

6044/2021

I-5945/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the documents.

L 804244

Additional Stamp Sub-Register
Kolkata Date Date, 24.08.2021

JOINT VENTURE AGREEMENT 02 AUG 2021

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THIS INDENTURE is made on this the 2nd day of August, Two Thousand Twenty One (2021) of the Christian Era.

BY AND BETWEEN

(1) SRI SUDHIR KUMAR BISWAS, (PAN-AZGPB9219D & ADHAAR NO.4100 4752 5532), Son of Late Kunja Bihari Biswas, by caste & religion-'Hindu', by Occupation-'Retired', by Nationality-'Indian', resident of Panchanan Tala Road, P.O & P.S-Khardah, Kolkata-700 115, (2) SMT. ANJU BISWAS. (PAN-BAPPB3617Q & ADHAAR No.

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74157

Sold to Vijayalok Parshad *ADW*
 Address H.C. Cal
 Value 579

24 FEB 2021

L.S.V., High Court
 Abhijit Sarkar
 High Court, A.S



Identified by me!
 Srijal Das, Advocate
 Bar Association Room No. 9,
 High court Calcutta,
 F/792/786/2019.

✓
 Addl. District Sub-Registrar
 Cossipore, Dum Dum
 02 AUG 2021

NO.9387 6081 8752), Widow of Late Shyamal Biswas, by caste & religion-'Hindu', by Occupation-' Home Maker', by Nationality-'Indian', residing at premises No.51, Panchanan Tala Road, P.O. & P.S-Khardah, Kolkata-700 115, (3) **SRI SAWTIK BISWAS** (PAN-BQUPB4037K & ADHAAR NO.6577 3297 6044), Son of Late Shyamal Biswas, by caste & religion-'Hindu', by Occupation-'Service', by Nationality-'Indian', residing at premises No.51, Panchanan Tala Road, P.O & P.S-Khardah, Kolkata-700 115, (4) **SRI SUJIT KUMAR SUR** (PAN -AEJPS0988L & ADHAAR NO.2416 0454 7635), Son of Sri Amar Nath Sur, by caste & religion-'Hindu', by Occupation-'Teacher', by Nationality-'Indian', residing at premises No.216, Bangali Tola, P.S-Chakradhrpur, District-Pashimi Singbhum in the State of Jharkhand-833102, hereinafter called and referred to as the **CO-OWNERS'** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heir/s, successor/s, executor/s, administrator/s, representative/s and assignee/s) of the **ONE PART.**

AND

M/S. SREE MAHABEER CONSTRUCTION (PAN-ACJFS9498K), a partnership Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, represented by its partners namely (1) **SRI PRADEEP KUMAR YADAV** (PAN-ACIPY7596B), Son of Sri Hanuman Prasad Yadav, by caste & religion-'Hindu', by occupation-'Business', by nationality-'Indian', residing at premises No.38/A, Gopal Chandra Chatterjee Road, P.O & P.S -Cossipore, Kolkata-700002, District-North 24-Parganas, (2) **SRI DHRUB KUMAR MANJHI.**

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(PAN-APMPM5820R), Son of Late Motilal Manjhi, by caste & religion-'Hindu', by occupation-'Business', by nationality-'Indian', residing at premises No.22, Gobinda Mondal Lane, P.O & P.S-Cossipore, Kolkata-700002, District-North 24-Parganas and (3) **SRI LAKHI PRASAD GUPTA** (PAN-AFFPG2147C), Son of Sri Sital Prasad Gupta, by caste & religion-'Hindu', by occupation-'Business', by nationality-'Indian', residing at premises No.29/H/26, Cossipore Road, P.O & P.S-Cossipore, Kolkata-700 002, District-North 24-Parganas, hereinafter Called and referred to as the "**CO-OWNERS & DEVELOPERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, successors, nominees and assigns) of the **OTHER PART**.

WHEREAS by virtue of a Deed of Partition, written in Bengali Language as Bantannama, registered before the Additional District Sub Registrar at Cossipore-Dum Dum and recorded as Book No.1, Volume No.22, pages Nos.142 to 145, being No.1128 for the year of 1933; Sri **Atul Krishna Neogy** and Sri **Kartik Chandra Neogy** became the joint owners of the two premises, being premises No.38A, B.T. Road, P.S-Cossipore, Kolkata-700 002 & 2, **Gobindo Mondal Lane**, presently known as **Gobindo Mondal Road, P.S-Cossipore, Kolkata-700 002**, under Division No.01, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS during the peaceful possession & enjoyment of the above stated Land of the said Two premises ; Sri Atul Krishna Neogy, who was a Hindu and guided by Dayabhaga School of Hindu

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Law, died intestate on 27.12.1954 leaving behind his wife Smt. Niva Nani Dasi (Neogy), elder son Sri Sukumar Neogy and younger son Sri Nirmal Kumar Neogy, those who are became 1/3rd undivided share of the Land of the said two premises being premises No.38A, B.T. Road, P.S-Cossipore, Kolkata-700 002 & 2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, Kolkata-700 002, under Division No.01, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation according to the Hindu Succession Act, 1956.

AND WHEREAS during the peaceful possession & enjoyment of the above stated Land; Niva Nani Dasi (Neogy) and Sri Sukumar Neogy as Settlers and Trustees jointly made, executed a Family Deed of Trust on the 3rd day of May, 1985, written in Bengali Language and registered before the Office of District Registrar at Alipore and recorded as Book No.I, Volume No.100, pages from 135 to 146, being No.3834 for the year of 1985 in respect of their undivided 2/3 share of the Land of premises No.38A, B. T. Road and 2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, under Division No.1, Sub-Division No:3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS in the natural way of the world; Nivanani Dasi (Neogy) one of the settlers died on 15/10/1986 and Sukumar Neogy the other joint Settlers, being a bachelor also died on 31/07/1989 leaving behind their only one sister and surviving trustee SMT. DURGA NEOGY became the sole Trustee of the said undivided 2/3rd share of the aforesaid Land, measuring about 3 Cottahs, comprised in premises

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No.38A, B.T. Road and the Land, measuring about 8 Cottahs, comprised in 2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation, pursuant to the terms & conditions of the Family Deed of Trust, being No.5834 for the year of 1985 of the Christian Era.

AND WHEREAS in such a way of the world the said DURGA NEOGY died on 12/06/2013.

AND WHEREAS as per the stipulation laid down in the said Trust Deed, being No. 5834 for the year of 1985, after the death of DURGA NEOGY; (1) Sri Shyamal Kumar Biswas, (2) Sri Sudhir Kumar Biswas, (3) Sri Golok Ghosh (since deceased) & (4) Sri Sujit Sur became the ultimate beneficiaries of the said undivided 2/3rd Share of the total Land, measuring about 3 Cottahs, comprised in premises No.38A, B.T. Road and 8 Cotthas, comprised in premises No.2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS therefore one of the beneficiaries named Sri Golok Ghosh died intestate on 30/04/2016 leaving behind his wife Archana Ghosh as his only legal heir and successor according to the

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Hindu Succession Act, 1956. It may be mentioned here that that Renuka Ghosh the mother of Golok Ghosh died earlier on 09/11/2001 i.e. before the death of Golak Ghosh.

AND WHEREAS Nirmal Kumar Neogy, being the son of Late Atul krinshna Neogy and Nivanani Neogy, who is the 1/3rd undivided share holder of the property/land of in premises No.38A, B.T. Road and premises No.2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation instituted one Suit for partition being Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) against Sri Sudhir Kumar Biswas, Sri Shyamal Kumar Biswas, Sri Golok Ghosh (substituted by his wife Smt. Archana Ghosh) and Sri Sujit Sur before the Learned 1st Civil Judge (Senior Division) at Alipore.

AND WHEREAS in the said suit for partition being Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others), a preliminary decree was passed on 31.03.2014 by the Learned Court declaring 1/3rd share of Sri Nirmal Kumar Neogy and 2/3rd share of the ultimate beneficiaries, named Sri Sudhir Kumar Biswas, Sri Shyamal Kumar Biswas, Sri Golok Ghosh (substituted by his wife Smt. Archana Ghosh) and Sujit Kumar Sur.

