

2732/2021

I

2439/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 141711

G 141711

03/03/2021 1003-2-426862/2021

Additional Registrar

*[Handwritten Signature]*

Additional Registrar



Additional Registrar of Assurances III

2 MAR 2021

### DEVELOPMENT AGREEMENT

**THIS DEED OF AGREEMENT** is made on this the  
03<sup>rd</sup> day of March, Two Thousand  
Twenty One (2021)

**BETWEEN**

116852

Griham properties

NAME \_\_\_\_\_  
 ADDR \_\_\_\_\_  
 Rs. 50/- - B.T. No. 50  
 - 1 MAR 2021  
**SURANJAN MUKHERJEE**  
 Licensor Stamp Vendor  
 C.C. Court  
 2 & 3, K. S. Roy Road, Kot-1

- 1 MAR 2021



Mithun Chanda  
 S/O. A. Chanda  
 vill. & P.O. Jagadishpur Hat  
 P.S. Ciliwah  
 Dist. Howrah-711328

Additional Registrar of Assurances  
 15 MAR 2021

**SHREEPATI ENCLAVE PRIVATE LIMITED**, (CIN45400WB2009PTC 140309) (PAN-AANCS6818C), a company registered under the provision of Companies Act, 1956, having its registered office at 69A, Sambhunath Pandit Street, P.O. & Police Station Bhawanipore, Kolkata - 700 025, being represented by it's Directors namely **(1) SRI SADHAN ROY**, (PAN-AEYPR4860B), (Aadhaar No.3897 0031 7875), (Ph-9830057488), son of Late Subodh Roy, residing at 18A, Gobindo Bose Lane, P.O. Bhawanipore, Police Station Kalighat, Kolkata - 700 025, and **(2) SRI BINOD KUMAR CHOWDHURY**, (PAN-ACRPC3158N), (Aadhaar No.4609 3906 0107), (Ph-9830091877), son of Late Kishan Lal Chowdhury, residing at Shivamoni Apartment, Flat No.4D, 37, Diamond Harbour Road, Taratala, P.O. Sahapur, Police Station Taratala, Kolkata - 700 038, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, representatives and assigns) of the **FIRST PART**.

**A N D**

**GRIHAM PROPERTIES**, (PAN - AATFG7065Q), a partnership firm, having its office at 48/1C, B. T. Road, P.O. & Police Station Sinthi, Kolkata - 700 050, represented by one of its Partners namely **SRI RANJAN SAHA**, (PAN- ALMPS4512L), (Aadhaar No.7716 6855 9440), (Ph-9831538366), son of Late Ratish Chandra Saha, by faith Hindu, by occupation Business, by nationality Indian, resident of 74, Desha Priya Nagar Colony, P.O. Sinthi, Police Station Baranagar, Kolkata - 700 050, hereinafter called and referred to as the "**DEVELOPER**" (which term of expression shall unless excluded by or repugnant to the context be

deemed to mean and include its future partners, successor-in-office, representatives and assigns) of the **SECOND PART**.

**WHEREAS** at all material times one Adhar Chandra Singha was absolutely seized and possessed of the several immovable properties including the Premises No.13, Shyama Prosad Mukherjee Road, Calcutta - 700 025 free from all encumbrances, charges, attachments etc.

**AND WHEREAS** while seized and possessed of the aforesaid several immovable properties, the said Adhar Chandra Singha died intestate in or about the year 1921 leaving behind Kalipada Auddy, Madan Mohan Auddy, Kamala Bala Mallick, the grandsons and the grand daughter by his predeceased daughter Late Manjuri Dassi and also his second wife Smt. Kiranmoyee Dassi and his daughters Smt. Satya Moyee Dassi, Radharani Dassi and Parimoyee Dassi by his second wife as his heirs, successors and legal representatives.

**AND WHEREAS** after the death of said Adhar Chandrn Singha, his aforesaid heirs and legal representatives while remained in joint peaceful possession and occupation of the said properties jointly by a Bengali Deed of Partition, registered in the office of the D.R. Alipore, in Book No.I, Volume No.I 19, Pages 52 to 60, Being No.5233 for the year 1966 divided and partitioned their aforesaid several ancestral immovable properties left by the said Adhar Chandra Singha, for their respective separate use and enjoyment of the same forever and absolutely and upon such partition, the property being Premises No.13, Shyama Prosad Mukherjee Road, Police Station Bhowanipore, Calcutta - 700 025 containing the land measuring 3 (three) Cottahs more or less together with three storied building thereon was allotted

and / or given forever and absolutely to the said Radha Rani Dassi, wife of Chunilal Seal and daughter of the said Adhar Chandra Singha, free from all encumbrances, charges, attachments etc. and since the said Radha Rani Dassi was enjoying the said premises as an absolute owner thereof without any disturbance and hindrance from any corner by mutating the said property in her name in the records of Calcutta Municipal Corporation.

