

06030/22 VC-173/22 SLNO-8 5893/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Register-III
Alipore, South 24-parganas
20/04/2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 15th day of April, Two Thousand Twenty Two (2022)

BETWEEN

23 FEB 2022

32732

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

Name: Rajib Dey


Address: 40, South Roy Nagar, P.S. - Banskroni
Kolkata-700070

Vendor:

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

LJSRI. SY
NO.95576
by occ
PA

- Rajib Dey
 4127

- Rajib Dey
 4122

- Subanta Bhownik
 4123

- Sudipta Bhownik
 4125

- Sabyasachi Bhownik
 4126

- Shibabrata Bhownik



(1) SRI. SUBRATA BHOWMIK, PAN.ADJPB9332N, AADHAADR NO.955760068162, son of Late Sudhir Chandra Bhowmik, by faith Hindu, by occupation Retired, by Nationality Indian, **(2) SRI. SUDIPTA BHOWMIK**, PAN.ADKPB4437D, AADHAADR NO.652319120984, son of Late Sudhir Bhowmik, by faith Hindu, by occupation Retired, by Nationality Indian, **(3) SRI. SABYASACHI BHOWMIK**, PAN.ACYPB7927K, AADHAADR NO.553905055339, son of Late Sudhir Bhowmik, by faith Hindu, by occupation Retired, by Nationality Indian, **(4) SRI. SHIBABRATA BHOWMIK**, PAN.FOVPB8573M, AADHAADR NO.209120170848, son of Late Shiiddharta Bhowmik, by faith Hindu, by occupation unemployed, by Nationality Indian, and all are residing at residing at 2/81, Naktala, P.O.Naktala, P.S. Netajinagar, Kolkata - 700 047, hereinafter called the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S. SREE RAM CONSTRUCTION, a proprietorship firm having its office situated at 348/52, N.S.C. Bose Road now corresponding to 1/83, Naktala, Police Station- Patuli now Netaji Nagar, Kolkata-700047, District South 24 Parganas, represented by its proprietor **SRI. RAJIB DEY**, PAN NO.ADSPD1437F, AADHAAR NO.222484703553, Son of Sri. Subhas Chandra Dey, by faith Hindu, by occupation Business, residing at 40, South Roynagar, Bansdronei, P.O. Bansdronei, P.S.- Regent Park now Bansdronei, Kolkata- 700 070, District South 24-Parganas, hereinafter referred to as the **DEVELOPER** (which terms of expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, legal representative, administrators and assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Deed of Gift bearing dated 25th day of May, 1988 and registered at Additional District Registrar Alipore Office and recorded in Book No.I, Volume No.XXI, Pages No.125 to 128, Being No.1532, for the year 1988 ALL THAT piece and parcel of Bastu Land measuring 04

Cottahs 00 Chittaks 00 Sq. Ft. be the same and / or a little more or less comprising in L.O.P No.81, C.S.Dag as well as C.S.Plot No.244 (P), 526(P), of Mouza-Naktala, J.L. No.32, lying and situated within the Kolkata Municipal Corporation, within P.S. Jadavpur, in the District of South 24 Parganas, and the Government of the State of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh, acquired some land under the provisions of the L.D.P. Act/L.A. Act I, allotted the aforesaid plot of land by way of executing the said registered Deed of Gift to Sudhir Chandra Bhowmik mentioned as Donee therein as Refugee and a displaced persons from East Pakistan now Bangladesh and thereby they became joint owners of the said land morefully described in the Schedule "A" below.

AND WHEREAS since the said Deed of Gift the said Sudhir Chandra Bhowmik became the owner and seized and peaceful possession and enjoyment of the said Land measuring 04 Cottahs 00 Chittaks 00 Sq. Ft. be the same and / or a little more or less together with dwelling structure standing thereon without any interruption or hindrances from others by paying all necessary taxes as sixteen annas owners therein and the said property was numbered as K.M.C Premises No.255/16 Netaji Subhas Chandra Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047.

AND WHEREAS prior to that Sudhir Chandra Bhowmik's one son namely Siddharta Bhowmik died intestate on 10/07/1987 leaving behind his surviving wife Aruna Bhowmick and one son and thereafter the said Sudhir Chandra Bhowmik died intestate on 19/09/1994 leaving behind his surviving wife Smt. Asha Bhowmik and three sons Namely Subrata Bhowmik, Sudipta Bhowmik and Sabyasachi Bhowmik and one daughter namely Suchitra Sarkar and her son namely Anirban Sarkar and his grandson namely Shibabrata Bhowmik and the his deceased son's wife namely Aruna Bhowmick as his only heir successor and claimant to inherit his undivided 1/6th share each of the said property i.e. 480 Sq. Ft. more or less by way of Hindu Succession Act. 1956.