AND WHEREAS the said preliminary decree, dated 31.03.2014 passed by the Learned 1st Civil Judge (Sr. Div) at Alipore in Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) was confirmed by a final decree on 19th day of June, 2019,

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passed by the Learned Judge Smt Ishani Chakraborty Banerjee by accepting the report of the Commissioner along with map (made a part of the final Decree).

AND WHEREAS Himadri Choudhury, the Advocate Commissioner submitted the Final Report along with map in Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) before the Learned 1st Civil Judge (Sr. Div) at Alipore in the following manner inter alia :-

".....All the parties in suit identified the suit property mentioned in schedule "A" in respect of land and with one storied building standing thereon lying at premises no.38A, B.T. Road, Kolkata-700002 within P.S. Cossipur land measuring 3 Cottahs (more or less) and another suit property mentioned in schedule "B" in respect of land at premises No.2, Gobinda Mondal Lane Now Road, Kolkata-70002 within P.S-Cossipore, Land measuring more or less 8½ Cottahs.

Both the suit properties is standing on 14' ft. wide 'road namely Gobinda Mondal Lane now Road on the southern side of the suit property running east to west leading from B.T. Road on the eastern side. I verified said road physically and ascertained south-eastern and south-western corner of the suit property as per identification relating those points I surveyed and measured schedule 'A' and schedule 'B' property with the help of metallic tape which duly checked before smarting of work.

According to filed book I draw a partition plan to a scale 20' ft, 1".

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I dealt with classification and allotment of the property. Perused the preliminary Decree Ld. Court that the plaintiff has got right title interest to the extent of 1/3rd share in schedule 'A' and 'B' and the defendant no.2(f) Durga Neogi, sole Trustee has got right title interest to the extent of 2/3rd share in the suit property till her death and ultimately beneficiaries, Shyamal Kr. Biswas, Sudhir Kr. Biswas, Golok Ghosh now deceased substituted to his wife Archana Ghosh and Sujit Sur.

After surveyed and measured I got schedule "A" property consist of land with one storied building measuring 3 cottah more or less and Schedule "B" consist of vacant land measuring 8½ cottah more or less. At the time of investigation I found plaintiff is in possession in the existing building lying 38A, B.T. Road, Kolkata-2 described in Schedule "A" of the Decree.

I allotted to the plaintiff to the extent of entire share in respect of land with building measuring 3 cottah more or less which within Schedule "A" and also contiguous side land measuring 322 sft. which within "B" delineated in Red border in the partition plan allotted defendant no.2 in the instant suit adjacent to plaintiff's allotment in respect of vacant land measuring 2 cottahs more or less out of 2/3rd share marked as Plot 1. Thereafter adjacent west of Plot No.1 allotted to defendant No.4 in respect of 2 cottahs (more or less) marked as Plot No.2, thereafter adjacent west Plot No.2, I allotted to defendant No.1 marked as Plot No.3 in respect of 2 cottah (more or less) and thereafter extreme west marked as Plot No.4 measuring 2 cottahs (more or less) allotted to defendant No.3, I delineated in Green Border of total area of

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Plot Nos.1 to 4 in the partition Plan. I made the allotment as far as practicable in possession of the parties.....'

AND WHEREAS it appears from the Learned partition Commissioner's report that the entire Land, measuring 3 Cottahs more or less and also contiguous side Land, measuring about 322 Square feet allotted in favour of the Plaintiff named Nirmal Kumar Neogy and 8 Cottahs Land allotted in favour of the Defendant No.1 to 4 namely (1) **Sudhir Kumar Biswas** (2) **Sri Shyamal Kumar Biswas**, (3) **Sri Golak Kumar Ghosh (substituted by his wife Smt. Archana Ghosh)** and (4) **Sri Sujit Sur**. Every Defendants got 2 Cotthas (2 Cottahs each to the Defendants) of Land and demarcated their shares as Plot No.1, 2, 3 & 4 in the map or plan annexed with the final Report of the Learned Partition Commissioner. The Learned Partition Commissioner tried his best for better effectiveness of partition and made allotment as far as practicable in possession of the parties.

AND WHEREAS it is also appears from the Learned Partition Commissioner's report as well as the final Decree, passed by the Learned 1st Civil Judge (Sr. Div) at Alipore in Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) Partition, Division and allotment was made as far as practicable in possession of the parties, but not executed and registered the Deed of Partition in between the parties of the Suit. As such no proper Stamp Duty was paid in respect of the Partitioned Property/Land. So the Land,

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measuring about 8 Cottahs of premises No.2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation remains joined /undivided in the Defendants of the Suit in question.

AND WHEREAS it may be mentioned here that one of the co-sharer and Defendant Nos.2 named Shyamal Kumar Biswas died intestate on 21st day of June,2019 of the Christian Era leaving behind his wife namely **Anju Biswas** & and one son namely **Sawtik Biswas** as his Legal representatives & Successors according to the Hindu Succession Act,1956. And as such the undivided share of the Land, measuring about 2 Cottahs, contained premises No.2, Gobindo Mondal Lane, presently known as Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Corporation devolved upon **Anju Biswas & Sawtik Biswas**.

AND WHEREAS the **Smt. Archana Ghosh**, wife of Late Golak Ghosh (Died intestate on 30.04.2016) already substituted as defendant Nos.3 in Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) who is one of an undivided share holder of homestead Land, measuring of an area more or less 2 (Two) Cottahs, contained in premises No.2, Gobindo Mondal Road, presently known and recorded as 2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.

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No.10, within the Limitation of Ward No.01 of the Kolkata Corporation and within the jurisdiction of A. D . S . R. Cossipore -Dum Dum, D.R- Barasat in the District of North 24 Parganas, free from all encumbrances, charges, liens, claims and demands whatsoever.

AND WHEREAS after the death of Golak Ghosh & Shyamal Kumar Biswas; (1) **Sudhir Kumar Biswas** (2) **Sri Sujit Sur**, (3) **Anju Biswas** & (4) **Sawtik Biswas**, (5) **Archana Ghosh** became the joint owners of the entire Land, measuring about 8 Cottahs, contained in premises No.2, Gobindo Mondal Road, presently known and recorded as 2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS it may be mentioned here that the said Nirmal Kumar Neogy, the sole Plaintiff of the suit, being Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) before the Learned 1st Civil Judge (Sr. Div) at Alipore mutated his name in respect of the Land, measuring about 3 Cottahs along with the building of premises No.38A, B.T. Road, P.S-Cossipore, Kolkata-700002 and also the contiguous side Land, measuring 322 Square feet of premises No.2, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002 in the Assessment Book Copy of the Kolkata Municipal Corporation and after mutated his name the contiguous side Land, measuring 322 Square feet of premises No.2, Gobindo Mondal Road P.S-Cossipore, Kolkata-700002 remains in same

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same premises but the Land, measuring about 8 Cottahs, contained in premises No.2, Gobindo Mondal Road, changed and became as premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS therefore the said (1) **Sudhir Kumar Biswas** (2) **Anju Biswas** & (3) **Sawtik Biswas**, (4) **Archana Ghosh** and (5) **Sujit Kumar Sur** mutated their names against the Land, measuring about 8 Cottahs, contained in premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation.

AND WHEREAS during the peaceful possession and jointly enjoyment of 8 Cottahs Land, contained in premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002; the said **ARCHANA GHOSH**, Wife of Late Golok Ghosh, residing at Sastitala, P.O-Ichapore Nawabganj, Police Station-Noapara, Postal Index No.743144, District-North 24 Parganas **SOLD, COMVEYED AND TRANSFERRED** her undivided share of homestead Land, measuring an area more or less 2 (Two) Cottahs along with R. T. Shed structure, contained in premises No.2/1, Gobindo Mondal Road (previously known and recorded as 2, Gobindo Mondal Road), P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Corporation in favour of **M/S. SREE MAHABEER**

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CONSTRUCTION, a partnership Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, represented by its partners by virtue of a Deed of Sale, dated 20.04.2021, registered before the ADSR-Cossipore Dum Dum and recorded as Book No.1, Volume No.1506-2021, Pages from 181189 to 181232, being No.150604273 for the year of 2021.

