

9577

V. 9328



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 074387

2-184727/15

Sandip Kumar Ganguly
 Somnath Ganguly
 Supriya Ganguly

SHREE RAM UDYOG
 Shyama Prasad Sen
 Partner

SHREE RAM UDYOG
 Robin Nath Das
 Partner

It is certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

Subdwar

09 DEC 2019

**DEED OF MEMORANDUM OF UNDERSTANDING CUM
 DEED OF DECLARATION**

This DEED OF MEMORANDUM OF UNDERSTANDING between Owners and Developer cum DEED OF DECLARATION is made on this 9TH DAY OF DECEMBER, TWO THOUSAND NINETEEN (2019)

Between

Sandip Kumar Ganguly
Somnath Ganguly
Supriya Ganguly

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabindranath Dey

Partner

1. **MR. SANDIP KUMAR GANGULY**, Son of Late Sunil Kumar Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; **PAN. CZDPG3583Q**;
2. **MR. SOMNATH GANGULY**, Son of Late Sunil Kumar Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Business, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; **PAN. BZEPG5794B**; and
3. **MISS. SUPRIYA GANGULY**, Daughter of Late Sunil Kumar Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101; **PAN. CZDPG3582R**; *hereinafter jointly and severally called the OWNERS (which express on shall unless excluded their and each of their respective heirs, executors, administrators, legal representative and assignees) of the party of the FIRST PART*

AND

"SHREE RAM UDYOG" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Office of Operation and Business at Barsul Mill Gate, P.O. Barsul, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124, **PAN. ADFFS0974B**; represented by its all the Partners namely

1. **MR. SHYAMA PROSAD DAS**, S/o Sunil Das, by faith- Hindu, by profession-Business, resident of Near CDP High School, Purba Barsul, P.O. Barshul, Barsul Unnayani, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: AKWPD6888M**; and
2. **MR. RABINDRANATH DEY**, S/o Shibananda Dey, by faith- Hindu, by profession - Business, resident of Barshul, Baje Salepur, Barshul Unnayani, P.O. Barshul, P.S. Shaktigarh (Previously Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN: BBSPD6842F**; *hereinafter called the DEVELOPER (which express or shall unless excluded its/his/their and each of its/their respective heirs, executors, administrators, legal representative and assigns) of the party of the SECOND PART.*

Sandip Kumar Ganguly
Somnath Ganguly
Supriya Ganguly

SHREE RAM UDYOG

Shyama Prasad Das
Partner

SHREE RAM UDYOG

Rabindranath Das
Partner

WHEREAS the Owners are the sole and absolute owners in respect of the property as mentioned in the Schedule below, and is absolutely seized and possessed or otherwise well and sufficiently entitled to the Lands, hereditaments and premises as stated in the schedule specifically thereon, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more specifically described in the Schedule hereinafter written (hereinafter referred to as the "Said Premises").

AND WHEREAS one **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation-Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101 who was the OWNER in respect of the Schedule mentioned property during her lifetime, jointly entered upon into one Agreement for Development with the DEVELOPER vide one Registered Deed of Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan.

AND WHEREAS the said previous OWNER namely **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101, who has been the First Party to the aforesaid registered Agreement Died intestate on 9th September, 2019 at his residence at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101, Burdwan leaving behind his legal heirs and successors i.e., the 1st to 3rd Part of the Party to the FIRST PART, i.e., the OWNERS namely **MR. SANDIP KUMAR GANGULY** and **MR. SOMNATH GANGULY** being the sons of the said **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation-Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101 and **MISS. SUPRIYA GANGULY** being the daughter of the said **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist.