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16032001176906/2022	Serial No/Year	1603006030/2022
Transaction id	0001303210	Date of Receipt	20/04/2022 12:04PM
Deed No / Year	I - 160305893 / 2022		
Presentant Name	Mr RAJIB DEY		
Land Lord	Mr SUBRATA BHOWMIK, Mr SUDIPTA BHOWMIK, Mr SABYASACHI BHOWMIK, Mr SHIBABRATA BHOWMIK		
Developer	SREERAM CONSTRUCTION , Mr RAJIB DEY		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 77,25,377/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	387/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	701606	23/02/2022	100/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		387/-
Requisition Form Fee		50/-

*Total Amount Received by Cash Rs. 437/-

(Debasish Dhar)
DISTRICT SUB-
REGISTRAR

AND WHEREAS after that the said Smt. Aruna Bhowmick died intestate on 5/11/1989 leaving behind her surviving one son namely Shibabrata Bhowmik as her only heirs successor and claimant to inherit undivided $1/6^{\text{th}}$ share each of the said property i.e. 480 Sq. Ft. more or less by way of Hindu Succession Act. 1956.

AND WHEREAS after that the said Smt. Asha Bhowmik died intestate on 18/03/2001 leaving behind her surviving three sons Namely Subrata Bhowmik, Sudipta Bhowmik and Sabyasachi Bhowmik and one daughter namely Suchitra Sarkar and his grandson namely Shibabrata Bhowmik as her only heirs successors and claimants to inherit her undivided $1/6^{\text{th}}$ of $1/5^{\text{th}} = 1/30^{\text{th}}$ share each of the said property i.e. $2880 * 1/30 = 96$ Sq. Ft. more or less by way of Hindu Succession Act. 1956.

AND WHEREAS after that Suchitra Sarkar's husband namely Asit Kumar Sarkar died intestate on 19/08/1988 leaving behind his surviving wife namely Suchitra Sarkar and one son namely Anirban Sarkar as his only heirs successor and claimants and thereafter the said Suchitra Sarkar died intestate on 14/09/2014 leaving behind her surviving one son namely Anirban Sarkar as her only heirs successor and claimant to inherit undivided and un-demarcated $1/6^{\text{th}} + 1/30^{\text{th}}$ share of the said property i.e. 576 Sq. Ft. more or less by way of Hindu Succession Act. 1956.

AND WHEREAS thus the said Subrata Bhowmik, Sudipta Bhowmik and Sabyasachi Bhowmik and shibabrata Bhowmik and Anirban Sarkar became the owner of the undivided and un-demarcated $1/6^{\text{th}} + 1/30^{\text{th}}$ share each of the total land i.e. 576 Sq. Ft. each out of the total area of land measuring an area of about 04 Cottahs 00 Chittaks 00 Sq. Ft. be the same and / or a little more or less i.e. 2880 Sq. Ft. more or less and 140 Sq. Ft. built-up area out of the entire Ground Floor area measuring about 700 sq. ft. built up area and 140 Sq. Ft. built-up area out of the entire First Floor area measuring about 700 sq. ft. built up area i.e. total area of structure measuring an area of about 280 Sq. Ft. built-up area out of the total 1400 Sq. Ft. built-up area of the said two storied building together with undivided proportionate share of land comprised in the premises with other

proportionate share of common areas in the said building located at K.M.C Premises No.255/16 N.S.C Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047.

AND WHEREAS thereafter said Anirban Sarkar by virtue of a registered gift deed dated 19/04/2022 and registered at D.S.R.-III Alipore Office Vide Deed No. I-160305892/2022, for the year 2022 gifted his and un-demarcated $1/6^{\text{th}} + 1/30^{\text{th}}$ share of the total land i.e. 576 Sq. Ft. each out of the total area of land measuring an area of about 04 Cottahs 00 Chittaks 00 Sq. Ft. be the same and / or a little more or less i.e. 2880 Sq. Ft. and 280 Sq. Ft. built-up area of the said two storied building together with undivided proportionate share of land comprised in the premises with other proportionate share of common areas in the said building located at K.M.C Premises No.255/16 N.S.C Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047 to Subrata Bhowmik, Sudipta Bhowmik and Sabyasachi Bhowmik and Shibabrata Bhowmik.

AND WHEREAS after that said Subrata Bhowmik, Sudipta Bhowmik and Sabyasachi Bhowmik and Shibabrata Bhowmik became the joint owners of **ALL THAT** piece of parcel of land measuring about 04 Cottahs 00 Chittaks 00 Sq. Ft. be the same and / or a little more or less i.e. 2880 Sq. Ft. more or less and a two storied building measuring about 1400 Sq. Ft. built-up area together with undivided proportionate share of land comprised in the premises with other proportionate share of common areas in the said building located at K.M.C Premises No.255/16 N.S.C Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047.