AND WHEREAS now the said the said (1) **Sudhir Kumar Biswas** (2) **Anju Biswas & (3) Sawtik Biswas, (4) Sujit Kumar Sur and (5) M/S. SREE MAHABEER CONSTRUCTION** became the joint Owners of the Land, measuring about 8 Cottahs, contained in premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation mutated their names with the Assessment Book Copy of the Kolkata Municipal Corporation.

AND WHEREAS during the peaceful possession and enjoyment of the said Land & structure, the said (1) **Sudhir Kumar Biswas (2) Anju Biswas & (3) Sawtik Biswas, (4) Sujit Kumar Sur and (5) M/s. Sree Mahabeer Construction** are being willing to construct a Multi storied building on the total Land, measuring about 8 Cottahs, contained in premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, under Division No.1, Sub-Division No.3, Holding No.10, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation in accordance with sanctioned building Plan, to be sanctioned by the

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the Kolkata Municipal Corporation gave a proposal to their Co-Owners **M/S. SREE MAHABEER CONSTRUCTION**, a partnership Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S- Cossipore, Kolkata-700002, represented by its partners whereas **M/S. SREE MAHABEER CONSTRUCTION**, a partnership Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S-Cossipore, Kolkata-700002, represented by its partners is one of the co-owners of the said Land, premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002.

AND WHEREAS having come to know the intention of (1) Sudhir Kumar Biswas (2) Anju Biswas & (3) Sawtik Biswas, (4) Sujit Kumar Sur; **M/S. SREE MAHABEER CONSTRUCTION**, represented by its partners namely (1) **SRI PRADEEP KUMAR YADAV**, Son of Sri Hanuman Prasad Yadav, residing at premises No.38/A, Gopal Chandra Chatterjee Road, P.O & P.S -Cossipore, Kolkata-700002, (2) **SRI DHRUB KUMAR MANJHI**, Son of Late Motilal Manjhi, residing at premises No.22, Gobindo Mondal Lane, P.O & P.S-Cossipore, Kolkata-700002 and (3) **SRI LAKHI PRASAD GUPTA**, Son of Sri Sital Prasad Gupta, residing at premises No.29/H/26, Cossipore Road, P.O & P.S-Cossipore, Kolkata-700 002 entered into this Joint Venture Agreement with the certain **TERMS & CONDITIONS** hereinafter contained.

Now this agreement witnesseth and it is hereby agreed upon by and between the parties hereto on the following Terms and Conditions :

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ARTICLE- I. DEFINITIONS

- 1.1 **LAND OWNERS** : Shall mean (1) **SRI SUDHIR KUMAR BISWAS**, Son of Late Kunja Bihari Biswas, resident of Panchanan Tala Road, P.O & P.S-Khardah, Kolkata-700 115, (2) **SMT. ANJU BISWAS**, Widow of Late Shyamal Biswas, residing at premises No.51, Panchanan Tala Road, P.O. & P.S-Khardah, Kolkata-700 115, (3) **SRI SAWTIK BISWAS**, Son of Late Shyamal Biswas, residing at premises No.51, Panchanan Tala Road, P.O & P.S-Khardah, Kolkata-700 115 and (4) **SRI SUJIT KUMAR SUR**, Son of Sri Amar Nath Sur, residing at premises No.216, Bangali Tola, P.S-Chakradhrpur, District-Pashimi Singbhum in the State of Jharkhand-833102 and also (5) **M/S. SREE MAHABEER CONSTRUCTION**, a partnership Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S- Cossipore, Kolkata-700002, represented by its partners named written herein below.
- 1.3 **TITLE DEEDS** : Shall mean Deed of Sale, dated 20.04.201, registered in the office of the A.D.S.R. at Cossipore Dum Dum and recorded in Book No.1, Volume No.1506-2021, Pages from 181189 to 181232 being No.150604273 for the year of 2021, (2) Preliminary Decree, dated 03.2014 passed by the Learned 1st Civil Judge (Sr. Div) at Alipore in Title Suit No.189 of 1984 (Nirmal Kumar Neogy-Vs-Sri Sudhir Kumar Biswas and 4 others) was confirmed by a final decree on 19th day of June,2019, passed by the Learned Judge Smt Ishani Chakraborty Banerjee by accepting the report of the Learned Advocate Commissioner along with map & other Papers & documents.
- 1.4 **LAND** : Shall mean the Land, measuring about 8 Cottahs Land, situated at premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, Assessee No.110010401227, Borough-01, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation, and within the Jurisdiction of A.D.S.R. Cossipore Dum Dum District-North 24 Parganas, particularly described in the **schedule of the Land** herein below.
- 1.5 **BUILDING** : Shall mean the Multi Storied residential building to be constructed on the said Land, measuring about 8 Cottahs Land, situated at premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, Assessee No.110010401227, Borough-01, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation, and within the Jurisdiction of A.D.S.R. Cossipore Dum Dum District-North 24 Parganas, particularly described in the **schedule of the Land** herein below.

- 1.6 **COMMON FACILITIES AND AMENITIES** : Shall include corridors, stair ways, passage-ways, drive-ways, common lavatories, underground water reservoir, overhead water tank, water pump and motor, roof and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, provision, maintenance and/or management of the building and land.
- 1.7 **SALEABLE SPACE** : Shall mean flats and spaces allotted to the Developers in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.
- 1.8 **OWNERS' ALLOCATION** : Shall mean the owners (i) **Sri Sudhir Kumar Biswas**, 50% of the total built up area of the 2nd(Second) Floor, i.e. 2 (Two) self contained independent flats, measuring more or less 640 Square feet and 600 Square feet. of built up area which will be known and numbered as flat nos. 2B and 2C respectively on the South-West side and North-West side of the 2nd Floor respectively of the new Multi Storied building, (ii) **Smt. Anju Biswas** and **Sri Sawtik Biswas** jointly of 50% of the total built up area of the 1st (First) floor, i.e. 2 (Two) self contained independent flats measuring more or less 640 Square feet and 600 Square feet of built up area which will be known and numbered as flat nos. 1C and 1D respectively on the North-West side and North-East side of respectively of the 1st Floor of the new Multi Storied building and (iii) **Sri Sujit Kumar Sur** of 50% of the total built up area of the 3rd (Third) Floor, i.e.-2 (Two) self contained independent flats measuring more or less 640 Square feet and 600 Square feet of built up area which will be known and numbered as flat nos. 3C and 3D respectively on the North-West side and North-East side of the 3rd Floor respectively of the proposed Multi Storied building to be constructed.

In addition to the above mentioned said 6 (Six) flats, the Owners shall jointly be allocated and entitled to get 3 (Three) parking Spaces, which will be known and numbered as Nos. **G3, G4 and G5** respectively on the Back side of the **Ground Floor** of the proposed

Multi-Storied building and also the developer shall pay the total amount of Rs.3,000/- (Rupees Three Thousand only), which is non refundable, to the said Owners on the execution of this Development Agreement. That the said owners shall execute and registrar a fresh Partition Deed or Gift Deed among themselves after handing over possession of the Owner's allotted flats and parking spaces by the Developers.

The Owners' allocation has been calculated in respect of 6 Cottahs Land out of 8 Cottahs, situated at premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation as the Co-Owners & Developers are the owners of 2 Cottahs out of the said 8 Cottahs Land in question.

