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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M.V.R 56,35,863/- L 479149

22.1.21
6.32 PM
9-2-114/82/21

.C. Case No. 51..... Dt. 22/01/2021

J (I) Rs. ...250/-...

J (II) Rs. ...300/-...

Total Rs. ...550/-...

Realised on

22/01/2021

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

9
District Registrar
Alipore South 24 Pgs

25 JAN 2021

AGREEMENT FOR JOINT-DEVELOPMENT

THIS AGREEMENT is made this 28th day of December, in the year of TWO THOUSAND TWENTY (2020)

BETWEEN

R. S. R-I

23 DEC 2020

23 DEC 2020

26329

No.....Rs. **500/-** Date.....

Name:..... **Rajib Dey**

Address:..... **40, South Raynagar**

Vendor:..... **Subhankar Das**

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Bansdroni. KOL-70.

26329 = 500/-

Rajib

 162

Rajib

 165

Sukla Roy

 166

Bala Roy

 167

Jaydeep Roy.

7



Identified by
Rajit Das
Sub-Late Swapan Kumar Das
Alipur Police Court
Kolkata - 700027

Sub-Registrar-I
Alipur, Kolkata - 700027

22 JAN 2021

(1) **SMT. SUKLA ROY**, PAN-ALTPR1164Q, AADHAAR NO.297943981216, ~~daughter~~ of Late Harendra Chanda and wife of Late Sunil Chandra Roy, by faith-Hindu, by occupation-Housewife, by nationality - Indian, (2) **SMT. BULA ROY**, PAN-ADIPR1192D, AADHAAR NO.959840728861, daughter of Late Sunil Chandra Roy, by faith-Hindu, by occupation- Service, by nationality - Indian, (3) **SRI. JOYDEEP ROY**, PAN-AFHPR7569H, AADHAAR NO.686349028768, ^{son of} Late Sunil Chandra Roy, by faith-Hindu, by occupation-Self-employed, by nationality - Indian, all are residing at 26A/1, Raipur Mandal Para Road, ~~VKUC Club~~, P.O. Naktala, Police Station - Netajinagar, Kolkata - 700047, (4) **SMT. CHAITALI ROY**, PAN-AFVPR8280H, AADHAAR NO.715805620268, daughter of Late Sunil Roy, by faith-Hindu, by occupation- Service, by nationality - Indian, residing at 26/A/1, Raipur Mandal Para Road, ~~VKUC Club~~, P.O. Naktala, Police Station - Netajinagar, Kolkata - 700047, hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heir/heirs, successor/successors, executor/executors, administrator/administrators, legal representative/representatives nominee/nominees and/or person/persons, deriving title under them) of the **FIRST PART**.

AND

M/S. SREE RAM NIRMAN PRIVATE LIMITED, PAN-AAUCS1793D, a company incorporated under the Companies Act. 1956, having its registered Office at 1/78, Naktala, Post Office-Naktala, Police Station - Patuli now Netaji Nagar, Kolkata-700047, and presently at 1/83, Naktala, P.O. Naktala, P.S. Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, District - South 24-Pargnas represented by its Director **SRI RAJIB DEY**, PAN - ADSPD1437F, ADHAAR NO.222484703553, Son of Sri Subhas Chandra Dey, By Occupation- Business, residing at 40, South Raynagar, Bansdrone, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas, hereinafter referred to as the **DEVELOPER** (which terms of expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include the Director or Directors, administrators and assigns) of the **OTHER PART**.

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WHEREAS one Echharaddi Mistry was the rightful possessor of land measuring about .16 satak be the same or more or less situated at District 24 Pargana, P.S. Tollygunge then Jadavpur, Sub-Registry office Alipore, Pargana Khaspur under the jurisdiction of Kolkata Municipal Corporation under J.L.No.33, Mouza Raipur village, TouZi No.56, under Divisional Settlement Khatian No.233 in Dag NO.1053, and one Barada Prasad Chattapadhyaya Ghatak obtained a decree against Echharaddi Mistry in a money Suit and as per order of the Ld. 1st Munsheff Court at Alipore vide Money Suit No.697 for the year 1931 and auction held dated 20/11/31 and said Barada Prasad Chattapadhyaya Ghatak after purchase took possession of the said land by the assistance of the Ld. Court and on 09/05/1938 gifted the said landed property mentioned in Schedule "A" therein below to Sri. Haradhan Chattapadhyaya Ghatak by virtue of a registered deed of Gift and as per the Gift said Haradhan Chattapadhyaya Ghatak became the owner of the said land and as per the adverse Possession right more than 12 years, he possessed and enjoyed the same and thereafter he expressed his desire to sale the said landed property with aforesaid rights and one Badsha Ali Mondal purchased the same from him by virtue of a registered Bikray Kobala dated 18/04/1949 written in bengali which was registered at Registry Office Alipore, and recorded in Vide Book No.I, Volume NO.36, pages 245 to 247, being No.1455, for the year 1949 and became the owner and thereafter said Badsha Ali Mondal being the owner sold and transferred said landed property to Pankojini Chanda by virtue of a registered Deed No.4545 for the year 1956 and said Deed was registered at Sub-Registry Office Alipore, and recorded in Vide Book No.I, Volume NO.59, pages 257 to 261. Thus the said Pankojini Chanda became the owner of the said .16 satak land and sold a Piece of Land measuring about 03 Cottah 04 Chittack more or less from the west border of the said land to Gopal Biswas and had been residing on the rest portion of Land measuring about 06 Cottah 10 Chittacks after making a building which is known as being the K.M.C. Premises No. 26A, Raipur Mondal Para Road.