Sandip Kumar Ganguly
Somnath Panigrahy
Supriya Ganguly

SHREE RAM UDYOG
Shyama Prasad Singh
Partner

SHREE RAM UDYOG
Rabinanath Das
Partner

Purba Bardhaman, Pin-713101 and subsequently the present OWNERS No. 1, 2 & 3 as per the guiding principles of Hindu Succession Act became the Equal and Joint Owners and Possessors in respect of the entire 100% share of said property left by **LATE SUNIL KUMAR GANGULY**, Son of Late Rakhahari Ganguly, by Nationality Indian, by faith Hindu, by Occupation- Enjoyment of Usufructs of Property, presently residing at B.C. Road, Kalitala, P.O. Bardhaman, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin-713101 and subsequently they also started the process to mutate their names in the LRROR in respect of the First Schedule mentioned property appertaining to new LR Khatian by deleting the name and LR Khatian Number of the said **LATE SUNIL KUMAR GANGULY** as per the doctrine of "One Man One Khatian" and from then on the said present OWNERS No. 1st, 2nd and 3rd Part of this Indenture became the absolute and possessor in respect of the said property.

AND WHEREAS even after the death of the erstwhile owner namely **LATE SUNIL KUMAR GANGULY**, the present Developer has been in possession of the Schedule mentioned property since the time of the original agreement and has been initiating all probable measure to construct the said multistoried building and the DEVELOPER has been discharging it's duty and obligation duly and successfully without any intervention of any one and the legal right, title and interest of the DEVELOPER has been truly just and reasonable and legal as per the Law but still for the convenience of the parties and for the simplification of documents in connection to the said the project the OWNERS No. 1, 2 and 3 and the Developer unanimously decided to continue the previous Agreement for Development uninterruptedly and for such also decided to enter into a formal Agreement cum Memorandum of Understanding cum Deed of Declaration in continuance with the said old Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan for development of the land by way of construction of multistoried building upon the land as described in the Schedule below and since after the demise of the said erstwhile Owner namely now deceased Sunil Kumar Ganguly, the Development Power of Attorney which has been granted by the said erstwhile Owner in favour of the Developer vide Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to

Sandip Kumar Ganguly
Somnath Ganguly
Subriya Ganguly

SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rabintra Nath Das
Partner

50597, registered in the Office of the ADSR, Burdwan has become void and inoperable and ineffective from his i.e. now deceased Sunil Kumar Ganguly's part, and for such the Owners No. 1, 2 and 3 jointly decided to grant a fresh and new Development Power of Attorney for Development in respect of the entire property as mentioned in the Schedule below which has been obtained by the said present Owners as per the Hindu Law of Intestate Succession after the death of the said Late Sunil Kumar Ganguly, in favour of the Developer in order to continue, construct, complete and conclude the said project and the OWNERS Nos. 1, 2 and 3 also decided to enter into the said formal Agreement cum Memorandum of Understanding cum Deed of Declaration in continuance with the said old Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan for development of the land by way of construction of multistoried building upon the land as described in the Schedule below and for transferring the properties and for tendering confirmation regarding the validity and effectiveness of the said Registered Agreement for Development and Power of Attorney from and on their part and for such, in order to confirm the said Agreement and the Power of Attorney, the Owners unanimously decided to execute and register one Agreement cum Memorandum of Understanding cum Deed of Declaration in continuance with the said old Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan and for such the present OWNERS from their end expressed their intention to the present DEVELOPER and in that regard they have also offered the present DEVELOPER to carry on and continue the said project and continue the subsisting legal relationship as existed between the present OWNERS and the DEVELOPER uninterruptedly as per the previous Agreement for Development and in response to that offer the DEVELOPER has accepted the same and decided to continue to develop the property with a project for construction of a multistoried building for residential cum commercial purpose and in lieu of that the present Owners entered into an Agreement for Development with the Developer in continuance of the old Agreement and the present Agreement cum Memorandum of Understanding cum Deed of

Sandip Kumar Ganguly
Somnath. Ganguly
Subirita Ganguly

SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rajinikanth Das
Partner

Declaration is being made in continuance and by confirming the Development Agreement cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan and with this Agreement the present Owners No. 1, 2 and 3 confirm and declare that they undertake and admit and confirm and acknowledge to give one Development Power of Attorney in favour of the Developer separately in respect of the entire Schedule mentioned property which they obtained after the death of their father namely LATE SUNIL KUMAR GANGULY in order to continue to construct and raise the multistoried building.

