

5565

L-5315 (10)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V.C. NO-581, dt. 1-10-18 5-15 P.M.  
E 08 2-10-2018 E 061957

02/30/18  
Q-0-1544329/18  
5-15 P.M.

certified that the document in address  
is registered in the office of the  
and endorsed with a new abstract to  
the document is the part of the  
document.

Sub Registrar  
Bishnupur, 24 Pgs. (N)

03 OCT 2018

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE THIS THE 2<sup>nd</sup> DAY OF OCTOBER TWO THOUSAND EIGHTEEN;

BETWEEN-

SREEMAA PROPERTIES

*Bina Chatterjee*

Partner

1) SRI PRADIP SHOME ( PAN – AIQPS7517L ) son of Late Tejendra Shome, by religion-Hindu, by nationality-Indian, by occupation- Retd. Person, and (2) SMT. SRABONI SHOME ( PAN – BBUPS9155A ) wife of Sri Pradip Shome by religion-Hindu, by nationality-Indian, by occupation-Housewife both residing at P – 24 Tagore Park , R. N. Tagore Road ,P.O & P.S. Belghoria, Kolkata – 700 056, District North 24 Parganas, hereinafter called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs legal representatives executors administrators and assigns) of the FIRST PART.

AND

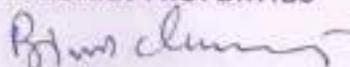
1) SHRI BISWARUP CHAKRABORTY ( PAN ACPPC8383D ) Son of Late Sunil Kumar Chakraborty, by religion-Hindu, by nationality-Indian, by occupation-Business, residing at 22/1, Mahadeb Ghosal Road, Ariadaha, Kolkata-700057, Police Station-Belghoria, District North 24 Parganas 2) SMT. PUTUL PAUL( PAN AFQPP7342P ) Wife of Shri Tapan Kumar Paul, by religion-Hindu, by nationality-Indian, by occupation-Business residing at Plot No. 3 , 4 M.M. Feeder Road ,Post Office and Police Station-Belghoria, Kolkata-700056, District North 24 Parganas hereinafter called and referred to as the DEVELOPERS (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, executors, administrators, representatives and assigns) of the SECOND PART:

WHEREAS one Gayadin Ram @ Gayadin Ram Jaiswal was a Hindu hailed from Northern side of India and governed by the Mitakshara School of Hindu Law and he was the Karta of a Hindu Undivided Family namely Gayadin Ram @ Gayadin Ram Jaiswal & Sons (H.U.F).

AND WHEREAS the said Gayadin Ram @ Gayadin Ram Jaiswal was an owner of ALL THAT the piece and parcel of immovable properties situated and lying at premises no. 4, M.M. Feeder Road, Kolkata-700056, Police Station-Belghoria, District at present North 24 Parganas.

AND WHEREAS the said Gayadin Ram @ Gayadin Ram Jaiswal died intestate on 31.12.1989 leaving behind his son namely Shiv Prasad Jaiswal and four grand sons namely Krishna Kumar Jaiswal, Raj Kumar Jaiswal, Dilip Kumar Jaiswal and Pramod Kumar Jaiswal as his legal heirs, successors and representatives and it is mentioned here that the wife of the said Gayadin Ram @ Gayadin Ram Jaiswal was predeceased to him. After demise of the said Gayadin Ram @ Gayadin Ram Jaiswal his son Shiv Prasad jaiswal became the Karta of hindu Undivided Family and the property left by the said Gayadin Ram @ Gayadin Ram Jaiswal situated and lying at premises no. 4, M.M. Feeder Road, Kolkata-700056, Police Station-Belghoria, District at present North 24

SREEMAA PROPERTIES



Partner

Parganas, devolved upon the H.U.F. and the same becomes the property of the said Hindu Undivided Family namely Shiv Prasad Jaiswal & Sons (H.U.F.).

**AND WHEREAS** the said Shiv Prasad Jaiswal died intestate on 31<sup>st</sup> may 1983, leaving him behind his widow Parbati Devi, four sons namely Krishna Kumar Jaiswal, Raj Kumar Jaiswal, Dilip Kumar Jaiswal and Pramod Kumar Jaiswal and two daughters namely Sakuntala Gupta and Sashi Prasad as his legal heirs and representatives and after demise of the said Shiv Prasad Jaiswal his eldest son namely Krishna Kumar Jaiswal became the Karta of the said Hindu Undivided Family namely Shiv Prasad Jaiswal & Sons (H.U.F.).

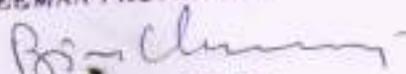
**AND WHEREAS** the said Krishna Kumar Jaiswal the eldest son of the said Shiv Prasad Jaiswal died intestate on 25<sup>th</sup> June 1995 leaving him behind his widow Madhuri Jaiswal, Son Vikram Jaiswal and three daughters namely Sangeeta Gupta, Vineeta Walla and Poonam Kejriwal as his legal heirs and representatives and after demise of the said Krishna Kumar Jaiswal and as per provisions of the Hindu Succession act, 1956 said Madhuri Jaiswal, Vikram Jaiswal, Sangeeta Gupta, Vineeta Walla and Poonam Kejriwal became the joint owners of aforesaid property by inheritance.

**AND WHEREAS** the said Raj Kumar Jaiswal died intestate on 1.4.1987 leaving him behind his widow Smt. Puspa Devi Jaiswal, Son Vinay Jaiswal and three daughters namely Malini, Nisha and Preeti as his legal heirs and representatives and after demise of the said Raj Kumar Jaiswal and as per provisions of the Hindu Succession act, 1956 said Smt. Puspa Devi Jaiswal, Vinay Jaiswal Malini Agarwal, Nisha Gupta and Preeti Somani became the joint owners of aforesaid property by inheritance.

**AND WHEREAS** after demise of the said Krishna Kumar Jaiswal and Raj Kumar Jaiswal, said Dilip Kumar Jaiswal became the Karta of the said Hindu Undivided Family namely Shiv Prasad Jaiswal & Sons (H.U.F.).

**AND WHEREAS** the said Dilip Kumar Jaiswal, Sakuntala Gupta, Sashi Prasad, Madhuri Jaiswal, Vikram Jaiswal, Sangeeta Gupta, Vineeta Walla, Poonam Kejriwal, Puspa Devi Jaiswal, Vinay Jaiswal Malini Agarwal, Nisha Gupta and Preeti Somani are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Rayat Sthitiban Sattwiya land measuring about 2 Bighas 10 Cottahs 12 Chittacks 18 Sq. fts. With structures comprised in Dag no. 6119 under Khatian no. 2641, J.L No. 1, R.S. No. 12, Touzi No. 173, Mouza – Ariadaha-Kamarhati, under the jurisdiction of A.D.S.R.Cossipore Dum Dum within the municipal limit of Kamarhati Municipality, Holding no. 487 under Ward no. 16 situated and lying at 4, M. M. Feeder Road, Kolkata – 700 056, Police Station – Belghoria, District – North 24 Parganas.