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AND WHEREAS after that by virtue of a registered Saaf Bikray Kobala dated 18/05/1979 written in bengali which was registered at District Sub-Registry Office Alipore, and recorded in Vide Book No.I, Volume NO.80, pages 251 to 256, being No.2722, for the year 1979, one Sri. Sunil Chandra Roy purchased from Smt. Pankajini Chanda and thereby said Sri. Sunil Chandra Roy became the owner of the Niskar Rayati Sthitiban Danga land measuring about 6 Cottahs 10 Chittacks be the same or more or less situated at Mouza Raipur, Pargana Khaspur, TouZi No.56, C.S.Settlement, J.L.No.33, Khatian No.233, Dag NO.1053, being the K.M.C. Premises No. 26A, Raipur Mondal Para Road.

AND WHEREAS after that the said Sri. Sunil Chandra Roy mutated his name in the records of the Kolkata Municipal Corporation and the said property renumbered and recorded as the K.M.C. Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 vide Assessee No.210990300768.

AND WHEREAS after that the said Sri. Sunil Chandra Roy due to his urgent need of money sold conveyed and transferred the land measuring about 2 Cottahs 10 chittacks 34 Sq. Ft. be the same or a little more or less out of the total land measuring about 6 Cottahs 10 Chittacks be the same or more or less and structures standing thereon and situated at Premises No. 26A/1, Raipur Mondal Para Road in favour of Sri Pijush Kumar Chanda for a valuable consideration by virtue of a registered Saaf Bikray Kobala written in bengali dated 20/05/1985 which was registered in the office of the D.R. Alipore, South 24 Parganas, and recorded in Vide Book No.I, being Deed No.6370, for the year 1985.

AND WHEREAS the said Sri. Sunil Chandra Roy died intestate on 04/02/2018 and leaving behind his surviving widow Sukla Roy and one son namely Joydeep Roy and two daughters namely Bula Roy and Chaitali Roy as his only legal heirs and after that the said Sukla Roy and Joydeep Roy and Bula Roy and Chaitali Roy became the joint owners of undivided and un-demarcated 1/4th share each in respect of the rest immovable property

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i.e. the land measuring about 3 Cottahs 15 Chittacks 11 Sq. Ft. be the same or more or less and a one storied building measuring about 600 Sq. Ft. more or less standing thereon and situated at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 which is morefully described in the Schedule "A" below as "**the said property**".

AND WHEREAS the Second Party/ developer after proper inspection of the said land & the building thereon being interested to develop by demolishing & erecting new building/buildings thereon has approached to the First Party/the Land Owners herein and the first party considering the proposal of joint venture programmed financially viable have agreed to do the same for their mutual benefits.

AND WHEREAS the First Party/ Land Owners and the Second Party/ Developer have agreed to materialize the said proposal for promotion and development by constructing one or more than one G+3 storied building upon the said property and discussed the matter at length, and to avoid disputes and differences in future, they have agreed to record the terms and conditions hereinafter mentioned:-

NOW THIS AGREEMENT WITNESSES :

A R T I C L E - I :

1. **DEFINITIONS** - for proper clarification and understanding of these presents the following terms which have already been used for several times and will come number of times shall always mean and include.
2. **SAID PROPERTY** shall always mean all that piece and parcel of land, measuring about 3 Cottahs 15 Chittacks 11 Sq. Ft. more or less and a one storied building measuring about 600 Sq. Ft. more or less standing thereon and together with easement right of said property situates and lying in at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 now Kolkata-700047 lying and situated within the ward No.99 of the Kolkata Municipal Corporation, within P.S. Formerly Jadavpur then Patuli now Netajinagar, Sub-Registry office

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A.D.S.R. Alipore, in the District of South 24 Parganas morefully and particularly described in the Schedule - "A" herein below.

