

7088/2023

I-6103/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Additional Buyer of Assurance  
Refund

Certified that the Document is admitted to  
Registering The Signature Sheet and the  
enclosed Affidavits are the part of this document.

Additional Registrar  
of Assurances (I) Kolkata

11 MAY 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the  
!!th day of May, 2023 (Two Thousand Twenty-Three)  
in the Christian era.

10/24/2023

BETWEEN

DREAM BRICKS DEVELOPERS

Partner

Partner

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21/2

SRI GADAI KARMAKAR, (having Pan No. AFTPK2347E, Aadhaar Card No. 4480 6078 7299, Voter's I. Card No. BWC0526673) son of Late Haladhar Karmakar, by occupation - Service, by faith- Hindu, by Nationality - Indian, residing at 35/1, Olai chandi First Lane, P.O. & P.S. Nimta, District-North 24-Parganas, Kolkata-700049, hereinafter referred to as the OWNER (which term or expression, shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, successors, executors, administrators, representatives and assigns) of the FIRST PART,

**A N D**

DREAM BRICKS DEVELOPERS, (Pan No. AAKFD6441N) a Partnership Firm, having its office at 48/2, Udaipur Road, Sukriti Apartment, Ground Floor, Flat No. A, P.O. & P.S. Nimta, District- 24-Parganas (North), Kolkata - 700049, represented by its Partners Namely 1) SRI MANJEET SINGH, (having Pan No. BGPPS9296A, Aadhaar No. 2871 3147 0812, Voter's I. Card No. XVM1800176), son of Late Bant Singh, by faith - Sikh, by occupation - business, by Nationality- Indian, residing at 48, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No.-A, P.O. & P.S. Nimta, District- 24-Parganas (North), Kolkata - 700049, and 2) SRI SUDIP DEY, (having Pan No. AJZPD5679A Aadhaar No. 6325 9245 0532, Voter's I. Card No. BWC3306511); son of Sri Subhas Chandra Dey, by faith - Hindu, by occupation - business, by Nationality- Indian, residing at 57, Olai chandi Second Lane, P.O. & P.S. Nimta, District-North 24-Parganas, Kolkata-700049, hereinafter referred to as the DEVELOPER (which term or expression, shall unless excluded by or repugnant to the subject or context, be deemed to mean and include its heirs, successors-in- Office, executors, administrators, and assigns) of the SECOND PART;

DREAM BRICKS DEVELOPERS

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Partner



WHEREAS One Sri Jyotirmay Roy was the absolute owner as Rayat Mokrari Satya Danga Land measuring about 32 (Thirty Two) Satak in Mouza-Dakshin Nimta, Under Touzi No. 1140, J. L. No. 8. Khatian No. 1490, Hal Khatian Nos. 910, 1794, C. S. Dag No. 3570(P) by virtue of purchase through two Sale Bengali Deed No. 883 for the year 1953 registered on 18/02/1953 and another Deed No. 3315 for the year 1953 registered on 28/02/1953, at the office of Sub Registrar, Cossipore-Dum Dum, North 24-Pargnans was seized and possessed thereof free from any encumbrances.

AND WHEREAS One Sri Birendra Chandra Mitra now deceased purchased measuring 4 (Four) Cottahs Danga Land in Mouza- Dakshin Nimta, Under Touzi No. 1140, J. L. No. 8. Khatian No. 1490, Hal Khatian Nos. 910, 1794, C. S. Dag No. 3570(P) from the then owner Sri Jyotirmoy Roy out of his land measuring about 32 (Thirty Two) Satak Danga Land which is morefully described in the Schedule 'A' hereunder written by virtue of purchase a Sale Bengali Deed No. 3318 for the year 1953 registered on 25/05/1953 recorded in the Book No. I, Volume No. 40, Pages 246 to 248 registered at the office of Sub Registrar, Cossipore-Dum Dum, North 24-Pargnans was seized and possessed thereof free from any encumbrances

AND WHEREAS while so seized and possessed said Birendra Chandra Mitra died intestate on or about in the year 1959 and prior his death, his wife died in the year 1943 leaving behind him surviving his two sons Namely Sri Ranjit Kumar Mitra and Sri Prabir Kumar Mitra and one daughter Smt. Abha Basu Chowdhury hereunto as his only heirs and successors as per Hindu law of Succession Act and accordingly by way of inheritance they have jointly become the absolute owners in respect of the property having entitled to 1/3<sup>rd</sup> share each equally as aforesaid left by said deceased Birendra Kumar Mitra and have been

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seizing and possessing the said property without any interruption from any corner and free from any encumbrances.

AND WHEREAS while so seized and possessed thereof said Smt. Abha Basu Chowdhury daughter of deceased Birendra Kumar Mitra transferred her 1/3<sup>rd</sup> share out of said 4 Cottahs land by way of gift to her brothers said Sri Ranjit kumar Mitra and Sri Prabir Kumar Mitra jointly by a registered Gift being Deed No. 105 for the year 1987 recorded under Book No. 1, Volume No. 20, Pages 477 to 482 dated on 10.03.1987 registered in the Office of Addl. District Sub-Registrar, Cossipore, Dum Dum, and North 24 Parganas.

AND WHEREAS by virtue of said Deed of Gift dated 10.03.1987 executed by said Smt. Abha Basu Chowdhury, her brothers Said Sri Ranjit Kumar Mitra and Sri Prabir Kumar Mitra became the joint owner in respect of Land measuring 4 Cottahs having entitled to ½ share each and were seized and possessed thereof without any interruption from any corner and free from any encumbrances. Duly recorded their names in the record of North Dum Dum Municipality under Holding No. 73 (33) Olaichandi 1<sup>st</sup> Lane within ward No. 29, P.S. Nimta, District: North 24-Parganas under Assessment No. 1200900890806.

AND WHEREAS while so seized and possess thereof said Ranjit Kumar Mitra and Prabir Kumar Mitra in respect of said property measuring about 4 Cottahs of Danga Land erected thereon a single storied dwelling house for their own residence purpose and enjoyed the said premises throughout their life.

