

05349/18

(10)

I-4989/18

भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.5000

पाँच हजार रुपये



5000

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 112023

E 112023

Certified that the document is submitted  
to registration. The Signature Sheet and  
endorsement Sheets Attached to the  
document are the part of the document.

Additional District Sub-Registrar  
Coochpur, Dum Dum, 24-Pgs. (North)

07 JUN 2018

7/6  
1-23/4  
8-875904  
Cropal Lal Thakur  
Land - 26.3350  
Sown 6500 rdt  
Cemeteri

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 7<sup>th</sup> day  
of JUNE, 2018 (Two Thousand Eighteen) of the Christian Era ;

BETWEEN

M/s. SAI RAM UDDYOG

*Sai Ram Uddyog*  
Partner



**SARBAMANGALA CONSTRUCTION (PAN-AAVFS8622F)** a Partnership Firm having its Registered Office at 15/1/2, Motilal Mallick Lane, Post Office-Alambazar, Kolkata-700 035, Police Station - Baranagar, District North 24-parganas, represented by its Partners **(1) SRI RAMA SHANKAR GUPTA (PAN-AHNPG8677K)** son of Late Harihar Prosad Gupta, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at 31/1, Cossipore Road, Post Office - Cossipore, Kolkata-700 002, Police Station - Cossipore, District North 24-parganas, **(2) SRI SUBHAS CHANDRA NAHA (PAN-ABKPN8594K)** son of Late Surendra Nath Naha, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at 87B, Block-A, Room No.3, Cossipore Road, Post Office - Cossipore, Kolkata-700 002, Police Station - Cossipore, District North 24-parganas, hereinafter called and referred to as the "OWNER" (which expression shall unless excluded by or repugnant to the context mean and include their/its respective heirs executors administrators representatives successor-in-office and assigns) of the **FIRST PART.**

**AND**

**M/S. SAI RAM UDDYOG (PAN-No.ADQFS5751H)** a Partnership Firm, having its registered Office at 179, Gopal Tagore Road, Post Office - ISI, Kolkata-700 108, Police Station - Baranagar, District - North 24-Prganas, represented by its Partners namely **(1) SMT. ARPITA ROUTH (PAN NO.AKNPR3189E)**, wife of Sri Sankar Routh, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at 2/1, Girish Chandra Ghosh Street, Post Office - ISI, Kolkata-700 108, Police Station - Baranagar, District - North 24-Prganas, **(2) SRI SUBHASIS GHOSH, (PAN NO.-AMZPG0742J)**, son of Sri Binod Bihari Ghosh, by Religion - Hinduism, by Occupation -

M/s. SAI RAM UDDYOG

*Sanjay Jayan*  
Partner



Business, by Nationality - Indian, residing at Flat No.C/3, 1, T. N. Chatterjee Street, Post Office- Noapara, Kolkata-700 090, Police Station- Baranagar, District - North 24-Parganas, (3) **SRI SANJAY GAYEN (PAN NO.AITPG7679L)**, son of Sri Kali Pada Gayen, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at Village- Rajchandrapur, Post Office- Ananda Nagar, Pin-711227, Police Station - Nischinda, District - Howrah, herein after called and referred to as the "**DEVELOPER**" [which expression shall unless excluded by or repugnant to the context mean and include their/its respective heirs executors administrators representatives, successors in - Office and assigns) of the **SECOND PART.**

**WHEREAS** one Sudhir Kumar Ghosh, son of Late Fakir Chand Ghosh, was the absolute owner a plot of land measuring 15 (Fifteen) Cotahs 15 (Fifteen) Chittacks 33 (Thirty Three) Square feet be the same more or less lying and situated at 179, Gopal Lal Tagore Road, Police Station - Baranagore, Calcutta - 700 035, comprised in J.L. No. 6, R.S. No. 5, Touzi No. 3027 under the Bonhooghly Mouza; appertaining to Dag Nos. 1512 and 1513 in R.S. Khatian Nos. 88 and 1155, within the limit of Barranagar Municipality under the Jurisdiction of Additional District Sub-Registrar Cossipore Dum Dum in the District North 24 Parganas, by Records of Right in Revisional Settlement of West Bengal Govt.

**AND WHEREAS** the said Sudhir Kumar Ghosh died intestate on 08.03.1982 leaving behind him his surviving namely Smt. Rekha Ghosh, One son namely Sri Pradip Ghosh and Three daughters namely Smt. Swapna Das, Smt. Soma Dutta and Smt. Mithu Dutta,

M/s. SAI RAM UDDYOG

*Sanjay Gayen*  
Partner



as his only legal heirs and legal representatives who became the absolutely owners of the said property morefully described in the First Schedule hereinunder written.