AND WHEREAS being thus the joint owners of the said property, for the purpose of better enjoyment of the same, the said said Subrata Bhowmik, Sudipta Bhowmik and Sabyasachi Bhowmik and Shibabrata Bhowmik were desirous and willing to develop and promote the said property as mentioned in the Schedule 'A' below by way of constructing a multi-storied building on or upon the said property through the help and assistance of a suitable

Developer, as the owners have no sufficient time and to execute or perform the development and/or construction work upon the said property.

AND WHEREAS having come to know such intention and desire of the said land owners, the Developer herein approached the Owners for development of the said property by way of raising construction thereon as per sanctioned building plan.

AND WHEREAS the First Party/ Land Owners and the Second Party/ Developer agree to materialize the said proposal for promotion and development by constructing a G+IV storied building upon the said property and discussed the matter at length, resulting which to avoid disputes and differences in future, they have agreed to record the terms and conditions hereinafter mentioned:-

NOW THIS AGREEMENT WITNESSES :

ARTICLE - I :

1. **DEFINITIONS** - for proper clarification and understanding of these presents the following terms which have already been used for several times and will come number of times shall always mean and include.
2. **SAID PROPERTY-** shall always mean ALL THAT piece and parcel of Bastu Land measuring 04 Cottahs 00 Chittaks 00 Sq. Ft. be the same and / or a little more or less and a two storied building measuring about 1400 Sq. Ft. built-up area situated and comprising in L.O.P No.81, C.S.Dag as well as C.S.Plot No.244 (P), 526(P), of Mouza-Naktala, J.L. No.32, lying and situated within the Kolkata Municipal Corporation, within P.S. Jadavpur then Patuli now Netajinagar, in the District of South 24 Parganas, Sub-Registration office at Alipore being the K.M.C Premises No.255/16 N.S.C Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047 morefully and particularly described in the **Schedule - "A"** herein below.
3. **PROPOSED BUILDING MEANS** : the proposed G+IV storied building to be constructed upon the said property.
4. **FLAT/ APARTMENT MEANS** : The unit of a self contained accommodation of the said building for residential purpose having one

or more rooms along with kitchen, exclusive user of bath and privy as per sanctioned plan, with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, along with free access and right to ingress and egress to and from the main entrance and Public Road.

5. **CAR PARKING SPACE MEANS** the open or covered space in the ground floor of the building as shown in the sanctioned plan for parking or keeping motor car, scooter or all types of private vehicles defined under Motor Vehicles Act.
6. **PLAN OR MAP SHALL MEAN** - the building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building / buildings and shall include all such modification or alterations as may be made by the Developer from time to time as and when required.
7. **OWNERS MEANS** (1) SRI. SUBRATA BHOWMIK, (2) SRI. SUDIPTA BHOWMIK, (3) SRI. SABYASACHI BHOWMIK, (4) SRI. SHIBABRATA BHOWMIK, more fully described in the 2nd page of this Agreement as the First Party.
8. **DEVELOPER MEANS "M/S. SREE RAM CONSTRUCTION"**, more fully described in the 2nd page of this Agreement as the Second Party.
9. **ARCHITECT** - shall mean any qualified person or persons or firm or firms or L. B. S. appointed or nominated by the Developer as the Architect of the building/buildings to be constructed upon the said property.
10. **OWNER'S ALLOCATION** : On completion of the said Building in all respects by the developer shall handover to Owners 50% of the sanctioned F.A.R. i.e. 1) Flat No.B-1, 1st Floor, South Side, (Sabyasachi bhowmik), 2) Flat No.B-2, 2nd Floor, South Side, (Subrata Bhowmik), 3) Flat No.B-3, 3rd Floor, South Side, (Sudipta Bhowmik), 4) one 1BHK flat on 4th floor North side (Shibabrata BHowmik) and also equivalent price of another 1BHK Flat (Shibabrata BHowmik) at prevailing market price at the time of handing over the flats of Owner's

allocation, and 3(Three) shop rooms on the north portion of the premises and Three Car Parking Space on the Ground floor Southern side of the proposed G+IV storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein after 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 being the K.M.C Premises No.255/16 N.S.C Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047 lying and situated under Ward No. 100, within the limit of the Kolkata Municipal Corporation, P.S. formerly Jadavpur now Netajinagar, sub Registry office at A.D.S.R Alipore, Dist 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.

11. **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 Reserve portion.
12. **COMMON / SERVICE AREA SHALL MEAN :**
- I. Staircase and lift on all floors
 - II. Staircase and lift landings on all floors.
 - III. Common passage.
 - IV. Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
 - V. Common electrical wiring, fittings and fixtures.
 - VI. Drainage and sewers.
 - VII. Boundary walls and main gates.

