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डि- ५०७८/१५

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

पश्चिम बंगाल WEST BENGAL

11738922

Addl. District Sub-Registrar
Sonarpur, South 24 Parganas



16080000 29/06/15

THIS AGREEMENT is made this the 30th day of June Two thousand Fifteen

BETWEEN

(1) SRI GOSTO BEHARI GHOSH (2) SRI KALYAN GHOSH AND
(3) SRI AMIYA KUMAR GHOSH all are sons of Late Sallendra Nath Ghosh and (4) SRI DEBASISH GHOSH son of Sri Netai Chandra Ghosh, all of 69, Ramratan Ghosh Road, Post Office : Rajpur, P.S. Sonarpur, Kolkata - 700149, District : South 24-Parganas hereinafter called and referred to as OWNERS (which expression shall unless

otherwise excluded by or repugnant to the context be deemed to mean and include their respective legal heirs executors, administrators representatives survivors successors and assigns having PAN Nos. BJSPG 2797N, APBPG 8249R, ACWPG 4279K and AD~~PG~~ 6169Q respectively of the FIRST PART.

AND

DEE AAR HOME SOLUTIONS PRIVATE LIMITED, a registered Company within the meaning of Companies Act having its registered office at 'SARADA APARTMENT, 324 (Old 29), N.S.C. Bose Road, Mahamayatala, P.O. – Garia, Kolkata – 700 084, PAN No. AAFCD 1258B represented by its Directors (1) SRI DALIM KUMAR CHAKRABORTY son of Late Rajani Kanta Chakraborty PAN No. AELPC 8690P and (2) SMT RAMA CHAKRABORTY, wife of Sri Dalim Kumar Chakraborty, PAN No. AEPPC 7621G, both by faith Hindu, both by occupation Business both residing at Bhuripukurdhar, P.O. – Rajpur, P.S. Sonarpur, Kolkata – 700 149, District : South 24-Parganas hereinafter called and referred to as DEVELOPER (which expression unless otherwise excluded by or repugnant to the context shall be deemed to mean and include, its Directors in – office, Directors in – interest executors, administrators representatives and assigns) of the OTHER PART.

WHEREAS one Sri Netai Chandra Ghosh and his brother son of Late Sailendra Nath Ghosh were the Owners of same landed property in District 24 - Parganas (South), P.S. and A.D.S.R. Office – Sonarpure, Pargana Madanmolla Touzi No. 251, J. L. No. 55, R. S. No. 109, Rajpur

Sonarapore Municipality, Mouza - Rajpur, District Collector, 24-Parganas Khatlan Nos. 1216, 1234, 1807, 1811, 1237, 1219, 1218, 1236, 1810, 1806, 1231 and 1214, R.S. Dag No. 522, 12 Satak and in R.S. Dag No. 524 25 Satak, Totalling about 37 Satak garden bank of pond inherited the aforesaid properties from their predecessor Dag No. 522 (12 Satak) Bagan was subsequently converted to Bastu;

AND WHEREAS Netai Chandra Ghosh and his brothers during their life time were in possession of the land having right title and interest over it which more fully described in the Schedule hereunder written. Their names also had been recorded with the concerned authorities.

AND WHEREAS after death of Sailendra Nath Ghosh his six sons became the Owners of the said land measuring about 12 satak equivalent to 7 Kathas 4-Chittaks and 7.2 sq. ft. title more or less having right title and interest over the said land and they are well in possession of the same;

Sri Gour Chandra Ghosh and Sri Krishna Kamal Ghosh, both sons of Late Sailendra Nath Ghosh of 69, Ram Ratan Ghosh Road, P.s. Rajpur, P.S. Sonarpur, Kolkata - 700149, District : South 24-Parganas as Owners of part aforesaid property i.e. 1/6th share gifted to their brothers Sri Kalyan Kumar Ghosh and Sri Amiya Kumar Ghosh both are sons of Late Sailendra Nath Ghosh of aforesaid resident by a registered Deed of Gift, registered with the office of District Sub-Registrar, South 24-Parganas on 11.9.2013 and recorded in Book No.

1. CD Volume No. 38, Pages 1547 to 1557, Being No. 07326 for the year 2013 including right to sale, transfer, Gift etc. and the parties became the Owners of the said landed property measuring about 7 Kathas 4 Chittaks and 7.2 sq. Ft. and i.e. 1/6th share and possessing the same, which is more fully describes in the Schedule hereunder written. Deed of rectification was subsequently registered in Book no. 1, CD Volume No. 12, Page 1864 to 1876, Being No. 03904 for the year 2015.

