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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Additional District Sub-Registrar
Dum Dum, 24-Pop. (North)

02 SEP 2022

THIS DEVELOPMENT AGREEMENT

Made this the 2nd day of September, 2022

[Two Thousand Twenty Two]

BETWEEN

[1A] SRIMATI MAUSHUMI SEN [PAN DJKPS7204E] [AADHAAR 9865 9235 5345], wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das, by occupation - Housewife and [1B] SRI KALLOL KUMAR DAS [PAN AXRPD3741R] [AADHAAR 3442 7037 0895], son of Late Jagadish Chandra Das, by occupation - Self Employed, both are residing at 66, Krishnapur Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [2A] SRIMATI SAMPA DHAR [PAN AJNPD0905D] [AADHAAR 4700 9242 0473], wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2B] SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH [PAN BCMPD1293B] [AADHAAR 9876 2293 9020], wife of Sri Pratim Ghosh and daughter of Late Sunil Ranjan Das, both by occupation - Housewife, residing at 66, Krishnapur Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, hereinafter referred to and called as the "**LANDOWNERS**" [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, legal representatives, trustees administrators, and assigns] of the **ONE PART**;

AND

SREE GOPAL CONSTRUCTION [PAN AERFS5949H], a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI AVISHEK SAHA [PAN AZSPS7282B] [AADHAAR 2549 0595 7409]**, son of Sri Debdas Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 [old] 27 [New], Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, hereinafter referred to and called as the "**DEVELOPER**" [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners and executors, administrators, legal representatives and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the **27th** day of **August, 1950** [1] **SRI AMULYADHAN GHOSH** and [2] **SRI MANMOHIT GHOSH**, therein referred to and called as the **Vendors** of the **One Part** due to their urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **18 [eighteen] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L.**

- No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, District 24-Parganas, unto and in favour of one **SRI JATINDRA MOHAN DAS**, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of Sub-Registrar at Cossipore, DumDum and recorded into Book No. I, Volume No. 52, Pages from 67 to 72, **Being No. 3048** against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;
- B. That, by virtue of aforesaid Saf Bikray Kobala, said **JATINDRA MOHAN DAS** became the sole and absolute owner of aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against his name regularly and punctually and thus sold out some portion of land to various purchaser or purchasers;
- C. That, during the course of enjoyment said **JATINDRA MOHAN DAS** died intestate in the year **1966** leaving behind him, his **5 [five] sons** namely [1] **SRI SANTOSH KUMAR DAS**, [2] **SRI SUDHIR RANJAN DAS**, [3] **SRI BANKIM CHANDRA DAS**, [4] **SRI JAGADISH CHANDRA DAS** and [5] **SRI SUNIL RANJAN DAS**, as the only legal heirs, successors, representatives towards the estate of deceased **JATINDRA MOHAN DAS**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- D. That, after the demise of said **JATINDRA MOHAN DAS**, said [1] **SRI SANTOSH KUMAR DAS**, [2] **SRI SUDHIR RANJAN DAS**, [3] **SRI BANKIM CHANDRA DAS**, [4] **SRI JAGADISH CHANDRA DAS** and [5] **SRI SUNIL RANJAN DAS**, became the absolute joint owners of the aforesaid property as left by their deceased father said **JATINDRA MOHAN DAS**;
- E. That, during the course of enjoyment for their better enjoyment said [1] **SRI SANTOSH KUMAR DAS**, [2] **SRI SUDHIR RANJAN DAS**, [3] **SRI BANKIM CHANDRA DAS**, [4] **SRI JAGADISH CHANDRA DAS** and [5] **SRI SUNIL RANJAN DAS**, prepared a Partition Plan consisting of several plots of land with the help of a reputed Surveyor and by a **Mutual Deed of Partition** dated the **22nd day of February, 1980** said **SRI SANTOSH KUMAR DAS**, therein referred to and called as the **Party of the First Part**, said **SRI SUDHIR RANJAN DAS**, therein referred to and called as the **Party of the Second Part**, said **SRI BANKIM CHANDRA DAS**, therein

referred to and called as the **Party of the Third Part**, said **SRI JAGADISH CHANDRA DAS**, therein referred to and called as the **Party of the Fourth Part** and said **SRI SUNIL RANJAN DAS**, therein referred to and called as the **Party of the Fifth Part**, portioned their aforesaid properties amongst themselves;

- F. That, by virtue of aforesaid **Mutual Deed of Partition**, said **SRI JAGADISH CHANDRA DAS**, son of Late Jatindra Mohan Das, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "D"** measuring about **2 [two] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347, within the local limits of **South Dum Dum Municipality**, having **Holding and Premises No. 66 [old] 32 [new]**, **Krishnapur Road**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, District 24-Parganas;
- G. That, said **JAGADISH CHANDRA DAS** thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against his name regularly and punctually and during the course of enjoyment said **JAGADISH CHANDRA DAS** died intestate on **20th** day of **December, 2000** leaving behind him, **his wife** namely **SRIMATI MAYARANI DAS**, only **daughter** namely **SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and **only son** namely **SRI KALLOL DAS**, as the only legal heiresses, successors and representatives towards the estate of deceased **JAGADISH CHANDRA DAS**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- H. That, after the demise of said **JAGADISH CHANDRA DAS**, said **[1] SRIMATI MAYARANI DAS**, wife of Late Jagadish Chandra Das and daughter of Late Anath Bandhu Ray, **[2] SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and **[3] SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, became the absolute joint owners of the aforesaid property **each having undivided un-demarcated 1/3rd [one third] share of aforesaid property** and thus mutated their names with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against their names regularly and punctually and enjoying the same without any interruption and/or hindrances from any corner;