- VIII. Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and / or terrace and areas including side spaces and back spaces to be left open according to sanctioned plan.
- IX. Roof on the top floor.
- X. Service Room / watchman's Room and toilet.
13. **TAX LIABILITIES:** the owners shall not be liable to pay the tax liability in respect of selling the flats and car parking spaces under developer's allocation and also K.M.C property tax in respect of the said property(Article-1, Clause-2) will be paid by the Developer with effect from the date of handing over the possession of the property to the Developer after agreement till delivery of owners' allocation.
14. **INSPECTION OF THE CONSTRUCTION:** the owners shall have the right and liberty to inspect the construction work of the project building . If any inferior quality of the building materials is detected by the owners, the same shall be replaced by the good quality materials by the developer, failing which the owner shall take legal steps against the developer.
15. **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 become necessary at the instance of the owner.
16. **DELIVERY OF THE PAPERS:** the Owners shall deliver all Original papers in respect of the said property at the time of execution of Development agreement and all the original papers will be in custody of the Developer, which will be handed over to the owners after possession of the respective allocation and completion of sales of the Developer's allocation.
17. **RESERVED PORTION SHALL MEAN :** owners' allocation.
18. **DEVELOPER'S ALLOCATION :** The Developer is entitled to get 50% of the sanctioned F.A.R. i.e. 1) Flat No.A-1, 1st Floor, North Side, 2) Flat No.A-2, 2nd Floor, North Side,3) Flat No.A-3, 3rd Floor, North Side, 4) Flat No.B-4, 4th Floor, South Side, and rest Car Parking Space on

the Ground floor of the proposed G+IV 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 portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building as per Kolkata Municipal Corporation record at being the K.M.C Premises No.255/16 N.S.C Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047 lying and situated under Ward No. 100, within the limit of the Kolkata Municipal Corporation, P.S. formerly Jadavpur then Patuli now Netajinagar, sub Registry office at A.D.S.R Alipore, Dist 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 hereon below.

19. **INTENDING BUYERS SHALL MEAN** : all the persons firm., organizations who is interested to purchase any flat/ flats, and Car Parking spaces, of the said building particularly from the Developer's allocation.
20. **UNAVOIDABLE CIRCUMSTANCES SHALL MEAN** : Natural calamities, earthquake, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.
21. **AREA MEANS OF A FLAT**: the built up area of a flat and also proportionate share of land and common rights as per measurement of approved plan.
22. **ADDITIONAL SERVICE**: the Developer shall provide necessary service for smooth registration and mutation of individual flats of the owner's allocation after handing over the flats.

ARTICLE-II

DEVELOPER'S OBLIGATIONS :

1. That it is agreed by and between the parties herein that the Developer shall be entitled to construct a G+IV storied building upon the said property by its own fund and resources or by any other funds

procured by taking advance from the intending buyers, who are willing to purchase any flat/flats or car parking space/ spaces, in the said building, provided the Developer fulfill the following obligations towards the land owner.

2. That the Developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Kolkata Municipal Corporation and for any deviation the developer shall be solely responsible and liable. The name of the building will be **"MALABIKA"**
3. 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.
4. 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 its own cost and expenses.
5. That the entire cost and expenses for the construction of the building including the cost of building plan from the K.M.C will be borne by the Developer and the Developer shall have no claim or demand in any part of the said expenses from the land owner.
6. That after completion of the said building and upon obtaining a completion certificate from K.M.C., the Developer shall have to deliver 50% of the sanctioned F.A.R i.e. three 2BHK flats and one 1BHK flat and also equivalent price of another 1BHK Flat and three shop rooms and three Car Parking Space on the Ground floor of the proposed G+IV storied building to above mentioned owner being the owner's allocation which are more fully and particularly described in the Schedule - "B" herein below and the Developer to get the right to sell the rest 50% of the sanctioned F.A.R. i.e. Four flats and rest Car Parking Space on the Ground floor of the proposed G+IV storied building and together with the proportionate share of land to get the benefit and profit thereof. The land owner shall not have to bear any expenses or not have to pay any consideration for this development project and also to get the said flat, & car parking space and shop

rooms of the construction area with proportionate share of common areas more fully described in the Schedule - "B" below.

7. That the delivery of possession of the 50% of the sanctioned F.A.R. i.e. three 2BHK flats and one 1BHK flat and also equivalent price of another 1BHK Flat at prevailing market price at the time of handing over the flats of Owner's allocation and three Car Parking Space and three shop rooms on the Ground floor of the proposed G+IV storied building as owner's allocation in favour of the land owner will be made by the developer after obtaining a completion certificate from K.M.C., within the next 24 months from the date of the execution of this agreement of the said property provided the construction work is not affected or hampered by unavoidable circumstances.
8. That the Developer shall have no right or shall not be entitled to sell, transfer, and/or encumber in any manner the said reserved portion of the land owner more fully described in the Schedule - "B" herein below along with the common areas/amenities.
9. 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.
10. 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.
11. At any rate from the date of agreement the construction of the building will be completed and owner's allocation will be delivered within 18 months from the date of the execution of this agreement as mentioned in paragraph no.7 above.