AND WHEREAS the parties decided to formally write down the said conditions in form of an Agreement and duly execute and register the said agreement so that the purchasers may not suffer any loss or inconvenience and both parties after reaching to this conclusion decided to execute and register this deed and as such the said parties to this deed are executing this memorandum of understanding (MOU) which will have effect and will be effective on and from 9th September, 2019 as laid down below:

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the PARTIES as follows :-

1. **THAT** all the OWNERS being the Owners No. 1 to 3 of this Indenture is hereby tendering their full and unconditional and free willed and freely consented confirmation regarding the legality, uninterrupted validity and effectiveness of the said Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan and declare, acknowledge and admit that the said Deed of Development Agreement cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan is still in force, subsisting and legally binding upon the Owners and the Developer also admits and acknowledge the same.
2. **THAT** the DEVELOPER has been and also is and will be empowered to carry on and continue to develop the property with a project for construction of a multistoried building for residential cum commercial

Sandip Kumar Ganguly
Somnath. Ganguly
Subriya Ganguly

SHREE RAM UDYOG
Shyama Pasrajan
Partner

SHREE RAM UDYOG
Rasimudranath Das
Partner

purpose and in lieu of that the present Owners hereby unconditionally and unequivocally confirming the uninterrupted effectiveness of the Development Agreement cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. 1, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan and all the terms and conditions of the said Development Agreement being Deed No. I-02206 for 2019, incorporated in Book No. 1, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan is still valid and effective and legal and remains in continuance and still in force and can be used and utilized by the Developer uninterruptedly and legally.

3. THAT the OWNERS No. 1, 2 & 3 hereby declare and admit and confirm and acknowledge that they are abided by and legally bound and comply upon and honour as well as respect and enforceable and bound by the Development Agreement cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. 1, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan and in that respect they undertake and admit and confirm and acknowledge to give one Development Power of Attorney in favour of the Developer separately in respect of the share which they obtained after the death of their mother namely LATE SUNIL KUMAR GANGULY in order to continue to construct and raise the multistoried building.

4. THAT the OWNERS i.e., FIRST PART unconditionally and unequivocally without any objection hereby unanimously admit and declare that DEVELOPER will empowered to sale the entire project and all the units or any of the units within it to any person or any individual and all right to transfer and all right to sale of the said property will be deemed to DEVELOPER'S right and the DEVELOPER's absolute right is 100% share of the Entire total constructed portion of the proposed building/buildings being the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to raise construction of the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces and to utilize the land for

Sandip Kumar Ganguly
Somnath Ganguly
Subir Ganguly

SHREE RAM UDYOG

Shyam Prasad Singh

Partner

SHREE RAM UDYOG

Rasimurath Singh

Partner

the process of construction of the Multi-Storied Residential cum Commercial Building(s) comprised with Shops, Offices, Residential Flats and Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises as per their respective share over the entire First Schedule mentioned property including Car Parking/Garages and Flats/Residential Units and Parking Spaces in all the floors.

5. THAT the OWNERS i.e., FIRST PART unconditionally and unequivocally without any objection hereby unanimously admit and declare that the DEVELOPER will be free and will be eligible and entitled and will have all the right and/or all authorities and/or all privileges to give and/or to make and/or to use and/or to keep the credential of the firm and the units of said project as well as the entire premises inclusive of the land and it's title deeds in all kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity and will have all and absolute and unfettered right and/or all and absolute and unfettered authority and/or all and absolute and unfettered privilege to execute and/or deliver any instruments and/or any deed of mortgage and/or charge and/or encumbrance, hypothecation and/or pawn and/or pledge and/or lien and/or trust receipt and/or to receive any consideration money and/or loan amount by executing as well as if necessary by registering deed and/or otherwise for such mortgage and/or charge and/or hypothecation and/or pawn and/or pledge and/or lien and/or the like and the Owner will initiate all endeavour and aid to make such mortgage and/or charge and/or convenient and/or hypothecation and/or pawn and/or pledge and/or lien and the OWNER will also sign, endorse and execute and will be duty bound to do and execute all such work for the purpose of obtaining the loan amount by the DEVELOPER in respect of and out of the aforesaid mortgage and/or charge and/or convenient and/or hypothecation and/or pawn and/or pledge and/or lien and will cooperate with the DEVELOPER.

