



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

71AB 307785

Sita Ghosh  
Srikanta Ghosh  
Mehua Mandal  
Manjuri Ghosh.

AGREEMENT

This AGREEMENT is made on this                      day of November                      2023,

Shirsak Ghosh  
Bijaya Ghosh  
Skeni Ghosh.

BETWEEN

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(1) SMT GITA GHOSH Alias GITA GHOSE(PAN BKFIG3144K)(Aadhar no 7563 0184 5816), Daughter of Late Shib Charan Ghosh, by faith Hindu, by occupation house hold duties, Nationality Indian, residing at 10/2, Sasi Bhusan Ghosh Lane P.O. & P.S. Serampore, Dist Hooghly, Pin 712202, (2)(a) SMT SHEULI GHOSH(PAN ASDPG3570A) (Aadhar no 4658 7585 5312), Wife of Late Keshab Chandra Ghosh, by faith Hindu, Nationality Indian, by occupation house wife, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist Hooghly, Pin 712202, (2)(b) SMT BIJAYA GHOSH(DUTTA)(PAN AQVPG0561F)(Aadhar no 7058 6763 9982), Wife of Sri Alok Dutta, Daughter of Late Keshab Chandra Ghosh, by faith Hindu, Nationality Indian, by occupation house wife, residing at 71/B/3, Ganguli Bagan Lane, Mahesh, Serampore, Pin 712202, (2)(C) SRI SHIRSAK GHOSH(PAN BJCPG0209B)(Aadhar no 9717 6373 4448), Son of Late Keshab Chandra Ghosh, by faith Hindu, Nationality Indian, by occupation Service, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist Hooghly, Pin 712202, (3)a) SMT MOHUA MANDAL Alias, MOHUA GHOSH(PAN AUTPM7386E)(Aadhar no \_\_\_\_\_), Wife of Sri Debjit Mandal, Daughter of Late Madhab Kumar Ghosh, by faith Hindu, by occupation business, 3)(b) SMT MANJURI GHOSH(PAN BDTPG2801A)(Aadhar no \_\_\_\_\_), Wife of Late Madhab Kumar Ghosh, by faith Hindu, by occupation house wife, both are residing at 10/2, Sasibhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin 712202, (4) SRI SRIKANTA GHOSH(PAN ASDPG6650) (Aadhar no 4486 8266 1493), Son of Late Shib Charan Ghosh, by faith Hindu, by occupation Business Nationality Indian, residing at 10/2, Sasi Bhusan Ghosh Lane, P.O.& P.S. Serapore, Pin 712202, hereinafter called THE OWNERS (which term or expressions shall mean unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

*Sibanta Ghosh - Gita Ghosh,  
Mandab  
Mohua Mandal  
Manjuri Ghosh.*

*Shirsak Ghosh  
Bijaya Ghosh  
Sheuli Ghosh.*

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(3)

AND

M/S "SOPAN" (PAN ADNFS9793E), a Partnership firm having its office at "PANCHABATI" Apartment, Gobra Chanditala Station Road, P.O. Chanditala, P.S. Dankuni, Dist. Hooghly, Pin 712702, presently having partners (1)SRI KAUSIK PANDA(PAN AFXPP4477Q)(Aadhar no 3979 8240 8154), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201 and (2)SRI NIRUPAM SARKAR(PAN APZPS3809R)(Aadhar no 7022 3117 8049) Son of Late Biswanath Sarkar, by faith Hindu, by occupation business, residing at 10, Sashi Bhusan Ghosh Lane, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712202, hereinafter called the DEVELOPER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors, successors in office and assigns) of the SECOND PART.

WHEREAS, the First Parties herein, are the Owners of ALL THAT the piece & parcel of Bastu Land measuring about more or less 05 Ka 10 Ch 00 sq.ft. or 0.090 Acre, together with about 300 sq.ft. R.T. Shed standing thereon, laying in Mouja Mahesh, J.L No. 15, comprised in C.S. Dag no 3154/3336, C.S. Khatian no 436, R.S. Dag no 3336, in L.R Dag no.11521, L.R Khatian no 1515,1683,5644,7574, Holding no. 522, G.T.Road, within the municipal jurisdiction of Serampore Municipality, ward no 18, A.D.S.R office at Serampore, P.O. & P.S. Serampore, Dist Hooghly. which is fully described in the scheduled below herein and the First Parties herein, have entered into a Registered Development Agreement with Power of Attorney with the Second Party, Developer, herein on 02/08/2019.

*Sita Ghose.  
Sibanta Ghosh  
Moula Ghosh  
Manjuri Ghosh.*

*Shirsak Ghosh  
Bijaya Ghosh  
Shenli Ghosh.*

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WHEREAS, as per the sanctioned plan, 13,250 sq.ft covered area has been sanctioned in respect of the Scheduled below property of the present Owners' herein.

AND-WHEREAS, as per the said Registered Development Agreement with Power of Attorney, the Owners Shall get 40% of 13,250 sq.ft. covered area that means the present Owners herein shall get jointly, 5300 sq.ft. covered area over the proposed G+4 building to be constructed on the Scheduled below property together with undivided proportionate share in land and common parts and facilities on the Scheduled below property.

NOW THIS AGREEMENT FOR CONTRACT WITNESSTH ASPER FOLLING TERMS AND CONDITION;-

- 1) That 40% of 1100 sq.ft. covered area it equals to 440 sq.ft will be deducted for lift & stair purpose for their personal use only, on the proposed G+4 building from the part of the present Owners' herein, from the total covered area 5300 sq.ft. and it remains undivided 4860 sq.ft. covered area on the part of the present Owners' herein.
- 2) That the remaining undivided covered area 4860 sq.ft. will be allocated to the present Owners, herein by the Developer, herein, on the proposed G+4 building, within the stipulated time period written as per Registered Development Agreement with Power of Attorney and the said allocated 4860 sq.ft covered area will be adjusted only on the 1<sup>st</sup> floor on the proposed G+4 building to be constructed on the Scheduled below property.

Subrata Ghosh  
Moumita Mandal  
Manjuri Ghosh

Shirsak Ghosh  
Bijaya Ghosh  
Shenul Ghosh

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SCHEDULE ABOVE REFERRED TO

ALL THAT the piece & parcel of Bastu Land measuring about more or less 05 Ka 10 Ch 00 sq.ft.or 0.090 Acre, together with about 300 sq.ft. R.T.Shed standing thereon, laying in Mouja Mahesh, J.L No. 15, comprised in C.S. Dag no 3154/3336, C.S. Khatian no 436, R.S. Dag no 3336, in L.R Dag no.11521, L.R Khatian no 1515,1683,5644,7574, Holding no. 522, G.T.Road, within the municipal jurisdiction of Serampore Municipality, ward no 18, A.D.S.R office at Serampore, P.O. & P.S. Serampore, Dist Hooghly.

IN WITNESSES 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

In presence of the following:-

WITNESSES:-

1.

*Shirsak Ghosh*

*Bijaya Ghosh.*

*Sheuli Ghosh.*

*Srikanta Ghosh*

*Proba Mandal*

*Manjuri Ghosh.*

*Gita Ghosh.*

2.

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(SIGNATURES OF OWNERS)

*Kunin Purna*  
*Nisompasa Basak*  
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(SIGNATURES OF DEVELOPER)