- I. That, during the course of enjoyment, out of love, affection and confidence by a **Deed of Gift** dated the **5th** day of **August, 2022** said **SRIMATI MAYARANI DAS**, wife of Late Jagadish Chandra Das and daughter of Late Anath Bandhu Ray, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **0 [zero] Cottah 10 [ten] Chittacks 30 [thirty] Square Feet** more or less **TOGETHER WITH** portion of an **one storied building** measuring about **150 [one hundred fifty] Square Feet** more or less, which is the **undivided undemarcated 1/3rd [one third] share** of total plot of land identified as **Scheme Plot No. "D"** measuring about **2 [two] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied residential building** measuring about **450 [four hundred fifty] Square Feet** more or less, **Floor Type - Cemented**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in **C. S. Dag Nos. 2189, 2192 and 2190** corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to **Jamindar Khatian No. 345** corresponding to **C. S. Khatian No. 347** corresponding to **R. S./L. R. Khatian No. 1044**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, having **Municipal Holding Nos. 52, Locality/Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at **Cossipore, Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal**, towards **her own daughter and son** said **[1] SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and **[2] SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, therein referred to and called as the **Donees** of the **Other Part** and the **Landowners No. 1A and 1B** herein, which was duly registered with the Office of the Additional District Sub-Registrar at **Cossipore, Dum Dum** and recorded in **Book No. I, Volume No. 1506-2022, Pages from 391046 to 391066, Being No. 150610443 for the year 2022** and thus handed over the peaceful vacant and physical possession of her undivided undemarcated share of the aforesaid property absolutely and forever;
- J. That, by virtue of law of inheritance and aforesaid Deed of Gift as well, said **[1] SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and **[2] SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, the **Landowners No. 1A and 1B** herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "D"** measuring about **2 [two] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER**

WITH an one storied residential building measuring about 450 [four hundred fifty] Square Feet more or less, Floor Type - Cemented, lying and situated at Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to R. S. Dag Nos. 5707 & 5708 corresponding to L. R. Dag Nos. 5705 & 5706 appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347 corresponding to R. S./L. R. Khatian No. 1044, within the local limits of Ward No. 26 of the South Dum Dum Municipality, having Municipal Holding Nos. 52, Locality/Street: Sahid Sunil Sen Sarani, having Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, herein referred to and called as **PREMISES NO. 1;**

AND WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the 27th day of August, 1950 [1] **SRI AMULYADHAN GHOSH** and [2] **SRI MANMOHIT GHOSH**, therein referred to and called as the **Vendors** of the **One Part** due to their urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about 18 [eighteen] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, District 24-Parganas, unto and in favour of one **SRI JATINDRA MOHAN DAS**, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of Sub-Registrar at Cossipore, DumDum and recorded into Book No. I, Volume No. 52, Pages from 67 to 72, **Being No. 3048** against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid landed property absolutely and forever;
- B. That, by virtue of aforesaid **Saf Bikray Kobala**, said **JATINDRA MOHAN DAS** became the sole and absolute owner of aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against his name regularly and punctually and thus sold out some portion of land to various purchaser or purchasers;

- C. That, during the course of enjoyment said **JATINDRA MOHAN DAS** died intestate in the year **1966** leaving behind him, his **5 [five] sons** namely **[1] SRI SANTOSH KUMAR DAS, [2] SRI SUDHIR RANJAN DAS, [3] SRI BANKIM CHANDRA DAS, [4] SRI JAGADISH CHANDRA DAS** and **[5] SRI SUNIL RANJAN DAS**, as the only legal heirs, successors, representatives towards the estate of deceased **JATINDRA MOHAN DAS**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- D. That, after the demise of said **JATINDRA MOHAN DAS**, said **[1] SRI SANTOSH KUMAR DAS, [2] SRI SUDHIR RANJAN DAS, [3] SRI BANKIM CHANDRA DAS, [4] SRI JAGADISH CHANDRA DAS** and **[5] SRI SUNIL RANJAN DAS**, became the absolute joint owners of the aforesaid property as left by their deceased father said **JATINDRA MOHAN DAS**;
- E. That, during the course of enjoyment for their better enjoyment said **[1] SRI SANTOSH KUMAR DAS, [2] SRI SUDHIR RANJAN DAS, [3] SRI BANKIM CHANDRA DAS, [4] SRI JAGADISH CHANDRA DAS** and **[5] SRI SUNIL RANJAN DAS**, prepared a Partition Plan consisting of several plots of land with the help of a reputed Surveyor and by a **Mutual Deed of Partition** dated the **22nd day of February, 1980** said **SRI SANTOSH KUMAR DAS**, therein referred to and called as the **Party of the First Part**, said **SRI SUDHIR RANJAN DAS**, therein referred to and called as the **Party of the Second Part**, said **SRI BANKIM CHANDRA DAS**, therein referred to and called as the **Party of the Third Part**, said **SRI JAGADISH CHANDRA DAS**, therein referred to and called as the **Party of the Fourth Part** and said **SRI SUNIL RANJAN DAS**, therein referred to and called as the **Party of the Fifth Part**, portioned their aforesaid properties amongst themselves;
- F. That, by virtue of aforesaid Mutual Deed of Partition, said **SRI SUNIL RANJAN DAS**, son of Late Jatinra Mohan Das, became the sole and absolute owner of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "E"** measuring about **2 [two] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347, within the local limits of **South Dum Dum Municipality**, having **Holding and Premises No. 66 [old] 32 [new]**, **Krishnapur Road**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, District 24-Parganas;