**AND WHEREAS** while remained in peaceful possession and occupation of the said premises, the said Radha Rani Dassi gifted the said property unto and in favour of her four sons namely Bholanath Seal, Dilip Kumar Seal, Sunil Kumar Seal and Tapan Kumar Seal by virtue of a Deed of Gift dated 07/09/1988, registered in the office of the Additional Sub Registrar of Assurances at Calcutta in Book No.1, Volume No.218, Pages 452 to 461, Being No.9791 for the year 1988.

**AND WHEREAS** thus on the basis of the said deed of gift said Bholanath Seal, Dilip Kumar Seal, Sunil Kumar Seal and Tapan Kumar Seal became the joint owners of the said premises, each having undivided one fourth share and interest therein.

**AND WHEREAS** said Bholanath Seal died intestate on 25/12/2000 leaving behind his widow Smt. Gita Rani Seal, two sons namely Tarun Kumar Seal and Sajal Kumar Seal and two daughters namely Kajal Seal and Bakul Dutta as his only legal heirs and successors to jointly inherit the undivided one fourth share of the said property left by him.

**AND WHEREAS** while jointly seized and possessed of the said property said Sunil Kumar Seal, Tapan Kumar Seal, Smt. Gita Rani Seal, Tarun Kumar Seal, Sajal Kumar Seal, Kajal Seal and Bakul Dutta jointly

sold and conveyed their cumulative undivided three fourth share right title and interest in the said property being Premises No.13, Shyama Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025 to SHREEPATI Enclave Pvt. Ltd., the Owner herein by virtue of a deed of conveyance dated 10/02/2012, registered in the office of D.S.R.-1, Alipore, South 24 - Parganas in Book No.I, CD Volume No.2, Page from 4513 to 4539, Being No.458 for the year 2012.

**AND WHEREAS** by virtue of another deed of conveyance dated 26/06/2012, registered in the office of D.S.R.-1, Alipore, South 24 - Parganas in Book No.I, CD Volume No.IO, Page from 3050 to 3071, Being No.2334 for the year 2012, the said Dilip Kumar Seal sold and conveyed his undivided one fourth share right title and interest in the said property being Premises No.13, Shyama Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025 to Sreepati Enclave Pvt. Ltd., the Owner herein.

**AND WHEREAS** at all times, one Parimoyee Dasi, wife of Late Atul Chandra Dey was the rightful absolute owner in respect of the land measuring as per record 3 (three) Cottahs but in actual physical measurement 2 (two) Cottahs 12 (twelve) Chittaks 24 (twenty four) sq. ft. more or less situated at and being Premises No.3, Kali Mohan Banerjee Lane, Calcutta - 700 025 along with other property which she got and obtained by a Deed of Partition wherein the said Parimoyee Dasi was cited as the Party of the Fourth Part and the said Partition Deed was duly executed and registered in the office of the District Registrar at Alipore and recorded in Book No.I, Volume No.119, Pages 52 to 60, Being No.5233 for the year 1966.

**AND WHEREAS** the said Parimoyee Dasi got her name mutated in the records of Calcutta Municipal Corporation as the sole and absolute owner of the said property being Premises No.3, Kali Mohan Banerjee Lane, Police Station Bhowanipore, Calcutta - 700 025 and while seized and possessed of the said property said Parimoyee Dasi died intestate on 22/04/1988 leaving behind her heirs, successors and legal representatives namely Chandi Charan Dey and twelve others being her sons, daughters, grandsons and granddaughters who jointly became the owners of the said property being Premises No.3, Kali Mohan Banerjee Lane, Police Station Bhowanipore, Calcutta - 700 025 along with other properties left by the said Parimoyee Dasi.

**AND WHEREAS** by and under a registered Deed of Conveyance, registered in the office of the A.D.S.R. Alipore in Book No.I, Volume No.25, Pages 537 to 563, Being No.5748 for the year 2011, the said Chandi Charan Dey and twelve others jointly sold, transferred and conveyed the said property being Premises No.3, Kali Mohan Banerjee Lane, Police Station Bhowanipore, Kolkata - 700 025 to Swaraj Das, Shyamal Das and Subhas Das free from all encumbrances and at a valuable consideration mentioned therein.