3. **PROPOSED BUILDING MEANS** : the proposed one G+3 storied building to be constructed upon the said property.
4. **FLAT/ APARTMENT MEANS** : The unit of a self contained accommodation of the said building for residential and Commercial purpose having one or more rooms along with kitchen, exclusive user of bath and privy as per sanctioned plan with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, along with free access and right to ingress and egress to and from the main entrance and Public Road.
5. **CAR PARKING SPACE MEANS** : the open or covered space on the ground floor of the building as shown in the sanctioned plan for parking or keeping motor car, scooter or all types of private vehicles defined under motor vehicles act.
6. **PLAN OR MAP SHALL MEAN** : the building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building / buildings and shall include all such modification or alterations as may be made by the Developer from time to time as and when required.
7. **OWNERS MEAN** : (1) SMT. SUKLA ROY, (2) SMT. BULA ROY, (3) SRI. JOYDEEP ROY, (4) SMT. CHAITALI ROY., more fully described in the 2nd page of this Agreement as the First Party.
8. **DEVELOPER MEANS**: M/S. SREE RAM NIRMAN PRIVATE LIMITED. more fully described in the 2nd page of this Agreement as the Second Party.
9. **ARCHITECT** : shall mean any qualified person or persons or firm or firms or L. B. S. appointed or nominated by the Developer as the Architect of the building/buildings to be constructed upon the said property.
10. **SPECIFICATIONS AND AMENITIES**: materials and specifications as recommended by the Architect for the construction of the building. Amenities means - All fittings as described in the

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Schedule - "D" herein below and will be provided by the Developer in those flats under Reserve portion.

11. **COMMON / SERVICE AREA SHALL MEAN :**
- i) Staircase & Lift on all floors.
 - ii) Staircase and lift landings on all floors.
 - iii) Common passage.
 - iv) Water pumps, water tanks, reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
 - v) Common electrical wiring, fittings and fixtures.
 - vi) Drainage and sewers.
 - vii) Boundary walls and main gates.
 - viii) Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and / or terrace and areas including side spaces and back spaces to be left open according to sanctioned plan.
 - ix) Roof on the top floor.
 - x) Service Room / watchman's Room and toilet.
12. **OWNER'S ALLOCATION :** on completion of the said Building in all respects the developer shall handover entire 2nd Floor i.e. two flats vide Flat No. 2-A South Side and Flat No. 2-B North Side and a non refundable amount of Rs.3,00,000/- (Rupees Three Lakhs) only shall be given before possession and one Car Parking Space on the Ground floor of the proposed Ground Plus Three storied building including undivided proportionate share of land of the premises as described in the Schedule 'B' below written together with common rights of the common parts portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 lying and situated within the ward No.99 of the Kolkata Municipal Corporation, within P.S. Formerly Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land more fully describe in the schedule 'B' heron below.

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13. **TAX LIABILITIES:** the owners shall not be liable to pay or bear the tax liability in respect of selling the Commercial, flats and proportionate car parking spaces under developer allocation and also entire K.M.C property tax will be paid by the Developer with effect from the date of handing over the possession of the property to the Developer after agreement till delivery of owners' allocation.
14. **INSPECTION OF THE CONSTRUCTION:** the owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality of the building materials is detected by the owners, the same shall be replaced by the standard good quality by the developer.
15. **CONFIRMING PARTY:** the developer shall be the confirming party in sale deed and agreement in respect of the flat under owners' allocation and vice versa.
16. **RESERVED PORTION SHALL MEAN :** owners allocation.
17. **DEVELOPER'S ALLOCATION :** The Developer is entitled to get the rest flats i.e. 1) Flat No.1-A, 1st floor South side and 2) Flat No.1-B, 1st floor North side and 3) Flat No.3-A, 3rd floor South side and 4) Flat No.3-B, 3rd floor North side and all Car Parking Space except one Car Parking Space on the Ground floor of the proposed Ground Plus Three storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record thereon at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 now Kolkata-700047 lying and situated within the ward No.99 of the Kolkata Municipal Corporation, within P.S. Formerly Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land more fully describe in the schedule 'C' heron below.

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- a. **INTENDING BUYERS SHALL MEAN** : all the persons firm., organizations who is interested to purchase any commercial, flat/ flats, car parking space, and spaces, and any other spaces of the said building particularly from the Developer's allocation.
- b. **UNAVOIDABLE CIRCUMSTANCE SHALL MEAN** : Natural calamities, earthquake, civil disorder, political unrest by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.
- c. **AREA OF A FLAT MEANS** : the built up area of a flat and also proportionate share of land and common rights as per measurement of approved plan.