- G. That, said **SUNIL RANJAN DAS** thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against his name regularly and punctually and during the course of enjoyment said **SUNIL RANJAN DAS** died intestate on 17th day of **July, 2002** leaving behind him, his wife namely **SRIMATI RUMA DAS** and 2 [two] daughters namely [1] **SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and [2] **SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratim Ghosh, as the only legal heiresses, successors and representatives towards the estate of deceased **SUNIL RANJAN DAS**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- H. That, after the demise of said **SUNIL RANJAN DAS**, said [1] **SRIMATI RUMA DAS**, wife of Late Sunil Ranjan Das, [2] **SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [3] **SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratim Ghosh and daughter of Late Sunil Ranjan Das, became the absolute joint owners of the aforesaid property each having undivided un-demarcated 1/3rd [one third] share of aforesaid property and thus mutated their names with the Offices of the concerned competent authorities and used to pay proper tax, rates, rents, levis, cess and other outgoings against their names regularly and punctually and enjoying the same without any interruption and/or hindrances from any corner;
- I. That, during the course of enjoyment, out of love, affection and confidence by a **Deed of Gift** dated the 5th day of **August, 2022** said **SRIMATI RUMA DAS**, wife of Late Sunil Ranjan Das, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about 0 [zero] Cottah 10 [ten] Chittacks 30 [thirty] Square Feet more or less **TOGETHER WITH** portion of an one storied building measuring about 150 [one hundred fifty] Square Feet more or less, which is the **undivided un-demarcated 1/3rd [one third] share** of total plot of land identified as **Scheme Plot No. "E"** measuring about 2 [two] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied residential building measuring about 450 [four hundred fifty] Square Feet more or less, **Floor Type - Cemented**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347 corresponding to **R. S./L. R. Khatian No. 1044**, within the local limits of **Ward No. 26** of the **South**

Dum Dum Municipality, having Municipal Holding Nos. 51, Locality/Street: Sahid Sunil Sen Sarani, having Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, towards her own daughters said [1] SRIMATI SAMPA DHAR, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2] SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH, wife of Sri Pratim Ghosh and daughter of Late Sunil Ranjan Das, therein referred to and called as the Donees of the Other Part and the Landowners No. 2A and 2B herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 1506-2022, Pages from 391368 to 391388, Being No. 150610436 for the year 2022 and thus handed over the peaceful vacant and physical possession of her undivided un-demarcated share of the aforesaid property absolutely and forever;

- J. That, by virtue of law of inheritance and aforesaid Deed of Gift as well, said [1] **SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2] **SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratim Ghosh and daughter of Late Sunil Ranjan Das, the **Landowners No. 2A and 2B** herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "E"** measuring about **2 [two] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an one storied **residential building** measuring about **450 [four hundred fifty] Square Feet** more or less, **Floor Type - Cemented**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in **C. S. Dag Nos. 2189, 2192 and 2190** corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to **Jamindar Khatian No. 345** corresponding to **C. S. Khatian No. 347** corresponding to **R. S./L. R. Khatian No. 1044**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality, having Municipal Holding Nos. 51, Locality/Street: Sahid Sunil Sen Sarani, having Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal**, herein referred to and called as **PREMISES NO. 2;**

AND WHEREAS during the course of enjoyment said [1] **SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and [2] **SRI KALLOL KUMAR DAS**, son of Late Jagadish

Chandra Das, the **Landowners No. 1A and 1B** herein along with said [1] **SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2] **SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratim Ghosh and daughter of Late Sunil Ranjan Das, the **Landowners No. 2A and 2B** herein intend to develop their respective properties by way of erection of new multi-storied building thereon and to that effect by a **Deed of Amalgamation** dated the 2nd day of September, 2022 said [1] **SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das and [2] **SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, therein referred to and called as the **Parties of the One Part** and said [1] **SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and [2] **SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratim Ghosh and daughter of Late Sunil Ranjan Das, therein referred to and called as the **Parties of the Other Part** which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, **Being No. 1506/1527** for the year 2022 amalgamated their respective properties into a single property i.e. **ALL THAT** piece and parcel of an amalgamated plot of land identified as **Scheme Plot Nos. "D" & "E"** measuring about **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH 2 [two] separate one storied residential building** each measuring about **450 [four hundred fifty] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2190 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **R. S. Dag Nos. 5705 & 5706** appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347 corresponding to **R. S./L. R. Khatian** within the local limits of **Ward No. 26 of the South Dum Dum** having **Municipal Holding Nos. 52 and 51, Locality/Street: Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, West Bengal, hereinafter referred to and called as the **Parties of the Other Part** is more fully and particularly mentioned in the Deed of Amalgamation under;

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 SCHEDULE

unless they be contrary or repugnant to
 following :-

...AHA, Advocate having office at
 ...ost Office Deshbandhu Nagar, under

Police Station - Baguiati, District North 24 Parganas, PIN - 700 059 or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the premises hereinafter defined.

2. ARCHITECT shall mean and include any person or firm to be appointed or nominated by the Developer with the consent of Architect for the supervision of the construction of the Building hereinafter defined;
3. ASSOCIATION shall mean any Association, Syndicate Committee, Limited, Limited company or Registered Society that may be formed together with all the existing Purchasers of the flat or nominated by the Landowners for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Landowners and the intending Purchasers but not inconsistent with the provisions and covenants herein contained.
4. THE SAID BUILDING shall mean and include the said Ground + 4 [four] storied R.C.C. frame structure building containing numbers of residential flats on the upper floors and flats, commercial and car parking spaces on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners or such other modifications as may be agreed by and between the Landowners and the Developer and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
5. BUILDING PLAN shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the South DumDum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
6. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, hallways, stairways passage ways, drive ways, space for installation of Submersible pump and motor, space for installation of electric meter, over head water reservoir, roof, lift, lift well, lift machine & accessories, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;

