the building will be completed and owners' allocation will be delivered within 18 months from the date of giving vacant possession of the said property.

l) That the Developer shall install separate electric meter in the names of the Owners and / or their nominee at the proposed building for the flats to be held by the Owners by the Supervisor of the Developer. The meter installation charges and security deposit if any for the same will be borne by the Land Owners.

m) That the owners shall not be liable or responsible with regard to the nature of construction of the proposed building and for any financial transaction with the Third Parties.

n) That the developer shall provide temporary suitable accommodation to the owners till the building is completed and the owners get possession of their allocated flats. The developer shall provide such accommodation at his cost and expenses and make arrangement for shifting the owners from their existing residence and back and bear all expenses for shifting. That if the developer fails to deliver the possession of the owners' allocation within the stipulated period of 18 months from the date of giving vacant possession of

the said property subject to the unavoidable circumstances then the developer shall be liable to pay Rs.10,000/= per month to the owners till actual delivery of possession of the owners allocation.

ARTICLE - III

RIGHTS AND PRIVILEGES OF THE DEVELOPER :

- a. That save and except those portion which shall be kept reserved for the Land Owners, the Developer shall be entitled to sell and/or transfer rest self contained complete flats, i.e. 50% of the Sanctioned F.A.R. i.e. 3(Three) Flats and 50% of the Sanctioned car parking space in ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises to be used for any purpose together with common rights of the proportionate share 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 such above mentioned intending buyers 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 such intending buyer/buyers in any manner whatsoever and further the landowners shall not be entitled to claim the profit 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.
- e. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flats & car parking space or spaces buyer/buyers except the owners allocation, 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

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Registration Office or Offices for the registration of all those Deeds and Documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owners and for that purpose the land owners 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 un-demarcated impartible proportionate share of the land under Schedule - "A" property in favour of the flat buyers and the land owners will ratify in favour of the flats & car parking space or spaces buyers and the land owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received by or paid to the developer.

f. That during the period of construction of the proposed building the Developer shall be in absolute possession for promoting and developing the said property and the land owners shall not be entitled to disturb such possession of the developer in any manner whatsoever.

g. That if any error or omission is transpired in this joint development agreement in future, the Owners shall at the cost and request of the Developer do and execute and caused to be done and executed any supplementary Deed or Deed of Rectification/ Declaration in favour of the Developer.

ARTICLE-IV

LAND OWNERS 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 is 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 is 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

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said property and that the same is free from all encumbrances, 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 venture agreement whenever necessary for construction, and sell of Developers allocation.
- 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 of the building of developer 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 from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the Second Party/ Developer, on attention being drawn to that respect by the owners and also be it mentioned that no deviation or alteration shall be made by the developer because of on the request of the owners.
- 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 administrator in office to do all acts and deeds, required for the construction of the proposed building and to sell, transfer any flats of the building to any intending buyers, only relating to developer's allocation and further to execute and register the Deed of Transfer in respect of the flats and car parking spaces along with proportionate share of land in favour of the intending buyers.
- e) That in the event, if a flat owner's Association be formed, the land-owners shall become the member of the said Association and shall be liable to pay and bear proportionate maintenance charges, as well as service tax and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc of the building.

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- f) The Landowners shall have the right to sell, transfer, flat/ flats in the said Reserved Portion more fully described in the Schedule - "B" herein below to any Third Party at their own discretion.

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 2nd pages 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 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 18 months from the date of giving vacant possession of the property.

SCHEDULE - "A"

(Description of the entire land)

ALL THAT piece or parcel of Land measuring about 4 Cottahs be the same or little more or less as residential plot/land along with 300 Sq. Ft. structure standing thereon and comprised in C.S. Plot No. 193(P), 194(P) of Mouza Naktala, J.L.No.32, being the K.M.C. Premises No.348/231, Netaji Subhas Chandra Bose Road, Kolkata-700047, having its mailing address at 1/307 Naktala, Govt. Scheme No-I, Kolkata-700047, Sub Registry office at A.D.S.R. Alipore, in the District of South 24 Parganas, Being butted and bounded by :-

ON THE NORTH : By Plot No.171 now playground.

ON THE EAST : By H.S. Plot No.308 now Premises No.1/308 Naktala.

ON THE SOUTH : By 20 Feet Wide K.M.C. Road.