ARTICLE-II

DEVELOPER'S OBLIGATIONS :

That it is agreed by and between the parties herein that the Developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat or car parking space/ spaces in the said building, provided the Developer fulfill the following obligations towards the land owners.

- a) That the Developer will construct the proposed building upon the said property strictly as per the building plan duly sanctioned by the Kolkata Municipal Corporation. The name of the building will be ".....".
- b) That the Developer shall have to maintain the proper sizes/specification as per building sanctioned plan and also as per advice of the Architect in respect of the owners allocation given in Schedule - "B" below.
- c) That the Developer shall have to appoint a professional civil Engineer or, L.B.S. or firm as Architect to Supervise the construction of the building/ buildings at its own costs and expenses.
- d) That the entire cost and expenses for the construction of the building including the cost of sanctioning the building plan from the K.M.C will be borne by the Developer and the Developer shall have no



claim or demand in any part of the said expenses from the land owners.

e) That the delivery of possession of owner's allocation i.e. entire 2nd Floor i.e. two flats vide Flat No. 2-A South Side and Flat No. 2-B North Side and a non refundable amount of Rs.3,00,000/- (Rupees Three Lakhs)only shall be given before possession and one Car Parking Space on the Ground floor of the proposed Ground Plus Three storied building in favour of the land owners will be made by the developer within the next 24 months from the date of the sanction of the building Plan of the said property provided the construction work is not affected or hampered by any unavoidable circumstances.

f) That the Developer shall have no right or shall not be entitled to sell, transfer, and/or encumber in any manner the said reserved portion of the land owners more fully described in the Schedule - "B" herein below along with the common areas/amenities.

g) That the Developer shall act as an independent contractor in constructing the building and undertake to keep the land owners indemnified from time to time against all 3rd party claims including any Government, Quasi Govt., Local authorities, Municipalities, Electric supply, Telephone etc. and actions arising out of any act or commission or accident such as loss of life/lives of labourers, mistress and allied natures or things in or relating to the construction of the building./ Development of the property.

h) That the Developer shall be responsible to fulfill all the above mentioned obligations towards the land owners, failing which the land owners shall have every option to claim damages and/or cancel, rescind, the present agreement. That the Developer agrees to the following which the owners have also agreed.

i) At any rate the construction of the building has to be completed within 24 months from the date of sanction of the building plan and owners' allocation will be handed over first after obtaining the completion certificate from the Kolkata Municipal Corporation.

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- j) That the Developer shall install the common meter as needed for the construction work and to fulfill common purposes of premises. The meter installation charges and security deposit of the common meter will be borne by the purchaser and Developer.
- k) The individual flat owners shall have to apply on their own cost for separate electric connection in their names.
- l) That the owners shall not be liable or responsible with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.
- m) That the developer shall pay Rs.10,000/- (Rupees Ten Thousand) only per month as the temporary accommodation charge as stated in clause below per month to the owners till actual delivery of possession of the owners allocation.
- n) That if the developer fails to deliver the possession of the owners' allocation within the stipulated period of 24 months from the date of the sanction of the building plan subject to the unavoidable adverse circumstances then the developer shall be liable to pay Rs.15,000/- (Rupees Fifteen Thousand) only per month as the temporary accommodation charge as stated in clause below per month to the owners till actual delivery of possession of the owners allocation.

ARTICLE - III

RIGHTS AND PRIVILEGES OF THE DEVELOPER :

- a. That save and except those portion as reserved for the owners, the Developer shall be entitled to sell and/or transfer the rest flats i.e. 1) Flat No.1-A, 1st floor South side and 2) Flat No.1-B, 1st floor North side and 3) Flat No.3-A, 3rd floor South side and 4) Flat No.3-B, 3rd floor North side and all Car Parking Space except one Car Parking Space on the Ground floor of the proposed Ground Plus Three storied building including undivided proportionate share of land together with proportionate share and right to use of common areas of the said Ground plus three storied building to any intending buyer/

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buyers in such a price and in such terms and conditions as determined by the Developer.

- b. That the Developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof.
- c. That the Land owners shall have no right and/or liberty to interfere in those transactions made between the Developer and the intending buyer/buyers in any manner whatsoever and further the landowner shall not be entitled to claim the profit of the said Venture or part thereof.
- d. That the Developer Shall have every right to disclaim and/or relinquish any claim from the intending buyer and/or shall be entitled to settle any matter with any intending buyer in respect of payment on consideration or in any issue, in any term as the Developer may think fit and proper without affecting the right and interest of the land owners.
- e. That the Developer shall be entitled to execute all or any sort of Agreement with any intending flats, & Car Parking Space or spaces except the owners allocation, buyer/buyers and shall be entitled to execute all or any type of Deed of Transfer in favour of the intending buyer in respect of the flats & Car Parking Space or spaces of the building only relating to Developer's allocation after handing over the possession of the reserved portion to the Owners and further shall be entitled to be present before the Registration Office or Offices for the registration of all those Deeds and Documents of transfer in favour of all intending buyers on behalf of itself and also on behalf of land owners and for that purpose the land owners will execute a Registered Development Power of Attorney in favour of the Developer to do all such acts and deeds required for the proposed construction and registration of the Deed of Transfer against the undemarcated impartible proportionate share of the land under Schedule - "A" property in favour of the flat buyers