7. LANDOWNERS shall mean and include **[1A] SRIMATI MAUSHUMI SEN**, wife of Sri Swapan Sen and daughter of Late Jagadish Chandra Das, by occupation - Housewife and **[1B] SRI KALLOL KUMAR DAS**, son of Late Jagadish Chandra Das, by occupation - Self Employed, both are residing at 66, Krishnapur Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, **[2A] SRIMATI SAMPA DHAR**, wife of Sri Chandan Dhar and daughter of Late Sunil Ranjan Das and **[2B] SRIMATI SONALI DAS alias SRIMATI SONALI GHOSH**, wife of Sri Pratim Ghosh and daughter of Late Sunil Ranjan Das, both by occupation - Housewife, residing at 66, Krishnapur Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, and their heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
8. DEVELOPER shall mean and include **SREE GOPAL CONSTRUCTION**, a Partnership Firm, having its Office at 63, Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI AVISHEK SAHA**, son of Sri Debdas Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Kamini Kutir, 48 [old] 27 [New], Baguiati Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, West Bengal and its heirs, executors, administrators, legal representatives and assigns;
9. LANDOWNERS' ALLOCATION shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, specifically and particularly set out in the SECOND SCHEDULE hereunder written;
10. DEVELOPER'S ALLOCATION shall mean and include the remaining portions more particularly mentioned hereunder of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the THIRD SCHEDULE written hereunder;

11. PREMISES shall mean and include **ALL THAT** piece and parcel of an amalgamated plot of land identified as **Scheme Plot Nos. "D" & "E"** measuring about **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH 2 [two] separate one storied residential building** each measuring about **450 [four hundred fifty] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347 corresponding to **R. S./L. R. Khatian No. 1044**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, having **Municipal Holding Nos. 52 and 51, Locality/ Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.
12. SALEABLE SPACE shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
13. COMMON EXPENSES shall mean and include all expenses to be incurred according to proportionate area by Landowners, Developer and the unit owners for the management and maintenance after completion of the said building and the Premises;
14. LAND shall mean the land comprised within the local limits of **Ward No. 26** of the **South DumDum Municipality**, being **Municipal Holding Nos. 52 and 51, Locality/Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**;
15. PLANS shall mean the plans of the said Building to be sanctioned and approved by the South DumDum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/ modifications therein as may be agreed by and between the Landowners and the Developer mutually.

16. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit owners;
17. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
18. COVERED AREA shall means covered area of the flat together with proportionate area of the lift well, stair and stair case, landings and lobbies;
19. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
20. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit owners and which will not be treated as common area, facility and common amenity;
21. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

- a. Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
 - b. Singular shall include the Plural and vice-versa;
- B. The Landowners have represented to the Developer as follows:
1. The Landowners are the sole and absolute owner of the said premises more particularly described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
 2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners have any right

- title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
 4. No person or persons other than the Landowners have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
 5. The right title and interest of the Landowners in the Premises are fully free from all sorts of encumbrances whatsoever and the Landowners have good and marketable title thereto;
 6. There are no thika tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
 7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
 8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;
 9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
 10. The Landowners have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
 11. If required under the law, the Landowners shall put their signature for obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;
 12. The Landowners are fully and sufficiently entitled to enter into this agreement;

- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;
- D. The Developer assures, represents, and confirms as follows :
- a) The Developer has vast experience, sufficient infra structure, sufficient money and enough competent to apply and obtain revised plan sanctioned and also competent to complete the building in terms of this agreement within the stipulated period mentioned hereunder.
 - b) The Developer has approved and is fully satisfied with regard to the Landowners' title of the said premises and the Developer has caused prior to execution of this agreement all necessary searches independently at their own costs with regard to the marketability of the title of the said premises and is satisfied with the same.
 - c) The Developer shall at its own costs and expenses obtained plan sanctioned and also complete the building at their own costs and expenses within the stipulated period in terms of this agreement.
 - d) In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in course of construction, the Developer will be personally liable for the same and shall indemnify the Landowners from all costs, consequences and damages.
 - e) The Developer shall at its own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.
 - f) The Landowners will not be liable for any acts, deeds and things on the part of the Developer.
- E. The Landowners relying on the representations and assurances made by the Developer herein, agreed to appoint the Developer as the Developer for development of the said premises and the Developer on the basis of the representations and assurances made by the Landowners and relying upon the said representation, have agreed to develop the said premises, to complete the project within the stipulated period on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES:-

1. This agreement shall be deemed to have been commenced on and from the date of execution of this agreement.
2. The Landowners have appointed the Developer as the Developer for development of the said premises and the Developer have accepted such appointment on the terms and conditions hereunder contained;
3. The development of the Premises will be in the following manner;
 - a) The Landowners shall deliver vacant and peaceful possession of the Premises to the Developer within 30 [thirty] days from the date of sanction of the plan;
 - b) Simultaneously at the time of execution of this agreement, the Landowners shall hand over all original documents relating to the aforesaid Premises to the Developer and the Developer shall keep the original documents under its custody and control and shall not part with and/or deal with the same subject to the terms and conditions mentioned in this agreement and shall produce the same to the Landowners or their authorized representatives as and when required by the Landowners in accordance with law. PROVIDED FURTHER this will not prevent the Landowners to deal with the said title deed only in respect of Landowners' allocation.
 - c) After obtaining vacant and peaceful possession of the premises, the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at their own costs, risks and expenses and supervision;
 - d) The Developer shall at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Landowners paying all outstanding rates and taxes, till the date;
 - e) Upon obtaining revised or sanction of the Plans of the said building from the South DumDum Municipality and/or any other Competent Authority as well as the local authority, the Developer shall notify the Landowners about the same within fifteen days from the day of getting the sanctioned plan;