12. 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.
13. That the owners shall not be liable or responsible with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.
14. 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 and car parking space alternatively the owners will find suitable accommodations for which the developer will pay the rent of 12,000/- per month separately for four owners till delivery of the owners allocation. The developer shall provide such accommodation at its cost and expenses and make arrangement for shifting the owners from their existing residence and back and bear all expenses for shifting.
15. That the developer shall obtain completion certificate of the said building from K.M.C. and handover the same to the landowners at the time of possession.
16. That a temporary maintenance charges of Rs. 1,000/- (Rupees One Thousand Only) shall have to be paid by all the flat owners including land owner as mentioned in **FIRST PART** after obtaining the completion certificate from The Kolkata Municipal Corporation till the formation of society.
17. That the registration and mutation of individual flats of owner's allocation to be included and service will be provided by the developer at the cost and payment of the landowners.
18. That the maintenance of the building will be provided for 1(One) year by the developer from the date of the handover.
19. 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 24 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 :

1. That save and except those portion which is kept reserved for the Land Owners, the Developer shall be entitled to sell and/or transfer the sanctioned 50% of the F.A.R. i.e. four flats and rest Car Parking Space on the Ground floor of the proposed G+IV storied building together with 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.
2. That the Developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof.
3. That the Land owners shall have no right and/or liberty to interfere in those transactions made between the Developer and the intending buyer/buyers in any manner whatsoever and further the landowners shall not be entitled to claim the profit of the said Venture or part thereof.
4. 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.

5. That the Developer shall be entitled to execute all or any sort of Agreement with any intending buyers for flat/flats & Car Parking Space or spaces except the owner's allocation, buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flat/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 Owner and further shall be entitled to be present before the Registration Office or Offices for the registration of all those Deeds and Documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owner and for that purpose the land owner will execute a Registered Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the un-demarcated importable proportionate share of the land under Schedule - "A" property in favour of the flat buyers and the land owner will ratify in favour of the flat/flats & Car Parking Space or spaces buyers and the land owner 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 or paid to the developer.
6. That during the period of construction of the proposed building the Developer shall be in absolute possession of the said property and the land owner shall not be entitled to disturb the possession of the developer in any manner whatsoever.
7. If any error or omission is transpired and joint development agreement in this deed in future, the owners shall at the cost and request of the Developer do and execute and cause to be done and executed any supplementary Deed or Deed of Rectification / Declaration in favour of the Developer.

8. The developer shall provide free maintenance of one year for the building and all household properties provided by the developer.

ARTICLE-IV

LAND OWNERS OBLIGATIONS AND PRIVILEGES :

1. 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 said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.
2. 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, B/S Plan and sell of Developers allocation.
3. 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 flat/flats & Car Parking space or spaces 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 owner.

4. That for smooth functioning of the Development work and for the purpose of construction of the proposed building, the land owners will execute a Registered power of Attorney at the cost of the developer in favour of the Developer empowering its administrator in office to do all acts and deeds, required for the construction of the proposed building and to sell, transfer any flat/flats & Car Parking space or spaces of the building to any intending buyers, only relating to developers allocation and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favour of the flat/flats & Car Parking space or spaces buyers.
5. That in the event, if a co-operative society and/or Association be formed, the landowners shall become the member of the said Association as the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.
6. The Landowners shall have the right to sell, transfer, the said Reserved portion or flats & Car Parking space or spaces more fully described in the Schedule - "B" herein below to any Third Party at her own discretion.

ARTICLE-V

CANCELLATION AND ARBITRATION :

1. All communication in the form of letter, notice, correspondence from / to either of the parties will be made to the address written in the 1st page of this present and will be communicated by postal services or personal peon services and letter, notice served upon either of the parties by other and after vacating the house at the changed house address.
2. 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.

3. 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 18th months from the date of sanction of the building plan.

SCHEDULE - "A"

(Description of the entire land)

ALL THAT piece and parcel of Land measuring 04 Cottahs 00 Chittaks 00 Sq. Ft. be the same and / or a little more or less and a two storied building measuring about 1400 Sq. Ft. built-up area situated and comprising in L.O.P No.81, C.S.Dag as well as C.S.Plot No.244 (P), 526(P), of Mouza-Naktala, J.L. No.32, lying and situated within the Kolkata Municipal Corporation, within P.S. Jadavpur then Patuli now Netajinagar, in the District of South 24 Parganas, Sub-Registration office at Alipore being the K.M.C Premises No.255/16 N.S.C Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047 total landed property butted and bounded by :-

- ON THE NORTH : By Scheme Boundary(40 feet wide N.S.C.Bose Road).
 ON THE SOUTH : By Scheme Road No.101(20 feet wide Road).
 ON THE EAST : By H.S.Plot No.82.
 ON THE WEST : By H.S.Plot No.80.