AND WHEREAS Sri Netai Chandra Ghosh, father of Sri Debasish Ghosh also executed a Deed of Gift on 11.09.2013 in respect of his 1/6th share inherited i.e. part of the property in Mouza Rajpur, District – 24 Parganas (South), P.S. and A.D.S.R. Office at Sonarpur, Touzi No. 251, J.L. No. 55, R.S. Khatlan Nos. 1216, 1234, 1807, 1811, 1237, 1219, 1218, 1236, 1806, 1231 and 1214, Dag No. 522, measuring about 12 Satak and R.S. Dag No. 524(P) equivalent to 3.89 Decimal Land, Total 15.89 Decimal of Holding No. 159 out of 37 Satak in favour of Sri Debasish Ghosh and registered with the office of D.S.R. IV South 24-Parganas in Book No. 1, CD Volume No. 38, pages 1166 to 1175 Being NO. 07324 for the year 2013 as more fully described in the Schedule hereunder written with all rights and privileges to the Donee and the Owners are in well possession of the aforesaid property, having right title and interest thereon. Deed of rectification was subsequently registered in Book No. 1, Volume No. 11, Pages from 7400 to 7409, Being No. 03639 for the Year 2015.

AND WHEREAS the parties of the FIRST PART became the absolute Owners of all that 9 Kathas 10 Chittaks and 32 Sq. Ft. of land (approximate) as more fully described in the Schedule hereunder written each having their respective undivided share each;

AND WHEREAS the owners herein approached the Developer herein with the proposal to construct a Building upon the said land comprising of several self contained flats and car parking spaces or any other saleable space or spaces or portion thereof utilizing the maximum F.A.R. for Mutual profits, interest and benefits on or over the said property which is more fully and particularly mentioned and described in the First Schedule hereunder written on terms and conditions which has been mutually discussed and settled;

AND WHEREAS the Owner has specifically represented to the Developer that they are the sole and absolute owners of the property more fully and particularly mentioned and described in the First Schedule Hereunder written which representation the Developer has bonafide believed that the Owners are absolutely seized and possessed of or well and sufficiently entitled to the said premises in its entirety as the Owners thereof;

AND WHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and/or cause to be developed the said premises in the manner as has been agreed upon by and between the parties hereto and as hereinafter provided

NOW THIS AGREEMENT AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS.

DEFINATION

1. OWNERS: shall mean (1) SRI GOSTO BEHARI GHOSH , PAN NO. is - BJSPG2797N, (2) SRI KALYAN GHOSH, PAN NO. is - APBPG8249R, (3) SRI AMIYA KUMAR GHOSH, PAN NO. is - ACWPG4279K, all are sons of Late Sailendra Nath Ghosh and (4) SRI DEBASISH GHOSH, PAN NO. is - ADZPG6169Q , son of Sri Netai Chandra Ghosh, all of 69, Ram Ratan Ghosh Road, Post Office : Rajpur, P.S. Sonarpur, Kolkata- 700149, District : South 24-Parganas.

2. DEVELOPER : shall mean (1) SRI DALIM KUMAR CHAKRABORTY son of Late Rajani Kanta Chakraborty and (2) SMT. RAMA CHAKRABORTY, wife of Sri Dalim Kumar Chakraborty, both by faith Hindu both by occupation Business both residing at Bhuripukurdhar, P.O. Rajpur, P.S. - Sonarpur, Kolkata- 700149, District : South 24 - Parganas carrying on business under the name and style of DEE AAR HOME SOLUTIONS PRIVATE LIMITED, a registered company within the meaning of Companies Act having its registered office at ' SARADA APARTMENT", 324 (old 29) N.S.C. Bose Road, Mahamayatala, P.O. Garia, Kolkata- 700084,

3. TITLE DEED: shall mean all Deeds, documents, papers and writings regarding title of the said property.

4. **PROPERTY (PREMISES)** : shall mean ALL THAT piece and parcel of homestead land measuring 9 (nine) Cottahs 10 (ten) Chittacks 32 (thirty-two) Square feet be the same a little more or less together with structure standing thereon now within the local limits of The Municipality under Ward No. 17 being known as Ram Ratan Ghosh Road, P.O. Rajpur P.S. Sonarpur, Kolkata - 700149, District : South 24-Parganas morefully and particularly mentioned and described in the first Schedule hereunder written.
5. **BUILDING** : shall mean the building or buildings to be constructed on the said piece and parcel of land mentioned by the Sonarpur Municipality in the name of the Owner.
6. **COMMON FACILITIES AND AMENITIES** : shall mean and include corridors, stair ways, passage ways, shafts, drains, septic tank, overhead water tank and underground water reservoir, pump and motor, meter board and other space or spaces and facilities along with the easement attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location enjoyment provisions maintenance and/or management of the building and/or common facilities or any of them there as the case may be.