ON THE WEST : By H.S. Plot No.170 & 169 and now Premises No.1/170A Naktala and Premises No.1/171 Naktala.

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SCHEDULE - "B"
(Reserved Portion/Owners' Allocation)

Details of owners' allocation: after completion of the said Building in all respects, the Developer shall handover 50% of the Sanctioned F.A.R. i.e.1. Flat No. A-1, 1st Floor(South-East Side), 2.Flat NO.B-1, 1st Floor(South-West Side), 3.Flat No. C-1, 1st Floor (North-West Side), 4.Flat No. B-2, 2nd Floor (South-West Side), 5. Flat No. C-2 (North-West Side) 2nd Floor and 50% of the Sanctioned car parking space in the ground Floor of the proposed G+III storied building and the developer shall pay a non-refundable Sum of Rs.10,00,000/- (Rupees Ten Lakhs) only to the owners before possession and at the time of execution of this agreement including undivided proportionate share of land of the proposed G+III storied building being the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building being the K.M.C. Premises No.348/231, Netaji Subhas Chandra Bose Road, Kolkata-700047, having its mailing address at 1/307 Naktala, Govt. Scheme No-1, Kolkata -700047, Sub Registry office at A.D.S.R. Alipore, 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: The Developer is entitled to get 50% of the Sanctioned F.A.R. i.e. 1. Flat No. A-2, 2nd Floor (South-East Side), 2.Flat NO.A-3, 3rd Floor (South-East Side), 3.Flat No. B-3, 3rd Floor (South-West Side) and 50% of the Sanctioned car parking space in ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building being the K.M.C. Premises No.348/231, Netaji Subhas Chandra Bose Road, Kolkata -700047, having its mailing address at 1/307 Naktala, Govt. Scheme No-1, Kolkata -700047, Sub Registry office at

R. N. S.

A.D.S.R. Alipore, 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.
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 the all Flats.
FLOORING WITH SKIRTING	Bed Rooms (2 Nos.), Hall / Drawing & Dinning and Veranda : Marble - Good quality (Big Slab). Kitchen : Marble. Kit floor with door sill, Washing place down from kit floor (Big Slab). Toilet & WC : Marble/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 2½". 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 WITH M.S. GRILL	Aluminium sliding windows with M.S.Grill. All metal surfaces (grill/panel) covered with 2 coat primer and 2 coat 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.

R. N. L.

	Entrance Calling Bell for each apartment (From Ground & Main Entrance).
	Adequate Lighting at Staircase, Parking space, Terrace and Boundary wall. Electrical arrangement to be provided in the Pump Room.
	Maximum safety measures and checks will be provided. Materials used, including switches will conform to ISI standards.
SANITARY AND CONCEALED PLUMBING	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)
	Glazed / Ceramic tiles up to 6' 6" height from floor. (Tiles Make - Kazaria)
	1 no C.P. Bib Cock below sink provided for washing utensils. (Bib Cock Make - Parryware)
	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)
	Complete set Commode (Make - Parryware)
	Wash Basin (White) with fittings of Parryware make 2nos with C.P. Pillar Cock (Make - Parryware). (Wash Basin may fix outside of the Toilet).
	Total Toilet Water Point : Wash Basin -2, Tap-4, 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)
	Complete set (with seat cover) of Commodes / Western style - 1no. (White) with 1no. C.P. Pillar Cock. (Make - Parryware).
	Concealed shower lines with C.P. Bib Cock (Make - Parryware).
	Total W.C. Water Point : 2 Nos (Which is above mentioned)
	Roof and Garage : Water Point : 2 nos each.
	External plumbing line : Finolex / Supreme/ Oriplast 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	Half Covered Grill for both Verandas.
FACILITY	Watchman room.
	Letter Box for individuals. Concealed Cable TV and Telephone 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

PAINTING : All Door front side Tick Polishes.

WATER SUPPLY: Municipal Water supply from common overhead Reservoir.

ELECTRIC SUPPLY : The security deposit with ÇESC and cost of obtaining Electric connections / installation will be on account of the Owners.