- f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
 - g) The Developer shall within **30 [thirty] months** from the date of procurement of Sanctioned Building Plan of the said premises shall complete the construction of the building in all respect in terms of this agreement and shall deliver vacant and peaceful possession of the Landowners' allocation in habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereunder written and on and from the date of obtaining possession of the Landowners' allocation, the Landowners shall pay all outgoings in terms of this agreement.
 - h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
4. If the Developer fails or neglect to complete the building in accordance with the sanctioned plan within the stipulated period as mentioned in clause 3 [g] herein above due to force majeure i.e. riot, strike, earth quake, then in such event the Landowners will extend a period of six months further. PROVIDED FURTHER if the Developer fails or neglects or is not in a position to complete the building and hand over vacant and peaceful possession of the Landowners' allocation completed in all respect to the Landowners.
5. Within one month from the date of execution of this agreement, the Developer shall forward Requisition on title to the Landowners and the Landowners shall reply to all requisitions made by the Advocate of the Developer and shall produce original documents in support to such answers to establish the title of the premises.
6. The Landowners shall give such other consent, sign such papers, documents, deeds and undertakings as may be required in accordance with law and render such co-operation, as be required by the Developer for smooth running of the construct and completion of the said building, i.e. the Project;
7. In connection with the aforesaid, it is agreed and clarified as follows:-
- a) The Developer shall cause such internal changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time PROVIDED HOWEVER no

such changes shall be made without the approval of the Landowners herein after the Plan is being sanctioned by the concerned authorities;

- b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then The Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
- c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein shall sign and execute all papers and documents necessary there for;
- d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;
- e) The earnings from the salvage of the existing building will be taken by the Developer and instead of that the Developer shall bear the rental cost of 1 [one] No. of 3 BHK Flat and 1 [one] No. of 2 BHK Flat as alternative accommodation for Landowners [including maintenance charges if any in the alternative accommodation], from the day of demolition of existing building till handing over of Landowners' Allocation by the developer;
- f) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;

8. The Landowners herein shall be eligible to get the following:

Ground Floor	:	<ul style="list-style-type: none"> ❖ Garage No. "G-1" on the South - West side ❖ Garage No. "G-4" on the South - East side ❖ One Room on the North - West side ❖ Another Room on the North side
First Floor	:	❖ 2 BHK Flat being No. "A" on the South - West side

Second Floor	:	❖ 2 BHK Flat being No. "A" on the South - West side ❖ 3 BHK Flat being No. "B" & "C" on the South - East - North side
Third Floor	:	❖ 3 BHK Flat being No. "B" & "C" on the South - East - North side ❖ 2 BHK Flat being No. "D" on the North - West side
Fourth Floor	:	❖ 2 BHK Flat being No. "D" on the North - West side

of the proposed **G + 4 storied building** in habitable condition, as Landowners' Allocation more particularly described in the Second Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

That, the Landowners will get **50%** of the **Constructed Area** of the proposed **Ground + 4 [four] storied Building**, if the Developer manages to construct additional floor upon the proposed **Ground + 4 [four] storied Building** as per Plan to be sanctioned by the **South DumDum Municipality**, in that event the Landowners herein shall be entitled to get **25%** of the **Constructed Area** of **fifth floor** as **Additional Allocation** for additional floor upon the proposed **Ground + 4 [four] storied Building** which shall be converted into cash consideration;

9. The Developer shall be entitled to get remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation more particularly described in the Third Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.
10. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or nominees;
11. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the THIRD and FOURTH SCHEDULE written

hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit owners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be drafted and finalized by the respective advocates for the parties. utilized by the Parties shall be such as be drawn by the Advocate of the Developer;

12. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit owners as fully mentioned hereafter;
13. At the risks, costs and expenses and subject to the terms and conditions hereinafter mentioned, the Landowners through their constituted attorney, i.e. the Developer shall sell and convey to the Developer itself and/or its nominees undivided proportionate share in the land contained in the premises appurtenant only to the Developer's allocated area and whatever consideration received with regard to the Developer's allocation, the same shall belong to the Developer absolutely.
14. Similar nature of deed of conveyance will be executed and registered in favour of all the Purchasers of the building. The form of such deed of conveyance will be finalized jointly by the advocates for the Landowners and the Developer.
15. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Developer's allocation shall be borne and paid by the Developer or his nominee or nominees.
16. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Landowners' allocation shall be borne and paid by the Landowners or their nominee or nominees.
17. The Developer's obligations :-

- A. The Developer shall not discontinue or abandon the construction of the proposed building except the suspension of the work or due to force majeure events.
- B. The Developer shall at first handover the Landowners' allocation and thereafter they will be eligible to hand over its allocation towards its nominee or nominees.
- C. The Developer shall obtain a valid Occupancy Certificate from the South DumDum Municipality, with respect to the said building and must provide a copy thereof to the Landowners.
- D. The Developer shall use standard material for construction of the Landowners' allocation with vitrified tiles flooring with Aluminum sliding windows.
- E. The Developer hereby undertake to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.
- F. In the event the Landowners desires to change any specifications before construction or completing the Landowners' allocation then in such event the Developer shall make necessary changes and the Landowners shall only pay the difference of price of the materials.

18. It is further clarified as follows:-

- a) The Developer will provide electricity connection for the entirety of the said building including the Landowners' allocated area and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from C E S C LIMITED or otherwise;
- b) Upon completion and handing over the Landowners' allocated area to the Landowners with Letter of Possession of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in

respect of the maintenance and management. It is made clear that immediately after sale of the Developer's allocation, within six months the flat Owners' association will be formed by the Landowners and the Developer or the nominees or the Purchaser of the Developer and the said Association shall maintain and manage the building in accordance with the rules and bye laws as may be framed by the flat owners.