and the land owners will ratify in favour of the flats, & Car Parking Space or spaces buyers and the land owners will ratify and confirm all those acts and deeds and also those execution and registration of deeds and documents in favour of the intending buyers and having payment or consideration of such or those being received or paid to the developer.

- f. That during the period of construction of the proposed building the Developer shall be in absolute possession of the said property and the land owners shall not be entitled to disturb the possession of the developer in any manner whatsoever.
- g. If any error or omission is transpired in this joint development agreement in future, the Owner and Developer will execute supplementary Deed or Deed of Rectification / Declaration in favour of the Developer and the cost will be borne by the developer in this purpose.
- h. That a temporary monthly maintenance charges of Rs. 1,000/- (Rupees One Thousand Only) shall have to be paid by all the flat owners including land owners as mentioned in FIRST PART after obtaining the completion certificate from The Kolkata Municipal Corporation till the formation of society.

ARTICLE-IV

LAND OWNERS OBLIGATIONS AND PRIVILEGES :

- a) That the land owners do hereby declare that they have absolute right, title and interest upon the said landed properties and do hereby further declare that the said property more fully described in the Schedule -"A" below are free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land are affected by any Scheme of the Government of West Bengal or of the Calcutta Improvement Trust or of Kolkata Metropolitan Development Authority or of Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same are free from all encumbrances

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of the properties, the Developer herein has entered into this Agreement.

- b) That the land owners shall hand over the original deeds and documents regarding the title of the land deeds, other papers and documents against proper receipts from the Developer at the time of execution and registration joint venture agreement whenever necessary for construction, Plan and sell of Developers allocation. The Developer shall return all the original deeds, documents and paper to the owners upon the entire Developers allocation is sold out.
- c) That the land owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats & Car Parking space or spaces of the building of developer's allocation to the intending buyer. But shall have absolute right & authorities to inspect the Main structural part of the building as well as the construction of Owner's portion form time to time and also get it checked by any Engineer or specialized person and any defect or deviation if found will be solved by the Second Party/ Developer.
- d) That for smooth functioning of the Development work and for the purpose of construction of the proposed building, the land - owner will execute a Registered power of Attorney at the cost of the developer in favour of the Developer empowering its administrator in office to do all acts and deeds, required for the construction of the proposed building and to sell, transfer any flats, & Car Parking space or spaces of the building to any intending buyers, only relating to developers allocation and further to execute and register the Deed of Transfer only in respect of the proportionate share of land in favour of the flats, & Car Parking space or spaces buyers.
- e) That in the event, if a co-operative society and/or Association be formed, the land-owners shall become the member of the said Association as the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as service charges and

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Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.

- f) The Landowners shall have the right to sell, transfer, the said Reserved portion or flats, & Car Parking space or spaces more fully described in the Schedule - "B" herein below to any Third Party at their own discretion.

SCHEDULE - "A"

(Description of the entire land)

ALL THAT a piece of parcel of land measuring about 3 Cottahs 15 Chittacks 11 Sq. Ft. more or less along with one storied building measuring about 600 Sq. Ft. more or less together with easement right of said property situates and lying at Mouza Raipur, Pargana Khaspur, Touzi No.56, under C.S.Settlement, J.L.No.33, Khatian No.233, Dag NO.1053, at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 lying and situated within the ward No.99 of the Kolkata Municipal Corporation, within P.S. Formerly Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas Being butted and bounded by :-

ON THE NORTH : By Premises No.27/1 B & C

and Others landed property. -

ON THE SOUTH : By 12 Feet wide Road. -

ON THE EAST : By Premises No.25/B Raipur Mondal Para Road -

& Premises No.25B/1 Raipur Mondal Para Road. ✓

ON THE WEST : By Premises No.26/1/A Raipur Mondal Para Road. ✓

SCHEDULE - "B"

(Reserved Portion)

Details of owners' allocation : on completion of the said Building in all respects the developer shall handover the entire 2nd Floor i.e. two flats vide Flat No. 2-A South Side and Flat No. 2-B North Side and a non refundable amount of Rs.3,00,000/- (Rupees Three Lakhs) only shall be given before possession and one Car Parking Space on the Ground floor of the proposed Ground Plus Three storied building including undivided proportionate share of land of the premises together with common rights of the common parts portion and areas of the building and common amenities facilities, rights

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and benefits of the said proposed building at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 lying and situated within the ward No.99 of the Kolkata Municipal Corporation, within P.S. Formerly Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore , in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land Premises.