SREEMAA PROPERTIES

  
Partner

AND WHEREAS said Sakuntala Gupta, Sashi Prasad, Sangeeta Gupta, Vineeta Walla, Poonam Kejriwal, Malini Agarwal, Nisha Gupta and Preeti Somani have executed eight several General Power of Attorney in favour of the said Dilip Kumar Jaiswal for entered into Agreement for sales and executed and signed Deed of Sales on their behalf

AND WHEREAS the said Dillip Kumar Jaiswal for self and as the KARTA of Shiv Prasad Jaiswal & Sons (H.U.F.) and for and as constituted Attorney of Sakuntala Gupta, Sashi Prasad, Sangeeta Gupta, Vineeta Walla, Poonam Kejriwal, Malini Agarwal, Nisha Gupta and Preeti Somani and on behalf of Hisco Steel Pvt. Ltd. as its authorized signatory and Madhuri Jaiswal, Vikram Jaiswal, Puspa Devi Jaiswal and Vinay Jaiswal jointly signed and executed a Deed of Sale in favour of Sachis Kiron Roy Memorial Trust (S.K.Roy Memorial Trust) represented by its trustees namely 1. Sri Samit Roy, 2. Mrs. Mallika Roy, 3. Mrs. Arati Roy on 2.12.2003 and the said document was duly registered in the office of the Additional District Sub Registrar at Cossipore-Dum Dum and entered in Book No. 1, Vol. no. 1, Page no. 320 to 340, Being no. 35 for the year 2003.

AND WHEREAS after purchasing the above mentioned property said Sachis Kiron Roy Memorial Trust (S.K.Roy Memorial Trust) having mutated its name in the record of local Kamarhati Municipality and also mutated in the records of B.L & L.R.O, Barrackpore on 12.11.2007 and seized and possessed the above mentioned property well and sufficiently and had been enjoying the same as an absolute owner thereof.

AND WHEREAS the said Sachis Kiron Roy Memorial Trust (S.K.Roy Memorial Trust) executed a Deed of Trust and appointed 1. Sri Samit Roy, 2. Mrs. Mallika Roy, 3. Mrs. Arati Roy as managing Trustees for Charitable fund and the said Charitable fund will be utilised for the purpose of educational and other Charitable objectives in India.

AND WHEREAS for the benefit of Sachis Kiron Roy Memorial Trust (S.K.Roy Memorial Trust) one meeting was held on 24.12.2003 at Dishari Bhawan, 11/1, B.T.Road, Kolkata-700056, the Trustees of the said Trust have unanimously resolved that the said Mr. Samit Roy, the Chairman of the Trust, be authorized to Sale, Transfer, Convey and Mortgage the properties of the Trust at 4, M. M. Feeder Road, Kolkata – 700 056, Police Station – Belghoria, District – North 24 Parganas, and he can also act the only signatory in the execution and implementation process for the matters mentioned hereinabove.

AND WHEREAS one Bijoy Gopal Mukherjee had many properties in and around Kolkata, at the time of his death on 19th February, 1953, the said Bijoy Gopal :Mukherjee was surviving by his

SREEMAA PROPERTIES

Partner

widow Smt. Indumati Mukherjee and five sons namely Kalidas Mukherjee, Durgadas Mukherjee, Satidas Mukherjee, Debidas Mukherjee and Chandidas Mukherjee;

AND WHEREAS after the death of Bijoy Gopal Mukherjee, his widow Indumati Debi and five sons, namely (1) Kalidas Mukherjee, (2) Durgadas Mukherjee, (3) Satidas Mukherjee, (4) Debidas Mukherjee and (5) Chandidas Mukherjee became the absolute owners jointly in respect of the properties left by said Bijoy Gopal Mukherjee.

AND WHEREAS said Kalidas Mukherjee died intestate leaving him behind his widow Smt. Pratima Debi son Sri Asish Mukherjee married daughter Smt. Anjana Ganguly and mother Smt. Indumati Debi as his sole legal heirs and successors.

AND WHEREAS by a Deed of Partition Agreement dated 22nd February, 1963, made among the aforesaid legal heirs of said Bijoy Gopal Mukherjee the amicable partition of the properties the property exclusively as per allotment in terms of amicable partition by metes and bounds and developed the property at their own cost since after amicable partition;

AND WHEREAS after demise of said Bijoy Gopal Mukherjee the aforesaid legal heirs of said Bijoy Gopal Mukherjee have amicably partitioned the properties, left behind by the said Bijoy Gopal Mukherjee among themselves by metes and bounds, by executing the aforesaid Deed of Partition Agreement and since then they have been enjoying absolute ownership of their respective shares of properties. The aforesaid partitioned was effected by a suit brought by one of the son of the said Bijoy Gopal Mukherjee namely Sri Durgadas Mukherjee against other legal heirs of Late Bijoy Gopal Mukherjee. The aforesaid suit was filed in the High Court at Calcutta and the same was registered as Suit No.824 of 1978 (Durgadas Mukherjee -vs- Debidas Mukherjee and Others).

AND WHEREAS by a Decree dated 15th February, 1983 passed by the Hon'ble Mrs. Justice Padma Khastgir the said suit was decreed on the basis of the said Deed of partition agreement as stated hereinabove. In terms of decree the title to the property described in the Schedule below belonged to Debidas Mukherjee was declared by holding that be amicable partition dated 22d February, 1963 was effected and acted upon by and between parties hereto.

AND WHEREAS pursuant to the aforesaid decree and the Deed of Partition Agreement for amicable partition made between the legal heirs of Bijoy Gopal Mukherjee, the said Debidas Mukherjee was allotted absolute Ownership in respect of amongst other properties, the properties lying at "NIRMALA KANAN" of 4, M.M. Feeder Road, Kolkata 700057, lying and situate at Mouza Ariadaha-Kamarhati, J.L. No.1, R.S. No.12, Touzi No.173, Dag No.6117 measuring an area of 19 (nineteen) Cottahs 5 (five) Chittacks 20 (twenty) sq.ft. and Dag No.6118 measuring an area of 18

- (eighteen) Cottahs 2 (two) Chittacks 2 (two) sq.ft. under Khatian Nm 1356 and other properties within Police Station Belghoria, under Kamarhati Municipality being Municipal Ward No.16, total land measuring an area of 1 (one) Bigha 17 (seventeen) Cottahs 7 (seven) Chittacks 22 (twenty two) sq.ft. a little more or less with all structures, erections, fittings thereon and therein as described in the said Agreement for Partition made between the parties in the year 1963 as stated above.