- c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit owners, to the extent of their respective areas;
- d) That the name of the said building shall be **"SUNSHINE APARTMENT"**;

19. The Landowners shall, on the day of signing of this agreement, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, [which to be Registered at registrar of Assurance, Kolkata] authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof. PROVIDED THAT such power of Attorney is only restricted with regard to the Developer's allocation. PROVIDED FURTHER the Developer and/or their constituted Attorney shall be liable for all acts, deeds and things by virtue of acting pursuant to the power of attorney granted by the Landowners and shall indemnify the Landowners from all loss, consequences, damages that the Landowners may suffer due to the acts, deeds and things on the part of the Developer or the attorney.

20. MISCELLANEOUS:

- 20.1 In the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by both the Landowners and the Developers, the Landowners

having agreed to grant the exclusive right of development of the said premises to the Developers.

- 20.2 Nothing in this agreement shall constitute a transfer or an agreement to transfer, or an assignment, or demise, by the Landowners, of the said Land or any built up area to the Developers. But confers upon the Developer the exclusive and absolute rights of Development in conformity with the agreement.
- 20.3 The respective allocations shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach.
- 20.4 Neither party shall do or cause or permit to be done any act or thing which may render void and void able 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 consequence of any breach.
- 20.5 No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.
- 20.6 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse 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.
- 20.7 Neither of the parties shall permit other's agents with or without workmen and others at all responsible times to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

- 20.8 The Developer is entering into this Agreement being prima-facie satisfied with regard to the title of the Landowners in respect of the aforesaid property. The Developer however, reserves its rights to cause necessary searches with regard to the marketability of the title of the Landowners in respect of the said property which is to be completed within a period of 30 days from the date of execution of this agreement.
- 20.9 The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
- 20.10 The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
- 20.11 In case any outgoing or encumbrances relating to title or ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event, the Landowners shall be liable to remove the same at his own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
- 20.12 During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion;
- 20.13 In case any of the parties hereto commit any default in fulfillment of them /its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
- 20.14 Developer may take financial assistance from any financial Institution.
- 20.15 In case the Landowners fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the landowners and at the Landowners' cost and expenses, to be

recovered in the same manner as mentioned in Clause 18 herein above;

20.16 All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, each parties shall appoint arbitrators. Such arbitration shall otherwise be in accordance with the Arbitration and conciliation Act, 1996 as amended till the date of disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece and parcel of an amalgamated plot of land identified as **Scheme Plot Nos. "D" & "E"** measuring about **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH 2 [two] separate one storied residential building with Cemented Floor** each measuring about **450 [four hundred fifty] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169, Pargana - Kalikata**, comprised in C. S. Dag Nos. 2189, 2192 and 2190 corresponding to **R. S. Dag Nos. 5707 & 5708** corresponding to **L. R. Dag Nos. 5705 & 5706** appertaining to Jamindar Khatian No. 345 corresponding to C. S. Khatian No. 347 corresponding to **R. S./L. R. Khatian No. 1044**, within the local limits of **Ward No. 26** of the **South Dum Dum Municipality**, having **Municipal Holding Nos. 52 and 51, Locality/ Street: Sahid Sunil Sen Sarani**, having **Premises No. 66, Sahid Sunil Sen Sarani, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is butted and bounded as follows:

ON THE NORTH : PROPERTY OF BANKIM CHANDRA DAS;
ON THE SOUTH : SIXTEEN FEET WIDE SAHID SUNIL SEN SARANI;
ON THE EAST : PROPERTY OF NIRMALA RANI BOSE;
ON THE WEST : SIX FEET WIDE COMMON PASSAGE;

**THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS' ALLOCATION**

ALL THAT the Landowners herein shall be eligible to get the following:

Ground	:	❖ Garage No. "G-1" on the South - West side
Floor		❖ Garage No. "G-4" on the South - East side

		<ul style="list-style-type: none"> ❖ One Room on the North - West side ❖ Another Room on the North side
First Floor	:	❖ 2 BHK Flat being No. "A" on the South - West side
Second Floor	:	<ul style="list-style-type: none"> ❖ 2 BHK Flat being No. "A" on the South - West side ❖ 3 BHK Flat being No. "B" & "C" on the South - East - North side
Third Floor	:	<ul style="list-style-type: none"> ❖ 3 BHK Flat being No. "B" & "C" on the South - East - North side ❖ 2 BHK Flat being No. "D" on the North - West side
Fourth Floor	:	❖ 2 BHK Flat being No. "D" on the North - West side

of the proposed **G + 4 storied building** in habitable condition, as Landowners' Allocation more particularly described in the Second Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

That, the Landowners will get **50%** of the **Constructed Area** of the proposed **Ground + 4 [four] storied Building**, if the Developer manages to construct additional floor upon the proposed **Ground + 4 [four] storied Building** as per Plan to be sanctioned by the **South DumDum Municipality**, in that event the Landowners herein shall be entitled to get **25%** of the **Constructed Area** of **fifth floor** as **Additional Allocation** for additional floor upon the proposed **Ground + 4 [four] storied Building** which shall be converted into cash consideration;

THE THIRD SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION

ALL THAT piece and parcel of remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

THE FOURTH SCHEDULE ABOVE REFERRED TO COMMON AREAS, COMMON FACILITIES AND AMENITIES

- ❖ The Landowners along with other co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.