7. **SALEABLE SPACE** : shall mean flat or flats, apartment or apartments or any other space or spaces or portion thereof for residential purposes only and for exclusive use of the Flat owner in the building available for independent use and occupation, excepting what is due to the owner and after making due provisions for common facilities and the space required therefor.
8. **OWNER'S ALLOCATION** : shall mean the area constructed in the Building, which is to be allocated to the Owners as the part of Owners allocation including proportionate share in the common facilities, utilities and amenities on prorata basis as fully and particularly set out in the Second Schedule hereunder written.
9. **DEVELOPER'S ALLOCATION** : shall mean the remaining construction area in the Building to be constructed area in the building to be constructed at the said premises after allocation to the owner including proportionate share in the common facilities and amenities, on pro-rata basis.
10. **ARCHITECT** : shall mean the qualified person or persons as may be appointed by the Developer for designing and planning of the building to be constructed on the said land.
11. **BUILDING PLAN** : shall mean plan or plans or revised thereof prepared by the Architect for the construction of the Building

tobe sanctioned by Municipality and /or any other competent Authority or Authority as the case may be.

12. TRANSFER : shall mean with its grammatical variations shall include possession under an Agreement or part performance of a contract and by any other means, and also as defined under Section 2(47)(i) to (vi), 169 UA(a), (I) and (II) of the Income Tax Act, 1961 although the same may not amount to a transfer within the meaning of Transfer of Property Act, 1882.
13. TRANSFEREE : shall mean a person, firm, limited company, Association of persons or (today) or individuals to whom any saleable space in the building has been transferred under law.

TITLE AND INDEMNITY

1. The owners hereby declare that they are the sole and absolute owners of the property and lawfully entitled to the same and no dispute or any suits, actions or legal proceedings is pending in respect of the said property before any Court of Law.
2. The owner hereby declare that the said premises is free from all and any manner of lispens, charges, liens, claims, encumbrances, attachments, trusts, acquisition, requisition or mortgages whatsoever.
3. The Owner hereby also undertake that the Developer shall be entitled to construct the Building on the said land as agreed by

and between the parties hereto according to the sanctioned building plans or revised plan if any by Municipality and/or other appropriate authority competent for the said purpose.

DEVELOPMENT RIGHTS

1. The Owner grant exclusive right to the Developer to Develop the said land in such manner as the Developer deems fit in accordance with the provisions herein contained.
2. The owner shall at the cost of the Developer from time to time and at any time submit and/or join with the Developer as the Owners of the said land in submitting the building plan applications, forms, petitions and writings to the appropriate authority for sanction and/or approval of the plans and/or materials and otherwise as may or shall be required for the construction of the Building on the said land.
3. The Owners and Developer shall take all such permission, sanction and approval in compliance with the prevailing laws as are legally required for the purpose of developing the said land. The Owners shall hand over all the original deeds, documents, paper of the Scheduled Land to the Developer for the sanctioned of the Building Plan or any other purposes along with copies immediately after the Agreement and the Developer shall return the originals to the Owners, if required.

The Owners shall extend their assistance and co-operation for sanction of the Building Plan.

4. All applications, plans and other papers and documents referred to above shall be prepared by the Developer at their own cost and submitted by or in the name of the Owners and the Developer shall pay and bear all responsibility and other fees, charges and expenses.
5. The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all sanctions, permissions, clearance and approvals in terms thereof.
6. That after obtaining sanction building plan this Developer shall be allowed by the owners in writing to have the constructive possession of the said land with the view to achieving the purpose and object envisaged herein, subject to approval of the Building Plan from the concerned Municipality or authority.
7. The Developer shall exclusively be entitled to receive, realize and appropriate the sale proceeds and/or the construction cost with regard to the Developer's allocation which the Developer become entitled to receive from the Intending purchaser or purchasers of flats and other saleable space or spaces in the said proposed Building after the allocation of Owners part.

CONSIDERATION

In consideration of the owners have agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed Building in the manner hereinbefore mentioned the Developer shall allot the Building out of full share and final F.A.R. sanctioned for proposed construction at the ratio of 37% and 63% for Owners and Developer's allocation respectively.