AND WHEREAS while so seized and possess thereof said Prabir Kumar Mitra died intestate on 25.07.2015 and his wife Shikha Mitra predeceased him on 20.08.2009 living behind one son Shri Shiva Prasad Mitra and one daughter Smt. Debarati Chakraborty who jointly became the owner of ½ share equivalent to undivided 2 Cottahs out of said 4 Cottahs Danga Land left by their father said

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Prabir Kumar Mitra by way of inheritances and were in peaceful possession thereof.

AND WHEREAS while in peaceful possession said Smt. Debarati Chakraborty out of natural love and affection gifted her undivided  $\frac{1}{2}$  share equivalent 1 (One) Cottahs out of 2 Cottahs Danga Land unto her brother said Shiva Prasad Mitra by a registered Deed of Gift being No. 190207100 for the year 2019 entered in Book No. 1, Volume No. 1902/2019 Pages from 179829 to 279852 dated 11.12.2019 registered in Additional Registrar of Assurance Office -II Kolkata, West Bengal.

AND WHEREAS by virtue of said Deed of Gift dated 11.12.2019 executed by said Smt. Debarati Chakraborty, her brother Said Sri Shiva Prasad Mitra became the sole owner in respect of undivided 2 Cottahs Land out of 4 Cottahs having entitled to  $\frac{1}{2}$  share each with Said Sri Ranjti Kumar Mitra and were jointly seized and possessed thereof without any interruption from any corner and free from any encumbrances.

AND WHEREAS thus by way of inheritance and gift said Sri Ranjit Kumar Mitra and Sri Shiva Prasad Mitra jointly become the owner in respect of 4 Cottahs Danga land having entitled to  $\frac{1}{2}$  share each comprised in Dag No. 3570 recorded under khatian No. 1470 at Mouza- Dakshin Nimta including the land as using common Passage on the Western side of the said land and building.

AND WHEREAS out of said 4 Cottahs of Danga Land and building the land measuring 8 Chittaks 10 Square Feet was used and still using as common passage lying on the Western side and remaining land measuring about 3 Cottahs 7 Chittaks 25 Square feet be the same or little more of less become the owner in respect of 4 Cottahs Danga land having entitled to  $\frac{1}{2}$  share each comprised in Dag No. 3570 recorded under khatian No. 1470 at Mouza- Dakshin Nimta

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including the land as using common Passage on the Western side of the said land and building free from any encumbrances.

AND WHEREAS during their peaceful possession said Sri Ranjit Kumar Mitra and Sri Shiva Prasad Mitra jointly transferred and sold ALL THAL land measuring 3 Cottahs 7 Chittacks 25 Square feet be the same or little more or less together with one storied building measuring 700 Square feet existing thereon with easement rights along with right to ingress and egress from the Olai Chandi First Lane from North side and common Passage lying on the Western side situated at Mouza- Dakshin Nimta under Khatian No. 1490 in C. S. Dag No. 3570(P) Corresponding to R. S.& L. R. Dag No. 3570/5608(P), Touzi No. 1140, J. L. No. 8, Holding No. 73(33) Olai Chandi First Lane, within Ward No.29, P.S. Nimta, District : North 24-Parganas unto and in favour of the Present Owner namely Sri Gadai Karmakar by way of one Registered Deed dated 02/03/2020 which was registered at A.D.S.R- Belgharia, North 24-Parganas, recorded in Book No. I, Volume No.1526/2020, Pages from 27491 to 27520 being No. 152600847 for the year of 2020 and thereafter getting the aforesaid land and building said Sri Gadai Karmakar, the Owner herein have acquired absolute ownership of the aforesaid land duly getting mutated his name in the Record of L. R. vide L. R. Khatian No. 7653 as well as in the record of North Dum Dum Municipality having Holding No. 73(33), Olai Chandi First Lane within ward No. 29, under Assessed ID No. 5416 and the land has been converted from Classification "Danga" to "Bastu" vide case No. CN/2023/1509-715 in response to Memo No. Conv-559/BL&LRO/BKP-II dated 03/05/2023 by paying Taxes regularly and has been peacefully seizing and possessing over the same without any interruption from any corner and the said land is free from any encumbrances, interference, lien, attachment, mortgage, hypothecation etc. and

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the owner herein having a good, clear and free marketable title in respect of the said land and building having absolute right of the schedule property.

AND WHEREAS the Owner herein have decided to develop the demised property at Premises/ holding No. 73(33), Olai Chandi First Lane, ward No. 29 of North Dum Dum Municipality, P.S. Nimta, Kolkata-700049, District: North 24-Parganas by constructing a new G+II storied building with containing self-contained residential Units/Flats, and car-Parking space / garage, shops in the Ground floor after demolishing their present existing structure.

AND WHEREAS the Owner herein due to paucity of fund and lack of experience in making the construction while had been searching of a suitable Developer and subsequently contacted the present developer herein, who agreed to construct a G+II storied building at the said demised property.

AND WHEREAS the Developers herein are the sole Partners of DREAM BRICKS DEVELOPERS, a Partnership Firm, having its office at 48/2, Udaipur Road, Sukriti Apartment, Ground Floor, Flat no. A, P.O. & P.S. Nimta, District- 24-Parganas (North), Kolkata - 700049.

AND WHEREAS the Owner herein upon Mutual Memo of Understanding have decided to develop his aforesaid landed property through the Developers herein.

AND WHEREAS the Developers herein who are Partners of DREAM BRICKS DEVELOPERS upon the aforesaid Memorandum of mutual understanding have agreed to invest their money in making said G+II storied building.