22 SEP 2011

- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces, back spaces, paths, passages, drain ways sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Staircase, stairs case landing, lift, lift well, lift room, lift machine and accessories, lobbies of the building;
- ❖ Septic tank, one water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;

ANNEXURE "A"
SPECIMEN OF WORKS

Foundation and Structure	:	R.C.C. foundation and framed structure for Ground plus Four Storied building as per Architectural and structural design calculation sheet as approved by South DumDum Municipality;
Brick and Plaster	:	Wall will be 8", 5" and 3" thick and all inside and outside wall will be finished with cement plaster;
Wall Finishing	:	<ul style="list-style-type: none"> ❖ Toilets wall will be finished with one colour glazed tiles up-to 6'-0" height on and above skirting level and floor will be finished with tiles; ❖ Kitchen wall on and above cooking platform with 3'-0" height one coloured glazed tiles; ❖ One coloured glazed tiles up-to 3'-0" height on the top of the basin in drawing and dinning; ❖ Wall of inside the flat will be finished with Plaster of Paris; ❖ Outer side of the wall of the building will be colour wash and common area of the inside of the building will be lime wash;
Doors	:	All door frames will be of good quality of wood.

		All door shutters will be of commercial flash door fitted with ring and tower bolt, and the frame and shutter of Toilet will be of P. V. C.;
Windows	:	All windows will be made of aluminum [sliding type] fitted with glass panel;
Flooring	:	Flooring of inner side of the building will be finished with 2'-0" X 2'-0" Vitrified Tiles of same rate. The flooring of the roof will be finished with K. G. Flooring.
Sanitary Fittings	:	<ul style="list-style-type: none"> ❖ Toilet will be provided one commode with one hand shower, one shower and two bib cock; ❖ Attached Toilet will be provided one commode with one hand shower and two bib cock; ❖ Drawing/Dinning will be provided with one basin;
Electrical	:	<p>a) Concealed Wiring in all Flats [Copper electrical wiring].</p> <p>b) Each Flat will be provided with the following electrical points with standard switch.</p> <ul style="list-style-type: none"> i. Bed Room: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.]. ii. Dining/Drawing: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.]. iii. Kitchen: 1 [One] Light point, 2 [two] Plug points [15 amp.], 2 [two] Plug points [5 amp.]. iv. Toilet: 1 [One] Light point, 1 [One] Geizer Point, 1 [One] Exhaust Fan point. v. Attached Toilet: 1 [One] Light point, 1 [One] Exhaust Fan point. vi. Verandah: 1 [One] Light point. vii. Entrance: Door Bell point. <p>Note: 1 [One] Air-Conditioner Point will be provided in Master Bed Room.</p>
Grill & Railing	:	All window grills are made of M. S. flats and Verandah railing will be up-to 2'-6" height;
Extra Work	:	Any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work;

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

SIGNED, SEALED and **DELIVERED** by the **LANDOWNERS** and the **DEVELOPER** in the presence of:

1.

Suprotim Saha
Advocate

Mausmuni Sen

Kullal Kumar Das,

Sampa Dhar

@ Sonali Das.

@ Sonali Chakraborty.

SIGNATURE OF LANDOWNERS

2.

Raju Ghosh
AA 20 D.B Nagar
101-59

SREE GOPAL CONSTRUCTION

Partner

Aishwari Saha

Partner

SIGNATURE OF DEVELOPER


































Drafted by me and prepared in my office:

Suprotim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.























SPECIMEN FOR TEN FINGER PRINTS

L. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

 <i>mausumiser</i>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
THUMB	FORE	MIDDLE	RING	LITTLE	
[RIGHT HAND]					
 <i>Kallol Kumar Das</i>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
THUMB	FORE	MIDDLE	RING	LITTLE	
[RIGHT HAND]					
 <i>Sampa Dhar</i>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
THUMB	FORE	MIDDLE	RING	LITTLE	
[RIGHT HAND]					

SPECIMEN FOR TEN FINGER PRINTS

L. No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**

 <i>Sonali Das</i> @ <i>Sonali Chakraborty</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
 <i>Arishen Saha</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; text-align: center; padding: 5px;">PHOTO</div>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					



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

GRN Details

GRN: 192022230112709821 Payment Mode: Online Payment
GRN Date: 02/09/2022 11:31:37 Bank/Gateway: State Bank of India
BRN : IK0BWFSKL0 BRN Date: 02/09/2022 11:33:09
Payment Status: Successful Payment Ref. No: 2002607313/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUPROTIM SAHA
Address: BA - 12/2B, D B NAGAR KOLKATA 700.059
Mobile: 9051231192
EMail: suprotim62@gmail.com
Depositor Status: Advocate
Query No: 2002607313
Applicant's Name: Mr SUPROTIM SAHA
Identification No: 2002607313/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002607313/1/2022	Property Registration-Stamp duty	0030-02-103-003-02	9920
2	2002607313/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No.:	I-1506-11578/2022	Date of Registration:	02/09/2022
Query No / Year	1506-2002607313/2022	Office where deed is registered	
Query Date	30/08/2022 11:20:54 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 60,88,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



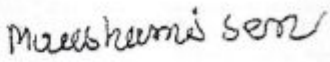


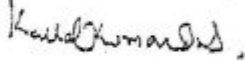


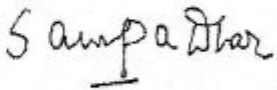
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sunil Sen Sarani, Mouza: Satgachi, Premises No: 66, JI No: 20, Pin Code : 700028