MODE OF PAYMENT

It is agreed that the Developer shall pay Rs. 5,00,000/- (Rupees Five lacs) only to the Owners at the time of execution of this Agreement as advance, which money is refundable and treated as security deposit and also Rs. 2,50,000/- (Rupees Two lacs fifty thousand) only which is non-refundable to the Owners. It is further agreed that the Developer also shall pay another Rs. 5,00,000/- (Rupees Five lacs) only to the Owners, that money is also refundable and treated as security at the time of obtaining sanction plan of the multistoried Building on the Schedule land. In case of any dispute it arises by and between the parties in respect of sanction of Building plan the same shall be resolved/Settled on negotiation.

BUILDING

1. The Developer shall at their own costs or by raising funds from the prospective transferee out of Developer's allocation or in the manner they consider necessary.

2. The Developer shall also install and provide in the said Building at their own costs of pumps, water storage tanks, overhead reservoirs, septic tanks inside electrifications and/or other facilities required to be provided in the Building in terms of the sanctioned plan.
3. The owners shall be entitled to transfer or otherwise deal with only the owners allocation in the Building.
4. The Developer shall be exclusively entitled to the Developers allocation in the Building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owners.
5. In so far as all necessary dealings by the Developer in respect of the Building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer and/or his nominee or nominees power of Attorney for a period of 36 months, from obtaining of sanctioned building plan for construction the concerned authority and with an option to review the same for further period in case of non completion of entire construction work and upon consideration of owners and in a form and manner reasonably required by the Developer only in case of natural calamities or otherwise the said period will be extended upon negotiation of parties.

6. The Developer shall be authorized in the name of the owners in so far as it is necessary to apply for and obtain quotas, entitlements and other allocations or for cement, steel, bricks, and other building materials allocation to the owners for the construction of the Building and to similarly apply for and obtain temporary connections of water, electricity power and permanent drainage and sewerage connection to the newly built up building.
7. The Developer shall at their own costs and expenses and without creating any financial or other liability on the Inter construct and complete the said new building and various units and/or apartments therein accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developer.
8. All costs, charges and expenses including Architects fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.
9. The Developer shall be entitled to transfer or otherwise deal with the flat/flats and/or apartment/apartments and/or any other saleable space of the Building including proportionate share of land along with right to use the common areas and facilities to be transferred to the prospective transferees.

COMMON FACILITIES

1. The Developer shall pay and bear all ground rent, other dues and outgoings in respect of the said premises accruing due as and from the date on which the Developer will get the vacant possession thereof.

2. After completion of the owners allocated portion of the said building the Developer shall give notice in writing to the owners requiring the owners to take possession of the owners allocation in the building agreed to be provided as consideration of the land as per terms of this Agreement and the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties, maintenance charges, dues and other public outgoings and impositions whatsoever.

OWNERS OBLIGATIONS

1. The owners doth hereby agree and covenant with the developer not to do any Deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartments and/or any other saleable space or space or spaces or any portion thereof in the said building of the said premises.

2. The owners or any person or persons claiming through their will not in any way cause any interference or obstructions whereby the developer or any person or persons claiming through them shall in any manner be prevented or constructed from constructing and erecting the said building on the said land, in the said premises.
3. The owners doth hereby agrees and covenants with the developer not to let out, grant lease, mortgage and/or charge the said premises or any portion thereof without the previous consent in writing of the Developer.
4. That there is no legal impediment for the owners to obtain the certificate under Section 230(A)(I) of the Indian Income Tax Act, 1961, if required.

DEVELOPER'S OBLIGATION

1. That upon completion of the new building the Developer shall put the owners in undisputed possession of the owners allocation together with the rights to the owners in common to the common facilities and amenities.
2. That the Developer shall not cause any damage to the properties of the neighbours and ^{esso} possessers by and shall keep the owners indemnified for such damages, hindrance and disturbance.

3. The Developer not to let out grant lease mortgage and/or change the said premises or any portion thereof without the consent in writing of the owners during the period of construction.
4. The Developer would be liable for any income tax, wealth Tax or any other taxes in respect of the Developer's Allocation.
5. That the owner's has no responsibility or liable for any Labour dispute or any accident during the construction period of the proposed newly construed Building.

MISCELLANEOUS

1. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer various acts, deeds and matters and things not herein specified may be required to be done by the Developer. For which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not been mentioned. Herein, the owners hereby undertake to do all such act, deeds, matters and things do not in any way infringes the rights of the owners and/or go against the spirit of these presents.