AND WHEREAS the Parties herein to avoid any future controversy, obligation and legal problem with regard to their investment for Development of





the demised landed property have agreed to reduce the terms into writing as follows :-

**NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. That it is recorded that **ALL THAT** Physical land measuring 3 Cottahs 7 Chittacks 25 Square feet more or less together with existing 700 Square feet pucca building out of total land measuring 4 Cottahs excluding common passage 'Bastu' in nature comprised in C.S. Dag No. 3570(P), and L.R. Dag No. 3570/5608(P), under Praja Khatian No.1490, R.S. Khatian No. 910, 1794 corresponding to L. R. Khatian No. 7653 situated at Mouja - Dakshin Nimta, J. L. No. 08, Touzi No. 1140, P.S. Nimta, within the limits of North Dum Dum Municipality Being Ward No. 29, Holding No. 73(33), Olai Chandi First Lane, Kolkata- 700049, District North 24- Parganas, morefully described and mentioned in the Schedule below by virtue of aforesaid purchase. The Owner herein declare that besides them, there is no other owner in respect of the demised property.

2. That the Owner herein declares that the demised property is free from all encumbrances, attachments, liens and charges and the Owner herein have not sold, transferred and/or conveyed his aforesaid property or any portion thereof to any one and there is no tenant and /or occupier in the demised property and the Owner herein have also not taken any loan after mortgaging their aforesaid property to any Bank or any other financial institution and they have good and marketable title.

3. That the Developers herein declare that they the only Partners of DREAM BRICKS DEVELOPERS They have agreed to develop the demised landed property of Owner herein by making multistoried G+II building with self-contained residential Units/Flats, and Car parking/Garage, shops in the Ground

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Floor. The Developers herein undertake to invest money and capital for making the proposed G+II storied building on the demised landed property of the Owner herein. The Developers undertake that all other expenses as would be required during the period of construction till the date of completion of proposed building and handing over the Owner's allocation including cost of the building plan will be borne solely by the Developers herein.

4. That the owner has already delivered the vacant possession of the property to the Developers and shifted separate accommodation for his temporary residence without any charges.

5. That it is recorded that the whatsoever expenses relating to land record and/or change of classification shall be borne by the land owner and also any kind of agreement charges if necessary has to be shared by and between the owner and the Developers as per ratio 55% and 45% apart from the cost of construction.

6. That it is recorded that the Present consideration price of the demised property will be treated as the investment of the owner and the owner herein shall hand over to the Developer all original Title Deed including all relevant papers and documents in respect of Schedule property and the cost of construction including cost for sanction of the building plan architect fees, etc. will be the investment of the Developer.

7. That it is recorded that the Owner herein shall be entitled to get financial Assistance of Rs. 15,50,000/- (**Rupees Fifteen Lakhs Fifty thousand**) only as and by way of earnest money or Advance Security Deposit which has already received from the Developers in connection with the proposed project. That will be considered as refundable at the end of completion of proposed project and the same shall be refunded at the time of allocation of Owner's share shall be handed over and under any circumstances will not be considered as owner's allocation.

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And the aforesaid Earnest Money paid as security Deposit in advance may be determined, settled and accepted that the said amount will be adjusted and refunded by the owner herein the First Part at the time of allotment of owner's area in the newly constructed building.

8. That it is agreed and recorded that the **OWNER** shall get an allocation of **45%** of sanctioned F.A.R in the form of an area allocation on the Ground Floor including the Car-Parking Space and commercial Space and rest part allotment out of **45%** of sanctioned F.A.R in the form of an area allocation will also be allocated Part of 1<sup>st</sup> & 2<sup>nd</sup> Floor area in the G+II storied building as the **Owner's Allocation** morefully described in the schedule 'B' as owner' allocation written below with proportionate share of land underneath of the Schedule 'A' Property to be constructed by the said Developer.

9. That the **DEVELOPER** herein in consideration of his investment of the proposed G+II storied building shall get the remaining **55%** constructions and flats comprised area rest Ground floor commercial space and car parking space after allocating owner's part rest First Floor area and the rest Part of Second Floor area after allocating owner's share in the G+II Storied Building to be treated as the Developer's allocation morefully described in the schedule 'C' written below as proposed to be made on the demised landed property of the Owner after demolishing the existing structures with the right to sell, transfer and /or dispose of his share of construction and flats as proposed to be made by the developer herein to any one and to receive earnest money or full payment of consideration money from the intending buyers at his own risk and responsibility and for which the Owner herein shall have no manner of responsibility or liability and the proposed intending purchasers shall have no manner right to claim or refund of money from the Owner herein in any way and for any dispute





by and between the intending purchasers and Developer. The demised landed property will not be subject matter of any litigation.

10. That the Developer herein **within 24 (Twenty Four) months** from the date of execution of this agreement shall complete the proposed building and hand over and /or give the owner' allocation as aforesaid positively except any massive earthquake or incident which is beyond the control of anyone.

11. That The Developer has paid said refundable **Rs. 15, 50,000/-** (Rupees Fifteen Lakhs fifty thousand) only as security Deposit to the Owner herein on or before the execution of this agreement ( the receipt whereof the owner doth hereby acknowledged and admitted as per memo of consideration hereunder)

12. That it is agreed and recorded that the Owner herein for smooth performing of the terms as recorded and also for making constructions of the proposed building including all other works relating to the proposed building like building Plan and to get it sanctioned, received Plan etc. shall execute and register a Development Power of Attorney in favour of the developer herein with the right to sell, transfer, and put signature on the building Plan, revised Building Plan, mutation form or on any other papers and forms as would be required for making the proposed building.

13. That the Owner with the execution of this agreement shall handover the relevant documents relating to the title of said property to the Developers herein and the Developers hereby acknowledges the same.

The documents handover are as follows:-

- a) Copy of Mother Deed.
- b) Original title deed.
- c) Original municipal tax receipt
- d) Mutation Certificate of North Dum Dum Municipality.
- e) Original R. O. R. Tax receipt.

g) Original copy of porcha.

h) It is also recorded that after completion of construction and after disposal of all flats/portions within Developer's allocation the Developer shall handover all deeds and documents to the owner or to the Owner's Association if forms..