AND WHEREAS the said Smt. Rekha Ghosh Sri Pradip Ghosh, Smt. Swapna Das, Smt. Soma Dutta and Smt. Mithu Dutta, Owners therein became the absolutely Owners of the land together with structure therein and were seized and possessed or otherwise well and sufficiently entitled to said land with structure therein measuring 15 (Fifteen) Cottahs 15 (Fifteen) Chittacks 33 (Thirty Three) sq. ft. be the same more or less lying and situated at Premises 179, Gopal Lal Tagore Road, Police Station - Baranagar, Kolkata-700 035, as absolute Owners and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances and obtained sanction site /building plan issue No. PW/S/133/31 dated 18.04.2000 from Baranagar Municipality on the said land and also deposited building sanction plan in the name of Owners and had every right to transfer the said property to any body by any way.

AND WHEREAS the said Owners therein being in need of cash money intended, described, agreed to sell absolutely and the Purchaser "SARBAMANGALA CONSTRUCTION" a Partnership Firm represented by its Partners namely Sri Rama Shankar Gupta and Sri Subash Chandra Naha agreed to purchase free from all encumbrances ALL THAT piece and parcel undivided 1/4th share of a plot of land measuring 15 (Fifteen) Cottahs 15 (Fifteen) Chittacks and 33 (Thirty Three) square feet be the same more or less together with R.T. Shed structure thereon and together with sanctioned building plan in valuable consideration mentioned therein.

M/s. SAI RAM UDDYOG

*Sanyal*



AND WHEREAS by virtue of registered Sale Deed made between Smt. Rekha Ghosh, Sri Pradip Ghosh, Smt. Swapna Das, Smt. Soma Dutta and Smt. Mithu Dutta therein described as Vendors of the One Part and 'Sarbamangla Construction', a Partnership Firm represented by its Partners Sri Rama Shankar Gupta and Sri Subhas Chandra Naha therein described as Purchaser of the Other Part and the said Vendors sold, transferred, assigned and assured all that piece and parcel of undivided 1/4th share of land measuring 15 Cottahs 15 Chittacks 33 sq.ft. together with 400 sq. ft. R.T. Shed structure thereon comprised in Mouza Bonhooghly, J.L. No. 6, Touzi No. 3027, R.S. No. 5, R.S. Khatian Nos. 88 and 1155, R.S. Dag Nos. 1512 and 1513 being Premises No. 179, Gopal Lal Tagore Road, Kolkata - 700 035, Police Station - Barnagar, District North 24-Parganas in favour of the said Purchaser which was registered in the Office of the Additional District Sub-Registrar Cossipore Dum Dum and the same was recorded in Book No.1, Volume No.152, Pages from 29 to 36, Being No.6213 for the year 2000.

AND WHEREAS by virtue of registered Sale Deed made between Smt. Rekha Ghosh, Sri Pradip Ghosh, Smt. Swapna Das, Smt. Soma Dutta and Smt. Mithu Dutta therein described as Vendors of the One Part and 'Sarbamangla Construction', a Partnership Firm represented by its Partners Sri Rama Shankar Gupta and Sri Subhas Chandra Naha therein described as Purchaser of the Other Part and the said Vendors sold, transferred, assigned and assured all that piece and parcel of undivided 1/4th share of land measuring 15 Cottahs 15 Chittacks 33 sq. ft. together with 400 sq. ft. R.T. Shed structure thereon comprised in Mouza Bonhooghly, J.L. No.6, Touzi No.3027, R.S. No.5, R.S. Khatian Nos. 88 and 1155, R.S. Dag Nos.1512 and 1513 being

M/s. SAI RAM UDDYOG

*Sourav Ghosh*  
Partner



Premises No.179 Gopal Lal Tagore Road, Kolkata-700 035, Police Station Baranagar, District North 24-Parganas in favour of the said Purchaser which was registered in the office of the Additional District Sub-Registrar Cossipore Dum Dum and the same was recorded in Book No.1, Volume No.152, Pages from 81 to 88, Being No.6218 for the year 2000.