SCHEDULE - "C"

(Developer allocation)

Details of Developer allocation : the rest flats i.e. 1) Flat No.1-A, 1st floor South side and 2) Flat No.1-B, 1st floor North side and 3) Flat No.3-A, 3rd floor South side and 4) Flat No.3-B, 3rd floor North side and all Car Parking Space except one Car Parking Space of the proposed Ground Plus Three storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record thereon at Premises No. 26A/1, Raipur Mondal Para Road, Calcutta-700047 lying and situated within the ward No.99 of the Kolkata Municipal Corporation, within P.S. Formerly Jadavpur then Patuli now Netajinagar, Sub-Registry office A.D.S.R. Alipore, in the District of South 24 Parganas including all the common area as per schedule with right of easement and the undivided proportionate share in the land Premises.

SCHEDULE - "D"

(Specification of Construction and Amenities)

<i>STRUCTURE</i>	<i>R.C.C. Structure with beams, columns and slabs.</i>
<i>WALLS</i>	<i>Internal of 3" thickness of No. 1 new bricks and walls shall be netted. External Walls of 8" thickness of No. 1 new bricks with plaster of finish.</i>
<i>TREATMENT</i>	<i>Anti - Termite treatment to be provided at Foundation &</i>

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	<p><i>Plinth level.</i></p> <p><i>Roof Treatment shall be done before handover of the all Flats.</i></p>
<i>FLOORING WITH SKIRTING</i>	<i>Bed Rooms (Nos.), Hall / Drawing & Dinning and Veranda : Marble - Good quality</i>
	<i>Kitchen : Tiles Kit floor with door sill, Washing place down from kit floor</i>
	<i>Toilet & WC: Marble/Tiles.</i>
	<i>Staircase & Landing: Marble. Stairs steel-railing with wooden handrail.</i>
<i>DOORS</i>	<i>All Door frames will be made of Sal wood 4" X 2½". Inner surface of the frame shall be painted.</i>
	<i>Entrance main door will be made of flush door type with Godrej Lock, Door Stopper, Sand Block & all fittings. Polish shall be done. Collapsible gate shall be fix in front of all main doors.</i>
	<i>Other Doors - Flush Doors ISI make hot press phenol bond flush door, 32 mm in thickness (Make: ISI) with Godrej lock, Door Stopper & all fittings.</i>
	<i>Toilet & W.C. Doors shall be Flush Door with PVC Sheet.</i>
<i>DOOR FITTINGS</i>	<i>Steel type. Chromium Plated Door Ring, Tower bolt (10") & Door Hinge.</i>
<i>WINDOWS</i>	<i>Aluminium sliding windows.</i>
	<i>All metal surfaces (grill/panel) covered with 2 coat primer and 2 coat Colour good quality make.</i>
<i>ELECTRICALS / CABLE / TELEPHONE</i>	<i>Concealed copper wiring will be done by fire proof wire with proper specifications (Make: Havels) and Switches of Tray / Anchor. Main switches shall be Havels Make.</i>
	<i>Each apartment will be provided with Safety equipment i.e. M.C.B. (Make: Havels) must be provided for all points.</i>

R. n. k.

	Entrance Calling Bell for each apartment (From Ground & Main Entrance).
	Adequate Lighting at Staircase, Parking space, Terrace and Boundary wall. Electrical arrangement to be provided in the Pump Room.
	Maximum safety measures and checks will be provided. Materials used, including switches will conform to ISI standards.
SANITARY AND CONCEALED PLUMBING	Kitchen : Black Granite top Cooking platform over Black Stone with Stainless steel sink(21" x 17") having with Chromium-plated Bib Cock (1 no.). Below platform 2 tire shelves by Black Stone shall be provided including gas cylinder space. One whole shall be provided for Cooking Gas pipe line.
	Glazed / Ceramic tiles up to 6' 6" height from floor.
	1 no C.P. Bib Cock below sink provided for washing utensils.
	Total Kitchen Water Point : 2 Nos
	Toilet : Glazed ceramic tiles up-to door height (7 feet) on wall.
	Concealed hot and cold pipe line.
	Complete set Commode Wash Basin (White) 2Nos with C.P. Pillar Cock. (Wash Basin may fix outside of the Toilet).
	Total Toilet Water Point : Wash Basin -2, Tap-4, Mixture - 1 for concealed bath line with C.P. Bib Cock
	W.C. : Glazed ceramic tiles up-to door height (7 feet) on wall.
	Complete set (with seat cover) of Commodes / Western style - 1no. (White) with 1no. C.P. Pillar Cock.
Concealed shower lines with C.P. Bib Cock.	