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5705 (RS :-)	LR-1044	Bastu	Bastu	2 Katha	1/-	27,40,499/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-5706 (RS :-)	LR-1044	Bastu	Bastu	2 Katha	1/-	27,40,499/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :								
Grand Total :								
					6.6Dec	2 /-	54,80,998 /-	
					6.6Dec	2 /-	54,80,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	1/-	3,03,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	450 Sq Ft.	1/-	3,03,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	2 /-	6,07,500 /-	

and Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Maushumi Sen Wife of Swapan Sen Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office			
	02/09/2022	LTI 02/09/2022	02/09/2022	
66, Krishnapur Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: djxxxxxx4e, Aadhaar No: 98xxxxxxxx5345, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Kallol Kumar Das Son of Late Jagadish Chandra Das Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office			
	02/09/2022	LTI 02/09/2022	02/09/2022	
66, Krishnapur Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: axxxxxxx1r, Aadhaar No: 34xxxxxxxx0895, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Smt Sampa Dhar Wife of Chandan Dhar Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office			
	02/09/2022	LTI 02/09/2022	02/09/2022	
66, Krishnapur Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxxx5d, Aadhaar No: 47xxxxxxxx0473, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Sonali Ghosh, (Alias: Smt Sonali Das) Wife of Pratim Ghosh Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office			<i>Sonali Das</i> <i>Q Sonali Ghosh.</i>
02/09/2022	LTI 02/09/2022	02/09/2022	
66, Krishnapur Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bcxxxxx3b, Aadhaar No: 98xxxxxxx9020, Status :Individual, Executed by: Self, Date of Execution: 02/09/2022 , Admitted by: Self, Date of Admission: 02/09/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sree Gopal Construction 63, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AExxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Avishek Saha (Presentant) Son of Shri Debdas Saha Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td> <i>Avishek Saha</i> </td> </tr> <tr> <td>Sep 2 2022 3:56PM</td> <td>LTI 02/09/2022</td> <td>02/09/2022</td> <td></td> </tr> </tbody> </table> <p>27, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxx2b, Aadhaar No: 25xxxxxxx7409 Status : Representative, Representative of : Sree Gopal Construction (as Partners and Authorized Signatory)</p>	Name	Photo	Finger Print	Signature	Shri Avishek Saha (Presentant) Son of Shri Debdas Saha Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office			<i>Avishek Saha</i>	Sep 2 2022 3:56PM	LTI 02/09/2022	02/09/2022	
Name	Photo	Finger Print	Signature										
Shri Avishek Saha (Presentant) Son of Shri Debdas Saha Date of Execution - 02/09/2022, , Admitted by: Self, Date of Admission: 02/09/2022, Place of Admission of Execution: Office			<i>Avishek Saha</i>										
Sep 2 2022 3:56PM	LTI 02/09/2022	02/09/2022											

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Arpan Sen Son of Swapan Sen 66, Krishnapur Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028			<i>Arpan Sen</i>
02/09/2022	02/09/2022	02/09/2022	
Identifier Of Smt Maushumi Sen, Shri Kailol Kumar Das, Smt Sampa Dhar, Smt Sonali Ghosh, Shri Avishek Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Maushumi Sen	Sree Gopal Construction-0.825 Dec
2	Shri Kallol Kumar Das	Sree Gopal Construction-0.825 Dec
3	Smt Sampa Dhar	Sree Gopal Construction-0.825 Dec
4	Smt Sonali Ghosh	Sree Gopal Construction-0.825 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Maushumi Sen	Sree Gopal Construction-0.825 Dec
2	Shri Kallol Kumar Das	Sree Gopal Construction-0.825 Dec
3	Smt Sampa Dhar	Sree Gopal Construction-0.825 Dec
4	Smt Sonali Ghosh	Sree Gopal Construction-0.825 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Maushumi Sen	Sree Gopal Construction-112.50000000 Sq Ft
2	Shri Kallol Kumar Das	Sree Gopal Construction-112.50000000 Sq Ft
3	Smt Sampa Dhar	Sree Gopal Construction-112.50000000 Sq Ft
4	Smt Sonali Ghosh	Sree Gopal Construction-112.50000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt Maushumi Sen	Sree Gopal Construction-112.50000000 Sq Ft
2	Shri Kallol Kumar Das	Sree Gopal Construction-112.50000000 Sq Ft
3	Smt Sampa Dhar	Sree Gopal Construction-112.50000000 Sq Ft
4	Smt Sonali Ghosh	Sree Gopal Construction-112.50000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sunil Sen Sarani, Mouza: Satgachi, Premises No: 66, JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5705, LR Khatian No:- 1044		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 5706, LR Khatian No:- 1044		Seller is not the recorded Owner as per Applicant.

On 02-09-2022

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

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

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

Presented for registration at 13:38 hrs on 02-09-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Avishek Saha.

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 60,88,498/-

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

Execution is admitted on 02/09/2022 by 1. Smt Maushumi Sen, Wife of Swapan Sen, 66, Krishnapur Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Shri Kallol Kumar Das, Son of Late Jagadish Chandra Das, 66, Krishnapur Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others, 3. Smt Sampa Dhar, Wife of Chandan Dhar, 66, Krishnapur Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 4. Smt Sonali Ghosh, Alias Smt Sonali Das, Wife of Pratim Ghosh, 66, Krishnapur Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Shri Arpan Sen, , Son of Swapan Sen, 66, Krishnapur Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

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

Execution is admitted on 02-09-2022 by Shri Avishek Saha, Partners and Authorized Signatory, Sree Gopal Construction (Partnership Firm), 63, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Shri Arpan Sen, , Son of Swapan Sen, 66, Krishnapur Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/09/2022 11:33AM with Govt. Ref. No: 192022230112709821 on 02-09-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWFSKLO on 02-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1906, Amount: Rs.100/-, Date of Purchase: 08/08/2022, Vendor name: J Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/09/2022 11:33AM with Govt. Ref. No: 192022230112709821 on 02-09-2022, Amount Rs: 9,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWFSKLO on 02-09-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 419694 to 419733
being No 150611578 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.09.05 12:24:07 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/09/05 12:24:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)