- 1.9. **DEVELOPERS' ALLOCATION** : Shall mean remaining constructed area in the proposed building excepting the portion allotted to the owners stated in above said paragraph No.1.8 above said including proportionate share of the common facilities and amenities thereon along with proportionate share of the land.
- 1.10 **THE ARCHITECT**: Shall mean such qualified Engineer / Engineers Who being appointed by the Developers on the said land for construction of such buildings.
- 1.11 **BUILDING PLAN** : Would mean such plan, which will be sanctioned by the Kolkata Municipal Corporation and its subsequent renewal plan thereto to be obtained by the Owners/Developers.
- 1.12 **TRANSFERERS/VENDORS**: (1) **SRI SUDHIR KUMAR BISWAS**, Son of Late Kunja Bihari Biswas, resident of Panchanan Tala Road, P.O and P.S-Khardah, Kolkata-700 115, (2) **SMT. ANJU BISWAS**, Widow of Late Shyamal Biswas, residing at premises No.51, Panchanan Tala Road, P.O. & P.S-Khardah, Kolkata-700 115, (3) **SRI SAWTIK BISWAS**, Son of Late Shyamal Biswas, residing at premises No.51, Panchanan Tala Road, P.O & P.S-Khardah, Kolkata-700 115 and (4) **SRI SUJIT KUMAR SUR**, Son of Sri Amar Nath Sur, residing at premises No.216, Bangali Tola, P.S-Chakradhrpur, District-Pashimi Singhum in the State of Jharkhand-833102 and also (5) **M/S. SREE MAHABEER CONSTRUCTION**, a partnership Firm, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S- Cossipore, Kolkata-700002 With its grammatical variations shall include transfer by possession and by any other means adopting for effecting what is legally a transfer of multi storied building to Purchaser/Purchasers thereof.
- 1.13 **TRANSFEREES/PURCHASERS** : shall mean a person, firm, limited company, association of persons to whom residential flat/flats or spaces in the building to be transferred.
- 1.14 **ADVOCATE** : Shall mean **UJJWAL TRIVEDI** along with **SUJAL DEY** Bar Association, Room No.9, High Court, Calcutta, Mobile No. Phone No.9073037551.

ARTICLE - II, COMMENCEMENT

This Agreement shall be deemed to have commenced with effect from the day of execution of the instant agreement.

ARTICLE- III, OWNERS' RIGHT AND REPRESENTATIONS

- 3.1 The Owners hereto absolutely seized and possessed of and/or well and sufficiently entitled to the said Land, 8 Cottahs Land along with 400 Square feet Cemented Flooring R. T. Shed structure, situated at premises No.2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, Assessee No.110010401227, Borough-01, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation and within the jurisdiction of Additional District Sub Registry office Cossipore Dum Dum, District Registry Office-Barasat in the District of North 24 Parganas,
- 3.2 The said premises is free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisition requisitions whatsoever. The Owners have a marketable title in all respect of the said premises.

ARTICLE - IV, DEVELOPERS' RIGHTS

- 4.1 The Owners (1) **SRI SUDHIR KUMAR BISWAS**, (2) **SMT. ANJU BISWAS**, (3) **SRI SAWTIK BISWAS**, and (4) **SRI SUJIT KUMAR SUR** shall hereby grant subject to that has been hereunder provided, exclusive right to the Developers/Co Owners **M/S.SREE MAHABEER CONSTRUCTION**, having its registered office at premises No.10/C, Gopal Chandra Chatterjee Road, P.O & P.S- Cossipore, Kolkata-700002 to develop the said land by way of constructing a Multi storied

Contd...P/19

building thereon in accordance with the sanctioned Building Plan which will be sanctioned by Kolkata Municipal Corporation with or without any amendment and /or modification thereto made or caused to be made by the parties hereto.

It is made clear that save and except the share of the Owners in the proposed buildings as mentioned in Clause 1.8 of Article-I, all other floors and flats will be the property of the Developers herein and if the Developers so desires, it could be disposed of by itself to the prospective buyers at any consideration or price at the sole discretion of the Developers/ Co-Owners, but after handing over the Owners allocation as per terms of this agreement.

ARTICLE - V, PROCEDURE

- 5.1 The Owners namely (1) **SRI SUDHIR KUMAR BISWAS**, Son of Late Kunja Bihari Biswas, resident of Panchanan Tala Road, P.O and P.S-Khardah, Kolkata-700 115, (2) **SMT. ANJU BISWAS**, Widow of Late Shyamal Biswas, residing at premises No.51, Panchanan Tala Road, P.O. & P.S-Khardah, Kolkata-700 115, (3) **SRI SAWTIK BISWAS**, Son of Late Shyamal Biswas, residing at premises No.51, Panchanan Tala Road, P.O & P.S-Khardah, Kolkata-700 115 and (4) **SRI SUJIT KUMAR SUR**, Son of Sri Amar Nath Sur, residing at premises No.216, Bangali Tola, P.S-Chakradhrpur, District-Pashimi Singhum in the State of Jharkhand-833102 shall give and/or execute a separate Development Power of Attorney duly registered in favour of the Developers/Co-Owners for the purpose of construction of the

Contd...P/20

said building and also to sale and or transfer to any intending purchaser or purchasers of the Developers' allocation.

ARTICLE - VI, DEALINGS OF SPACES IN THE BUILDING

- 6.1 The Developer shall on completion of the building in all respect put the Owners' allocation TOGETHER WITH the rights in common facilities and amenities to be enjoyed proportionately with other Owners of the Flat/Flats.
- 6.2 The other Co-Owners will be entitled to transfer or otherwise deal with the Owners' allocation in the proposed Multi storied building.
- 6.3 The Developers/Co-Owners shall have the liberty with exclusive right and authority to negotiate for the sale of floors/flats together with proportionate share of land excepting the Owners' allocation, as mentioned hereinbefore in the proposed building with any prospective buyer/s before or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developers shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid, including earnest money or initial payments or part payment thereof shall be received by the Developers /Co-Owners and the other Owners' herein will have no right and share and will not be entitled to any portion thereof.

Contd...P/21

- 6.4 The Developers shall be entitled to enter into agreement for sale or transfer in respect of Developers' allocation and on such Agreement for Sale and the Land Owners/Vendors will give their signatures as Land Owners as One Part & execute the same & register if necessary.
- 6.5 The possession of the Owners' allocation shall be handed over first and then Developer shall execute the Conveyance or Conveyances in favour of the intending Purchaser or Purchasers of the Developers' Allocation in the newly proposed building.

ARTICLE - VII, BUILDINGS

- 7.1 The Developers/Co-Owners shall construct, erect and complete the proposed building at their own costs/expenses in accordance with the sanctioned plan with such materials and with such specification as are mentioned in the Schedule 'B' hereunder written and as may be recommended by the Architect from time to time.
- 7.2 Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties.
- 7.3 The Developers/Co-Owners shall install standard New Pump Set, Water storage Tanks, Overhead Reservoir, Electric Wirings fittings, and other facilities as are required to be provided in a residential building for a self contained apartments.

Contd...P/22

- 7.4 The Developers/Co-Owners shall be authorised in the names of the other Owners in so far as in necessary to apply for and obtain temporary and permanent connections of water, drainage, sewerage and/or other facilities required for the construction of enjoyment of the building otherwise the Land Owners shall give their valid signatures in all the papers and when required by the Developers for the same.
- 7.5 The Developers / Co-Owners shall at its own costs and expenses and may without creating any financial or other liability to the other Owners, construct and complete the said proposed building into various units in accordance with the sanctioned building plan.
- 7.6 All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developers/Co-Owners and the other Owners will have no responsibility in this context.

ARTICLE - VIII, COMMON FACILITIES

- 8.1 The Developers/Co-Owners shall be fully responsible to collect the C.C from the Kolkata Municipal Corporation and pay and bear all property taxes and outgoings in respect of the building accruing due upto the date of starting the construction of the building. It is specially mentioned here that after obtaining the C.C from the Kolkata Municipal Corporation the Developers shall hand over the copy of the same to the Owners, One part herein without demanding any cost.

- 8.2 As soon as the building is completed, the Developers/Co-Owners shall give written notice to the other Owners requiring to take possession of the Owners' allocation in the building. Then after 30 days from the date of service of such notice and at all times thereafter the other Owners shall be exclusively responsible for payment of all Municipal Taxes and other public outgoings and impositions whatsoever payable in respect of the Owners' allocations, subject to availability of completion certificate from the concerned authority.
- 8.3 The Owners shall not do any act deed or thing whereby the Developer shall be prevented from construction and completion of the said building as per approved Plan.
- 8.4 Both the parties Developers and the Owners herein shall enjoy their respective allocations/portions in the said building with absolute right of alienation transfer, gift etc.