Sendip Kumar Ganguly
Somnath. Ganguly

Supriya Ganguly

SHREE RAM UDYOG

Shyama Prasanna Das

Partner

SHREE RAM UDYOG

Prabir Kumar Das

Partner

6. THAT this Agreement will have effect and will be effective on and from 9th September, 2019 and for the same the building shall be completed within the stipulated date as mentioned in the aforesaid Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan on and from the date of the Date of Sanctioning of the Plan on and from the Burdwan Municipality, unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to Force Majeure whereas Force Majeure shall mean riot, war, tempest, civil commotion, strike or any other act or commission beyond the control of the party affected thereby.
7. THAT within the tenure of this Agreement if any one or more than one of the Parties die, then this Agreement shall be treated to be valid and legally binding upon the respective heirs, executors, administrators, legal representative and assignees of the said Deceased Party/s and no further Development Agreement as well as no further Memorandum of Understanding as well as no further Deed of Declaration would be necessary to confirm the subsisting legal and contractual relationship between the parties and their successors and this agreement as well as the original Development Agreement cum Development Power of Attorney will be treated to be binding upon them as original.
8. THAT all other Terms and Conditions as well as all Clauses of the Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan is hereby agreed to be remained unchanged and unaltered.
9. THAT during the continuance of this Agreement as well as the Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan, the OWNERS shall not make any transfer and shall not create any charge or shall not pledge or hypothecate or shall not create any Third Party interest in respect of the project

Sandip Kumar Ganguly
Somnath Ganguly
Supriya Ganguly

SHREE RAM UDYOG

Shyamprasad Das
Partner

SHREE RAM UDYOG

Robinban Nath Das
Partner

property which is categorically and specifically mentioned in the Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan as well as the Individual Residential Units/Flats/Commercial Unit and Parking Spaces and shall not any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in respect of the project property which is categorically and specifically mentioned in the Registered Agreement for Development cum Development Power of Attorney being Deed No. I-02206 for 2019, incorporated in Book No. I, Volume No: 0203-2019, Page No: 50512 to 50597, registered in the Office of the ADSR, Burdwan and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality i.e., Burdwan Municipal Authority till the subsistence of the tenure of the Agreement.

10. THAT No Consideration has been received by the FIRST PART from the SECOND PART or No Consideration has been received by the SECOND PART from the FIRST PART of this deed for executing this Deed.

The OWNERS being the Party to the FIRST PART paid the payable and required stamp duty over the value assessed by A.D.S.R, Burdwan.

The photos, finger prints, signatures of the OWNER & DEVELOPER is annexed herewith in separate sheets, which will be treated as the part of this Deed.

IN WITNESSES WHEREOF, the OWNERS, the DEVELOPER and WITNESSES after knowing the purpose and meaning of this deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on 9th of December, 2019.

THE SCHEDULE ABOVE REFEREED TO

(Property Details)

ALL THAT PIECE AND PARCEL OF THE LAND WITH STRUCTURE THEREON at District: Purba Bardhaman, P.S & Sub-Registry Office - Burdwan, Burdwan Municipality, Mouza Burdwan, J.L No-30, C.S. Khatian No.