2. It at any time the owners shall be held liable for the wealth tax and/or any other rates, taxes impositions and outgoings in respect of the Developer's allocation then and in that event the Developer shall indemnify and keep the owners indemnified from all such rates, taxes impositions and outgoings and/or in all actions, claims costs and/or proceedings in respect thereof.
3. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners if delivered by hand or acknowledged in required or sent by prepaid registered post to the owners and shall likewise be deemed to have been served on the developer if delivered by hand or sent by prepaid registered post to the office of the Developer.
4. The Developer and the Owners shall mutually frame Scheme for the management and administration of the said building or building and/or common parts thereof.
5. The name of the Building shall be "**USOSHI**".
6. After completion of the construction of the building the owners shall at the request of the developer execute and register appropriate transfer deeds conveyance of the proportionate share of land in favour of the developer or their Nominee

and/or transferee or transferees. The stamp duty including the Registration charges and all other legal expenses payable for the transfer shall be borne by the transferee or transferees.

JURISDICTION

The Learned Court/Courts having territorial Jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE 'A' OF THE PROPERTY REFERRED TO ABOVE

ALL THAT in District 24-Parganas (South), P.S. and A.D.S.R. Office - Sonarpur, 24-Parganas Madanmolla Touzi No. 251, J.L. No. 55, R.S. No. 109, Rajpur Sonarpur Municipality, Mouza - Rajpur, District Collector, 24-Parganas Khatian Nos. 1216, 1234, 1807, 1811, 1237, 1219, 1218, 1236, 1810, 1806, 1231 and 1214, Dag No. 522, 12 Satak and in Dag No. 524PB.89 satak out of 25 Satak, Totalling about 15.89 Satak

THE SCHEDULE 'B' OF THE PROPERTY REFERRED TO ABOVE

(OWNERS' ALLOCATION)

ALL THAT entire and floors of the proposed-STORIED Building (Ground plus) to be converted into flats and 37% share in the Ground floor being demarcated together with the

undivided proportionate share in land attributable to the said floor areas out of the land as mentioned in the Schedule 'A' hereinabove subject to addition or alteration as to be permitted by law with regard to allocation and demarcation shown and delineated in the Map within Green border annexed with the supplementary agreement which will be executed subsequently by the Owners in favour of the Developer of the aforesaid allotment and the same would be treated as part of the said agreement.

THE SCHEDULE 'C' OF THE PROPERTY REFERRED TO ABOVE

(DEVELOPER ALLOCATION)

ALL THAT entire and Second of the proposed multi-storied Building (Ground plus) to be converted into Complete flats or Apartments in all respects in each floor and 63% share in the Ground floor being demarcated together with undivided proportionate share in land attributable to the said floor areas to be constructed on the land as mentioned in Schedule 'A' being saleable portion subject to addition or alternation as to be permitted by law with regard to allocation and demarcation shown and delineated in the Map within Blue border annexed.

SCHEDULE 'D' ABOVE REFERRED TO

GENERAL SPECIFICATGION OF THE BUILDING

1. STRUCTURE : R.C.C. Frame structure as per plan.
2. WALL : Walls will have best in brick wall as per design about the thickness.
3. PLASTERING : All External and Internal walls are to be plastered by sand-cement and internal wall finished by plaster of Paris.
4. FLOORING : All Rooms, Toilet, Kitchen, Verandah and all other portions of the units on its floor will be provided by vetrified tiles/marbel (2'-0" x 2'-0") of standard quality.
5. TOILETS : Toilets will be provided with P.V.C. pipe, One Indian Type and another Anglo Indian type pan with C.P. fittings and flooring of marbel upto 5 Ft. height glazed tiles all around the walls and PVC Cistern and to water tap with shower connection from the Reservoir.
6. DOORS : All doors main and inside will be frame and flash door phenol bond and all fittings are normal of standard quality.
7. ELECTRIC : All Electrical fittings in the Flat of good Quality and standard electrical fittings.

IN WITNESS WHEREOF the Owners and the Developer herein have set and subscribed their respective hands and seals hereunder on the day month and year first written above.