**AND WHEREAS** after such purchase the said Swaraj Das, Shyamal Das and Subhas Das got the said property being Premises No.3, Kali Mohan Banerjee Lane, Police Station Bhowanipore, Kolkata - 700 025 in the records of the K.M.C. and while in possession thereof sold and conveyed the said property to SHREEPATI Enclave Pvt. Ltd., the Owner herein by virtue of a deed of conveyance dated 15/03/2013, registered in the office of D.S.R.-I, Alipore, South 24 - Parganas in Book

No.I, CD Volume No.5, Page from 3995 to 4013, Being No.1088 for the year 2013.

**AND WHEREAS** by way of above purchases said Shreepati Enclave Pvt. Ltd., became the absolute owner of the said two adjacent property by amalgamation being Premises No.13, Shyama Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025, having an area of land measuring 3 (three) Cottahs more or less together with three storied building standing thereon and the property being Premises No.3, Kali Mohan Banerjee Lane, Police Station Bhowanipore, Kolkata - 700 025 having an area of land measuring as per record 3 (three) Cottahs but in actual physical measurement 2 (two) Cottahs 12 (twelve) Chittaks 24 (twenty four) sq. ft. more or less.

**AND WHEREAS** thereafter said Shreepati Enclave Pvt. Ltd. mutated the said two premises in its name in the records of the Kolkata Municipal Corporation and then got the said two premises officially amalgamated into a single property. The said amalgamated property was eventually recorded and assessed as Premises No.13, Shyama Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025, having a total area of land measuring 5 (five) Cottahs 12 (twelve) Chittaks 24 (twenty four) sq. ft. more or less.

**AND WHEREAS** Shreepati Enclave Pvt. Ltd., the Owner herein is thus absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said Premises No.13, Shyama Prosad Mukherjee Road, Police Station Bhowanipore, Kolkata - 700 025, morefully mentioned in the First Schedule hereunder written having absolute right, title and interest to anywise sell or transfer the same.



**AND WHEREAS** with an intention to develop the said property, the First Part/ Owner herein after acceptance of the offer of the Developer to take the said property for development and the Owner has agreed to allow the Developer to take up the said project and upon such agreement the parties hereto entered into this Development Agreement under mutual terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:**

1. This agreement shall be deemed to have commenced with effect from the date of execution of these presents.
2. The Owner is absolutely seized and possessed of the said property morefully mentioned in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the "SAID PROPERTY" and that the Said Property is free from all encumbrances, charges, liens, attachments, trust, lispendens, mortgages and other defects in title and the Said Property is not subject to any order of compulsory acquisitions or requisition whatsoever from any corner and / or under any law for the time being in force. The Developer has entered into this Agreement after being fully satisfied itself relating to the aforesaid representation of the Owner.
3.
  - i) The Owner declares that it is entitled to enter into this agreement with the Developer and it has full right and absolute authority to sign and execute the same.
  - ii. That the Owner has not entered into any agreement for sale or Lease or Development of the Said Property or any part thereof with any person or persons prior to this agreement.

- iii. That the Owner shall not do any act, deed, matter or thing whereby or reason whereof, the Development of the Said Property may be prevented or affected.
- iv. That the Owner shall pay municipal taxes, arrear taxes and other outgoing, if any, in respect of the said property upto the date of execution of this agreement.
- v. That if the Owner fails to prove its title and / or if the title is defective then this agreement will be treated as cancelled and the Owner will be liable to refund the entire money to the Developer.

4. The Owner and the Developer have entered into this agreement purely as a contract and under no circumstances this shall be treated as partnership as between the parties and / or be treated as association of persons.

5. That in pursuance of the aforesaid intention the Owner will deliver possession of the Said property to the Developer after execution of this agreement and thereby grant right to the Developer to enter into the Said Property and to promote, develop and construct a multi-storied building thereon, consisting of several flats, shops, units and spaces in accordance with the proposed building plan to be sanctioned by the Kolkata Municipal Corporation with or without such amendment with / or modification that may be advised by the Architect / Engineer and thereafter sell the flats, units and spaces etc. of the Developer's allocation to the prospective Purchasers and appropriate the sale proceeds.