AND WHEREAS said Debidas Mukherjee being an absolute owner applied for mutation of his name in respect of the aforesaid in the record of Kamarhati Municipality on 5<sup>th</sup> December, 1996 along with all necessary papers and the aforesaid mutation proceeding is pending.

AND WHEREAS the said Debidas Mukherjee died intestate on 15th September, 2000 leaving him behind his wife Smt. Ira Mukherjee, two sons namely Sri Sudip Mukherjee and Sri Sandip Mukherjee and one daughter namely Smt. Sikha Bhattacharyya as his legal heirs and successors

AND WHEREAS the said Smt. Ira Mukherjee, Sri Sudip Mukherjee, Sri Sandip Mukherjee and Smt. Sikha Bhattacharyya became owner in respect ALL THAT piece or parcel of land lying at "NIRMALA KANAN" of 4, M.M. Feeder Road, Kolkata 700057, lying and situate at Mouza Ariadaha Kamarhati, J.L. No.1, R.S. No.12, Touzi No.173, Dag No.6117 measuring an area of 19 (nineteen) Cottahs 5 (five) Chittacks 20 (twenty) sq.ft. and Dag No.6118 measuring an area of 18 (eighteen) Cottahs 2 (two) Chittacks 2 (two) sq.ft. under Khatian\*No.1356 and other properties within Police Station Belghoria, under Kamarhati Municipality being Municipal Ward No.16, total land measuring an area of 1 (one) Bigha 17 (seventeen) Cottahs 7 (seven) Chittacks 22 (twenty two) sq.ft. a little more or less according to Hindu Succession Act, 1956.

AND WHEREAS the said Smt. Ira Mukherjee, Sri Sudip Mukherjee, Sri Sandip Mukherjee and Smt. Sikha Bhattacharyya sold, transferred and conveyed the right, title and interest of the above mentioned property on 7th day of June, 2003 to (1) Sri Samit Roy, (2) Mrs. Mallika Roy, (3) RICE Pvt. Ltd., (4) S.K. Roy Memorial Trust, (5) Mrs. Arati Roy, (6) Mrs. Arati Chowdhury, (7) I.I.C.S. (Indian Institute of Competitive Studies), (8) I.I.C.S. (Indian Institute of Computer Science) by a Deed of Indenture which was duly registered in the office of Sub-Registrar at Cossipore Dum Dum and entered in Book No.1, Volume No.202, Page 167 to 168, Being No.7669 for the year 2003.

AND WHEREAS the Sri Samit Roy, Mrs. Mallika Roy, Mrs. Aati Roy, RICE Pvt. Ltd., S.K. Roy Memorial Trust, Mrs. Arati Chowdhury, I.I.C.S. (Indian Institute of Competitive Studies), I.I.C.S. (Indian Institute of Computer Science) also purchased the above mentioned property in respect ALL THAT a piece or parcel of land lying at "NIRMALA KANAN" of 4, M.M. Feeder Road, Kolkata 700057, comprised in J.L. No.1, R.S. No.12, Touzi No.173, Dag No.6117 measuring an area of 19

**SREEMAA PROPERTIES**

(nineteen) Cottahs 5 (five) Chittacks 20 (twenty) sq.ft. and Dag No.6118 measuring an area of 18 (eighteen) Cottahs 2 (two) Chittacks 2 (two) sq.ft. under Khatian No.1356, Mouza Ariadaha-Kamarhati, and other properties within Police Station Belghoria, under Kamarhati Municipality being Municipal Ward No.16, total land measuring an area of 1 (one) Bigha 17 (seventeen) Cottahs 7 (seven) Chittacks 22 (twenty two) sq.ft. a little more or less mutating their name in Kamarhati Municipality have been enjoying the same as absolute owners thereof.

**AND WHEREAS** the said Sri Samit Roy and others amalgamated the above mentioned two properties and at the same time it has been divided by several plots marked plots No.1, 2, etc.

**AND WHEREAS** said Sri Samit Roy, Mrs. Mallika Roy, Mrs. Arati Roy, RICE Pvt. Ltd., S.K. Roy Memorial Trust, Mrs. Arati Chowdhury, I.I.C.S. (Indian Institute of Competitive Studies), I.I.C.S. (Indian Institute of Computer Science) sold, transferred and conveyed the right, title and interest of **ALL THAT** piece and parcel of land measuring about **7 Chittacks 22 SFT.** more or less comprised in Dag No. 6118 and land measuring **4 Cottahs 8 Chittacks 23 SFT.** more or less comprised in Dag No. 6119 with tile shed structure along with the right of common passage adjoining thereto, totaling the Land measuring about 5 Cottahs 0 Chittack 0 Sq.Ft. more or less together with R.T.Shed structure standing thereon comprised in Dag nos. 6118 and 6119 under Khatian nos. 1356 and 2641, J.L no. 1, R.S no. 12, Touzi no. 173, at Mouza Ariadaha Kamarhati, within the municipal limits of Kamarhati Municipality holding no. 4877 under ward no. 16, under the jurisdiction of A.D.S.R. Cossipore Dum Dum situated and lying at Plot No. 9, at Premises no. 4, M. M. Feeder Road, Post Office and Police Station Belghoria, Kolkata -700 056 Dist : North 24 Parganas, out of their total property to **Sri Pradip Shome and Smt. Sraboni Shome**, the vendors herein on dated 17.01.2005 By a Deed of conveyance which was duly registered in the office of the Additional District Sub-Register at Cossipore Dum Dum and entered in Book No. 1, Volume No. 26, Page 321 to 346, Being No. 0925 for the year 2005.

**AND WHEREAS** after purchasing the above mentioned property, Sri Pradip Shome and Smt. Sraboni Shome, the vendor herein mutated their name in the records of the Kamarhati Municipality and enjoying the Property well and sufficiently have been enjoying the same as absolute joint owners thereof.

**AND WHEREAS** due to commercially exploit of the said property said Sri Pradip Shome and Smt. Sraboni Shome, the owners herein have decided to develop and / or promote their above mentioned landed property more fully and particularly described in the **FIRST SCHEDULE** hereunder written by constructing a new (G+4) storied building after demolishing the existing old structure standing over the above mentioned property according to the sanctioned building/buildings plan to be sanctioned by local Kamarhati Municipality.

**AND WHEREAS** the said owners herein have searched out an experienced developer/promoter to develop/ promote the said landed property by way of constructing a new

**SREEMAA PROPERTIES**

(G+4) storied building upon the said landed property which is more fully and particularly described in the First schedule hereunder written after demolishing existing old building/buildings standing thereupon, according to the sanctioned building plan, duly to be sanctioned by local Kamarhati municipality.