R 4/2

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 :-

1. Poonam Saha.
D/O Debabrata Saha.
Majherhati R.O.
Kolkata - 700049.
2. Sukla Barua
Alipore Police Court
101-27

Sandhya Samaddar
Sujan Samaddar
Ripamveita Sarkar
Anamika Sinha
Malabika Bose
Nilima Samaddar
Chandan Samaddar.
Anjan Samaddar.
Kakali Bose.

SIGNATURE OF THE OWNERS

SREERAM NIPMAN (P) LTD.

R. N. P.
Director

SIGNATURE OF THE DEVELOPER

As per the documents and instructions
available drafted by —
Rajat Das
Address:
101/470/2007
Alipore Police Court
Kolkata - 700017

MEMO OF CONSIDERATION

RECEIVED the within mentioned sum of Rs10,00,000/- (Rupees Ten Lakhs) only from the Developer herein, as non-refundable amount of these presents.

- | | | |
|-----------------------------------------------------------------------------------------------------------------|----------|-----------|
| 1) On or before execution of these presents
By Cheque No 000357 dated 20/7/21 drawn on
Punjab & Sind Bank | 5,00,000 | } 10
5 |
| 2) By cheque No. 000358 dated 24/01/2021
PSB | 5,00,000 | |

TOTAL Rs10,00,000/-

(Rupees Ten Lakhs) only

WITNESSES:-

1. Poonam Saha.

2. Sunita Borak

Sandhya Samaddar
Sujan Samaddar
Dipankrita Sarkar
Anamika Sinha
Malabika Bose
Nilima Samaddar
Aujan Samaddar.
Chandan Samaddar.
Jankali Bose.

SIGNATURE OF THE OWNERS



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SANDHYA SAMADDAR

Signature *Sandhya Samaddar*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUJAN SAMADDAR

Signature *Sujan Samaddar*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name DIPANWITA SARKAR

Signature *Dipanwita Sarkar*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANAMIKA SINHA

Signature *Anamika Sinha*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MALABIKA BOSE
Signature Malabika Bose



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name
Signature Nilima Samadhar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANJAN SAMADHAR
Signature Samadhar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name CHANDAN SAMADHAR
Signature Chandan Samadhar



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

Name KAKALI BOSE

Signature Kakali Bose



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

Name RAJIB DEY

Signature Rajib Dey

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

Name

Signature

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

Name

Signature

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

GRN Details

GRN: 192021220037780671
GRN Date: 27/07/2021 01:57:56
BRN : IK0BEURAZ3
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 27/07/2021 02:07:06
Payment Ref. No: 2001222363/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: RAJAT DAS
Address: 1/101 NAKTALA KOLKATA-700047
Mobile: 9830013215
Depositor Status: Advocate
Query No: 2001222363
Applicant's Name: Mr RAJAT DAS
Identification No: 2001222363/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001222363/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	9521
2	2001222363/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	10021
			Total	19542

IN WORDS: NINETEEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1601-01464/2021	
Query No / Year	1601-2001222363/2021	Date of Registration 27/07/2021
Query Date	25/07/2021 2:36:49 PM	Office where deed is registered
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	[0110] Sale, Development Agreement or Construction agreement	
Set Forth value	Rs. 2/-	Additional Transaction : [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]
Stampduty Paid(SD)	Rs. 10,021/- (Article:48(g))	Market Value Rs. 63,43,315/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	Registration Fee Paid Rs. 10,053/- (Article:E, E, B)

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C. Bose Road(Naktala), , Premises No: 348/231, , 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	4 Katha	1/-	61,56,002/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.6Dec	1 /-	61,56,002 /-	



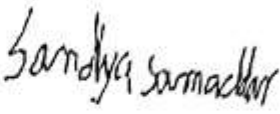





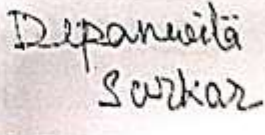
Structure Details :



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq FL	1/-	1,87,313/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete



Total :	300 sq ft	1 /-	1,87,313 /-
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and Lord Details :



Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt SANDHYA SAMADDAR Daughter of Late JOGENDRA NATH SINGHA Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office</p>	<p>Photo</p>  <p>27/07/2021</p>	<p>Finger Print</p>  <p>LJI 27/07/2021</p>	<p>Signature</p>  <p>27/07/2021</p>
<p>1/307 Naktala Road, City:- , 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.:: AKxxxxxx0M, Aadhaar No: 60xxxxxxx5417, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office</p>				
2	<p>Name</p> <p>Mr SUJAN SAMADDAR Son of Late Birendra Nath Samaddar Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office</p>	<p>Photo</p>  <p>27/07/2021</p>	<p>Finger Print</p>  <p>LTI 27/07/2021</p>	<p>Signature</p>  <p>27/07/2021</p>
<p>1/307 Naktala Road,, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BTxxxxxx7A, Aadhaar No: 44xxxxxxx5385, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office</p>				
3	<p>Name</p> <p>Smt DIPANWITA SARKAR Daughter of Late Birendra Nath Samaddar Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office</p>	<p>Photo</p>  <p>27/07/2021</p>	<p>Finger Print</p>  <p>LTI 27/07/2021</p>	<p>Signature</p>  <p>27/07/2021</p>
<p>1/307 Naktala Road, City:- , 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.:: GLxxxxxx0D, Aadhaar No: 27xxxxxxx7572, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
Smt ANAMIKA SINHA Daughter of Late Birendra Samaddar Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office	 27/07/2021	 LTI 27/07/2021	Anamika Sinha. 27/07/2021


1/307 Naktala Road,, City:- , 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.:: EZxxxxxx7H, Aadhaar No: 43xxxxxxxx8133, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Smt MALABIKA BOSE Daughter of Late Birendra Nath Samaddar Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office	 27/07/2021	 LTI 27/07/2021	Malabika Bose. 27/07/2021




1/307 Naktala Road, City:- , 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.:: BVxxxxxx7K, Aadhaar No: 71xxxxxxxx5846, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Smt NILIMA SAMADDAR Daughter of Late Chand Mohan Das Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office	 27/07/2021	 LTI 27/07/2021	Nilima Samaddar 27/07/2021




1/307 Naktala Road, City:- , 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.:: GCxxxxxx2P, Aadhaar No: 48xxxxxxxx2079, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Shri ANJAN SAMADDAR Son of Late Rabindra Nath Samaddar Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office	 27/07/2021	 LTI 27/07/2021	Anjan Samaddar 27/07/2021

1/307 Naktala Road, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAxxxxxx5L, Aadhaar No: 26xxxxxxxx4186, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021
 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr CHANDAN SAMADDAR Son of Late Rabindra Nath Samaddar Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office	 27/07/2021	 LTI 27/07/2021	 27/07/2021

1/307 Naktala Road, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CRxxxxxx0G, Aadhaar No: 35xxxxxxxx2300, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021
 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office



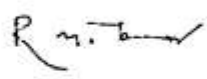
Name	Photo	Finger Print	Signature
Smt KAKALI BOSE Daughter of Late Rabindra Nath Samaddar Executed by: Self, Date of Execution: 27/07/2021 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office	 27/07/2021	 LTI 27/07/2021	 27/07/2021

1/307 Naktala Road, City:- , 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.:: BBxxxxxx3Q, Aadhaar No: 74xxxxxxxx2727, Status :Individual, Executed by: Self, Date of Execution: 27/07/2021
 , Admitted by: Self, Date of Admission: 27/07/2021 ,Place : Office