SIGNED SEALED EXECUTED AND DELIVERED by (1) Gosta Behari Ghosh and (2) Kalyan Ghosh (3) Amiya Kumar Ghosh and (4) Debasish Ghosh at Kolkata in the presence of -

- 1) Amal Barman.
VITAPo PanCherka.
P.S. Sonarpur, Kol-152
- 2) Kamik Chakraborty
Mishra Para Road, Rajpur,
P.S. Sonarpur, Kol-199.
- 3) Santanu Chakraborty
Rajpur Sonarpur Para
P.O. Rajpur P.S. Sonarpur
Kol-149

SIGNED SEALED AND DELIVERED by Dalim Kumar Chakraborty and Smt. Rama Chakraborty Director of DEE-AAR HOME SOLUTIONS PRIVATE LIMITED having been authorized and empowered by a Resolution adopted in a Meeting of the Board of Director of Company affixing common seal of the Company in the presence of-

- 1) Amal Barman.
- 2) Kamik Chakraborty:
Mishra Para Road, Rajpur,
P.S. Sonarpur, Kol-199.
- 3) Santanu Chakraborty

Drafted by -

Deban Das,
Advocate, High Court.
E270-46/45/1986

Typed by -

- 1)  (L.T. GOSTA BEHARI GHOSH)
By Son of Amal Barman.
- 2) Kalyan Ghosh
- 3) Amiya K. Ghosh
- 4) Debasish Ghosh.

OWNERS/FIRST PARTY

DEE AAR HOME SOLUTIONS PVT. LTD.
Dalim Kumar Chakraborty
Rama Chakraborty
Director

DEVELOPER/SECOND PARTY

RECEIVED of and from **DEE AAR HOME SOLUTIONS PRIVATE LIMITED**, at 'SARADA APARTMENT', 324 (old 29) N.S. C. Bose Road, Mahamayatala, P.O. Goaria, Kolkata - 700084 the sum of Rs.5,00,000/-/- (Rupees Five lacs) only as advance out of Rs.10,00,000/- (Rupees Ten lacs) only refundable Security deposit without interest and Rs.2,50,000/- as for Gifted money as per Memorandum of Consideration below -

MEMO OF CONSIDERATION


A/c. Pyee Cheque No.	Date	Bank Branch	Paid to	Amount Rs.
1) 000001	dt. 10.04.2015	H.D.F.C, 415 N.S.Rd,	Sri GOSTO BEHARI GHOSH	1,25,000 = 00
2) 000002	dt. 10.04.2015	H.D.F.C, 415 N.S.Rd,	Sri Kalyan Ghosh	1,25,000 = 00
3) 000003	dt. 10.04.2015	H.D.F.C, 415 N.S.Rd,	Sri Anirban Kumar Ghosh	1,25,000 = 00
4) 000004	dt. 10.04.2015	H.D.F.C, 415 N.S.Rd,	Sri Debashis Ghosh	1,25,000 = 00
5) By Cash	dt. 27.04.2015	- do -	Rs. 50,000/-	
6) By Cheque	no. 000008 dt. 23.06.2015	- do -	Rs. 50,000/-	
7) - do -	no. 000021 dt. - do -	- do -	Rs. 50,000/-	
8) - do -	no. 000021 dt. - do -	- do -	Rs. 50,000/-	
9) - do -	no. 000022 dt. - do -	- do -	Rs. 50,000/-	
			Total :	Rs. 5,00,000 = 00
				Rs. 2,50,000 = 00
				Rs. 2,50,000 = 00

WITNESSES :

1) *Amel Barman*

2) *Kaushik Chakraborty*
Mishra Para Road, Rajpur,
P.S- Sonarpur, K01-199.

3) *Santanu Chakraborty*

1.  (L.T.G GOSTO BEHARI GHOSH)
by the Pen of Amel Barman

2. *Kalyan Ghosh*

3. *Anirban Kumar Ghosh*

4. *Debashis Ghosh*

OWNERS

By Cheque no- 000082 dt. 13/05/2016 H.D.F.C, 415 N.S.RD, Sri Gosto Behari Ghosh to 50,000/-

By Cheque no- 000079 dt. 13/05/2016 H.D.F.C, 415 N.S.RD, Sri Debashis Ghosh to 50,000/-

16



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
hand	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]
right hand	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]

Name
 Signature (L.T. GUSTI BEHARI GHOSH)
 by The Parent Anil Kumar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]
right hand	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]

Name Kalpana Ghosh
 Signature Ghosh



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]
right hand	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]

Name A. MIYA KR. GHOSH
 Signature Amiya K. Ghosh




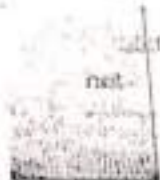


	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]
right hand	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]