**AND WHEREAS** the said Developer/ promoter herein hereby have approached to the said owners herein to develop/ promote their aforesaid landed property more fully and particularly described in the **FIRST SCHEDULE** hereunder written by way of constructing a new (G+4) multi storied building/buildings thereon.

**AND WHEREAS** according to proposal of the said Developer herein the owners herein have gladly accepted the such proposal and have agreed by following terms and conditions.

#### ARTICLE "I" DEFINITION

In the contract the following expression shall unless there the context otherwise requires have the meanings hereby respectively assigned to them :-

1. **OWNERS**- namely **SRI PRADIP SHOME AND SMT. SRABONI SHOME** of P – 24 Tagore Park R. N. Tagore Road ,P.O & P.S. Belghoria, Kolkata – 700 056, Distict North 24 Parganas,
2. **DEVELOPERS** – Shall mean **Sri Biswarup Chakraborty and Smt. Putul Paul** hereinafter called and referred to as the **DEVELOPER/PROMOTER** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, executors, administrators, legal representatives & assigns).
3. **SAID PREMISES**- shall mean and include **ALL THAT** piece and parcel of land measuring about 7 Chittacks 22 SFT. more or less comprised in Dag No. 6118 and land measuring 4 Cottahs 8 Chittacks 23 SFT. more or less more or less comprised in Dag No. 6119 with tile shed structure along with the right of common passage adjoining thereto, totaling the Land measuring about 5 Cottahs 0 Chittack 0 Sq.Ft. more or less together with R.T.Shed structure standing thereon comprised in Dag nos. 6118 and 6119 under Khatian nos. 1356 and 2641, , J.L no. 1 , R.S no. 12 , Touzi no. 173, at Mouza Arladaha Kamarhati , within the municipal limits of Kamarhati Municipality holding no. 487/7 under ward no. 16, under the jurisdiction of A.D.S.R. Cossipore Dum Dum at present A.D.S.R. Belghoria, situated and lying at Plot No. 9, at Premises no. 4 , M. M. Feeder Road , Post Office and Police Station Belghoria, Kolkata-700056, Dist : North 24 Parganas, more fully and particularly described in the First Schedule hereunder written.
4. **BUILDING/BUILDINGS**- Shall mean the (G+4) storied building/buildings consisting of several floors presently intended to be constructed at premises no. Plot No. 8 , 4 , M. M. Feeder Road . Kolkata -700 056, Police Station-Belghoria, District North 24 Parganas. Holding No. 487/7, Ward No.16 , of Kamarhati Municipality.
5. **UNIT**-Shall mean the constructed area and / or spaces in the building/buildings and / or constructed area capable of being occupied and enjoyed independently.
6. **SUPER BUILT UP AREA**- shall mean in total covered area to be comprised in the unit as certified by the Architect plus the proportionate share of the common area. Which is 20% ( Twenty Percentage ) of the total covered area.

SREEMAA PROPERTIES



7. **THE PLAN**- Shall mean such plan to be prepared by the Architect for the construction of the Commercial cum Residential Complex, and as to be sanctioned by the authority of the Kamarhati Municipality and / or by such other authority or authorities empowered to sanction any building/buildings plan in accordance with law and / or any modified and / or revised plan.

8. **COMMON FACILITIES AND AMINITIES**- shall mean and include corridors, staircase, passages, ways, common lavatories, deep tube well, underground water reservoir, overhead water tank, water pump and motor, ultimate roof and lift facilities of the building/buildings and other facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment, location, enjoyment, provisions, maintenance and / or management of the commercial cum residential complex.

9. **TRANSFER**- shall mean as required under the Indian Registration Act. 1908 as well as described under the Transfer of Property Act 1882, for transfer of flats, shops, garages etc. with undivided proportionate share of the land.

10. **BUYERS/ PURCHASERS**- shall mean the purchasers and / or purchase of any portion of the commercial and / or residential unit of the building/buildings as to be constructed according to the sanctioned plan of the Kamarhati Municipality, who will be the nominee or nominees of the owners / developer.

11. **ENGINEER IN CHARGE**- mean the person who shall be engaged by the developer for the purpose of the construction of the said (G+4) multi storied building/buildings according to the sanction building/buildings plan at Plot no. 9 at premises no 4 , M. M. Feeder Road , Post Office and Police Station Belghoria, Kolkata-700056, Dist : North 24 Parganas.

12. **SALEABLE SPACE** - Shall Mean remaining portion of the said (G+4) storied building/buildings to be constructed in the form of the residential flat , garage & Commercial spaces of the said (G+4) storied building/buildings after handing over the owners' allocation available for independent use and occupation after making due provision for common facilities and the space required therefore against consideration.

#### ARTICLE "II" DATE OF COMMENCEMENT

This Agreement shall have the effect on and from ..... the day of Two Thousand Eighteen .

#### ARTICLE "III" OWNER'S REPRESENTATION

The owner seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 7 Chittacks 22 SFT. more or less comprised in Dag No. 6118 and land measuring 4 Cottahs 8 Chittacks 23 SFT. more or less more or less comprised in Dag No. 6119 with tile shed structure along with the right of common passage adjoining thereto, totaling the Land measuring about 5 Cottahs 0 Chittack 0 Sq.Ft. more or less together with R.T.Shed structure standing thereon comprised in Dag nos. 6118 and 6119 under Khatian nos. 1356 and

SREEMAA PROPERTIES

Partner

2841, J.L no. 1, R.S no. 12, Touzi no. 173, at Mouza Belghoria, within the municipal limits of Kamarhati Municipality holding no. 487/7 under ward no. 16, under the jurisdiction of A.D.S.R. Cossipore Dum Dum at present A.D.S.R. Belghoria, situated and lying at Plot No. 9, at Premises no. 4, M. M. Feeder Road, Post Office and Police Station Belghoria, Kolkata-700056, Dist : North 24 Parganas.

2. That the premises is free from all encumbrances and the owner has a clear and good marketable title in respect of the above mentioned property which is more fully and particularly described in the First Schedule hereunder written.

3. That the said landed property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions whatsoever or howsoever.

4. That the owner should declare that there is no suit / proceedings in the above mentioned land and The owner will vacant the tenanted portion from the developed area at their own expenses. The developer will help to the owner for vacating the tenanted portion from the developed area.

5. That owner should clear or upto date the following matter at their own cost & expenses and the developer will help all the matters.