14. That the Developer herein after execution of this Agreement shall be solely responsible for all rent and taxes in respect of the demised property till the date handing over the Owner' allocation. The Owner herein after getting his share of construction and Flat, shall be responsible for payment of Municipal taxes and rent to the Government in respect of their specific portion and the Owner herein shall be responsible for all rent and taxes before execution of this Agreement. It is also recorded that the Developer herein during the constructional works for the proposed building shall be entitled to use and enjoy the present electric meter of the owner herein and shall pay the electricity charges to the Electricity Authority and for which the owner herein shall have no manner of responsibility.

15. That it is recorded that the developer herein shall engage architect/civil Engineers, labourers, masons etc. for making the proposed building and under his supervision shall make and complete the proposed building in all respect and after completion of the proposed project and building shall obtain completion certificate from the Municipal Authority and the Developer herein shall hand over a copy of the said completion Certificate to the owner. And it is also provided that the signing power of all type of official Documents, site plan, revised plan and completion of plan etc. shall be within the Jurisdiction of North Dum Dum Municipality.

16. That the Developer herein shall be solely responsible for any defect of the proposed building and during constructional works if any mason, workers / labourers die in any accident the Developer will be solely responsible and for



which the Owner herein shall have no liability to pay compensation in connection with the construction work.

17. That it is agreed and recorded that vacant space, entrance passages, Stair case room, meter room and pump room, stairs, landings, Top Roof, care taker room etc. will be common for the Owner and Developer herein including subsequent Purchasers. The Developer undertakes to install submersible pump and deep tube well for 24 hours, smooth and purified water supply. The Developer herein undertakes to make overhead reservoir for storing and supplying water. The Developer also undertake to bring 440 voltage electric meter for lifting of water from deep tube well to the overhead water reservoir and also for common electrification in the common area. The expenses for the aforesaid common arrangement, will be exclusively borne by the developer herein and same will be the investment of the Developer herein and for which the owner shall have no manner of liability. It is recorded that in the proposed multistoried building in future if any transformer is required to be install, the Developer herein at his own cost and expenses shall make such arrangement without asking for any reimbursement from the owner herein.


18. That it is recorded that for convenience of the Developer to sell and transfer his proportionate share of constructions and flats as recorded hereinbefore in the proposed building the owner shall execute and register a DEVELOPMENT POWER OF ATTORNEY in favour of the Developer herein but due to some legal problem at the request of the Developer in the said Power of Attorney there will be different clauses for sale and transfer of the land in question instead of the entire proportionate share of the proposed flats and constructions.

19. That the Developers herein further undertake that they will not sell and transfer the demised land and property but will be entitled only to sell their allocated share of construction/flats with proportionate share of land.

20. That during the construction and completion of the building if any problem crops up that will be sorted out immediately and both the parties herein shall settle the matter/problem by discussion for the purpose of securing their best interest and benefit.

21. That the Developer herein has been engaged for making a building upto the maximum height of G+II multistoried building only with the right and authority to recover his investment by sale and transfer his share of flats and constructions as recorded hereinbefore and excepting his share of constructions the Developer herein shall not be entitled to sell and transfer the share of constructions and flats of the Owner. It is recorded that unless the owner's allocation be given to the owner herein the developer will not be entitled to hand over and / or to give possession of his share of constructions and flats to any of his intending purchasers.

22. That it is recorded that the Developer shall have right to obtain loan from any Bank or financial Institution or from any Individual upon keeping the demised property of the Owner herein under mortgage and the Developer undertakes that they will not otherwise encumber the demised landed property in any way as he has been engaged to develop the demised property after demolishing the existing structures in accordance with sanctioned building plan at his own cost and expenses with the right to sell and transfer his share of constructions and flats to the intending purchasers and the owner herein shall have no manner of right to claim the sale price/consideration money from the Developer herein.





23. That it is recorded and agreed that if the Developer violating the West Bengal Municipal Act and rules framed there under and /or Building Rules or any other law makes any construction and building and for which the Government or Municipal Authority takes any steps for demolishing the proposed building, the Developer herein shall be solely responsible and shall do the needful for regularization of the said construction and building at their own cost and expenses and also shall make further constructions and building at his own cost and expenses and for which the owner herein shall has no manner of liability.

24. That the Developer herein shall bring separate electric meters for him or his nominee in respect of his flats as proposed to be made by the Developer and the owner herein shall not pay the necessary cost for such individual meter if they use and occupy their allocated portion for their own use. But if they have to sell their allocated portion than the developer shall be entitled to collect and recover the said cost as imposed in respect of said meter from the proposed purchaser/purchasers.

25. That it is recorded that this Agreement is being executed as oral memorandum of understanding and if any one violates any of the terms of this Agreement, the Parties herein shall have his right to seek relief before the appropriate Civil Court or Consumer Redressal Forum. It is further recorded that the intending Purchasers who will enter into agreement for sale with the Developer herein, the Owner herein or their heirs, successors or nominees shall have no manner of responsibility, liability and the said intending Purchasers shall have no manner of right to take any step by registering any case against the owner herein in any way.

26. That this Agreement is a purely contract by and between the owner and the developer. It is recorded that the Developer herein shall have no manner of



right to transfer this agreement to any other person or to any other new Developer. It is further recorded that the Parties herein shall not be entitled to raise any plea with regard to the legality and validity of this Agreement and its terms in any way and the same is binding on the Parties herein and his heirs and successors, in all respect.

27. If the developer intends to add another floor beyond G+II Storied building in that event the developer shall hand over 45% of the newly construction area to the Owner.

28. That it is also mutually settled that, in case of serious disagreement by and between the parties herein that matter will be referred to the common Arbitrator as mutually agreed upon and the decision of that Arbitrator will be binding upon both the parties herein. The Owner shall not unnecessarily interrupt, disturb and hamper while constructing and co-operate for smooth construction peacefully.