6. Upon taking possession of the Said Property the Developer shall measure and survey the Said Property at its cost and then prepare or cause to be prepared a feasible building plan for the said property and after taking approval of the Owner sign the same and get the same approved and sanctioned from the Kolkata Municipal Corporation.
7. All application, plans, revised plan and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owner and the Developer shall pay and bear all fees including fees of the Architects / Engineers / L.B.S. and charges and expenses required to be paid or deposited for the purpose of sanction / development of the Said Premises. The Developer shall be at liberty to make necessary application for the purpose of development of the said property to the authorities concerned at its costs and expenses in the name of the Owner and the Owner shall, if necessary, join in such application.
8. The Developer shall demolish the existing old structure at its costs and responsibilities and the materials / salvages obtained upon demolition of the existing building or money received from disposing of such salvage will be shared equally by the Owner and the Developer.
9. The Developer shall commence the construction of the proposed multi storied building in the said property in accordance with the sanctioned building plan and shall complete the construction in all respect within 24 (twenty four) months from the date of commencement of the construction simultaneously with obtaining of sanction of the building plan, subject to force majeure (i.e. flood,

earth-quake, riot, war, storm, tempest, civil commotion, epidemic or pandemic situation, lockdown, strike or any prohibitory order from any court, Kolkata Municipal Corporation or any other authority / authorities.

10. The Developer shall at its costs construct, erect and complete the proposed building at the Said Premises with good and standard quality of materials and with such specification as are mentioned in the specification of the building and / as may be recommended by the Architect / Engineer from time to time.

11. The Developer shall at its cost install and erect in the said building standard pump etc. overhead tanks, common electric wiring and installations and other facilities as are required to be provided in a residential / commercial building having self contained apartments and other units

12. The Developer shall apply for and obtain temporary and permanent connections of water, drains, sewerage and/ or other facilities, if any, available to the new building and other facilities required for the construction or enjoyment of the building at the entire cost of the Developer.

13. The Developer shall at its costs and expenses and without creating any financial or other liabilities on the Owner, construct and complete the said proposed building and various units and / or flats, shops, spaces therein and all costs, charges and expenses in relation thereto shall be discharged and paid by the Developer and the Owner will have no responsibility in respect thereof.

14. The Developer shall after the execution of this agreement be at liberty to advertise, fix hoarding or sign board of any kind relating to the publicity for and / or inviting the intending purchasers for the sale of flats, shops, units of the Developer's allocation with exclusive right and authority to negotiate for the sale of such flats, shops, units and spaces together with proportionate share of land to any prospective buyers before, after or in course of construction of work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers as aforesaid including earnest money or part payments thereof shall be received by the Developer. The Owner herein will have no right and share and will not be entitled to any portions thereof.

15. OWNERS' ALLOCATION : That in lieu of and in consideration of the Owner allowing the Developer to construct the proposed multi-storied building in the said Land/ Premises and in lieu of the Developer's allocation and / or interest and benefits as provided herein and in lieu of the cost of the undivided share of the land attributable to the Developer's allocation, the Developer hereby agrees to meet the apparent consideration and shall give and / or provide free of cost the following allocation to the Owner as Owner's allocation:

- A. Entire First Floor (commercial area) and the entire Second Floor.
- B. Entire Ground floor including all commercial area excepting four covered Car Parking Spaces in the ground floor back and

the Common Areas (viz. lift, stair case, lobby, meter space/ room, security room, etc).

- C. Apart from the above allocation the Developer will pay a sum of Rs.1,60,00,000/- (Rupees one crore sixty lakhs) only to the owners as non - refundable amount.
- D. The payment of the above amount will be done in the following manner:
- a. At the time of execution of this agreement 50% of the amount i.e. Rs.80,00,000/- (Rupees eighty lakhs) only.
  - b. The balance 50% amount will be paid by the Developer to the Owner simultaneously with getting vacant possession of the said property from the Owner as well as after getting the sanction of the proposed building plan of the said property and after registration of the development agreement and development Power of Attorney.
16. DEVELOPER'S ALLOCATION: After providing the Owner's allocation, the balance constructed area i.e.
- i. The entire Third floor and entire Fourth floor will be the Developer's allocation.
  - ii. Four covered Car Parking Spaces on the back side of Ground floor and the Developer as lawful beneficial owner thereof shall be entitled to sell, transfer or otherwise alienate the said portion / allocation on its own motion / volition and appropriate the sale proceed.
17. That if any extra floor/s above 4th floor is sanctioned by the KMC and constructed by the Developer at it's own costs and