- i) Mutation in the name of the Present Owner in the office of the Kamarhati Municipality & B.L & L.R.O Department
- ii) Upto Date Municipal Tax & Khajna
- iii) Retification of Deeds if required
- iv) Change of classification of land if required

#### ARTICLE "IV" DEVELOPER'S REPRESENTATION

1. The Developer having been satisfied with the declaration hereinbefore as recorded in article-III above has agreed to undertake the work of development of the above mentioned property and construction of the commercial cum residential building/buildings and have also made arrangement of sufficient funds for carrying out the work of the development of the said premises and construction of the said commercial cum residential building/buildings on the basis of the owner assurance that there is no pending suit proceedings under Civil or Criminal or Revenue and / or any claim, demand and interest of any other individual, firm and / or company and the said premises is absolutely free from all encumbrances having clear and good marketable title therein.

2. The Developer herein shall carry out the work of development of the said premises and for construction of the said commercial cum residential building/buildings in accordance with the building/buildings plan duly sanctioned by the Kamarhati Municipality and / or by the competent authority or authorities to sanction the plan and / or on the basis of the modified plan and / or revised plan thereof.

3. That the land owner hereby grant exclusive right to the Developer to undertake the construction on the vacant land in accordance with the plan or plans as to be sanctioned by the Kamarhati Municipality and the revised plan if made thereafter.

4. That the building/buildings or any document in relation thereto as may be required for construction of the proposed commercial cum residential building/buildings shall be prepared and supplied by the land owner at the cost of the Developer provided all other

SREEMAA PROPERTIES

Partner

additions, alterations and modifications in the plan and / or design documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the land owner at the developer's own cost and expenses.

5. The land owner hereby agree and undertake that they will deliver certified copies of the said deeds which is issued by the appropriate authority and other documents relating to the aforesaid property to the Developer herein at the time of signing of this Agreement and the said Developer shall keep the same in safe custody and shall offer the same for inspection and production as and when required in any Bank or financial institutions by the said owner and intending purchaser / purchasers of the flats / units / spaces Etc.

6. The land owner shall sign and execute in favour of the Developer or its partners a registered General Power of Attorney with Development Power authorizing him to take all necessary permission and sanction from the different authorities in connection with the construction of the said commercial cum residential (G+4) storied building/buildings including Booking, execution of the agreement for sale and Deed of Conveyance of the flats with undivided un demarkcated impartibly proportionate share of the land with right to use of common areas and facilities in respect of the developer's allocation only in favour of the intending purchaser or purchasers and to receive money or moneys from those purchaser or purchasers.

7. The land owner and the developer shall be exclusively entitled to have their respective share of allocation in the said commercial cum residential (G+4) storied building/buildings with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim and interest therein whatsoever of the others and the land owner shall not any way interfere with or disturb the quite and peaceful possession of the Developers' allocation . Like such the developer shall not any way interfere with or disturb the quite and peaceful possession of the land owners' allocation.

8. That in so far as necessary all dealings by the Developer in respect of the said commercial cum residential building/buildings including agreement for sale or transfer concerning developer's allocation shall be in the name of the land owner. But in all such dealings the owner shall not be responsible in any manner whatsoever .All kind of taxes , impositions , penalties ,levis if any imposed by the authorities concerned in connection with such dealings, shall be the exclusive liabilities of the developers and the owner shall not be responsible at all. The Developer further indemnify the owner to that effect and if in future any such impositions are imposed upon the owner then the developer shall bear the same.

9. That the Developer shall at its own costs and expenses will complete the said commercial cum residential (G+4) storied building/buildings upon the said land in accordance with the amalgamation of the said properties with the adjacent plots, sanctioned building/buildings plan as well as revised plan and confirming to such specifications as are mentioned in the Second Schedule hereunder written as well as per directions/ instructions of the Engineer in charge of the appropriate authority or authorities.

SHEEMA PROPERTIES

Partner

**ARTICLE "V" OWNER FURTHER REPRESENTATION**

1. The owner hereby appoint the Developer as the Builder and / or Developer and / or Promoter for the purpose of developing the said premises and / or construction of the said commercial cum residential (G+4) storied building/buildings as per the scheme of the development as herein agreed. The Developer hereby accepts and confirms this appointment.
2. The owner do hereby entrust the work of development of the said premises on the terms and conditions as contained in this agreement.
3. The Developer shall carry out the work of development in respect of the said premises
  - a) By creating and / or constructing a commercial cum residential (G+4) storied building/buildings or other structures in or upon the said premises at Developers' own costs and expenses.

**ARTICLE "VI" OWNER ALLOCATION**

1. The owners will get Rs. 2,05,00,000/- ( Two Crore Five Lakhs only ) from the Developer by different Instalments after deducting TDS as per Govt. of India Rules and Regulations. This is a Joint Venture programme and the owners will get the entire money in Exchange of their land value.
2. The Developers will pay Rs. 20,00,000/- (Twenty Lakhs) Only at the time of Signing of this agreement to the Owners herein as a part of the consideration money of the above mention in Article No. VI Clause No. 1.
3. Rest Amount will be payable within 30 Months from the date of Agreement in three different installments which are in the following manner.
  - i) Within October 2019 Rs. 62,50,000/-
  - ii) Within October 2020 Rs. 50,00,000/-
  - iii) Within April 2021 rest amount payable.
  - iv)
4. The others Expenses as per article III clause 5 , will be payable to the developers by the owner at the time of taking possession of the owner's allocation in new construction after complete of the developmental work.
5. The said Owners herein will get one self contained and independent residential Flat lying on the Ground Floor measuring about 500 Sq.Ft. covered area/ super built up area as owners allocation from the said Developers herein.
6. After complete of the total consideration money i.e. Rs. 2,05,00,000.00 (Rupees Two crore five lakh), the developer can register the unit of the developers allocation.

**ARTICLE "VII" DEVELOPERS ALLOCATION**

1. In consideration of the development work and / or construction of the proposed commercial cum residential building/buildings at the costs and expenses of the Developer, the Developer shall get and be entitled to have Total covered area as per sanctioned plan from the Local Kamarhati

SREEMAA PROPERTIES

Partner

Municipality of the proposed commercial cum residential building/buildings including undivided proportionate share of the land of the demise premises No. at Plot No. 9, 4, M. M. Feeder Road, Kolkata - 700 056, P.O and P.S : Belghoria, Dist : North 24 Parganas, Ward no. 16, Holding no. 487/7 of Kamarhati Municipality, more fully and particularly described in the First Schedule hereunder written including the common areas, facilities and amenities of the said building/buildings.

#### ARTICLE "VIII" PERIOD OF COMPLETION

That the time is the essence of the instant contract and the Developer at its own cost and expenses shall complete the entire project within 36 (Thirty Six) months from the date of sanction of the building/buildings plan from the Kamarhati Municipality or date of the possession of the land in vacant position which is later and other authority or authorities unless the Developer is prevented by any restrained order issued by any competent court or due to acts beyond and control of the Developer for Natural Calamity, acts by God.