ARTICLE -IX, COMMON RESTRICTION

The Owners' allocation in the proposed building shall be subject to the same restrictions and use as is applicable to the Developers' allocation in the building for common benefits of all the occupiers of the building which shall include the follows:-

- 9.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity which

Contd...P/24

may cause any nuisance or hazard to the other occupiers of the building.

- 9.2 Neither party shall demolish or permit for demolition of any wall or other structure in their respective allocation without the previous consent of the others in this behalf.
- 9.3 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and/or local bodies as the case may be whatsoever.
- 9.4 Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 9.5 No goods or other items shall be kept by the either party for display or otherwise in the corridors or other common places in the building and no hindrance shall be caused in any manner for the free movement of users in the corridors and other common places in the building.
- 9.6 Neither party shall throw or accumulate any dirt, rubbish, waste or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

Contd...P/25

ARTICLE- X, OWNERS' OBLIGATIONS

- 10.1 The Owners do hereby agreed and covenant with the Developers/Co-Owners not to cause any interference or hindrance in lawful construction of the building on the land in question. If any unnecessary interference or hindrance is caused by the Owners or their agents, servants representatives causing hindrance or impediment to such construction the other Owners will be liable for damages.
- 10.2 The other Owners do hereby covenants with the Developers not to do any act deed or thing whereby the Developers may be prevented from selling, assigning and/or disposing of any of the Developers' allocated portion in the building of the said premises in favour of the intending buyer or buyers.
- 10.3 The other Owners herein will have no right, authority and power to terminate and / or determine this agreement within the stipulated period of construction and sale of the said building. It is recorded herein that the completion period of the proposed building shall be only 24 months from the date of Sanctioned of the building Plan.
- 10.4 The other Owners hereto will execute registered Power of Attorney in favour of the Developers/Co-Owners, whereby the Developers will be empowered to sell the flat/flats/units/ garages of the said Multi storied building to the intending Purchaser/Purchasers for and on behalf of the Owners only for the Developers' allocation.

Contd...P/26

10.5 The other Owners hereto without being influenced or provoked by anybody do hereby categorically allowed to start the construction of the said proposed building exclusively at its own cost, arrangement and risk in as much as without having any financial participation and/or involvement on the part of the Owners hereto and the other Owners henceforth shall not raise claim and the Developers shall be at liberty to receive any amount from any Purchaser/Purchasers in its own names and at their sole discretion without having any attachment / interference of share thereon of the Owners' allocation hereto.

ARTICLE -XI, DEVELOPERS' OBLIGATIONS

11.1 The Developers do hereby agrees and covenants with the Owners to complete the construction of the building within 24 months from the date of Sanctioned of the building Plan.

11.2 The Developers/Co-Owners hereby agreed and covenant with the other Owners to transfer and / or assign the benefits of this Agreement or any portion thereof without the consent in writing of the Owners.

11.3 The Developers/Co-Owners hereby agree and covenant with the Owners not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

11.4 The Developer hereby agrees and covenants with the Owners not to do any act deed or things whereby the other Owners are

Contd...P/27

prevented from enjoying, selling, assigning and/or disposing of any of the Owners' allocations in the building at the premises.

- 11.5 The Developers/C-Owners hereby agreed not to take part with possession of the Developers' allocation or any portion unless possession of the Owners' allocation is delivered to the Owners at first within 18 months positively.

ARTICLE - XII, OWNERS' INDEMNIFY

- 12.1 The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the Owners provided the Developers performs all the terms and conditions hereby contained in its part.

ARTICLE - XIII, DEVELOPERS' INDEMNITY

- 13.1 The Developers hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of act or commissions or commission of the Developers in relation to the making of construction of the said building.

ARTICLE - XIV, MISCELLANEOUS

- 14.1 The Owners and the Developers have entered into the Agreement purely as a contract on the basis of this Joint Venture Agreement and under no circumstances this shall not

Contd...P/28

be treated as partnership in between the Owners and the Developers.

- 14.2 Immediately after getting / receiving the possession of the land, the Developers shall be entitled to start construction of the proposed building in accordance with the sanctioned building plan sanctioned by the Kolkata Municipal Corporation.
- 14.3 Any notice required to be given by the Developers shall without prejudice to any other mode of service available be deemed to have been served on the Owners by hand and duly acknowledged or by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developers by the Owners.
- 14.3 The Developers and the Land Owners along with flat Owners shall mutually frame scheme for the management and administration of the proposed building.
- 14.4 The name of the building shall be decided later on by the parties of this indenture.
- 14.5 As and from the date of completion of the building the Developers and/or its transferees and the other Owners shall be liable to pay and bear proportionate charges of Taxes payable in respect of their respective spaces.

Contd...P/29

- 14.6 The Building proposed to be constructed by the Developers shall be made in accordance with the specifications more fully and particularly mentioned and described in the Schedule "B" hereunder written. It is made clear that the Owners and the Developers or its nominee or nominees shall have common right and interest in respect of the roof of the proposed building.
- 14.7 It is further agreed between the said owners and the said developer that if at any time during the period of construction of the proposed building and or after the completion of the new building, before or after obtaining Completion Certificate from Kolkata Municipal Corporation, if any further floor/s is/are raised on and above the said 5th Floor on the said newbuilding at that time as per the building rules of the Kolkata Municipal Corporation for the time being in force then in that event the Developer shall be entitled to raise the said further floor's on the said building at the cost and expenses of the Developers. It is further noted herein that if it is possible to raise or construct the said further floor/s of the said building at that time as per the building rules of the Kolkata Municipal Corporation, then in that event the owners shall sign in the necessary revised and/or modified building Plan in respect of the said floor/s without any objection. In that case the Land Owners will get jointly 37.5% of the total built up area of the said additional floor/s in the said new multi storied building.

ARTICLE - XV, FORCE MAJEURE

- 15.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligations prevented by the "Force Majeure".
- 15.2 "Force Majeure" shall mean Flood, Earthquake, Riot-War, Storm, Tempest, Civil Commotion, Strike and/or any other act or commission beyond the control of the parties hereto.

ARTICLE - XVI, PENAL CLAUSE

- 16.1 It is made clear that, in the event the Developers fails and/or neglects to start the construction work even after obtaining Sanctioned Building Plan of the Kolkata Municipal Corporation as well as handing over the vacant possession of the land free from all encumbrances, the Developers shall pay damages to the Owners and further that, if the Developers abandons the construction work after some progress, then the land will be returned to Owners along with existing structure and material lying thereon.

ARTICLE - XVII, JURISDICTION

- 17.1 The Courts of North 24 Parganas shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between two parties hereto.

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SCHEDULE 'A' ABOVE REFERRED TO :

(Description of the existing Land & Building of premises No. 2/1, Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002)

ALL THAT the piece and parcel of Homestead Land, measuring of an area more or less 6 Cottahs out of 8 Cottahs Land along with 400 Square feet, One year old, Cemented Flooring R. T. Shed structure, situated at premises No.2/1, **Gobindo Mondal Road, P.S-Cossipore, Kolkata-700002, Assessee No.110010401227, Borough-01, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation** and within the Jurisdiction of A.D.S.R. Cossipore Dum Dum District-North 24 Parganas, butted and bounded as follows :-

- On the North : Premises No. 8B, Prannath Sur Lane;
 On the South : Gobinda Mondal Road;
 On the East : Land of Sudhir Kumar Biswas;
 On the West : Premises No. 2/1 A, Gobinda Mondal Road.

SCHEDULE 'B' ABOVE REFERRED TO :

(SPECIFICATION)

1. **SALIENT FEATURES OF THE BUILDINGS** : Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam with CAPTAIN/ SHYAM / JSW/SRMB / ELEGANT / TATATISKON TMT Bar as per structural design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 14" and 3" as per Engineer's direction.
 2. Brick Work
 3. Flooring:
 4. Floor Skirting:
 5. Door Frame
 6. Main Door
 7. Internal Door
 8. Wall Rendering
- Brick work with 8" and 5" thickness;
 White Marble/Vitrified Tiles of 2' x 2';
 6" high;
 Sal-wood;
 Wooden with one collapsible gate;
 Flush door Shutter.
 Putty Finish inside Flats.