- charges then such constructed area will be distributed between the Owner and the Developer in the ratio of 50:50.
18. That the parties will pay the amount between themselves after deducting TDS as per Government Rules.
  19. The Owner will negotiate and deal with the existing tenants of the Said Premises and the entire responsibility of tenants settlement will be responsibility of the Owner. Any amount to be given to the tenants will be given by the Owner and any area/ space to be given to the tenants will be given by the Owner from its own allocation. Tenants settlement will be done by the Owner within 180 (one hundred eighty) days from the date of execution of this agreement.
  20. The respective party will bear and / or take the responsibility of payment of the GST and other taxes in respect of their respective Allocation.
  21. The Owner shall not obstruct or withheld or in any way interfere in the progress of construction of the said building to be made by the Developer. The Owner hereby authorizes the Developer to do, execute and perform all acts, deeds, matters and things for the purpose of or relating to the construction of the said building.
  22. The Owner shall not do any act or thing whereby the Developer shall be prevented from constructing and completing and / or doing any other act relating to the said building and selling, assigning and/ or disposing of the Developer's allocation in the said building to the intending buyers / transferees.

23. The Owner above-named shall always co-operate the Developer for commercial exploitation of the said plot of land and premises and at the request of the Developer shall at all times sign necessary applications, affidavits, documents, deeds and agreements.
24. The Owner herein undertakes not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of their Said property or any portion thereof at any time during the subsistence of this agreement nor shall let out, lease out, mortgage, charge or deliver possession of the Said property hereby agreed and settled or any portion thereof to any third party on and from the date of execution of this agreement.
25. The Owner shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by the Owner in respect of the said Property or for the act and conduct of the Owner or otherwise and vice versa.
26. That the Owner, by separate registered Development Power of Attorney, shall appoint, nominate and constitute the Developer as its Attorney to do all acts, deeds and things as required for the purpose of commercial exploitation of the Said Premises including the authority to enter into agreement for sale of flats, / shops, spaces and units either in complete or incomplete condition out of the Developer's allocated share and receive the earnest money and the entire consideration without creating charge over the Owner's allocated portion or the land.



27. The Owner hereby authorizes and empowers the Developer to construct the said proposed building in the Said Premises at its costs and expenses or sum procured from the intending Purchaser with power to sell and / or transfer in anywise the flats, units and spaces therein constructed save and except the Owner's allocation to any intending transferees at such amount as the Developer may deem fit and proper and to appropriate the entire sale / transfer proceeds by it.
28. The original papers and documents and title deeds in respect of the Said property / Premises during the period of construction shall be kept with the Owner. However, the Owner shall be under obligation to produce and / or cause inspection of the said deeds and documents to banks and other authorities / persons at appropriate places / venues at the request of the Developer.
29. The Developer shall on completion of construction of the entire building and the Owner's allocation put the Owner or its nominated persons in undisputed possession of the Owner's allocation Together with the rights to use in common with others the common areas, to the Owner, facilities and amenities relating to the building and Premises. The Developer will deliver the possession of the Owner's allocation before delivering the possession of the Developer's allocation to any third party. The Owner will be entitled to transfer or otherwise deal with the Owner's allocation as per its absolute discretion. The Owner will be entitled to and enjoy the common rights similar to the other flat / unit owners of the proposed building at the said premises. The Developer will obtain Completion Certificate of the proposed building at its costs.

30. That the top roof of the proposed building will be common to all the apartment owners.
31. That after completion of the building and after selling out all or any of the flats and units the Co-Owners of the building shall form an Association and the said Association shall manage and maintain all the affairs of the said building / premises. The Owner shall join the said association and each member shall abide by the bye-laws and regulations of the Association.
32. That as from the date of taking possession of the Owner's allocation, the Owner shall be responsible to pay proportionate share of all common expenses.
33. That the death of any party shall not have the effect of termination of this agreement but in such case the nominees of the parties shall automatically step into the shoes of the deceased with the binding and shares of the respective side to all intent and purpose.
34. That if any dispute crops up in respect of the title of the Property at the beginning or during the course of development, the same shall be set right by the Owner at its costs and expenses and the Owner shall take responsibility of persons in respect of the Said Property or having any sorts of direct or indirect interest in the Said Property.
35. Any notices required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand duly acknowledge or sent by prepaid registered post with acknowledgement due to address given above and shall

likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the address of the Developer herein.

36. The Court having jurisdiction will have due authority to try and determine any dispute / differences between the parties hereof out of the terms of the present Agreement.