SCHEDULE - "B"

Details of Owner's allocation :-

On completion of the said Building in all respects by the developer shall handover to Owners 50% of the sanctioned F.A.R. i.e. 1) Flat No.B-1, 1st Floor, South Side, (Sabyasachi bhowmik), 2) Flat No.B-2, 2nd Floor, South Side, (Subrata Bhowmik), 3) Flat No.B-3, 3rd Floor, South Side, (Sudipta Bhowmik), 4) one 1BHK flat on 4th floor North side (Shibabrata BHowmik) and also equivalent price of another 1BHK Flat (Shibabrata BHowmik) at prevailing market price at the time of handing over the flats of Owner's allocation, and 3(Three) shop rooms on the north portion of the premises and Three Car Parking Space on the Ground floor Southern side of the proposed G+IV 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 at as per Kolkata Municipal Corporation record at K.M.C Premises No.255/16 N.S.C Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047 lying and situated under Ward No. 100, within the limit of the Kolkata Municipal Corporation, P.S. formerly -Jadavpur now Netajinagar, sub Registry office at A.D.S.R Alipore, Dist South 24 Parganas including all the common areas as per schedule with rights of easement and undivided proportionate share in land.

SCHEDULE - "C"

(Developer allocation)

The Developer is entitled to get the sanctioned 50% of the sanctioned F.A.R. i.e. 1) Flat No.A-1, 1st Floor, North Side, 2) Flat No.A-2, 2nd Floor, North Side, 3) Flat No.A-3, 3rd Floor, North Side, 4) Flat No.B-4, 4th Floor, South Side, and rest Car Parking Space on the Ground floor of the proposed G+IV 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 portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building as per Kolkata Municipal Corporation record at K.M.C Premises No.255/16 N.S.C Bose Road, Vide Assessee No.231000700877 having its mailing address at 2/81, Naktala Govt SCH No II, the then Calcutta now Kolkata-700047, lying and situated under Ward No. 100, within the limit of the Kolkata Municipal Corporation, P.S. formerly Jadavpur now Netajinagar, sub Registry office at A.D.S.R Alipore, Dist South 24 Parganas.

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 shall be netted. External Walls of 8" thickness of No. 1 new bricks with plaster of finish.
TREATMENT	Anti - Termite treatment to be provided at Foundation & Plinth level. Roof Treatment shall be done before handover of the all Flats.
FLOORING WITH SKIRTING	Bed Rooms (Nos.), Hall / Drawing & Dinning and Veranda : Marble - Good quality
	Kitchen : Anti-skit Tiles Kit floor with door sill, Washing place down from kit floor
	Toilet & WC: Marble/Tiles.
	Staircase & Landing: Marble. Stairs steel-railing with wooden handrail.
DOORS	All Door frames will be made of Sal wood 4" X 2½". Inner surface of the frame shall be painted.
	Entrance main door will be made of Teak Wood Panel type with Godrej Lock, Door Stopper, Sand Block & all fittings. Polish shall be done. Collapsible gate shall be fix in front of all main doors.
	Other 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 shall be Flush Door with PVC Sheet.
DOOR FITTINGS	Steel type. Chromium Plated Door Ring, Tower bolt (10") & Door Hinge.
WINDOWS WITH BOTTOM R.C.	Inner surface of the frame shall be painted. Aluminium sliding windows.

SLAB & 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 shall be Havels Make.
	Each apartment will be provided with Safety equipment i.e. M.C.B. (Make: Havels) must be provided for all points.
	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.
SANTARY 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 shall be provided including gas cylinder space. One whole shall be provided for Cooking Gas pipe line.
	Glazed / Ceramic tiles up to 6' 6" height from floor.
	1 no C.P. Bib Cock below sink provided for washing utensils.
	Total Kitchen Water Point : 2 Nos
	Toilet : Glazed ceramic tiles up-to door height (7 feet) on wall.
	Concealed hot and cold pipe line.
	Complete set Commode Wash Basin (White) 2Nos with C.P. Pillar Cock. (Wash Basin may fix outside of the Toilet).