R. N. S.

	Total W.C. Water Point : 2 Nos
	Roof and Garage : Water Point : 2 Nos each.
	External plumbing line : Finolex / Supreme/ Oriplast make.
	All sanitary ware and fittings will conform to ISI standards. Adequate care will be taken to deliver quality materials and workmanship.
WATER SUPPLY	Overhead R.C.C/Brick/P.V.C. reservoir and Underground reservoir with KMC water line to be provided.
	Electric Pump and Motor with Starter to be installed by Developer at ground level within a suitable place for lifting water to overhead reservoir. Pump Make - Hixson & Motor Make - Compton.
PAINTING	External Finish : All external walls covered with 2/3 coats WEATHERCOAT of Good Brand / BERGER. Total Staircase area shall be done with PoP. Garage area paint by WEATHERCOAT.
	Weather proof paint and other decorative finish as per Architect Scheme.
	Internal Finish : All covered area i.e. Bed, Liv & Din, Kitchen, Toilet & WC shall be done by Plaster of Paris (P.O.P.).
STAIRCASE GATE	Developer shall provide a steel collapsible gate at the entrance of the staircase room at the ground floor level.
VERANDA	Half Covered Grill for Veranda.
FACILITY	Watchman room.
	Letter Box for individuals. Concealed Cable TV and Telephone line.
	Lift

R. N. K.

ELECTRIC POINTS :

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

WATER SUPPLY: *Municipal Water supply from common overhead reservoir.*

ELECTRIC SUPPLY : *The security deposit with CESC and cost of obtaining Electric connections / installation will be on account of the Individual Flat Owners, relating to theirs' Allocation.*

R. V. S.

11/11/2011

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

SIGNED, SEALED AND DELIVERED

By the owners at Kolkata in the presence of :-

1. Model Successor Malla
S/o - Abbas Salam Malla
Village - Manadi 24 Pgs (5)
743503.
2. Rashona Khatun
D/o - SK Saibav Ali
Vill - Paschim Umajpur
P.O - Chaul Khola
P.S - Noderkhali
Pin - 743377

Sukla Roy
Rashona Roy
Joydeep Roy
Chaitali Roy

SIGNATURE OF THE OWNERS

SREERAM NIVASAN : 177


Director

SIGNATURE OF THE DEVELOPER

3 per the documents and instructions available Drafted by me :-

Rajat Das
NB/429/2007

Alipore Police Court,
Kolkata-27.

MEMO OF CONSIDERATION

RECEIVED the within mentioned sum of Rs.3,00,000/- (Rupees Three Lakhs) only from the Developer herein, as non-refundable amount of these presents.

On or before execution of these presents

By Cheque No. 744130 dated 21/01/21 drawn on Punjab & Sind Bank

TOTAL

Rs.3,00,000/-

(Rupees Three Lakhs) only

WITNESSES:-

1. Abdul Hussain Malik

Sukla Roy
Paula Roy

Jaydeep Roy

2. Reshmer Khatun

Chaitali Roy

SIGNATURE OF THE OWNERS



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Sukla A. Roy

Signature Sukla Roy



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Bula Roy

Signature Bula Roy



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Joydeep Roy

Signature Joydeep Roy



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Chaitali Roy

Signature Chaitali Roy



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RATIA Dey

Signature R. Dey

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name








Signature









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16012000114182/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt SUKLA ROY 26/A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Land Lord			Sukla Roy 22/01/2021
2	Smt BULA ROY 26A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Land Lord			Bula Roy 22/01/2021
3	Mr JOYDEEP ROY 26A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Land Lord			Joydeep Roy 22/01/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt CHAITALI ROY 26/A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Land Lord			<i>Chaitali Roy</i> 22/01/2021
5	Mr RAJIB DEY 40, South Raynagar, Bansdrani, P.O:- BANSDRONI, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN - 700070	Represent ative of Developer [SREE RAM NIRMAN PRIVATE LIMITED]			<i>Rajib Dey</i> 22/01/2021
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJAT DAS Son of Late SWAPAN KUMAR DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Smt SUKLA ROY, Smt BULA ROY, Mr JOYDEEP ROY, Smt CHAITALI ROY, Mr RAJIB DEY			<i>Rajat Das</i> 22/01/2021