**FIRST SCHEDULE**

**(Description of the property)**

**ALL THAT** piece and parcel of land measuring 5 (five) Cottahs 12 (twelve) Chittaks 24 (twenty four) sq. ft. more or less out of which the commercial area of land measuring 400 sq.ft. and residential area of land measuring 3764 sq.ft. more or less together with partly two and partly three storied brick built building standing thereon having 1434 sq.ft. more or less out of which the commercial area of 400 sq.ft. and residential area of 1034 sq.ft. both, in the Ground Floor and the residential area of 534 sq.ft. more or less in the first floor and also the residential area of 534 sq.ft. more or less on the second floor with cemented flooring, lying and situated at and being Premises No. 13, Shyama Prosad Mukherjee Road, P.C. and P.S. – Bhowanipore, Kolkata – 700025, in Ward No. 72, Borough No. VIII, within the local limits of Kolkata Municipal Corporation, butted and bounded by :-

- ON THE NORTH :- Premises Nos. 11A & 11B, Shyama Prosad Mukherjee Road;
- ON THE SOUTH :- Kali Mohan Banerjee Lane;
- ON THE EAST :- Premises No.5, Kali Mohan Banerjee Lane;
- ON THE WEST :- Shyama Prosad Mukherjee Road.

**SECOND SCHEDULE**

**(The building shall be constructed as per the following specification)**

Structure	:-	RCC framed structure with bricks walls (8" and 5").
Wall Finishing	:-	All internal wall will be finished with wall putty. External wall will be finished with weather coated paint and / or textured as to be designed by the Architect.
Lift	:-	standard Company of five persons capacity.
Flooring	:-	Vitrified tiles(ISI Standard).
Kitchen	:-	Anti skid semi glazed Ceramic tiles on floors. Glazed Ceramic tiles up to 2.5 ft above working platform of granite with steel Sink.
Toilet	:-	Concealed pipe line with hot & cold water lines. Ceramic tiles up to door top level. (PVC door). Floors with marble finish. Sanitary ware of Hindware / Jaquar fittings.
Door	:-	Flush doors with ISI mark (Century/Austin).
Windows	:-	Sliding Anodized Aluminum windows with glass Panel protected by grill.
Electrical Installation	:-	Concealed copper wiring (Havels / Finolex) with Moduler Switches.
Water Supply	:-	KMC water supply with overhead tank. Underground reservoir for ample storage and supply

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

**SIGNED, SEALED AND DELIVERED**

by the PARTIES abovenamed at  
Kolkata in the presence of:

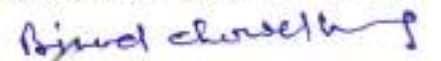
SHREEPATI ENCLAVE PVT. LTD.

  
Director

**WITNESSES :**

1. Subarnal Chakrabarty  
257 U. Benim Road  
KOL-700030

SHREEPATI ENCLAVE PVT. LTD.

  
Director

*Signature of the Owner*

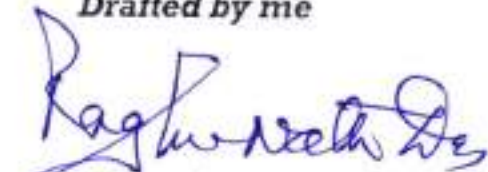
2. Raghunath Das  
Adv.  
A.C. Calcutta.

GRIHAM PROPERTIES

  
Partner

*Signature of the Developer*

*Drafted by me*

  
Advocate

A.C. Calcutta

WB-F-1047/1021/80

**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Developer the within mentioned payment of **Rs.80,00,000/- (Rupees eighty lakh) only** in the following manner:

<b>Chq. No.</b>	<b>Date</b>	<b>Bank</b>	<b>Branch</b>	<b>Amount</b>
422635	05.02.2021	P.N.B.	South Sinthi	Rs.74,00,000/-
TDS				Rs.06,00,000/-
<b>Total =</b>				<b>Rs.80,00,000/-</b>

**(Rupees eighty lakh) only**

**WITNESSES :-**

(1) *Sukamal Chakraborty*

(2) *Rajeshwar Das*  
A.M.

SHREEPATI ENCLAVE PVT. LTD.

*[Signature]*  
Director

SHREEPATI ENCLAVE PVT. LTD.