Name DEBASHIS GHOSH
 Signature Debashis Ghosh



Seller, Buyer and Property Details
Land Lord & Developer Details

Sl. No.	Name, Address, Photo, Finger print and Signature		
1	<p>Shri Ghosh Behari Ghosh Son of Late Sallendra Nath Ghosh 65, Ramratan Ghosh Road, P.O.- Rajpur, P.S.- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BJS5PG2797N, Status : Self Date of Execution : 30/06/2015 Date of Admission : 30/06/2015 Place of Admission of Execution : Office</p>	 6/30/2015 1:54:39 PM hrs	 LTI 6/30/2015 1:55:06 PM hrs
		<p align="center"><i>Amel Barman</i> By the Pen of 6/30/2015 1:55:42 PM hrs</p>	
2	<p>Shri Kalyan Ghosh Son of Late Sallendra Nath Ghosh 69, Ramratan Ghosh Road, P.O.- Rajpur, P.S.- Sonarpur, Rajpur-sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. APBPG8249R, Status : Self Date of Execution : 30/06/2015 Date of Admission : 30/06/2015 Place of Admission of Execution : Office</p>	 6/30/2015 1:56:02 PM hrs	 LTI 6/30/2015 1:56:11 PM hrs
		<p align="center"><i>Kalyan Ghosh</i> 6/30/2015 1:56:26 PM hrs</p>	

6/30/2015 1:56:11
 PM hrs

Name, Address, Photo, Finger print and Signature

Sl No.

3
 Shri Aniya Kumar Ghosh
 Son of Late Sallendra Nath Ghosh
 69, Ramratan Ghosh Road, P.O.- Rajpur, P.S.- Sonarpur,
 Rajpur-sonarpur, District-South 24-Parganas, West Bengal,
 India, PIN - 700149
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 of India, PAN No. ACWPG4272K,
 Status: Self
 Date of Execution : 30/06/2015
 Date of Admission : 30/06/2015
 Place of Admission of Execution : Office



6/30/2015 1:51:38
 PM hrs



LTI
 6/30/2015 1:51:52
 PM hrs

Aniya K. Ghosh

6/30/2015 1:52:15 PM hrs

4
 Shri Debashis Ghosh
 Son of Late Sallendra Nath Ghosh
 69, Ramratan Ghosh Road, P.O.- Rajpur, P.S.- Sonarpur,
 Rajpur-sonarpur, District-South 24-Parganas, West Bengal,
 India, PIN - 700149
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 of India, PAN No. ADZPG6169Q,
 Status : Self
 Date of Execution : 30/06/2015
 Date of Admission : 30/06/2015
 Place of Admission of Execution : Office



6/30/2015 1:53:49
 PM hrs



LTI
 6/30/2015 1:53:58
 PM hrs

Debashis Ghosh

6/30/2015 1:54:11 PM hrs

DEE 449 SOLUTIONS PRIVATE LIMITED
 SARADA APARTMENT, 224, N. E. C Bose Road, Westmanga, P.O.-Garia, P.S.-Sonarpur, Rajpur-
 sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084
 Status : Organization
 Represented by : Representative as per below:-

11) Smt. Deim Kumar Chakraborty, Director
 Son of Late Rajen Kama Chakraborty
 Bhramakundhar, P.O.-Rajpur, P.S.-Sonarpur, Rajpur-
 sonarpur, District-South 24-Parganas, West Bengal, India,
 PIN - 700149
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
 of India, PAN No. AELPC889P,
 Status : Representative
 Date of Execution : 30/06/2015
 Date of Admission : 30/06/2015
 Place of Admission of Execution : Office



30062015 152201 PW 1ms



LT
 30062015 152201 PW 1ms

Deim Kumar Chakraborty

30062015 152201 PW 1ms

12) Smt. Rana Chakraborty, Director
 Wife of Mr. Deim Kumar Chakraborty
 Bhramakundhar, P.O.-Rajpur, P.S.-Sonarpur, Rajpur-
 sonarpur, District-South 24-Parganas, West Bengal, India,
 PIN - 700149
 Sex: Female, By Caste: Hindu, Occupation: Business,
 Citizen of India, PAN No. AEPPO75119,
 Status : Representative
 Date of Execution : 30/06/2015
 Date of Admission : 30/06/2015
 Place of Admission of Execution : Office



30062015 152702 PW 1ms



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 30062015 152702 PW 1ms

Rana Chakraborty

30062015 152702 PW 1ms

Identifire Details

Identifire Details

No.	Identifier Name & Address	Identifier of	Signature
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Identifier Details			
No.	Identifier Name & Address	Identifier of	Signature
	Mr Amal Barman Son of Late D. N. Barman Panchpota, P.O:- Panchpota, P.S:- Sonarpur, Rajpur-sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.	Shri Gosto Behari Ghosh, Shri Kalyan Ghosh, Shri Amiya Kumar Ghosh, Shri Debashis Ghosh, Shri Dalim Kumar Chakraborty, Smt Rama Chakraborty	<i>Amal Barman</i> 6/30/2015 1:58:30 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Rajpur	RS Plot No:- 522 , RS Khatian No:- 1216	12 Dec	7,50,000/-	38,40,000/-	Proposed Use: Bastu, ROR: Bastu, Width of... Approach Road: 24 Ft.
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Rajpur, Ward No: 17	RS Plot No:- 524 , RS Khatian No:- 1218	3.89 Dec	2,50,000/-	12,44,800/-	Proposed Use: Bastu, ROR: Pukur Parh, Width of Approach Road: 24 Ft.