#### ARTICLE "IX" DEVELOPERS OBLIGATION

1. It is agreed and made clear that the owner herein shall not in any manner be liable and / or responsible for the costs, charges and expenses for the development of the said premises and / or construction of the proposed commercial cum residential (G+4) storied building/buildings and in this respect, the Developer hereby agrees to keep the owner absolutely indemnified and harmless.
2. The Developer herein shall keep the owner absolutely indemnified and harmless against all action claims and demands which may arise due to any deviation and / or violation of the West Bengal Municipal act and rules, the Contract Labour Abolition Act, Workmen Compensation Act 1923 and rules thereof any the West Bengal Building/buildings (Regulation of Promotion of Construction and Transfer of Promoters) Act. 1993.
3. The Developer herein shall solely be responsible or liable for the payment of all salaries, wages, charges and remunerations of all Contractors, Masons, Labours, Supervisors, Architects, Engineers, Security Guards and other employees and staffs as may be retained appointed and / or employed by the Developer and in this regard, the owner shall not in any manner be responsible.
5. That any advance/advances or payment to be obtained by the Developers shall be at its own risk and responsibilities and the owner shall not at all be liable or responsible for the same or any portion thereof.
6. That the Developers shall be entitled to borrow money from any bank or from any individual or financial institution for the purpose of completion of the construction work of the said building / buildings with out creating any financial liability of the owner or affecting its estate and interest in the said premises and it being expressly agreed and understood that in no event the owner nor any part of its estate shall be held responsible and or be made liable for payment of any dues to such bank or banks, financial institution, financier and for that purpose the developers shall keep the owner indemnified against all action, suits, proceedings, costs, charges and expenses thereof.

**SREEMAA PROPERTIES**

**Partner**

7. The owner indemnified that the land is free and clear title and the land is free from any mortgage , private loans and any liabilities which may cause obstructed the progress of smooth construction work or stop the construction work by raising any legal dispute related to the land in question, In that event the developer will claim or demand for the loss of their business , loss of their investment.
8. The Developer will pay any consideration money to the owners after deduction of TDS. The Developer must be deposited the same within the stipulated period as I T Rules

#### ARTICLE "X" OWNER OBLIGATION AND COVENANTS

1. The owner shall render their best co-operation and assistance to the Developer in the matter of development of the said land or construction of the proposed commercial cum residential building/buildings as may from time to time be necessary or required.
2. The owner shall sign and execute a registered General Power of Attorney in favour of the Developer and the Developer will sign all plans, papers and documents on behalf of the owner.
3. The Owner shall allow the developer to enter into all agreement for sale and Deed of Conveyance / Conveyances of the Developer allocation.
4. The owner shall not in any manner object or obstruct the carrying out of the Development of the said premises and / or construction of the said commercial cum residential (G+4) storied building/buildings and to do any act, deed, matter or development of the said premises and / or construction of the proposed building/buildings complex by the Developer.
5. The owner will clear all the Municipal Taxes , Khajna , any outstanding of CESC if so before the date of Development Agreement.
6. Regarding construction of the building/buildings if any technical changes require Architect / Engineer's decision is final.
- 7 The owners can not raise any objection regarding inclusion of new partners as a Developer. The present Developer and new partners make a partnership firm and the Firm will act as a Developer in that event the owners have no objection

#### ARTICLE "XI" RATES AND TAXES

From the date of Signing of the Development Agreement , upto date of possession of owners' allocation the Developer will pay all rates and taxes and all taxes of the land before the date of signing of this Agreement will be paid by the Owner herein. The Owner will not liable for any kind of taxes like Income Tax , Vat (sales Tax) , service tax etc. which may arise due to sale of flats , garages to be sold by the developer from developers' allocation .)

SREEMAA PROPERTIES

Partner

**ARTICLE "XII" DOCUMENTATION**

ALL fees costs charges and expenses for preparation of the proposed transfer Deeds and all other Deeds and documents shall be borne by the Developer and / or transferee of the flats/shops/garages etc. and other spaces of the proposed commercial cum residential building/buildings and such fees, costs and expenses shall have to be related to the developers' allocated share not in any way relating to owners' allocated area.

**FIRST SCHEDULE REFERRED TO ABOVE****( DESCRIPTION OF THE LAND)**

ALL THAT piece and parcel of land measuring about 7 Chittacks 22 SFT. more or less comprised in Dag No. 6118 and land measuring 4 Cottahs 8 Chittacks 23 SFT. more or less comprised in Dag No. 6119 with R.T. Shed structure measuring about 200 Sq.ft. standing thereon totaling the Land measuring about 5 Cottahs 0 Chittack 0 Sq.Ft. more or less together with R.T. Shed structure measuring 200 Sq.Ft. standing thereon comprised in Dag nos. 6118 and 6119 under Khatian nos. 1356 and 2641, J.L no. 1, R.S no. 12, Touzi no. 173, at Mouza Ariadaha kamarhati, within the municipal limits of Kamarhati Municipality holding no. 487/7 under ward no. 16, under the jurisdiction of A.D.S.R. Cossipore Dum Dum at present A.D.S.R. Belghoria, situated and lying at Plot No. 9, at Premises no. 4, M. M. Feeder Road, Post Office and Police Station Belghoria, Kolkata-700056, Dist : North 24 Parganas, butted and bounded in the manners following :-

ON THE NORTH :- By plot no. 8.

ON THE SOUTH :- By Plot no. 10.

ON THE EAST :- By 23 feet wide Road.

ON THE WEST :- By Property in Part of Dag no. 6105.

**SECOND SCHEDULE ABOVE REFERRED TO  
(Specification)**

<u>Sl. No.</u>	<u>Particulars</u>	<u>Details</u>
1.	Foundation:-	Designed for ground plus Four - storied with R.C.C. frame structure with. All external walls shall be 8" thick and all partition walls inside the flat shall be of 3" walls with wire net . 5" Brick work in between two flats.
2.	Elevation:-	A unique blending of oriental and Modern architecture
3.	Staircase:-	Staircases finished with Mar war Marble flooring. M.S. Railing upto a height of 3'0 from floor level.
4.	External finish:-	Cement plastering with some ornamental decorative cement base paint finish (Snowcem).
5.	Internal finish:-	Putty on Plaster wall surface.
6.	Flooring:-	All flooring finished with vitrified 2' X 2' merbonite tiles with some restricted colors ( 3-4 Colours decided by the Developers) with skirting of 4" height.