*[Signature]*  
**Signature of the Owner**  
Director

*[Signature]*

# SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Sadhuraj</i>	<b>Left Hand</b>	<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
<i>Sadhuraj</i>	<b>Right Hand</b>	<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>



<i>Rajesh Chavhan</i>	<b>Left Hand</b>	<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
<i>Rajesh Chavhan</i>	<b>Right Hand</b>	<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>



<i>Rajesh Chavhan</i>	<b>Left Hand</b>	<i>Little Finger</i>	<i>Ring Finger</i>	<i>Middle Finger</i>	<i>Fore Finger</i>	<i>Thumb</i>
<i>Rajesh Chavhan</i>	<b>Right Hand</b>	<i>Thumb</i>	<i>Fore Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Little Finger</i>



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

GRN Details

GRN: 192020210234778711 Payment Mode: Online Payment  
GRN Date: 25/02/2021 17:16:38 Bank/Gateway: Punjab National Bank  
BRN : 5051854275 BRN Date: 25/02/2021 05:02:08  
Payment Status: Successful Payment Ref. No: 2000426867/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RAGHU NATH DAS  
Address: HIGH COURT CALCUTTA THANA HARE STREET PIN 700001  
Mobile: 9831499721  
Depositor Status: Advocate  
Query No: 2000426867  
On Behalf Of: Mr Raghu Nath Das  
Identification No: 2000426867/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000426867/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2000426867/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	80021
			<b>Total</b>	<b>150042</b>

IN WORDS: ONE LAKH FIFTY THOUSAND FORTY TWO ONLY.



## Major Information of the Deed

Deed No :	I-1903-02439/2021	Date of Registration	03/03/2021
Query No / Year	1903-2000426867/2021	Office where deed is registered	
Query Date	24/02/2021 2:52:33 PM	1903-2000426867/2021	
Applicant Name, Address & Other Details	Raghu Nath Das High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831499721, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 80,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,98,17,650/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 80,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip,(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SHYAMA PRASAD MUKHERJEE ROAD, , Premises No: 13, , Ward No: 072 Pin Code : 700025

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 :-)		Commercial use	400 Sq Ft		45,71,926/-	Property is on Road
L2	(RS :-)		Bastu	3764 Sq Ft		3,30,93,712/-	Property is on Road
		<b>TOTAL :</b>		<b>9.5425Dec</b>	<b>0 /-</b>	<b>376,65,638 /-</b>	
	<b>Grand Total :</b>			<b>9.5425Dec</b>	<b>0 /-</b>	<b>376,65,638 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	6,93,750/-	Structure Type: Structure
	Gr. Floor, Area of floor : 400 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L2	2102 Sq Ft.	0/-	14,58,262/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1034 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 534 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 2, Area of floor : 534 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
	<b>Total :</b>	<b>2502 sq ft</b>	<b>0 /-</b>	<b>21,52,012 /-</b>	






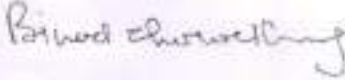
**Land Lord Details :**



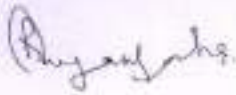
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHREEPATI ENCLAVE PRIVATE LIMITED</b> 69A, Sambhunath Pandit Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**



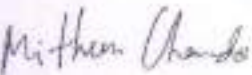
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GRIHAM PROPERTIES</b> 48/1C, B.T. Road, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 , PAN No.:: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Sadhan Roy</b> Son of Late Subodh Roy Date of Execution - 03/03/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office	 <small>Mar 3 2021 11:29AM</small>	 <small>LTI 03/03/2021</small>	 <small>03/03/2021</small>
	18A, Gobinda Bose Lane, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0B, Aadhaar No: 38xxxxxxxx7875 Status : Representative, Representative of : SHREEPATI ENCLAVE PRIVATE LIMITED (as Director)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Binod Kumar Chowdhury (Presentant )</b> Son of Late Kishan Lal Chowdhury Date of Execution - 03/03/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office	 <small>Mar 3 2021 11:29AM</small>	 <small>LTI 03/03/2021</small>	 <small>03/03/2021</small>
	37, Diamond Harbour Road, Flat No: 4D, P.O:- Sahapur, P.S:- TARATALA, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8N, Aadhaar No: 46xxxxxxxx0107 Status : Representative, Representative of : SHREEPATI ENCLAVE PRIVATE LIMITED (as Director)			