Sandip Kumar Ganguly
Somnath Ganguly
Supriya Ganguly

SHREE RAM UDYOG
Shayama Dasgupta
Partner
SHREE RAM UDYOG
Rajindra Nath Dasgupta
Partner

2141 comprising in C.S. Plot No. 8088 appertaining to R.S. Khatian No. 2141 comprising in R.S. Plot No. 8088 presently appertaining to L.R Khatian Nos. 20797, 20798 & 20799 comprising in L.R Plot No. 9955 of "Bastu" Class of Land measuring 0.046 Acres i.e., 4.6 Decimals (A Little More or Less) and C.S. Khatian No. 1107 comprising in C.S. Plot No. 8089 appertaining to R.S. Khatian No. 1107 comprising in R.S. Plot No. 8089 presently appertaining to L.R Khatian Nos. 20797, 20798 & 20799 comprising in L.R Plot No. 9956 of "Bastu" Class of Land measuring 0.05 Acres i.e., 5 Decimals (A Little More or Less), total measuring 9.6 Decimals (A Little More or Less) i.e., 0.096 Acres (A Little More or Less) situated within the jurisdiction of Burdwan Municipality of Ward No. 29 appertaining to Municipal Holding No. 73 of J.B. Mitra Road Mahalla under the jurisdiction of P.S. Bardhaman, Dist. Purba Bardhaman within Sub-Registry Office at Burdwan with old 80 Years dilapidated structure thereon which is having total constructed area of **3060 Sq. Ft** (A Little More or Less) comprising in 2 Different Floors including the Ground Floor and First Floor whereas the Ground Floor has **2932 Sq. Ft.** (A Little More or Less) and First Floor has **128 Sq. Ft.** (A Little More or Less) of Covered Area and out of the said total area of Land measuring 0.096 Acres (a little more or less) or 9.6 Decimals (a little more or less) or 5.82 Kathas of Land (a more or less), the **TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT** is measuring **9.6 Decimals (A Little More or Less) i.e., 0.096 Acres (A Little More or Less) i.e., 5.82 Kathas (A Little More or Less)** with entire aforesaid old 80 Years storied structure thereon as detailed herein above.

AND THE SAID PREMISES (COMPRISING OF TWO L.R. PLOT NUMBERS) IS BUTTED AND BOUNDED BY.

- On the North:** Part of R.S. Plot No. 8035 (L.R. Plot No. 9902),
On the South: J.B. Mitra Lane (20 Ft. Wide Metal Road),
On the East: Part of R.S. Plot No. 8090 (L.R. Plot No. 9957); and
On the West: Part of R.S. Plot No. 8086 (L.R. Plot No. 9953) & R.S. Plot No. 8087 (L.R. Plot No. 9954)

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT:- 9.6 Decimals (A Little More or Less) i.e., 0.096 Acres (A Little More or Less) i.e., 5.82 Kathas (A Little More or Less).

[This Deed is prepared on 1(One) Stamp Paper, 11 (Eleven) Legal Papers and 2 (Two) Papers containing the Finger Prints and Photos of the Parties i.e., this Deed is prepared on and upon total 14 (Fourteen) Pages].

WITNESSES:-

1. Abhijit Ghosh
s/o - Ananta Ghosh
Bhabani Terakerlane
Burdwan
2. Partha Chakrabarti
Barun Bhowmik
1. Sandip Kumar Ganguly
2. Somnath. Panfuly
3. Supriya Ganguly