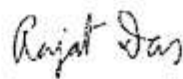
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREE RAM NIRMAN PRIVATE LIMITED 1/83, Naktala, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: Nxxxxxx3D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr RAJIB DEY (Presentant) Son of Shri Subhas Chandra Dey Date of Execution - 27/07/2021, , Admitted by: Self, Date of Admission: 27/07/2021, Place of Admission of Execution: Office	 <small>Jul 27 2021 1:03PM</small>	 <small>LPI 27/07/2021</small>	 <small>27/07/2021</small>
40, South Roynagar, Bansdrani, City:- , P.O:- NAKTALA, P.S:-Bansdrani, 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)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJAT DAS Son of late SWAPAN KUMAR DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- /00027	 <small>27/07/2021</small>	 <small>27/07/2021</small>	 <small>27/07/2021</small>
Identifier Of Smt SANDHYA SAMADDAR, Mr SUJAN SAMADDAR, Smt DIPANWITA SARKAR, Smt ANAMIKA SINHA, Smt MALABIKA BOSE, Smt NILIMA SAMADDAR, Shri ANJAN SAMADDAR, Mr CHANDAN SAMADDAR, Smt KAKALI BOSE, Mr RAJIB DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SANDHYA SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-0.733333 Dec
2	Mr SUJAN SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-0.733333 Dec
3	Smt DIPANWITA SARKAR	SREE RAM NIRMAN PRIVATE LIMITED-0.733333 Dec
4	Smt ANAMIKA SINHA	SREE RAM NIRMAN PRIVATE LIMITED-0.733333 Dec
5	Smt MALABIKA BOSE	SREE RAM NIRMAN PRIVATE LIMITED-0.733333 Dec
6	Smt NILIMA SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-0.733333 Dec
7	Shri ANJAN SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-0.733333 Dec
8	Mr CHANDAN SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-0.733333 Dec
9	Smt KAKALI BOSE	SREE RAM NIRMAN PRIVATE LIMITED-0.733333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SANDHYA SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-33.33333300 Sq Ft
2	Mr SUJAN SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-33.33333300 Sq Ft
3	Smt DIPANWITA SARKAR	SREE RAM NIRMAN PRIVATE LIMITED-33.33333300 Sq Ft
4	Smt ANAMIKA SINHA	SREE RAM NIRMAN PRIVATE LIMITED-33.33333300 Sq Ft
5	Smt MALABIKA BOSE	SREE RAM NIRMAN PRIVATE LIMITED-33.33333300 Sq Ft
6	Smt NILIMA SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-33.33333300 Sq Ft
7	Shri ANJAN SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-33.33333300 Sq Ft
8	Mr CHANDAN SAMADDAR	SREE RAM NIRMAN PRIVATE LIMITED-33.33333300 Sq Ft
9	Smt KAKALI BOSE	SREE RAM NIRMAN PRIVATE LIMITED-33.33333300 Sq Ft

Endorsement For Deed Number : I - 160101464 / 2021

On 27-07-2021

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 12:41 hrs on 27-07-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr RAJIB DEY ,

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 63,43,315/-

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

Execution is admitted on 27/07/2021 by 1. Smt SANDHYA SAMADDAR, Daughter of Late JOGENDRA NATH SINGHA, 1/307 Naktala Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Mr SUJAN SAMADDAR, Son of Late Birendra Nath Samaddar, 1/307 Naktala Road,, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Smt DIPANWITA SARKAR, Daughter of Late Birendra Nath Samaddar, 1/307 Naktala Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Smt ANAMIKA SINHA, Daughter of Late Birendra Samaddar, 1/307 Naktala Road,, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 5. Smt MALABIKA BOSE, Daughter of Late Birendra Nath Samaddar, 1/307 Naktala Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 6. Smt NILIMA SAMADDAR, Daughter of Late Chand Mohan Das, 1/307 Naktala Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 7. Shri ANJAN SAMADDAR, Son of Late Rabindra Nath Samaddar, 1/307 Naktala Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 8. Mr CHANDAN SAMADDAR, Son of Late Rabindra Nath Samaddar, 1/307 Naktala Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 9. Smt KAKALI BOSE, Daughter of Late Rabindra Nath Samaddar, 1/307 Naktala Road, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife
Identified 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 27-07-2021 by Mr RAJIB DEY, DIRECTOR, SREE RAM NIRMAN PRIVATE LIMITED (Private Limited Company), 1/83, Naktala,, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/07/2021 2:00AM with Govt. Ref. No: 192021220037780671 on 27-07-2021, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BEURAZ3 on 27-07-2021, Head of Account 0030-03-104-001-16,

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1601-2021, Page from 81320 to 81378
being No 160101464 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.08.04 11:57:51 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/08/04 11:57:51 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

SREERAM NIRMAN PVT LTD

1/78. Naktala , 348/52 N S C Bose Road, Kolkata-700047

E-Mail – sreeramnirman2014@gmail.com

MOB NO 9830045100

SL. No. -08

TO WHOM IT MAY CONCERN

The Land on which Project “ SREE RAM ” situated at premises no-348/231 N.S.C. Bose Road, Naktala, P.O.-Naktala, Ward No-100, Under Kolkata Municipal Corporation, Kolkata-700047, In The State of West Bengal, **is not owned** by the promoter. The land Title Deed along with Joint Development Agreement is attached for reference.

For Sree Ram Nirman Pvt Ltd

SREERAM NIRMAN (P) LTD.


Director

Director