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In (%)
L1	Shri Amiya Kumar Ghosh	DEE AAR SOLUTIONS PRIVATE LIMITED	3	25
	Shri Debashis Ghosh	DEE AAR SOLUTIONS PRIVATE LIMITED	3	25
	Shri Gosto Behari Ghosh	DEE AAR SOLUTIONS PRIVATE LIMITED	3	25
	Shri Kalyan Ghosh	DEE AAR SOLUTIONS PRIVATE LIMITED	3	25

29/07/2015 Query No:-16080000290150 / 2015 Deed No :I - 160804078 / 2015, Document is digitally signed.

Transfer of Property from Land Lord to Developer

Sl. No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
L2	Shri Amiya Kumar Ghosh	DEE AAR SOLUTIONS PRIVATE LIMITED	0.9725	25
	Shri Debashis Ghosh	DEE AAR SOLUTIONS PRIVATE LIMITED	0.9725	25
	Shri Gosto Behari Ghosh	DEE AAR SOLUTIONS PRIVATE LIMITED	0.9725	25
	Shri Kalyan Ghosh	DEE AAR SOLUTIONS PRIVATE LIMITED	0.9725	25

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Amal Barman
Address	Panchpota, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700152
Applicant's Status	Advocate

Caste Hindu, By Profession Business
Identified by Mr Amal Barman, Son of Late D. N. Barman, Panchpota, P.O: Panchpota, Thana: Sonarpur, ,
City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, By caste Hindu,
By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 30/06/2015 by

Shri Amiya Kumar Ghosh, Son of Late Sailendra Nath Ghosh, 69, Ramratan Ghosh Road, P.O: Rajpur, Thana:
Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700149, By
caste Hindu, By Profession Business
Identified by Mr Amal Barman, Son of Late D. N. Barman, Panchpota, P.O: Panchpota, Thana: Sonarpur, ,
City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, By caste Hindu,
By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 30/06/2015 by

Shri Debashis Ghosh, Son of Late Sailendra Nath Ghosh, 69, Ramratan Ghosh Road, P.O: Rajpur, Thana:
Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700149, By
caste Hindu, By Profession Business
Identified by Mr Amal Barman, Son of Late D. N. Barman, Panchpota, P.O: Panchpota, Thana: Sonarpur, ,
City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, By caste Hindu,
By Profession Business

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

Execution is admitted on 30/06/2015 by

Shri Dalim Kumar Chakraborty, Directors, DEE AAR SOLUTIONS PRIVATE LIMITED , SARADA
APARTMENT, 324, N. S. C Bose Road, Mahamaya, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-
SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084
Identified by Mr Amal Barman, Son of Late D. N. Barman, Panchpota, P.O: Panchpota, Thana: Sonarpur, ,
City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, By caste Hindu,
By Profession Business

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

Execution is admitted on 30/06/2015 by

Smt Rama Chakraborty, Directors, DEE AAR SOLUTIONS PRIVATE LIMITED , SARADA APARTMENT, 324,
N. S. C Bose Road, Mahamaya, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-
Parganas, WEST BENGAL, India, PIN - 700084
Identified by Mr Amal Barman, Son of Late D. N. Barman, Panchpota, P.O: Panchpota, Thana: Sonarpur, ,
City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, By caste Hindu,
By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,749/- (A(1) = Rs 2,739/- , B = Rs
10,989/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 13,749/-

Description of Draft

1. Rs 13,749/- is paid, by the Draft(8554) No: 002514000384, Date: 25/06/2015, Bank: STATE BANK OF INDIA (SBI), MAHAMAYATALA.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,521/- and Stamp Duty paid by Draft Rs 19,521/-, by Stamp Rs 100/-.

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 18475, Purchased on 29/06/2015, Vendor named S Sarker.

Description of Draft

1. Rs 19,521/- is paid, by the Draft(8554) No: 002514000384, Date: 25/06/2015, Bank: STATE BANK OF INDIA (SBI), MAHAMAYATALA.

Bp

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

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