29. That it is recorded that name of the Project shall be :- "DEBOSHRUTI APARTMENT"

**SCEHEDULE 'A' REFERRED TO ABOVE AS THE PROPERTY TO  
BE DEVELOPED**

ALL THAT piece and parcel of land physically measuring 3 (Three) Cottahs 7 (Eight) Chittacks 25 (Twenty Five) Square feet out of 4 Cottahs 'Bastu' in nature together with existing 700 Sq. Ft. pucca cemented floor building, with existing easement rights along with right to ingress and egress from the Olaichandi First Lane from North side and common Passage lying on the Western side situated at Mouza- Dakshin Nimta under Khatian No. 1490 in C. S. Dag No. 3570(P) Corresponding to R. S. & L. R. Dag No. 3570/5608, recorded under Khatian No. 1490, R.S. Khatian Nos. 910 (area of 3 Three Cottahs), 1794 ( 7 Seven Chittacks 25 Twenty five Square feet) corresponding to L. R. Khatian No. 7653, Touzi No. 1140, J. L. No. 8, Holding No. 73 (33), Olai

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Chandi First Lane, within Ward No. 29 of North Dum Dum Municipality, P.S. Nimta District : North 24-Parganas, Kolkata- 700049, within the Jurisdiction of formerly ADSR- Cossipore Dum Dum now under ADSR Belgharia, North 24-Parganas, proportionate rent for the plot being only payable to the Collector, North 24-Parganas, Govt. of West Bengal, which is butted and bounded as under:-

ON THE NORTH : 12 Ft. wide Olaichandi First Lane.  
ON THE SOUTH : Land of others Dag.  
ON THE EAST : H/O Jyotirmoy Ray.  
ON THE WEST : 6 Feet wide Common Passage.

**(PROPOSED G+II STORIED BUILDING)**

To be known as "DEBOSHRUTI APARTMENT" and to constructed as per sanctioned plan as approved by the Municipality and expert Architected designer.

**SCHEDULE 'B' REFERRED TO ABOVE AS THE OWNER'**

**ALLOCATION**

There will be an allocation of 45% of sanctioned F.A.R in the form of an area allocation on the **Ground Floor** including the Car-Parking Space and commercial Space and rest part allotment out of 45% of sanctioned F.A.R in the form of an area allocation will also be allocated Part of 1st & 2nd Floor area in the G+II storied building as **the Owner's Allocation** with proportionate share of land underneath of the Schedule 'A' Property to be constructed by the said Developer.

**SCHEDULE 'C' REFERRED TO ABOVE AS THE DEVELOPER'S  
ALLOCATION**

That the Developer herein in consideration of giving the share of allocation to the owner as his investment of the proposed G+II storied building shall get the remaining 55% constructions and flats comprised area rest Ground floor commercial space and car parking space after allocating owner's part rest First Floor area and the rest Part of Second Floor area after allocating owner's share in the G+II Storied Building to be treated as the Developer's allocation as proposed to be made on the demised landed property of the Owner after demolishing the existing structures with the right to sell, transfer and /or dispose of his share of construction and flats as proposed to be made by the developer herein to any one and to receive earnest money or full payment of consideration money from the intending buyers at his own risk and responsibility and for which the Owner herein shall have no manner of responsibility or liability and the proposed intending purchasers shall have no manner right to claim or refund of money from the Owner herein in any way and for any dispute by and between the intending purchasers and Developer. The demised landed property will not be subject matter of any litigation, with the right to sell and transfer the same and to receive the consideration money and for which the Owner herein shall have no claim or demand.

**SCHEDULE 'D' REFERRED TO AS SPECIFICATION**

1) <b>Building in General :</b>	Number one quality Brick R.C.C framed super Structure with standard I.S.I. Quality Iron bar, steel, sand, cement preferable A.C.C. Ultratech, ad/or Lafarze, stone chips, mortar casting in
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	accordance with specification building rules and as per the design of architect. Engineer. with column, beams
2) Brick Work:	First class Brick as available in the market and all outside wall are 8" and 5" thick with sand cement mortar proportion 1:6 and 1:4 and all partition walls are 5"/3".
3) Flooring :	All bedrooms would be furnished with tiles/marbles finishing floors without any design, toilets.
4) Plastering:	All wall to be sand cemented plastered with thickness 12.0 mm (inside) and 20.0 mm (outside), ceiling plaster will be 6.0 mm thick and proportion 1:4, 1:6, 1:4.
5) Doors and windows:	All doors flash doors and Aluminum window with glass. No wooden Doors and windows will be provided.
6) Other finishes:	Toilets and w.c. 4-0" height with glossy tiles finishing tiles be fixed in toilets and W. C.
7) Kitchen:	The kitchen will have a cooking platform with black stone, sink (Back Stone) with water connection, two points with bibcock, will be provided in the kitchen, glaze ceramic tiles will be in front of cooking base (6'-0" x 2'-6") with ceramic tiles flooring including 4" skirting.
8) Toilet / Bathroom and kitchen doors:	24 mm thick P. V. C. doors will be provided, windows: all-windows would be made of

	Aluminum sliding all windows will be painted ms ornamental grill.
9) Sanitary and Plumbing:	Toilets one Western will be provided with lowdown P V. C. white cistern, all water supply fitting will be with C. P. type, 1 No. in every Flat, Toilets will consist of 2 Nos. taps, 1 Nos, taps only, within Indian/European type W. C. and cistern of white colour will be fixed, one no white colour 20" x 16" wash basin will be fixed in each flat at any suitable position decided by
10 ) Electrical wiring :	Concealed wiring in all flat (copper electrical wiring), each flat will be provided as required of a single room flat. a) <b>Each bedroom:</b> wearing with Switch Board 2. Lights points, 1 fan point, 2 plug points (5 amp) (b) <b>Living / Dining :</b> 2, light points, 2 fan points, 2 plug points (5 amp), one washing machine point, (c) <b>Kitchen :</b> 1 light, 1 exhaust fan point (5 amp.), 1 power point, (15 amp.) (d) <b>W. C. :</b> 1 light point (5 amp.) (e) <b>Toilet :</b> 1 light point, 1 exhaust point(5 amp) 1 plug point (15 amp.) (f) <b>Each Balcony :</b> 1 light point (5 amp.) (g) <b>T. v. &amp; Telephone :</b> 1 T. V. point and 1 telephone point will be provided an each flat /-apartment. (h) <b>Required points</b> for pump, stair, common passage and roof as required of a single room flat. The Basic