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9. Paint Exterior wall
 10. Kitchen Counter
 11. Window
 12. Electrical
 13. Plumbing
 14. Toilet
- Weather coat.
 Granite Stone.
 Aluminum Sliding window with gri fitted;
 Conceal conduit wiring of multi strand copper wires of reputed make. Modular switches with adequate numbers of plug points, light points and fan points with regulators and distribution boards with MCB along with cable TV points or each room have six points (one tube, one double bracket, one fan, one plug point, one foot lamp). AC point in each room. All wire will be Finolex or Heavels. Two light points and two plug points in balcony. ALL switches will be modular type;
 Concealed internal water pipes in toilets and kitchen with standard quality CPVC pipes of reputed make. All soil, waste and rain water pipe lines of UPVC pipes of reputed make of necessary diameter ;
 Toilet floor-Non skidding floor tiles. Sidewall glaze tiles (8 inch x 12 inch) with height 6 ft., one commode, one commode shower, one mixer shower, tap point (hot and cold) and one geyser point. All taps and shower will be metal with "Jaquar branded, toilet door will be 'Sintex' or equal quality branded:

Contd...P/33

15. Kitchen : One steel sink, granite Stoned kitchen counter (30 inch height from floor), one mixer point, one water purifier point, one exhaust fan point or one chimney point, back side wall will be tile fitted upto Ceiling level;
16. Cement : 'ACC' or 'Ultratech' branded cement;
17. Overhead Water Tank: : Brick Built or Concrete or Combind;
18. Elevator : Lift of reputed make having capacity of 4 people.
19. Extra Work : Any work other then the aforesaid specifications will be treated as extra work and will be carried on only upon the prior payment of cost and expenses to be incurred therein as per the developer's rate.

Contd...P/34

IN WITNESS WHEREOF we the parties have hereunto voluntarily and full consciousness of mind, free from any request of others as well as appreciated the contents and meaning of this Indenture put our respective hands and seals on this the 2nd day of August, 2021.

SIGNED SEALED AND DELIVERED

by parties at Kolkata in the presence of WITNESSES :

1. Rahul Neogy
38A, B. T. Road,
PO-Cossipore,
Kolkata- 700002.

2. Souvik Biswas
Panchanantala
Road, P.O-Sukchar.
KOL-700115

Sudhir Kumar Biswas

Anvik Biswas

Sauvik Biswas

(Sujit Sen) Sujit Kumar Sen

Signature of Owners

Sree Mahaheer Construction
Pradeep Kumar yadav
Anub Kumar Maurya
Lakhi Prasad gupta

Planner

Signature of Developers

Drafted & Prepared by :

Ujjwal Trivedi

UJJWAL TRIVEDI, Advocate,
Bar Association, Room No.9,
High Court, Calcutta.

Enrolment No.W.B-2780/1999

Mobile No.9073037551

Computer Typed by :

Satyaki Trivedi
SATYAKI TRIVEDI

17/12, Satchasi Para Road,
Calcutta-700002.

RECEIVED of and from the within named of the Developers a sum of Rs.3000/- (Rupees Three Thousand) only as the total Consideration as per terms & conditions of the instant Joint venture Agreement

MODE OF PAYMENT

Date	Paid to	Denomination	Amount
05.11.2020	Sri Sudhir Kumar Biswas		Rs.1000/-
05.11.2020	Smt Anju Biswas		Rs.0500/-
05.11.2020	Sri Swatik Biswas		Rs.0500/-
05.11.2020	Sri Sujit Kumar Sur		Rs.1000/-
			Total Rs.3000/-

(Total Rupees Three Thousands only)

Witnesses :

1. Rahul Neogy
38A, B.T. Road,
PO- Cassipore
KOL-2

2. Souvik Biswas
Panchanatala
Road, P.O-Sukchar
KOL-700715

Sudhir Kumar Biswas

Anju Biswas

Swatik Biswas

Sujit Kumar Sur

**SIGNATURE OF RECEIPIENTS
(LAND OWNERS)**

UNDER RULE 44A OF THE I.R, ACT, 1908.
 N:B-L.H-BOX TO THUMB PRINTS
 R.H-BOX-THUMB TO SMALL PRINTS.



Sudhir Kumar Patil

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Anju Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sandip Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

UNDER RULE 44A OF THE I.R,ACT,1908.
 N:B-L.H-BOX TO THUMB PRINTS
 R.H.BOX-THUMB TO SMALL PRINTS.



Surjit Kumar Sur

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Pradip Kumar Yadav

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Khush Kumar Majhi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

UNDER RULE 44A OF THE I.R,ACT,1908.
 UNDER RULE 44A OF THE I.R,ACT,
 1908N:B-L.H-BOX TO THUMB PRINTS
 R.H.BOX-THUMB TO SMALL PRINTS.



Sakhi Prasad Gupta

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sakhi Prasad Gupta



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

GRN Details

GRN:	192021220041135248	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	30/07/2021 22:17:40	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6648228116614	BRN Date:	30/07/2021 22:07:30
Gateway Ref ID:	IGALQGSDL4	Method:	State Bank of India NB
Payment Status:	Successful	Payment Ref. No:	2001208565/2/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name:	UJJWAL TRIVEDI
Address:	17/12, SATCHASI PARA ROAD KOLKATA-700002
Mobile:	9830631343
EMail:	trivediadvocatehighcourt@gmail.com
Contact No:	9073037551
Depositor Status:	Advocate
Query No:	2001208565
Applicant's Name:	Mr Ujjwal Trivedi
Identification No:	2001208565/2/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001208565/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	19521
2	2001208565/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	71
			Total	19592

IN WORDS: NINETEEN THOUSAND FIVE HUNDRED NINETY TWO ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDHIR KUMAR BISWAS

KUNJA BIHARI BISWAS

10/09/1950

Permanent Account Number
AZGPE92190

Sudhir Kumar Biswas

Signature



Sudhir Kumar Biswas

Sudhir Kumar Biswas



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

পঞ্জীয়ন নং / Enrollment No. 1111/65811/04740

24/04/2016
 To
 Sudhir Biswas
 পুঁজি বিলাস
 PANCHANAN TALA ROAD
 Khordah (m)
 Sukchar North 24 Parganas
 West Bengal - 700115



KL884917576FT
 88491757



আপনার আধার সংখ্যা / Your Aadhaar No. :

4100 4752 5532

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



পুঁজি বিলাস
 Sudhir Biswas
 পিতা - পুঁজি বিলাস
 Father - Kunj Bhan Biswas

জন্ম তারিখ / DOB: 01/01/1950
 পুরুষ / Male

4100 4752 5532



Sudhir Kumar Biswas

আধার - সাধারণ মানুষের অধিকার

Sudhir Kumar Biswas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANJU BISWAS

JUGOL KISHORE GHOSH

10/11/1965

Registration Authority Number

BAPPB3617Q

Anju Biswas

10/11/1965



Anju Biswas

Anju Biswas



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ

ভারত সরকার

Government of India

পরিচয়ের আইডি / Enrolment No. 1111855110124

So
Anju Biswas
মহুগু গিলা
RANCHANAN TALA ROAD
SUKHAR, IN
Sukhar North 24 Parganas
West Bengal - 700115

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণিত করার পরে পাঠ
করুন।

is proof of identity, not of citizenship.
To establish identity, authenticate online.



KLB11852431F7
81185243



দারা দেশে মান্য।
জম্মিনতে সরকারী ও বেসরকারী পরিষেবা
পরিষদ সময়েক হবে।
is valid throughout the country
will be helpful in availing Government
and Non-Government services in future.

আপনার, সংখ্যা / Your
9387 6081 8752

- সাধারণ মানুষের অধিকার

Unique Identification Authority of India

Address: RANCHANAN
TALA ROAD, Kharchan (n),
Sukhar, North 24 Parganas,
West Bengal, 700115



ভারত সরকার
Government of India

নাম/নাম
Anju Biswas
পিতা/পিতা
Father: Jugal Kishore Ghosh



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9387 6081 8752

- সাধারণ মানুষের অধিকার

9387 6081 8752



Anju Biswas
Anju Biswas



Sawtik Biswas

Sawtik Biswas



পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
 ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
 গ্রহণের ক্ষেত্রে অনলাইন প্রমাণীকরণ দ্বারা লাভ

ভারত সরকার
 Government of India

ইউআইডি নম্বর / Enrolment No. 1111/05812/47344

To
 Sawtik Biswas
 নট্টিক বিস্বাস
 PANCHANAN TALA ROAD
 Khardah (m)
 Sukcher, North 24 Parganas
 West Bengal - 700115

05032014

is proof of identity, not of citizenship.