	<i>Total Toilet Water Point : Wash Basin -2, Tap-4, Mixture - 1 for concealed bath line with C.P. Bib Cock</i>
	<i>W.C. : Glazed ceramic tiles up-to door height (7 feet) on wall.</i>
	<i>Complete set (with seat cover) of Commodes / Western style - 1no. (White) with 1 no. C.P. Pillar Cock.</i>
	<i>Concealed shower lines with C.P. Bib Cock.</i>
	<i>Total W.C. Water Point : 2 Nos</i>
	<i>Roof and Garage : Water Point : 2 Nos each.</i>
	<i>External plumbing line : Finolex / Supreme/ Oriplast make.</i>
	<i>All sanitary ware and fittings will conform to ISI standards. Adequate care will be taken to deliver quality materials and workmanship.</i>
<i>WATER SUPPLY</i>	<i>Overhead R.C.C/Brick/P.V.C. reservoir and Underground reservoir with KMC water line to be provided.</i>
	<i>Automatic 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.</i>
<i>PAINTING</i>	<i>External Finish : All external walls covered with 2/3 coats WEATHERCOAT of Good Brand / BERGER. Total Staircase area shall be done with PoP. Garage area paint by WEATHERCOAT.</i>
	<i>Weather proof paint and other decorative finish as per Architect Scheme.</i>
	<i>Internal Finish : All covered area i.e. Bed, Liv & Din, Kitchen, Toilet & WC shall be done by POP.</i>
<i>STAIRCASE GATE</i>	<i>Developer shall provide a steel collapsible gate at the entrance of the staircase room at the ground floor level.</i>
<i>VERANDA</i>	<i>Half Covered Grill for Veranda.</i>

FACILITY	Watchman room.
	Letter Box for individuals. Concealed Cable TV and Telephone line and CCTV set up.

ELECTRIC POINTS :

Bed Rooms each	5 Points
Bed Rooms each - 5 Amp	2 Points
Kitchen	4 Points
Kitchen - 5 Amp & 15 Amp	1 Point each
Toilets	3 Points each
Verandah	2 Points
Verandah - 5 Amp	1 Point
Drawing / Dining	5 Points
Drawing / Dining 5 Amp & 15 Amp	3 Points and 1 Point
Power Points(15 Amps.)	3 Points
A.C. Point(each bed room)	1 Point

WATER SUPPLY: Municipal Water supply from common overhead reservoir and water storage tank 2 feet above ground to be included.

ELECTRIC SUPPLY : The security deposit with CESC and cost of obtaining Electric connections / installation will be on account of the individual Flat Owners of owners allocation.

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

SIGNED , SEALED AND DELIVERED

By the owners at Kolkata in the presence of :-

1. SK. Jahar Das
s/o - SK. Rusfama Ali
Vill - Grazipur.
P.S - Bishnupur.
P.O - Kangaldevia.
Pin no. - 703503
Dist - 24 PGS (S)

2. Hera Karshar
D/O Nesar Ahmed Khan
Alipore Police Court
Kolkata - 700027

Subrata Bhosmik
Sudipta Bhosmik,
Sabyasachi Bhosmik

Shiladutta Bhosmik

SIGNATURE OF THE OWNERS

SREE RAM CONSTRUCTION

R. N. S.
Proprietor

SIGNATURE OF THE DEVELOPER

As per the documents and instructions supplied by the clients drafted by:-

Rajat Das
Advocate
WB/429/2007

Alipore Police Court
Kolkata - 700027



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

Name SUBRATA BHOWMIK

Signature Subrata Bhowmik



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

Name SUDIPTA BHOWMIK

Signature Sudipta Bhowmik



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left hand					
right hand					

Name SABYASACHI BHOWMIK

Signature Sabyasachi Bhowmik



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left hand					
right hand					

Name Shilabrata Bhowmik

Signature Shilabrata Bhowmik

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

Name

Signature



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left hand						
right hand						

Name ... RAJ EDDY

Signature ... Raj Eddy



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left hand						
right hand						

Name ... RAJAT DAS

Signature ... Rajat Das

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

Name

Signature

Major Information of the Deed

No.:	I-1603-05893/2022	Date of Registration	20/04/2022
No / Year	1603-2001176906/2022	Office where deed is registered	
Entry Date	19/04/2022 7:58:11 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJAT DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830013215, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 77,25,377/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C. Bose Road(Naktala), , Premises No: 255/16. , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha	1/-	68,04,003/-	Width of Approach Road: 40 Ft.,
Grand Total :				6.6Dec	1 /-	68,04,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	1/-	9,21,374/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1400 sq ft	1 /-	9,21,374 /-	