**AND WHEREAS** by virtue of registered Sale Deed made between Smt. Rekha Ghosh, Sri Pradip Ghosh, Smt. Swapna Das, Smt. Soma Dutta and Smt. Mithu Dutta therein described as Vendors of the One Part and '**Sarbamangla Construction**', a Partnership Firm represented by its Partners Sri Rama Shankar Gupta and Sri Subhas Chandra Naha therein described as Purchaser of the Other Part and the said Vendors sold, transferred, assigned and assured all that piece and parcel of undivided 1/4th share of land measuring 15 Cottahs 15 Chittacks 33 sq. ft. together with 400 sq. ft. R.T. Shed structure thereon comprised in Mouza Bonhooghly, J.L. No.6, Touzi No.3027, R. S. No.5, R.S. Khatian Nos. 88 and 1155, R.S. Dag Nos.1512 and 1513 being Premises No.179 Gopal Lal Tagore Road, Kolkata-700 035, Police Station Baranagar, District North 24-Parganas in favour of the said Purchaser which was registered in the office of the Additional District Sub-Registrar Cossipore Dum Dum and the same was recorded in Book No.1, Volume No.152, Pages from 89 to 96 Being No.6219 for the year 2000.

**AND WHEREAS** by virtue of registered Sale Deed made between Smt. Rekha Ghosh, Sri Pradip Ghosh, Smt. Swapna Das, Smt. Soma Dutta and Smt. Mithu Dutta therein described as Vendors of the One Part and '**Sarbamangla Construction**', a Partnership Firm represented by

M/s. SAI RAM UDDYOG

*Sanyal Jayam*  
Partner



its Partners Sri Rama Shankar Gupta and Sri Subhas Chandra Naha therein described as Purchaser of the Other Part and the said Vendors sold, transferred, assigned and assured all that piece and parcel of undivided 1/4th share of land measuring 15 Cottahs 15 Chittacks 33 sq. ft. together with 400 sq. ft. R.T. Shed structure thereon comprised in Mouza Bonhooghly, J.L. No.6, Touzi No.3027, R. S. No.5, R.S. Khatian Nos. 88 and 1155, R.S. Dag Nos.1512 and 1513 being Premises No.179 Gopal Lal Tagore Road, Kolkata-700 035, Police Station Baranagar, District North 24-Parganas in favour of the said Purchaser which was registered in the office of the Additional District Sub-Registrar Cossipore Dum Dum and the same was recorded in Book No.1, Volume No.152, Pages from 123 to 130 Being No.6222 for the year 2000.

**AND WHEREAS** by virtue of Four registered Sale Deeds above mentioned the said '**Sarbamangala Construction**' a Partnership Firm represented by its Partners namely Sri Rama Shankar Gupta and Sri Subhas Chandra Naha became the absolute Owner of land measuring 15 Cottahs 15 Chittacks 33 sq. ft. comprised in Mouza Bonhooghly, J.L. No.6, Touzi No.3027, R.S. No.5, R.S. Khatian No.88 and 1155, R.S. Dag Nos.1512 and 1513 being Premises No.179, Gopal Lal Tagore Road, Kolkata-700 035, Police Station Baranagar, District - North 24-parganas and mutated its name in the Assessment Register of Baranagar Municipality being Holding No.574 in Ward No.20 New Holding No.665 in Ward No.20.

**AND WHEREAS** the above named Owner of the First Part herein desirous to develop its said land in question by utilizing the same by way of raising a Multi Storied Building comprising with several Flats/



Shops and Garages and has given an offer to the Second Part 'M/S SAI RAM UDDYOG', a Partnership Firm represented by its Partners namely (1) SMT. ARPITA ROUTH, (2) SRI SUBHASIS GHOSH, (3) SRI SANJAY GAYEN urging them thereby to develop the said land as described in the First Schedule at the cost of the Developer Firm and in pursuance of the Building Plan as would be sanctioned by the Baranagar Municipality.

AND WHEREAS the party hereto of the Second Part /Developer is a well established and reputed building contractor with practical knowledge and experience of construction of Multi-Storied Building having self sufficient and having well knowledge regarding the construction whereas the Owner is not getting any time to build up a Multi-Storied building over the said property hereunder given in this Agreement and the Developer considering the bonafide approach to the Owner has accepted the proposal and for maintaining good relation between the parties and for avoiding any dispute between the Parties do hereby agree on the following terms and conditions.

AND WHEREAS thereafter both Parties hereto entered into this AGREEMENT with the following Terms and Conditions binding upon their respective heirs, executors, administrators, legal representatives and successor-in-office and/or assigns.

NOW THIS AGREEMENT WITNESSETH AND IT IS HERE BY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :



**ARTICLE -I**

1.1. **BUILDING** shall mean a B+G+IV Building comprising with several residential Flats, Shops, Garages and Market areas so to be constructed according to the plan so to be sanctioned at the instance of the Developer by the Competent Authority and so to be constructed on the said Premises of the Land Owner more fully described in the First Schedule written herein below.