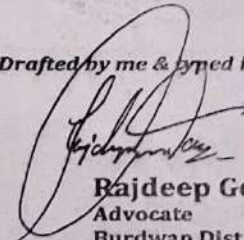
SIGNATURES OF THE OWNERS

SHREE RAM UDYOG
Shyama Prasad Sen
Partner

SHREE RAM UDYOG
Robin Nath Das
Partner

SEAL & SIGNATURES OF THE DEVELOPER











Drafted by me & typed in my Office



Rajdeep Goswami
Advocate
Burdwan Dist. Judges Court
Enrollment No. WB/1989/2011

Computerized Typed by Me

Sk Sabir
Sk. Sabir
Nerodighi, Burdwan











Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Shyama Prasad Day

SIGNATURE

SHREE RAM UDYOG
Shyama Prasad Day
 Partner











Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Rabindra Nath Day

SIGNATURE











SHREE RAM UDYOG
Rabindra Nath Day
 Partner

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Sandip Kumar Ganguly











SIGNATURE Sandip Kumar Ganguly

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Somnath Ganguly

SIGNATURE Somnath Ganguly

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Submiya Ganguly

SIGNATURE Submiya Ganguly

Major Information of the Deed



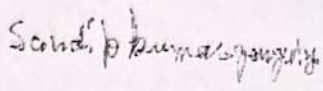


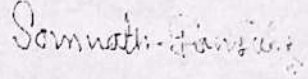


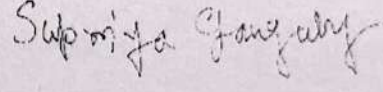
Deed No :	I-0203-09328/2019	Date of Registration	09/12/2019
Query No / Year	0203-0001877271/2019	Office where deed is registered	
Query Date	08/12/2019 2:12:02 PM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	RAJDEEP GOSWAMI 2 No Dhopaparalane, Jhapantala, Burdwan, Thana : Burdwan, District : Burdwan, WEST BENGAL, PIN - 713104, Mobile No. : 8436759214, Status : Advocate		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value Rs. 73,28,614/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: J.B. Mitra Road, Mouza: Burdwan, JI No: 30,
Pin Code : 713104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9955	LR-20797	Bastu	Bastu	0.0154 Acre		11,75,999/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-9955	LR-20798	Bastu	Bastu	0.0153 Acre		11,68,363/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-9955	LR-20799	Bastu	Bastu	0.0153 Acre		11,68,363/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-9956	LR-20797	Bastu	Bastu	0.0166 Acre		12,67,636/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-9956	LR-20798	Bastu	Bastu	0.0167 Acre		12,75,272/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-9956	LR-20799	Bastu	Bastu	0.01667 Acre		12,72,981/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					9.597Dec	0 /-	73,28,614 /-	
Grand Total :					9.597Dec	0 /-	73,28,614 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sandip Kumar Ganguly (Presentant) Son of Late Sunil Ganguly Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	09/12/2019	LTI 09/12/2019	09/12/2019	
B C Road Kalitala, P.O:- Burdwan, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CZDPG3583Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office				
2	Name Mr Somnath Ganguly Son of Late Sunil Ganguly Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	09/12/2019	LTI 09/12/2019	09/12/2019	
B C Road Kalitala, P.O:- Burdwan, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BZEPG5794B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office				
3	Name Mr Supriya Ganguly Son of Late Sunil Ganguly Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	09/12/2019	LTI 09/12/2019	09/12/2019	
B C Road Kalitala, P.O:- Burdwan, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CZDPG3582R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Office				
4	SHREE RAM UDYOG Barsul Mill Gate, Barsul,Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713124 , PAN No.:: ADFFS0974B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			



Representative Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr SHYAMA PROSAD DAS Son of Sunil Das Date of Execution - 09/12/2019, , Admitted by: Self, Date of Admission: 09/12/2019, Place of Admission of Execution: Office			
		Dec 9 2019 4:04PM	LTI 09/12/2019	09/12/2019

Near CDP High School, Purba Barsul, Barsul Unnayani, Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPD6888M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE RAM UDYOG (as Partner)

2	Name	Photo	Finger Print	Signature
	Mr RABINDRANATH DEY Son of Mr Shibananda Dey Date of Execution - 09/12/2019, , Admitted by: Self, Date of Admission: 09/12/2019, Place of Admission of Execution: Office			
		Dec 9 2019 4:02PM	LTI 09/12/2019	09/12/2019

Barshul, Baje Salepur, Barshul Unnayani, Shaktigarh, P.O:- Barshul, P.S:- Bardhaman Sadar, District:- Burdwan, West Bengal, India, PIN - 713124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBSPD6842F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHREE RAM UDYOG (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT GHOSH Son of Mr ANANTA GHOSH Bhabanithakurlane, Mithapukur, P.O:- RAJBATI, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104			
	09/12/2019	09/12/2019	09/12/2019