Developer Details :	
SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SUBRATA BHOWMIK Son of Late SUDHIR CHANDRA BHOWMIK NAKTALA, 2/81, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2N, Aadhaar No: 95xxxxxxxx8162, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence</p>
2	<p>Mr SUDIPTA BHOWMIK Son of Late SUDHIR BHOWMIK NAKTALA, 2/81, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx7D, Aadhaar No: 65xxxxxxxx0984, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence</p>
3	<p>Mr SABYASACHI BHOWMIK Son of Late SUDHIR BHOWMIK NAKTALA, 2/81, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx7K, Aadhaar No: 55xxxxxxxx5339, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence</p>
4	<p>Mr SHIBABRATA BHOWMIK Son of Late SHIIDDHARTA BHOWMIK NAKTALA, 2/81, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FOxxxxxx3M, Aadhaar No: 20xxxxxxxx0848, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SREERAM CONSTRUCTION NAKTALA, 1/83, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: ADxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
2	<p>Mr RAJIB DEY (Presentant) Son of Mr SUBHAS CHANDRA DEY SOUTH ROY NAGAR, 40, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx7F, Aadhaar No: 22xxxxxxxx3553, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence</p>

Representative Details :

Name, Address, Photo, Finger print and Signature

Mr RAJIB DEY

Son of Mr SUBHAS CHANDRA DEY 40 SOUTH ROYNAGAR, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F, Aadhaar No: 22xxxxxxxx3553 Status : Representative, Representative of : SREERAM CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJAT DAS Son of Late SWAPN KUMAR DAS ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mr SUBRATA BHOWMIK, Mr SUDIPTA BHOWMIK, Mr SABYASACHI BHOWMIK, Mr SHIBABRATA BHOWMIK, Mr RAJIB DEY, Mr RAJIB DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA BHOWMIK	SREERAM CONSTRUCTION-0.825 Dec, Mr RAJIB DEY-0.825 Dec
2	Mr SUDIPTA BHOWMIK	SREERAM CONSTRUCTION-0.825 Dec, Mr RAJIB DEY-0.825 Dec
3	Mr SABYASACHI BHOWMIK	SREERAM CONSTRUCTION-0.825 Dec, Mr RAJIB DEY-0.825 Dec
4	Mr SHIBABRATA BHOWMIK	SREERAM CONSTRUCTION-0.825 Dec, Mr RAJIB DEY-0.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA BHOWMIK	SREERAM CONSTRUCTION-175.00000000 Sq Ft, Mr RAJIB DEY-175.00000000 Sq Ft
2	Mr SUDIPTA BHOWMIK	SREERAM CONSTRUCTION-175.00000000 Sq Ft, Mr RAJIB DEY-175.00000000 Sq Ft
3	Mr SABYASACHI BHOWMIK	SREERAM CONSTRUCTION-175.00000000 Sq Ft, Mr RAJIB DEY-175.00000000 Sq Ft
4	Mr SHIBABRATA BHOWMIK	SREERAM CONSTRUCTION-175.00000000 Sq Ft, Mr RAJIB DEY-175.00000000 Sq Ft

Developer Details :

Name, Address, Photo, Finger print and Signature

	<p>Mr SUBRATA BHOWMIK Son of Late SUDHIR CHANDRA BHOWMIK NAKTALA, 2/81, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxx2N, Aadhaar No: 95xxxxxxxx8162, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Pvt. Residence</p>
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Developer Details :

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Endorsement For Deed Number : I - 160305893 / 2022

19-04-2022

presented for registration at 20:40 hrs on 19-04-2022, at the Private residence by Mr RAJIB DEY, one of the

claimants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 77,25,377/-

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

Execution is admitted on 19/04/2022 by 1. Mr SUBRATA BHOWMIK, Son of Late SUDHIR CHANDRA BHOWMIK, NAKTALA, 2/81, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2. Mr SUDIPTA BHOWMIK, Son of Late SUDHIR BHOWMIK, NAKTALA, 2/81, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. Mr SABYASACHI BHOWMIK, Son of Late SUDHIR BHOWMIK, NAKTALA, 2/81, P.O: Retired Person, 4. Mr SHIBABRATA BHOWMIK, Son of Late SHIIDDHARTA BHOWMIK, NAKTALA, 2/81, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 5. Mr RAJIB DEY, Son of Mr SUBHAS CHANDRA DEY, SOUTH ROY NAGAR, 40, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business Indetified by Mr RAJAT DAS, , Son of Late SWAPN 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 19-04-2022 by Mr RAJIB DEY, PROPRIETOR, SREERAM CONSTRUCTION (Sole Proprietorship), NAKTALA, 1/83, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr RAJAT DAS, , Son of Late SWAPN KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

On 20-04-2022

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/04/2022 6:04PM with Govt. Ref. No: 192022230010546151 on 19-04-2022, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQISJS2 on 19-04-2022, Head of Account 0030-03-104-001-16

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/-
= Rs 9,920/-
Description of Stamp
Stamp: Type: Impressed, Serial no 701606, Amount: Rs.100/-, Date of Purchase: 23/02/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/04/2022 6:04PM with Govt. Ref. No: 192022230010546151 on 19-04-2022, Amount Rs: 9,920/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BQISJS2 on 19-04-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 257687 to 257731
being No 160305893 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.05.17 18:58:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/17 06:58:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)