3	Name	Photo	Finger Print	Signature
	<b>Shri Ranjan Saha</b> Son of Late Ratish Chandra Saha Date of Execution - 03/03/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office			
		Mar 3 2021 11:28AM	LTI 03/03/2021	03/03/2021
74, Desha Priya Nagar Colony, P.O:- Sinthi, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2L, Aadhaar No: 77xxxxxxxx9440 Status : Representative, Representative of : GRIHAM PROPERTIES (as Partners)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mithun Chanda</b> Son of A Chanda Jagadishpurhat, P.O:- Jagadishpurhat, P.S:- Liluah, District-Howrah, West Bengal, India, PIN - 711328			
	03/03/2021	03/03/2021	03/03/2021

Identifier Of Shri Sadhan Roy, Shri Binod Kumar Chowdhury, Shri Ranjan Saha

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	SHREEPATI ENCLAVE PRIVATE LIMITED	GRIHAM PROPERTIES-0.916668 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	SHREEPATI ENCLAVE PRIVATE LIMITED	GRIHAM PROPERTIES-8.62585 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	SHREEPATI ENCLAVE PRIVATE LIMITED	GRIHAM PROPERTIES-400.00000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	SHREEPATI ENCLAVE PRIVATE LIMITED	GRIHAM PROPERTIES-2102.00000000 Sq Ft

On 03-03-2021

**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 11:21 hrs on 03-03-2021, at the Office of the A.R.A. - III KOLKATA by Shri Binod Kumar Chowdhury ..

**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 3,98,17,650/-

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

Execution is admitted on 03-03-2021 by Shri Sadhan Roy, Director, SHREEPATI ENCLAVE PRIVATE LIMITED (Private Limited Company), 69A, Sambhunath Pandit Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mithun Chanda, , Son of A Chanda, Jagadishpurhat, P.O: Jagadishpurhat, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711328, by caste Hindu, by profession Others

Execution is admitted on 03-03-2021 by Shri Binod Kumar Chowdhury, Director, SHREEPATI ENCLAVE PRIVATE LIMITED (Private Limited Company), 69A, Sambhunath Pandit Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mithun Chanda, , Son of A Chanda, Jagadishpurhat, P.O: Jagadishpurhat, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711328, by caste Hindu, by profession Others

Execution is admitted on 03-03-2021 by Shri Ranjan Saha, Partners, GRIHAM PROPERTIES (Partnership Firm), 48/1C, B.T. Road, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Identified by Mithun Chanda, , Son of A Chanda, Jagadishpurhat, P.O: Jagadishpurhat, Thana: Liluah, , Howrah, WEST BENGAL, india, PIN - 711328, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 80,105/- ( B = Rs 80,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 80,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2021 5:19AM with Govt. Ref. No: 192020210234778711 on 25-02-2021, Amount Rs: 80,021/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 5051854275 on 25-02-2021, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 116852, Amount: Rs.5,000/-, Date of Purchase: 01/03/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/02/2021 5:19AM with Govt. Ref. No: 192020210234778711 on 25-02-2021, Amount Rs: 70,021/-, Bank: Punjab National Bank ( PUNB0010000), Ref. No. 5051854275 on 25-02-2021, Head of Account 0030-02-103-003-02



**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

S2	On Land L2	2102 Sq FL	0/-	14,58,262/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1034 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 534 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 534 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>2502 sq ft</b>	<b>0 /-</b>	<b>21,52,012 /-</b>	

**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	SHREEPATI ENCLAVE PRIVATE LIMITED ( Private Limited Company ) .69A, Sambhunath Pandit Street, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AAxxxxxx8C, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	GRIHAM PROPERTIES ( Partnership Firm ) .48/1C, B.T. Road, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 PAN No. AAxxxxxx5Q, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Shri Sadhan Roy Son of Late Subodh Roy 18A, Gobinda Bose Lane, P.O:- Bhawanipore, P.S:- Kallighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0B, Aadhaar No.: 38xxxxxxxx7875	SHREEPATI ENCLAVE PRIVATE LIMITED (as Director)
2	Shri Binod Kumar Chowdhury Son of Late Kishan Lal Chowdhury 37, Diamond Harbour Road, Flat No: 4D, P.O:- Sahapur, P.S:- TARATALA, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx8N, Aadhaar No.: 46xxxxxxxx0107	SHREEPATI ENCLAVE PRIVATE LIMITED (as Director)
3	Shri Ranjan Saha Son of Late Ratish Chandra Saha 74, Desha Priya Nagar Colony, P.O:- Sinthi, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx2L, Aadhaar No.: 77xxxxxxxx9440	GRIHAM PROPERTIES (as Partners)



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 92006 to 92044

being No 190302439 for the year 2021.



*Probir Kumar Golder*

Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2021.03.06 13:00:05 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/03/06 01:00:05 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

---