(Maitreyee Ghosh)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

BRN: 192020210210321461
BRN Date: 21/01/2021 08:46:49
BRN: IK0AXXNZV1

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 21/01/2021 08:49:56

DEPOSITOR'S DETAILS

Id No. : 2000114182/5/2021
[Query No /Query Year]

Name : RAJAT DAS

Contact No. :

Mobile No. : +91 9830013215

E-mail :

Address : 1101 NAKTALA

Applicant Name : Mr RAJAT DAS

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000114182/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	6521
2	2000114182/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	3021

Total

9542

In Words : Rupees Nine Thousand Five Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1601-00231/2021	Date of Registration	25/01/2021
Query No / Year	1601-2000114182/2021	Office where deed is registered	
Query Date	18/01/2021 12:40:50 PM	1601-2000114182/2021	
Applicant Name, Address & Other Details	RAJAT DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830013215, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 56,35,863/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,053/- (Article:E, E, B.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Mondal Para Road, Premises No: 26A/1, Ward No: 099 Pin Code : 700047

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	3 Katha 15 Chatak 11 Sq Ft	1/-	51,38,613/-	Property is on Road
Grand Total :				6.5221Dec	1 /-	51,38,613 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,97,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,97,250 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt SUKLA ROY Daughter of Late Harendra Chanda 26/A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx4Q, Aadhaar No: 29xxxxxxxx1216, Status :Individual, Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Pvt. Residence</p>
2	<p>Smt BULA ROY Daughter of Late Sunil Chandra Roy 26A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx2D, Aadhaar No: 95xxxxxxxx8861, Status :Individual, Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Pvt. Residence</p>
3	<p>Mr JOYDEEP ROY Son of Late Sunil Chandra Roy 26A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AFxxxxxx9H, Aadhaar No: 68xxxxxxxx8768, Status :Individual, Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Pvt. Residence</p>
4	<p>Smt CHAITALI ROY Daughter of Late Sunil Roy 26/A/1, Raipur Mandal Para Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx0H, Aadhaar No: 71xxxxxxxx0268, Status :Individual, Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/01/2021 , Admitted by: Self, Date of Admission: 22/01/2021 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SREE RAM NIRMAN PRIVATE LIMITED 1/78, Naktala,, Block/Sector: Naktala, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr RAJIB DEY (Presentant) Son of Mr Subhas Chandra Dey 40, South Raynagar, Bansdroni, P.O:- BANSDRONI, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7F, Aadhaar No: 22xxxxxxxx3553 Status : Representative, Representative of : SREE RAM NIRMAN PRIVATE LIMITED (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJAT DAS Son of Late SWAPAN KUMAR DAS ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 Parganas, West Bengal, India, PIN - 700027			
Identifier Of Smt SUKLA ROY, Smt BULA ROY, Mr JOYDEEP ROY, Smt CHAITALI ROY, Mr RAJIB DEY			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt SUKLA ROY	SREE RAM NIRMAN PRIVATE LIMITED-1.63052 Dec
2	Smt BULA ROY	SREE RAM NIRMAN PRIVATE LIMITED-1.63052 Dec
3	Mr JOYDEEP ROY	SREE RAM NIRMAN PRIVATE LIMITED-1.63052 Dec
4	Smt CHAITALI ROY	SREE RAM NIRMAN PRIVATE LIMITED-1.63052 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt SUKLA ROY	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft
2	Smt BULA ROY	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft
3	Mr JOYDEEP ROY	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft
4	Smt CHAITALI ROY	SREE RAM NIRMAN PRIVATE LIMITED-150.00000000 Sq Ft

On 22-01-2021

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

Presented for registration at 18:32 hrs on 22-01-2021, at the Private residence by Mr RAJIB DEY ,

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

Execution is admitted on 22/01/2021 by 1. Smt SUKLA ROY, Daughter of Late Harendra Chanda, 26/A/1, Raipur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Smt BULA ROY, Daughter of Late Sunil Chandra Roy, 26A/1, Raipur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Mr JOYDEEP ROY, Son of Late Sunil Chandra Roy, 26A/1, Raipur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Professionals, 4. Smt CHAITALI ROY, Daughter of Late Sunil Roy, 26/A/1, Raipur Mandal Para Road, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

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

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

Execution is admitted on 22-01-2021 by Mr RAJIB DEY, DIRECTOR, SREE RAM NIRMAN PRIVATE LIMITED (Private Limited Company), 1/78, Naktala,, Block/Sector: Naktala, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047

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

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 25-01-2021

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

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

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 56,35,863/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,053/- (B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2021 8:49AM with Govt. Ref. No: 192020210210321461 on 21-01-2021, Amount Rs: 3,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AXXNZV1 on 21-01-2021, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 11776 to 11825
being No 160100231 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.02.01 15:56:17 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/02/01 03:56:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)