2



	<p>electrical points will be provided by the Developer as mentioned above. Any Extra point will be chargeable as mentioned below :</p> <p>(1) Light/Fan/ Plug (6amps) Rs. 800/- per Connection.</p> <p>(2) Freeze/ washing Machine/ 16 AMPS Plug Points Rs. 1000/- per Connection.</p> <p>(3) AC/ for each Rooms Rs. 5000/- per connection.</p> <p>(4) For the Electricity supply line in individual name will be charged of Rs. 25,000/-</p>
11) Water supply :	Overhead water tank attached with water pump for taking from underground reservoir connected with Municipality.
12) Painting :	Putty with primer without colour in every bed rooms, dining/drawing, verandah, toilets and kitchen, outside cement based paint will be used by weather coat.
13) Grills :	M. S. railing upto 2'-6" will be provided on brick work in such verandah with Grill and Iron Gate on top roof, Stair Case Hand railing Finished with IRON Structure.
14) Miscellaneous :	Any extra work is entertain able provided extra cost is paid and to be intimated and paid giving sufficient time All materials shall be of I. S. I. Standard.
15) Extra Work :	Any extra work other than above technical

	specification shall be charged extra at the rate to be decided by developer and such amount shall be deposited by the owners at the time of execution of such extra work.
--	---

**SCHEDULE 'E' REFERRED TO AS COMMON AREAS**

1. Land under the said building described in the Schedule 'A'.
2. All side spaces, back spaces, paths, passages, drain ways in the said building.
3. General lighting of common portion.
4. Drain and Sewers from the building to the municipal connection drain and/or sewerage.
5. Stair case and its landing
6. Common Septic Tank
7. Common water pump
8. Common Tube well
9. Lift use facility (if any)
10. Common roof
11. Common underground and overhead reservoir

\$



The co-owner, occupiers, society or syndicate shall allow each other the following easements and quasi easements right privileges etc:

1. Right of using common passage in all the common portions in each and every part of the said building along with connection for pipes and cables etc. to the extent necessary.

2. Right of protection of each portion of the common wall of each other.

3. Absolute unfettered and unencumbered right over the common parts and common portions.

4. Such right in support of easements and appurtenance usually held acquired or enjoyed as part and parcel of the said undivided proportionate share and/or the unit.

5. The right of or to install television antenna on the roof of the said building , repairing of the common parts

6. Until and unless such time as the flats comprised in the said developed property be separately assessed and / or mutated in respect of the municipal taxes or impositions the unit holders shall from the time of occupation of the said unit bear and pay such proportionate taxes and rates or impositions as may be deemed reasonable.

7. Apart from the amount of such municipal taxes, rates, impositions the unit holders shall bear and pay all other taxes and impositions including multi storied

④

building taxes, urban land taxes if and when necessary in respect of the said building proportionately and the said unit wholly.

8. The unit holders shall also bear and pay all proportionate costs of maintenance, operating, replacing with white washing, re-building, re-constructing, decorating, re-decorating including outer walls of the building and boundary walls as determined by the Association to be formed.

9. Boundary walls and main gates, main entrance, side spaces, rear space, front space and common space of water pump.

10. The unit holders shall also bear and pay maintenance.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his respective signatures on the day, month and year written first.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF WITNESSES:-

1. Najot Singh  
Mohistota Ghole  
700113

महेशचंद्र शर्मा  
(SIGNATURE OF THE OWNER)

3. Samir Panik  
Barasat - Jugees Court  
Barasat -  
KOL - 124.

1. Manjeet Singh.  
2. Deeep Dey.  
(SIGNATURE OF DEVELOPERS)





MEMO OF CONSIDERATION

RECEIVED from the with-in-named Developer, "M/S. Dream Bricks Developers" the within-mentioned refundable Sum of **Rs. 15, 50,000/- (Rupees Fifteen Lakhs Fifty thousand)** only as and by way of earnest Money or Security Deposit Money in terms of this Agreement for development, in the manner as follows:

by Cheque no. 205280 dated 19/02/2021 Rs. 9,00,000/-

drawn on Axis Bank, Nimta Branch

by Cheque no. 205281 dated 22/02/2021 Rs. 6,50,000/-

drawn on Axis Bank, Nimta Branch

Total: Rs.15, 50,000/-

(Rupees Fifteen Lakhs Fifty thousand only)

Witnesses:-

1. *Najot Singh*  
Mahispota Ahola  
700113
2. *Samir Banih*  
Barasat Judges Court -  
Barasat  
Kd. 124

*Signature*

Signature of the Owner

Drafted by:-

*Amar Dutta*

(Amar Dutta) Enl. F.262/248/96.

Barasat Judges' Court,

Composed by:-

A. Dutta.



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



192023240046340438

GRN Details

GRN: 192023240046340438  
GRN Date: 10/05/2023 11:03:50  
BRN: 4661111283217  
Gateway Ref ID: CHM5434719  
GRIPS Payment ID: 100520232004634042  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBlePay Payment Gateway  
BRN Date: 10/05/2023 11:04:12  
Method: State Bank of India NB  
Payment Init. Date: 10/05/2023 11:03:50  
Payment Ref. No: 2001136630/8/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Shri Manjeet Singh  
Address: 48 Udaypur Road Nimta  
Mobile: 9830548431  
Period From (dd/mm/yyyy): 10/05/2023  
Period To (dd/mm/yyyy): 10/05/2023  
Payment Ref ID: 2001136630/8/2023  
Dept Ref ID/DRN: 2001136630/8/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001136630/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2001136630/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	15521
			Total	17542

IN WORDS: SEVENTEEN THOUSAND FIVE HUNDRED FORTY TWO ONLY.