Identifier Of Mr Sandip Kumar Ganguly, Mr Somnath Ganguly, Mr Supriya Ganguly, Mr SHYAMA PROSAD DAS, Mr RABINDRANATH DEY

Details as per Land Record

Burdwan, P.S:- Bardhaman, Municipality: BURDWAN, Road: J.B. Mitra Road, Mouza: Burdwan, JI No: 30, Pin 713104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 9955, LR Khatian No:- 20797	Owner: সন্দীপ কুমার গাঙ্গুলী, Gurdian: সুনী কুমা, Address: নিজ , Classification: বাও, Area: 0.01540000 Acre,	Mr Sandip Kumar Ganguly
L2	LR Plot No:- 9955, LR Khatian No:- 20798	Owner: সোমনাথ গাঙ্গুলী, Gurdian: সুনী কুমা, Address: নিজ , Classification: বাও, Area: 0.01530000 Acre,	Mr Somnath Ganguly
L3	LR Plot No:- 9955, LR Khatian No:- 20799	Owner: সুপ্রিয়া গাঙ্গুলী, Gurdian: সুনী কুমা, Address: নিজ , Classification: বাও, Area: 0.01530000 Acre,	Mr Supriya Ganguly
L4	LR Plot No:- 9956, LR Khatian No:- 20797	Owner: সন্দীপ কুমার গাঙ্গুলী, Gurdian: সুনী কুমা, Address: নিজ , Classification: বাও, Area: 0.01660000 Acre,	Mr Sandip Kumar Ganguly
L5	LR Plot No:- 9956, LR Khatian No:- 20798	Owner: সোমনাথ গাঙ্গুলী, Gurdian: সুনী কুমা, Address: নিজ , Classification: বাও, Area: 0.01670000 Acre,	Mr Somnath Ganguly
L6	LR Plot No:- 9956, LR Khatian No:- 20799	Owner: সুপ্রিয়া গাঙ্গুলী, Gurdian: সুনী কুমা, Address: নিজ , Classification: বাও, Area: 0.01670000 Acre,	Mr Supriya Ganguly

Endorsement For Deed Number : I - 020309328 / 2019

On 09-12-2019

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 14:51 hrs on 09-12-2019, at the Office of the A.D.S.R. BURDWAN by Mr Sandip Kumar Ganguly, one of the Executants.

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

Execution is admitted on 09/12/2019 by 1. Mr Sandip Kumar Ganguly, Son of Late Sunil Ganguly, B C Road Kalitala, P.O: Burdwan, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr Somnath Ganguly, Son of Late Sunil Ganguly, B C Road Kalitala, P.O: Burdwan, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr Supriya Ganguly, Son of Late Sunil Ganguly, B C Road Kalitala, P.O: Burdwan, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, Bhabanithakurlane, Mithapukur, P.O: RAJBATI, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

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

Execution is admitted on 09-12-2019 by Mr RABINDRANATH DEY, Partner, SHREE RAM UDYOG (Partnership Firm), Barsul Mill Gate, Barsul, Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN:- 713124.

Executed by Mr ABHIJIT GHOSH, ... Son of Mr ANANTA GHOSH, Bhabanithakurlane, Mithapukur, P.O: RAJBATI,
Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu,
by profession Others

Execution is admitted on 09-12-2019 by Mr SHYAMA PROSAD DAS, Partner, SHREE RAM UDYOG (Partnership
Firm), Barsul Mill Gate, Barsul, Shaktigarh, P.O:- Barsul, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal,
India, PIN - 713124

Indetified by Mr ABHIJIT GHOSH, ... Son of Mr ANANTA GHOSH, Bhabanithakurlane, Mithapukur, P.O: RAJBATI,
Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu,
by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid
by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5450, Amount: Rs.100/-, Date of Purchase: 09/12/2019, Vendor name: K
Banerjee



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0203-2019, Page from 212405 to 212432
being No 020309328 for the year 2019.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2019.12.19 13:30:46 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2019/12/19 01:30:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(This document is digitally signed.)