SREEMAA PROPERTIES

Partner

7	Doors:-	Inside Quality Flush Door of 30mm. Thick, Painted with one coat of Primer fitted with 1No 8" haps Bolt at front side , 1 no tower Bolt back side top 8" & in middle 4" , one buffer and one ring 1.5" Dia in the back side . Main Entrance Door shall be of 35 mm. Thick flush door with Teak ply at front, finished with polishing both side, fitted with 1No 10" hash Bolt in front , one tower Bolt back side top 8" & in middle 4" , buglary chain ,eye hole, door stopper , buffer and one ring in the back side. PVC door will be provided in the toilet with one tower bolt & Handle in the front side and one tower bolt in the back side. All frame except toilet should be sal wood make . PVC frame will provide in the toilet. No door will be provided at kitchen as it is open.
8	Windows:-	Sliding Type anodized aluminum window with Glass panes, 4mm thick
9	Grill:-	M.S. Grill in windows, railing in verandah up to 3'-0" height from the floor level and Railing upon the staircase.
10	Paints:-	External exposed surface of window Grills will be finished with good quality of paints.
11	TOILET:-	vitrified 2' X 2' floor tiles flooring with colour Concept glazed Tiles ( 300 mm X 200 mm )(Ceramic) dado of 6' - 6" height from the floor level in toilets. One white Anglo Indian Commode & one white EPWC Commode with White PVC Cistem & one white corner basin (in any one toilet . ) shall be provided. Two bib cock , one over head shower will be provided in each toilet by the developer.. All C.P. fittings will be branded as per ISI approved. All Toilet lines will be concealed . All ceramic item will be Hindustan Hindware / Nycer make.
12	Kitchen:-	Specious "L" type cooking platform with Black stone finish with Stainless Steel Sink, Wall tiles (Size 200 mm X 300 mm ) 4'-0" height from Cooking table. Two Bib Cock will be provided in the Kitchen.
13	Electrical	All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs . Line will be provided by the developer. The total electrical points provided for two bed room flat is 22 ( 6 Amp - 20& 15 Amp - 2) points & for three bed room flat total points provided , 28 nos (6 Amp - 26& 15 Amp - 2) . Standard ISI switches will be provided & all wires will be FINOLEX / HAVELLS.
14	Lift	Standard quality Lift facilities will be provide
15	Garage	Open garage in the ground floor , neat cement flooring with common electrical point .



**Extra Work**

Other than aforesaid specifications, for interior decoration ( inside Flat) on request of the owner extra cost will be involved for decorative works

**Additional Alteration/ Modification**

In case of Addition/ Alteration/ Modification (only internally) if desired an estimate will be submitted by us to him/her for the same estimate agreed upon the proposed owner to be paid extra.

**THE SCHEDULE "C" REFERRED TO ABOVE****(Common Area)**

1. The entire land or space lying vacant within the said premises.
2. The common space of the said building.
3. The foundation column, girders, beams, supports main walls main gate of the premises and the land lying to the Building.
4. The installation for common services such as the drainage systems in the premises water supply arrangements in the premises and electrical connection and other civil connection and other Civil amenities of the said premises.
5. The reservoir on the roof of the top floor of the building, pump, room, motor, and all apparatus and installations in the premises for the common use.
6. Total sanitary system of the said building.
7. Ultimate roof of the said premises.
8. All other areas, facilities and amenities in the premises, which ever intended for common use.
9. Common passage leading from main road to the building to be utilized by the Vendors and/or occupiers of flat of both the Building constructed upon the property mentioned in First and Second Schedule written hereunder.
10. Boundary wall and the main gate.
11. Such other common parts, areas, equipments, installations, fixtures, fittings and spares in or about the said building as are necessary for use of the said flat space in common.
12. Staircase of all the floors of the said building and the ultimate roof of the said premises.
13. Staircase landings on all the floors of the said building.
14. Common passage including the main entrance of the floor leading to the floor and roof of the building.
15. Water pump and water tank, overhead tank and water supply line.
16. Lift facilities of the said building.
17. Electric service line and electric main line wiring electric meter for pump installation in the building and in.

SREEMAA PROPERTIES

Partner

IN WITNESS WHEREOF the Owner and the Developer have hereunto set and subscribed their respective hands and seals on the day, month and year first above written

SIGNED, SEALED & DELIVERED by both the parties at Kamarhati in presence of :

WITNESSES:

1. Sandipon Bora  
Adv  
Barraquepore Court

Pradip Sharma  
Srabani Sharma

Signature of the Owners

2. Anupam Bora  
10, Nishant Ghosal Road,  
Borjora

Binit Chakravarty

Pratik Paul

Signature of the Developers

SREEMAA PROPERTIES

Partner

MEMO OF CONSIDERATION

RECEIVED the sum of Rupees 20,00,000/- ( Twenty Lakhs) only from the above named Developers on the day, month and year first above written in the manner as following :

Date	Bank Name	Cheque No.	Amount
02.10.2018	Axis Bank Dakshineswar	121502	9,00,000/-
02.10.2018	HDFC Bank, Belghoria	000104	9,00,000/-
02.10.2018	Deduction of TDS Payble		2,00,000/-
		Total	20,00,000/-

(Rupees Twenty Lakhs) Only .

WITNESSES:

1. *Sandipan Bera*  
Adv

2. *Ashutosh Bera*

*Pradip Shome*  
Satabdi Shome.

Signature of the Owner

DRAFTED & PREPARED BY ME.

*Sandipan Bera*  
(SANDIPAN BERA)  
ADVOCATE  
BARRACKPORE COURT  
ENROLLMENT NO. W.B-618/2007

SREEMAA PROPERTIES

Partner



Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1526000581/2018	Date of Application	01/10/2018
Query No / Year	15260001544329/2018		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr SANDIPAN BERA		
Stampduty Payable	Rs.10,021/-		
Registration Fees Payable	Rs.20,021/-		
Applicant Name of the Visit Commission	Mr Sandipan Bera		
Applicant Address	belgharia		
Place of Commission	P - 24 Tagore Park , Dr. R. N. Tagore Road, P.O:- BELGHORIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056		
Expected Date and Time of Commission	02/10/2018 5:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			

SREEMAA PROPERTIES

Partner

### Major Information of the Deed

Deed No :	I-1526-05315/2018	Date of Registration	03/10/2018
Query No / Year	1526-0001544329/2018	Office where deed is registered	
Query Date	30/09/2018 12:48:10 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANDIPAN BERA 10, Mahadeb Ghosal Road, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700057, Mobile No. : 9088533689, 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 : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 77,60,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 20,021/- (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:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: M.M. Feeder Road, Mouza: Belghoria, Premises No. 4, Ward No: 16, Holding No:4877

Sch No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6118	RS-1356	Bastu	Danga	7 Chatak 22 Sq Ft	1/-	7,48,889/-	Property is on Road
L2	RS-6119	RS-2641	Bastu	Bastu	4 Katha 5 Chatak 23 Sq Ft	1/-	69,51,111/-	Property is on Road
<b>TOTAL :</b>					<b>7.9406Dec</b>	<b>2 /-</b>	<b>77,00,000 /-</b>	
<b>Grand Total :</b>					<b>7.9406Dec</b>	<b>2 /-</b>	<b>77,00,000 /-</b>	

#### Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>60,000 /-</b>	

SREEMAA PROPERTIES

*Binsu*

Partner

Major Information of the Deed :- I-1526-05315/2018-03/10/2018

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr PRADIP SHOME</b>                      Son of Late Tejendra Shome P – 24 Tagore Park , Dr. R. N. Tagore Road, P.O:- BELGHORIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIQPS7517L, Status :Individual, Executed by: Self, Date of Execution: 02/10/2018                      , Admitted by: Self, Date of Admission: 02/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/10/2018                      , Admitted by: Self, Date of Admission: 02/10/2018 ,Place : Pvt. Residence</p>
2	<p><b>Mrs SRABONI SHOME</b>                      Wife of Mr Pradip Shome At P – 24 Tagore Park , Dr. R. N. Tagore Road, P.O:- BELGHORIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBUPS9155A, Status :Individual, Executed by: Self, Date of Execution: 02/10/2018                      , Admitted by: Self, Date of Admission: 02/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/10/2018                      , Admitted by: Self, Date of Admission: 02/10/2018 ,Place : Pvt. Residence</p>

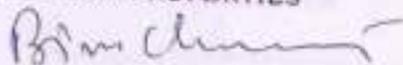
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr BISWARUP CHAKRABORTY (Presentant )</b>                      Son of Late Sunil Kumar Chakraborty 22/1, Mahadeb Ghosal Road, P.O:- ARIADaha, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN - 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACPPC8383D, Status :Individual, Executed by: Self, Date of Execution: 02/10/2018                      , Admitted by: Self, Date of Admission: 02/10/2018 ,Place : Pvt. Residence</p>
2	<p><b>Mrs PUTUL PAUL</b>                      Wife of Mr Tapan Kumar Paul Plot No. 3 , 4 M.M. Feeder Road, P.O:- BELGHORIA, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFQPP7342P, Status :Individual, Executed by: Self, Date of Execution: 02/10/2018                      , Admitted by: Self, Date of Admission: 02/10/2018 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name & address	
<p>Mr SANDIPAN BERA                      Son of Mr Panchanan Bera                      10, Mahadeb Ghosal Road, P.O:- ARIADaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr PRADIP SHOME, Mrs SRABONI SHOME, Mr BISWARUP CHAKRABORTY, Mrs PUTUL PAUL</p>	

**SREEMAA PROPERTIES**



**Partner**

Major Information of the Deed :- I-1526-05315/2018-03/10/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP SHOME	Mr BISWARUP CHAKRABORTY-0.193073 Dec, Mrs PUTUL PAUL-0.193073 Dec
2	Mrs SRABONI SHOME	Mr BISWARUP CHAKRABORTY-0.193073 Dec, Mrs PUTUL PAUL-0.193073 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP SHOME	Mr BISWARUP CHAKRABORTY-1.79208 Dec, Mrs PUTUL PAUL-1.79208 Dec
2	Mrs SRABONI SHOME	Mr BISWARUP CHAKRABORTY-1.79208 Dec, Mrs PUTUL PAUL-1.79208 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP SHOME	Mr BISWARUP CHAKRABORTY-50.00000000 Sq Ft, Mrs PUTUL PAUL-50.00000000 Sq Ft
2	Mrs SRABONI SHOME	Mr BISWARUP CHAKRABORTY-50.00000000 Sq Ft, Mrs PUTUL PAUL-50.00000000 Sq Ft

**Endorsement For Deed Number : I - 152605315 / 2018**

On 01-10-2018

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 77,60,000/-

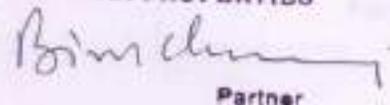


Anupam Halder  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**

On 02-10-2018

Presentation (Under Section 52 &amp; Rule 22A(3) 49(1), W.B. Registration Rules, 1962)

Presented for registration at 17:15 hrs on 02-10-2018, at the Private residence by Mr BISWARUP CHAKRABORTY, one of the Claimants.

**SREEMAA PROPERTIES**


Partner

Major Information of the Deed :- I-1526-05315/2018-03/10/2018

**Admission of Execution (Under Section 53, W.B. Registration Rules, 1962)**

Execution is admitted on 03/10/2018 by 1. Mr PRADIP SHOME, Son of Late Tejendra Shome, P - 24 Tagore Park, Dr. R. N. Tagore Road, P.O. BELGHORIA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Retired Person, 2. Mrs SRABONI SHOME, Wife of Mr Pradip Shome, At P - 24 Tagore Park, Dr. R. N. Tagore Road, P.O. BELGHORIA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 3. Mr BISWARUP CHAKRABORTY, Son of Late Sunil Kumar Chakraborty, 20/1, Mahadeb Ghosal Road, P.O. ARIADHA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 4. Mrs PUTUL PAUL, Wife of Mr Tapan Kumar Paul, Plot No. 3, 4 M.M. Feeder Road, P.O. BELGHORIA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business  
Indented by Mr SANDIPAN BERA, Son of Mr Panchanan Bera, 10, Mahadeb Ghosal Road, P.O. ARIADHA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Advocate

*(Signature)*

**Anupam Halder**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**

**On 03-10-2018**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,021/- ( B = Rs 20,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB :  
Online on 02/10/2018 3:40PM with Govt. Ref. No: 192018190294147541 on 02-10-2018, Amount Rs: 20,021/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 298689660 on 02-10-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4300, Amount: Rs.5,000/-, Date of Purchase: 28/09/2018, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB :  
Online on 02/10/2018 3:40PM with Govt. Ref. No: 192018190294147541 on 02-10-2018, Amount Rs: 5,021/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 298689660 on 02-10-2018, Head of Account 0030-02-103-003-02

*(Signature)*

**Anupam Halder**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**

**SREEMAA PROPERTIES**

*(Signature)*

**Partner**

Major Information of the Deed :- I-1526-05315/2018-03/10/2018



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1526-2018, Page from 147851 to 147885  
being No 152605315 for the year 2018.



Digitally signed by ANUPAM HALDER  
Date: 2018.10.03 16:34:53 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 10/3/2018 4:34:29 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

SREEMAA PROPERTIES

*(Handwritten signature)*

Partner

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1526-2018, Page from 147851 to 147885  
being No 152605315 for the year 2018.



Digitally signed by ANUPAM HALDER  
Date: 2018.10.03 16:34:53 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 10/3/2018 4:34:29 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

SREEMAA PROPERTIES



Partner

(This document is digitally signed.)