**PAID**



**UNDER RULE 44A OF THE I.R. ACT 1908**

(1) Name : GLADAI KARMAKAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



সুদীপ কৰ্মাকৰ

Signature of the Presentant

*Executant/Calmant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name : MANJEET SINGH

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



*All the above fingerprints are of the above named person and attested by the said person.*

Manjeet Singh

Signature of the Presentant

(3) Name : SUDIP DEY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sudip Dey

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

आयकर विभाग  
INCOME TAX DEPARTMENT  
GADAJ KARMAKAR



भारत सरकार  
GOVT. OF INDIA

HALADHAR KARMAKAR

05/1950

Account Number

AFTPK2347E



गणेशाय नमः

To send this card to the Income Tax Officer / Assessing Officer,  
Income Tax PAN Services, C.I.T. Circle,  
Phase 2, Sector 11, Gurgaon  
New Delhi - 200 954  
आयकर विभाग के अधिकारी को भेजने के लिए  
आयकर विभाग, सी.टी.डी. सर्किल,  
फेज 2, सेक्टर 11, गुरुगढ़  
नई दिल्ली - 200 954



गणेशाय नमः





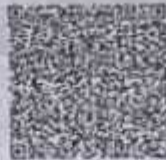
ভারতীয় বিদ্যুৎ পরিচয় প্রমাণিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

ভাদিকাকুলি নম্বর/Enrolment No.: 2189/70939/34509

Openford Date: 11/02/2017  
 Generation Date: 19/07/2017

To  
 গদাই কর্মকার  
 GADAI KARMAKAR  
 35/1  
 OLAI CHANDI 1ST LANE  
 North Dum Dum (m)  
 North 24 Parganas Nirmta  
 West Bengal - 700049  
 9836621606

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

4480 6078 7299

আমার আধার, আমার পরিচয়



ভারত সরকার  
 Government of India



গদাই কর্মকার  
 GADAI KARMAKAR  
 জন্মতারিখ / DOB: 21/12/1960  
 পুরুষ / MALE



4480 6078 7299

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচ্য করা
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ার উদ্ভূত পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার শুধুমাত্র সরকারী ও কোম্পানী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

গদাই কর্মকার



ভারতীয় বিদ্যুৎ পরিচয় প্রমাণিকরণ  
 Unique Identification Authority of India

ঠিকানা:

35/1, ওলাইচান্ডী চৌ 15নং লেন,  
 নর্থ ডুমডুম (এম), দিয়ার ২৪ পর্গানা,  
 পশ্চিম বঙ্গ - 700049

Address:

35/1, OLAI CHANDI 1ST LANE,  
 North Dum Dum (m), North 24  
 Parganas,  
 West Bengal - 700049

4480 6078 7299



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

DREAM BRICKS DEVELOPERS

25/09/2014

Permanent Account Number

AAKFDD6441N

भारत सरकार

GOVT. OF INDIA



14102014



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MANJEET SINGH

BANT SINGH

05/07/1951

BGPPS9295A

*Manjeet*



*Manjeet Singh.*

*Manjeet Singh.*





आयकर विभाग

INCOME TAX DEPARTMENT

SUDIP DEY

SUBHASH CHANDRA DEY

07/02/1980

Permanent Account Number

AJZPD5679A

*Sudip Dey*

Signature

भारत सरकार

GOVT. OF INDIA

*Sudip Dey.*

22022012



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1111/14105/00978

To  
Sudip Day  
S/O: Subhash Day  
57 OLAI CHANDI TALA 2nd LINE  
North Dum Dum (m)  
Nimta  
North 24 Paraganas North 24 Parganas  
West Bengal 700049

15/09/2015  
290374704



MP903747043FT



आपका आधार क्रमांक / Your Aadhaar No. :

**6325 9245 0532**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India



Sudip Day  
DOB : 07/02/1980  
Male



6325 9245 0532

आधार - आम आदमी का

Sudip Day





# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BWC3306511

পরিচয় পত্র



Elector's Name Sudip Dey

নির্বাচকের নাম সুদীপ দে

Father's Name Subhash Dey

পিতার নাম সুভাষ দে

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 22

১.১.২০০৫-এ বয়স ২২

*Sudip Dey*

Address:

24 Olaichandi Second Lane 21 Nimta North 24 Parganas  
700049

ঠিকানা :

২৪ ওলাইচান্ডী সেকেন্ড লেন ২১ নিমতা উত্তর ২৪ পরগণা ৭০০০৪৯

Facsimile Signature  
Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 138-Dum Dum

বিধানসভা নির্বাচন ক্ষেত্র : ১৩৮-দমদম

District:North 24 Parganas

জেলা: উত্তর ২৪ পরগণা

Date 21.07 2005

তারিখ: ২১ ০৭ ২০০৫

০৭/০৭/০৫





ভারতের নির্বাচন কমিশন

ELECTION COMMISSION OF INDIA



নির্বাচকের সচিত্র পরিচয় পত্র ELECTOR PHOTO IDENTIFY CARD



BWC0526673



নাম : গদাই কর্মকার

Name : Gadai Karmakar

পিতার নাম : হলাধর কর্মকার

Father's Name : Haladhar Karmakar



লিঙ্গ/Gender : পুং / Male  
জন্ম তারিখ / বয়স : 26-05-1960

Date of Birth/ Age :

ঠিকানা : 35/1, ওলাইচণ্ডী ফার্স্ট লেন, নর্থ দুমদুম, নিমতা, উত্তর 24  
পারগনা, 700049

Address : 35/1, Olaichandi First Lane, North Dum  
Dum, NIMTA, NORTH 24 PARGANAS, 700049

তারিখ/ Date : 22-01-2021

নির্বাচক নিবন্ধন আধিকারিক  
Electoral Registration Officer

বিধানসভা নির্বাচনকেন্দ্রের নং ও নাম : 110-দুমদুম উত্তর  
(সাধারণ)

Assembly Constituency No. and Name : 110-Dum Dum  
Uttar (GENERAL)

অংশ নং ও নাম : 222-উদয়পুর হরদয়াল নাগ আদর্শ উচ্চ বালিকা  
বিদ্যালয় রুম-3

Part No. and Name : 222-Udaypur Haradayal Nag Adarsha  
Uchha Balika Vidyalaya Room No-3

বিঃ দ্রঃ / Note

1. আপনার কাছে এই কার্ড থাকলে এমন কোন নিশ্চয়তা নেই যে বর্তমান  
ভোটার তালিকায় আপনার নাম রয়েছে। প্রতিটি নির্বাচনের আগে অনুগ্রহ  
করে ভোটার তালিকায় নাম যাচাই করুন।

Mere possession of this card is no guarantee that you are a voter  
in the current electoral roll. Please check your name in the  
current electoral roll before every election.