To establish identity, authenticate online.



KL811865795FT

81186579



সারা দেশে মান্য।
 ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
 গ্রহণের ক্ষেত্রে সহায়ক হবে।
 is valid throughout the country.
 will be helpful in availing Government
 and Non-Government services in future.

আপনার সংখ্যা / Your
6577 3297 6044

- সাধারণ মানুষের অধিকার

Unique Identification Authority of India

সংস্করণ নং: 1.0
 ভারত সরকার

Address: PANCHANAN
 TALA ROAD, Khardah (m)
 Sukcher, North 24 Parganas,
 West Bengal - 700115

6577 3297 6044



ভারত সরকার
 Government of India

নট্টিক বিস্বাস
 Sawtik Biswas
 পিতার নাম
 Father: Shyamal Biswas



বন্ডনং/DOB: 22/02/1991
 ১৭৭ / Male

6577 3297 6044



- সাধারণ মানুষের অধিকার

Sawtik Biswas

Sawtik Biswas

PERMANENT ACCOUNT NUMBER

AEJPS0988L



NAME

SUJIT KUMAR SUR

FATHER'S NAME

AMAR NATH SUR

DATE OF BIRTH

01-12-1964

[Signature]

अवधर सुजित, रांची

COMMISSIONER OF INCOME-TAX, RANCHI

इस कार्ड के खो / बिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / सूचना कर दे आवधिक आयुक्त,

सेन्ट्रल राजस्व भवन,

मैन रोड,

रांची - 834001.

In case this card is lost/ found, kindly inform/ return to the issuing authority :

Commissioner of Income-tax,

Central Revenue Building,

Main Road,

Ranchi - 834001.

Sujit Sur

Sujit Sur

Sujit Sur

*Kumar
Sujit Sur*



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1124/30050/02544

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

To
सुजीत कुमार सुर
Sujit Kumar Sur
S/O Amar Nath Sur
Bongola Iola
Chakraharpur
Chakraharpur, Pashchimi Singhohum
Jharkhand 833102



आपका आधार क्रमांक / Your Aadhaar No. :

2416 0454 7635

आधार - आम आदमी का अधिकार

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ सठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future

15312337



भारत सरकार
GOVERNMENT OF INDIA



सुजीत कुमार सुर
Sujit Kumar Sur
जन्म तिथि - Year of Birth: 1964
पुरुष - Male



2416 0454 7635

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता
S/O अमर नाथ सुर, बंगोली
टोला, चक्राहपुर, पश्चिम सिंहोम,
833102

Address
S/O Amar Nath Sur, Bongola Iola, Chakraharpur, Pashchimi Singhohum, Jharkhand 833102



1917
1001 101 1247

india@uidai.gov.in

www.uidai.gov.in

Sujit Sur

Sujit Kumar Sur

Sujit Sur



Sree Mahabeer Construction

Pradeep Kumar Yadav
Shree Kumar Manji
Lakhi Prasad Gupta

Partner

Sree Mahabeer Construction
Pradeep Kumar Yadav
Shree Kumar Manji
Partner

Sree Mahabeer Construction
Lakhi Prasad Gupta

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

प्रादीप कुमार यादव
PRADEEP KUMAR YADAV

हनुमान प्रसाद यादव
HANUMAN PRASAD YADAV

13/08/1980
Permanent Account Number
ACIPY7596B

Praadeep Kumar Yadav
Signature



Praadeep Kumar Yadav

Praadeep Kumar Yadav



भारतीय विशिष्ट पहचान अधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1460/57021/00500

To
प्रदीप कुमार यादव
Pradeep Kumar Yadav
S/O: Hanuman Prasad Yadav
38 / A Gopal Chandra Chaturji Road
Gossipore
Gossipore
Kolkata Kolkata
West Bengal 700002
9074290345

04/03/2016

342181576



MA422815766FT



आपका आधार क्रमांक / Your Aadhaar No. :

8803 8835 2467

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



प्रदीप कुमार यादव
Pradeep Kumar Yadav
जन्म तिथि / DOB : 13/06/1980
पुंलिंग / Male



8803 8835 2467

मेरा आधार, मेरी पहचान

Pradeep Kumar yadav
Pradeep Kumar yadav



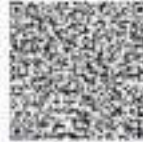
Dhrub Kumar Manjhi
Dhrub Kumar Manjhi



भारत सरकार
GOVERNMENT OF INDIA



ধ্রুব কুমার মঞ্জী
Dhruv Kumar Manji
পিতা : মেতিলাল মঞ্জী
Father : Motilal Manji
জন্ম সাল / Year of Birth : 1992
পুরুষ / Male



4595 4276 7586

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
22, গোবিন্দ মডাল লেন, কাশীপুর,
কোম্পোর, কোম্পোর, পশ্চিমবঙ্গ,
700002

Address:
22, GOBINDA MADAL
LANE, KASHIPUR,
Cossipore, Cossipore,
Kolkata, West Bengal,
700002



1947
১৯৪৭



uidai@uidai.gov.in



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PO (D) No. 1947
Bengaluru-560 031

Dhruv Kumar Manji

Dhruv Kumar Manji

शुद्ध करदाता / PERMANENT ACCOUNT NUMBER
AFFPG2147C



नाम / NAME
LAKHI PRASAD GUPTA

पिता का नाम / FATHER'S NAME
SITAL PRASAD GUPTA

जन्म तिथि / DATE OF BIRTH
14-09-1972

स्विकृत हस्ताक्षर / SIGNATURE
Lakhi Prasad Gupta

CBTas
सी.बी.टी.एस., ए.ए.डी.
COMMISSIONER OF INCOME TAX, W.B.-81

Lakhi Prasad Gupta

Lakhi Prasad Gupta



भारत सरकार
GOVERNMENT OF INDIA



लक्ष्मी प्रसाद गुप्त
Lakhi Prasad Gupta
जन्मतिथि/ DOB: 14/09/1972
पुल्ल / MALE



5503 2576 7885

आमारा आधार, आमारा परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाणा:
उस/०: सीतल प्रसाद गुप्त,
29/एच/26, कोसीपुर रोड,
कोशीपुर, कोलकाता,
पश्चिम बंगाल - 700002

Address
S/O: Sital Prasad Gupta,
29/H/26, COSSIPORE
ROAD, Cossipore,
Kolkata,
West Bengal - 700002

5503 2576 7885



1947
1800 300 1947

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www.uidai.gov.in

P.O. Box No. 1947
Bangalore 560 081

Lakhi Prasad Gupta

Lakhi Prasad Gupta

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE
 Driving Licence No: WB-0120131007423
 Name: S. D. DEY
 Address: 410 SATGHASIA ROAD-KOL
 700032

FORM V

SIGN OF P. DEY

Date of Issue	31/02/2013	Blood Group	U
Valid Till (MT)	30/03/33	Date of Birth	
Valid Till (LT)	X	Signature	

Issuing Authority: P. V. D. Kolkata

S. D. DEY

Authorisation to drive the following vehicle class throughout India:

Vehicle Class	Date of Issue
MCWG	31/02/2013

FORM VI

13-154/26

Major Information of the Deed

Deed No :	I-1506-05945/2021	Date of Registration	02/08/2021
Query No / Year	1506-2001208565/2021	Office where deed is registered	
Query Date	24/07/2021 8:28:38 PM	1506-2001208565/2021	
Applicant Name, Address & Other Details	Ujjwal Trivedi Bar Association Room No -9 High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836720816, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,15,92,393/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 71/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gobinda Mondal Road, , Premises No: 2/1, , Ward No: 001 Pin Code : 700002