1.2. **COMMON FACILITIES AND AMENITIES** shall mean the area and amenities annexed to the Building to be erected over the First Schedule of the Property which includes Entrance of the building, Pump, Tube well, Septic tank, Electric Meter Space, Water Pipe Lines, Drains, Under ground and Overhead Water Tanks, Motor, Staircase, Lift and other facilities which may be required for enjoyment maintenance or management of the said building by all Occupiers of the Building which has been described in the Fifth Schedule written hereunder.

1.3 **MEASUREMENT OF FLAT AREA** : Measurement of Flat area shall mean Covered area plus Proportionate share of stair and lift area plus 25% super Built-up area.

1.4 **MEASUREMENT OF SHOP AREA** : Measurement of Shop area shall mean from out side wall to out side wall plus proportionate common areas.

1.5 **COVERED AREA** : shall mean Flat area Plus proportionate share of Stairs and Lift areas.



### 1.6 OWNER'S ALLOCATION

- A) The Owner shall get 33% of the constructed areas in the Basement.
- B) Entire Ground Floor complete in all respect will be provided to the Owner for the rehabilitation of the existing shops/ stalls/ dwellers.
- C) The owner will get 44% of the covered areas completed in all respect and habitable condition in the remaining First Floor Back side, Third Floor Front side and Fourth Floor Back side except the Entire Second Floor proportionately distributed in each floor and proportionately in each direction. The Developer will honour the Agreement made between the Owner and the existing tenants.
- D) Rs.1,00,00,000/- (Rupees One Crore) only interest free amount shall be paid by the Developer to the Owner out of which Rs.70,00,000/- (Rupees Seventy Lacs) only to be paid by the Developer at the time of signing or execution of this Development Agreement and the rest amount of Rs.30,00,000/- (Rupees Thirty Lacs) only to be paid within one year from the date of Sanctioned Building Plan to be sanctioned by the Baranagar Municipality.
- E) The Owner will not refund any amount to the Developer in connection with the adjustable advance during the process of construction. Rather the said interest free amount of Rs.1,00,00,000/- (Rupees One Crore) only will be adjusted with Owner's allocated areas in the upper floors other than Ground Floor and Second Floor after completion as well as in habitable condition of the project at the rate prevailing in the market at that time. Alternatively the Owner will sell its allocated areas



with its own effort and the amount derived out such sell will be deposited into Developer's account till refund or adjustment of the account of Rs.1,00,00,000/- (Rupees One Crore) only.

1.7. **DEVELOPER'S ALLOCATION:-** the Developer shall get 67% of the Constructed areas in the Basement, Entire Second Floor and 56% of the Constructed areas of First Floor Front Side, Third Floor Back Side and Fourth Floor Front Side within its allocation.

1.8. **ARCHITECT:** shall mean such person or persons being appointed by Developer.

1.9. **BUILDING PLAN:** shall mean such plan for the construction of the B+G+IV and further extended area which will be sanctioned by the Baranagar Municipality in the name of the Owner hereof including its modification and amenities and alterations if made at the cost and expenses of the Developer.

## **ARTICLE -II** **COMENCEMENT**

2. THIS Agreement shall deemed to have commenced with effect from the date of signing of this Agreement i.e. from the day of -----  
----- 2018.

## **ARTICLE-III** **LANDOWNER'S RIGHT AND REPRESENTATION**

3.1. The Owner is now seized and possessed of and/or otherwise well and sufficiently entitled to the said Property and shall deliver physical as well as identical possession to the Developer to develop the said Property.



3.2. The said Premises is free from all encumbrances and all attachments and the Owner has a good and clear marketable title in respect of the said Property.

3.3. The Owner shall clear all remaining dues or arrears Tax of the Baranagar Municipality, Revenue and cost of clearance of land ceiling and conversion.

3.4. The Owner will give all power and authority to deal with the Developer's Allocation save and except the Owner's Allocation as specified in the Clause 1.6, A, B and C stated above.

3.5. That the Owner hereby indemnify to the Developer that the owner will co-operate in every manner with the Developer for the steps taken by the Developer and to solve any dispute arising out thereof.

#### ARTICLE - IV

##### DEVELOPER'S RIGHT

4.1. All applications, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the Baranagar Municipality shall be prepared and submitted by the Developer on behalf of the Owner and the Developer shall sign all such plans, applications, other papers and documents as and when necessary and all costs and expenses including plan sanctioning costs will be borne by the Developer.

4.2. It is made clear that all the constructed Areas of the Developer's Allocation in the entire proposed building those property will always belongs to the Developer herein and the Developer shall every right to



into any Agreement for Sale and to receive any consideration from the intending Purchaser/Purchasers and to discharge the same by issuing valid receipt for the Developer's Allocation.