2. এই কার্ডে উল্লিখিত জন্ম তারিখ ভোটার তালিকায় নাম মতিভুক্ত করা  
ব্যতীত অন্য কোন কাজের জন্য মান্য হবে না।

Date of birth mentioned in this card shall not be treated as a proof  
of age / D. O. B. for any purpose other than registration in  
electoral roll.



### Major Information of the Deed

Deed No :	I-1902-06103/2023	Date of Registration	11/05/2023
Query No / Year	1902-2001136630/2023	Office where deed is registered	
Query Date	05/05/2023 7:59:17 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Amar Dutta Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830548431, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,50,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 32,85,002/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 15,605/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Olai Chandl Lane, Mouza: Dakshin Nimta, , Ward No: 29, Holding No:73 33 JI No: 8, Touzi No: 1140 Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3570/5608	RS-910	Bastu	Bastu	3 Katha	1/-	24,30,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L2	RS-3570/5608	RS-1794	Bastu	Bastu	7 Chatak 25 Sq Ft	1/-	3,82,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
<b>TOTAL :</b>					5.7292Dec	2 /-	28,12,502 /-	
<b>Grand Total :</b>					5.7292Dec	2 /-	28,12,502 /-	

#### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	700 Sq Ft.	1/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years. Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		700 sq ft	1 /-	4,72,500 /-	

**DREAM BRICKS DEVELOPERS**

*M. King*  
**Partner**

**Partner**




**and Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri GADAI KARMAKAR</b> <b>(Presentant)</b> Son of Late Haladhar Karmakar Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	11/05/2023	LTI 11/05/2023		11/05/2023
35/1, Olachandi First Lane, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx7E, Aadhaar No: 44xxxxxxxx7299, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DREAM BRICKS DEVELOPERS</b> 48/2, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No.A, City:- Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



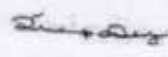
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri MANJEET SINGH</b> Son of Late Bant Singh Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	May 11 2023 12:17PM	LTI 11/05/2023		11/05/2023
48, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No-A, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx6A, Aadhaar No: 28xxxxxxxx0812 Status : Representative, Representative of : DREAM BRICKS DEVELOPERS (as Partner)				

**DREAM BRICKS DEVELOPERS**

*Manjeet Singh*  
**Partner**      **Partner**



Name	Photo	Finger Print	Signature
<b>Shri SUDIP DEY</b> Son of Shri Subhas Chandra Dey Date of Execution - 11/05/2023, Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office	 May 11 2023 12:18PM	 LTI 11/05/2023	 11/05/2023
57, Olachandi Second Lane, City:- Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx9A, Aadhaar No: 63xxxxxxxx0532 Status : Representative, Representative of : DREAM BRICKS DEVELOPERS (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Samir Banik</b> Son of Late: Rangalal Banik Barasat Court, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 11/05/2023	 11/05/2023	 11/05/2023
Identifier Of Shri GADAI KARMAKAR, Shri MANJEET SINGH, Shri SUDIP DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri GADAI KARMAKAR	DREAM BRICKS DEVELOPERS-4.95 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri GADAI KARMAKAR	DREAM BRICKS DEVELOPERS-0.779167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri GADAI KARMAKAR	DREAM BRICKS DEVELOPERS-700.00000000 Sq Ft

**DREAM BRICKS DEVELOPERS**

*M. Singh*

Partner

Partner



Endorsement For Deed Number : I - 190206103 / 2023

On 11-05-2023

**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 12:09 hrs on 11-05-2023, at the Office of the A.R.A. - II KOLKATA by Shri GADAI KARMAKAR, Executant.

**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 32,85,002/-

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

Execution is admitted on 11/05/2023 by Shri GADAI KARMAKAR, Son of Late Haladhar Karmakar, 35/1, Olalchandi First Lane, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service

Identified by Samir Banik, , Son of Late Rangalal Banik, Barasat Court, P.O: Barasat, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-05-2023 by Shri MANJEET SINGH, Partner, DREAM BRICKS DEVELOPERS (Partnership Firm), 48/2, Udaypur Road, Sukrili Apartment, Ground Floor, Flat No.A, City:- Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Identified by Samir Banik, , Son of Late Rangalal Banik, Barasat Court, P.O: Barasat, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2023 by Shri SUDIP DEY, Partner, DREAM BRICKS DEVELOPERS (Partnership Firm), 48/2, Udaypur Road, Sukrili Apartment, Ground Floor, Flat No.A, City:- Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Identified by Samir Banik, , Son of Late Rangalal Banik, Barasat Court, P.O: Barasat, Thana: Barasat, City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,605.00/- ( B = Rs 15,500.00/- , E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 15,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2023 11:04AM with Govt. Ref. No: 192023240046340438 on 10-05-2023, Amount Rs: 15,521/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4661111283217 on 10-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1674, Amount: Rs.5,000.00/-, Date of Purchase: 06/05/2023, Vendor name: H C SADHU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2023 11:04AM with Govt. Ref. No: 192023240046340438 on 10-05-2023, Amount Rs: 2,021/-, Bank: SBI EPay ( SBIEPay), Ref. No. 4661111283217 on 10-05-2023, Head of Account 0030-02-103-003-02

DREAM BRICKS DEVELOPERS

Partner

Partner

Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1902-2023, Page from 194573 to 194606  
being No 190206103 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.05.16 12:36:39 -07:00  
Reason: Digital Signing of Deed.

16/05

(Satyajit Biswas) 2023/05/16 12:36:39 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

DREAM BRICKS DEVELOPERS



Partner



Partner

(This document is digitally signed.)