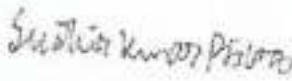


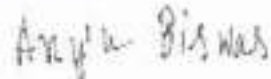


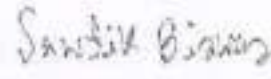
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	1/-	1,14,84,393/-	Property is on Road
Grand Total :				9.9Dec	1/-	114,84,393 /-	

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.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1/-	1,08,000 /-	

Details :

Address, Photo, Finger print and Signature






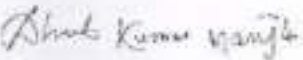
Name	Photo	Finger Print	Signature	
Shri Sudhir Kumar Biswas Son of Late Kunja Bihari Biswas Executed by: Self, Date of Execution: 02/08/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office				
02/08/2021	LTI 02/08/2021	02/08/2021		
Panchanan Tala Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AZxxxxxx9D, Aadhaar No: 41xxxxxxxx5532, Status :Individual, Executed by: Self, Date of Execution: 02/08/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office				
2	Smt ANJU BISWAS Wife of Late Shyamal Biswas Executed by: Self, Date of Execution: 02/08/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office			
02/08/2021	LTI 02/08/2021	02/08/2021		
S1 Panchanan Tala Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx7Q, Aadhaar No: 93xxxxxxxx8752, Status :Individual, Executed by: Self, Date of Execution: 02/08/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office				
3	Shri SAWTIK BISWAS Son of Late Shyamal Biswas Executed by: Self, Date of Execution: 02/08/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office			
02/08/2021	LTI 02/08/2021	02/08/2021		
S1 Panchanan Tala Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BQxxxxxx7K, Aadhaar No: 65xxxxxxxx6044, Status :Individual, Executed by: Self, Date of Execution: 02/08/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
SURJIT KUMAR SUR Son of Shri Amar Nath Sur Executed by: Self, Date of Execution: 02/08/2021 Admitted by: Self, Date of Admission: 02/08/2021, Place of Admission: Office	 02/08/2021	 LTI 02/08/2021	 02/08/2021
216, bengali Tola, City:- , P.O:- CHAKRADHRPUR, P.S:-CHAKRADHARPUR, District:-Pashchimi Singhbhum, Jharkhand, India, PIN:- 833102 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: AExxxxxx8L, Aadhaar No: 24xxxxxxxx7635, Status :Individual, Executed by: Self, Date of Execution: 02/08/2021 , Admitted by: Self, Date of Admission: 02/08/2021 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREE MAHABEER CONSTRUCTION 10/C Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: ACxxxxxx8K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Shri PRADEEP KUMAR YADAV (Presentant) Son of Shri Hanuman Prasad Yadav Date of Execution - 02/08/2021, , Admitted by: Self, Date of Admission: 02/08/2021, Place of Admission of Execution: Office	 Aug 2 2021 12:48PM	 LTI 02/08/2021	 02/08/2021
38/A Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6B, Aadhaar No: 88xxxxxxxx2467 Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)				
2	Name	Photo	Finger Print	Signature
2	Shri DHRUB KUMAR MANJHI Son of Late Motilal Manjhi Date of Execution - 02/08/2021, , Admitted by: Self, Date of Admission: 02/08/2021, Place of Admission of Execution: Office	 Aug 2 2021 12:48PM	 LTI 02/08/2021	 02/08/2021

Mondal Lane, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx0R, Aadhaar No: 45xxxxxxxx7588 Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)

Name	Photo	Finger Print	Signature
Shri LAKHI PRASAD GUPTA Son of Shri Sital Prasad Gupta Date of Execution - 02/08/2021, , Admitted by: Self, Date of Admission: 02/08/2021, Place of Admission of Execution: Office			
	Aug 2 2021 12:51PM	L1 02/08/2021	02/08/2021

29/H/26 Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx7C, Aadhaar No: 55xxxxxxxx7885 Status : Representative, Representative of : SREE MAHABEER CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sujal Dey Son of Late Prafulla Dey Bar Association Room No -9 High Court Calcutta, City:- , P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	02/08/2021	02/08/2021	02/08/2021

Identifier Of Shri Sudhir Kumar Biswas, Smt ANJU BISWAS, Shri SAWTIK BISWAS, Shri SUJIT KUMAR SUR, Shri PRADEEP KUMAR YADAV, Shri DHRUB KUMAR MANJHI, Shri LAKHI PRASAD GUPTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sudhir Kumar Biswas	SREE MAHABEER CONSTRUCTION-2.475 Dec
2	Smt ANJU BISWAS	SREE MAHABEER CONSTRUCTION-2.475 Dec
3	Shri SAWTIK BISWAS	SREE MAHABEER CONSTRUCTION-2.475 Dec
4	Shri SUJIT KUMAR SUR	SREE MAHABEER CONSTRUCTION-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Sudhir Kumar Biswas	SREE MAHABEER CONSTRUCTION-100.00000000 Sq Ft
2	Smt ANJU BISWAS	SREE MAHABEER CONSTRUCTION-100.00000000 Sq Ft
3	Shri SAWTIK BISWAS	SREE MAHABEER CONSTRUCTION-100.00000000 Sq Ft
4	Shri SUJIT KUMAR SUR	SREE MAHABEER CONSTRUCTION-100.00000000 Sq Ft

21

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

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

Registration (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

presented for registration at 12:30 hrs on 02-08-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri
PRADEEP KUMAR YADAV .

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
1,15,92,393/-

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

Execution is admitted on 02/08/2021 by 1. Shri Sudhir Kumar Biswas, Son of Late Kunja Bihari Biswas, Panchanan
Tala Road, P.O: Khardah, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste
Hindu, by Profession Retired Person, 2. Smt ANJU BISWAS, Wife of Late Shyamal Biswas, 51 Panchanan Tala Road,
P.O: Khardah, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by
Profession House wife, 3. Shri SAWTIK BISWAS, Son of Late Shyamal Biswas, 51 Panchanan Tala Road, P.O:
Khardah, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession
Service, 4. Shri SUJIT KUMAR SUR, Son of Shri Amar Nath Sur, 216, bengali Tola, P.O: CHAKRADHRPUR, Thana:
CHAKRADHARPUR, , Pashchimi Singhbhum, JHARKHAND, India, PIN - 833102, by caste Hindu, by Profession
Private Service

Identified by Mr Sujal Dey, . . Son of Late Prafulla Dey, Bar Association Room No -9 High Court Calcutta, P.O: Gpo,
Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-08-2021 by Shri PRADEEP KUMAR YADAV, Partner, SREE MAHABEER
CONSTRUCTION (Partnership Firm), 10/C Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur,
District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Sujal Dey, . . Son of Late Prafulla Dey, Bar Association Room No -9 High Court Calcutta, P.O: Gpo,
Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-08-2021 by Shri DHRUB KUMAR MANJHI, Partner, SREE MAHABEER
CONSTRUCTION (Partnership Firm), 10/C Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur,
District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Sujal Dey, . . Son of Late Prafulla Dey, Bar Association Room No -9 High Court Calcutta, P.O: Gpo,
Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-08-2021 by Shri LAKHI PRASAD GUPTA, Partner, SREE MAHABEER CONSTRUCTION
(Partnership Firm), 10/C Gopal Chandra Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-
Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Sujal Dey, . . Son of Late Prafulla Dey, Bar Association Room No -9 High Court Calcutta, P.O: Gpo,
Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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Certified that required Registration Fees payable for this document is Rs 71/- (B = Rs 50/- , E = Rs 21/-) and
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EPay (SBIPay), Ref. No. 6648228116614 on 30-07-2021, Head of Account 0030-03-104-001-16

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Required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 500/-,

Rs 19,521/-

of Stamp

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of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

on 30/07/2021 10:19PM with Govt. Ref. No: 192021220041135248 on 30-07-2021, Amount Rs: 19,521/-,

SBI EPay (SBlePay), Ref. No. 6648228116614 on 30-07-2021, Head of Account 0030-02-103-003-02



Suman Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

cate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2021, Page from 252897 to 252960
being No 150605945 for the year 2021.



Digitally signed by SUMAN BASU
Date: 2021.08.04 19:40:58 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2021/08/04 07:40:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)