4.3. That the Developer shall every right to sell and transfer its Allocation to the prospective Purchaser/Purchasers at any cost or price at the self discretion of the Developer through any registered Deed of Conveyance in favour of the Purchaser/Purchasers by appearing any concern Registrar Offices.

4.4. Nothing in these Presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said Premises or any part thereof to the Developer or as creating any right, title and interest in respect thereof to the Developer other than exclusive license to the Developer to develop the same in terms thereof and to deal with the Developer's Allocation with interest to realize the amount invested with profit from the Sale of Developer's Allocation.

4.5. That in future if any, additional Floor shall be sanctioned by the concerned Municipality or later, the Developer shall every right to construct such extended floor/s.

4.6. That the entire existing construction shall be demolished by the Developer and the sale proceed of the building materials shall be conducted by the Developer.

4.7. That if any, Developer's Allocation of the new proposed Building shall remain unsold, then the Developer shall have every right to let out and / or lease out in favour any person/s, office in respect of



these areas and shall have every right to collect rent, premium and shall also issued valid receipt for the same in favour of Developer but the Owner shall not be liable to any of Municipal Taxes in respect any portion of the Developer's Allocation.

#### ARTICLE - V CONSIDERATION

5. That the Developer has agreed to build the said proposed Multi Storied Building on the said Premises of the Owner exclusively at its own costs and expenses and Owner shall not be required to contribute any sum towards the cost of construction of the said Building or otherwise.

5.1. That in consideration of the Owner having agreed to grant exclusive right for developing the said Premises in addition to the Owner's Allocation so provided hereunder in Second Schedule which will be clearly demarcated.

#### ARTICLE - VI PROCEDURES

6. The Owner shall execute and register one Registered General Power of Attorney by appointing (1) SMT. ARPITA ROUTH, (2) SRI SUBHASIS GHOSH, (3) SRI SANJAY GAYEN Partners of M/S. SAI RAM UDDYOG as its constituted Attorney thus the Developer concern could do and perform all the necessary jobs and acts for construction of a Multi - Storied Building thereon, and the said Attorney could sell and transfer the Developer's Allocation to any intending Purchaser or Purchasers and to receive any amount of consideration from Purchasers and also to enter into any Agreement for Sale with the intending Purchasers and to receive any earnest



money and or full and final amount of consideration and to issue the valid receipt for the same and also to register the said Agreement by virtue of registration of any part or any portion thereof only from the Developer's Allocation.

6.1. It is categorically agreed to between the Parties hereof that the Developer shall obtain the requisite sanctioned building plan from the Authorities of the Baranagar Municipality at its own cost and liabilities.

6.2. That the Developer shall liable to take all steps for necessary mutation in the concerned Municipality in connection with the allocation of the Owner.

6.3. That the Developer shall also have every right to enter into any Agreement for sale with the Intending Purchasers and also to sign and execute for registration of the said Agreement for Sale and discharge the same in favour of the said Purchasers towards the constructed portion of the new Building in respect of Developer's Allocation only.

#### ARTICLE - VII

##### DEALING OF SPACE IN THE BUILDING

7. The Developer shall at its own cost and expenses and without creating any financial or other liability upon the Owner construct and complete the said Multi - storied building having several self contained flats, Shops and Garages and Market areas in accordance with the sanctioned Building plan.



7.1. The Developer shall on completion of the building put the Owner in undisturbed possession of the Owner's Allocation to the Owner together with the proportionate right of common facilities and amenities to be enjoyed proportionately with other Owners of the Flat as per the Fourth Schedule annexed herewith this Agreement.

7.2. The Developer shall be liberty with exclusive right and authority negotiate for the sale of Floors/Flats /shops areas together with proportionate share of land excluding the allocation provided under Owner's Allocation so mentioned herein before of the said proposed building. It is agreed and declared by the Parties herein that the consideration money for such transfer as aforesaid including, earnest money/initial and / or part payment and total consideration thereof shall be received by the Developer and the Owner herein will have no right and share and will not be entitled to any portion thereof upon such consideration amount.

#### ARTICLE - VIII COMMON RESTRICTIONS

8. The Owner's Allocation in the proposed building shall be subject to the same restriction and use as is applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.

8.1. Neither party hereof shall use their respective allocation in the Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the Building.



8.2. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration without the previous consent of the other in this behalf.

8.3. Both the Owner and the Developer shall keep the interior wall, floors, sewers, drains, pipes and other fittings and fixtures of its respective allocation in the building in good habitable condition so the same may not cause any damage to the Building.

8.4. That the Owner shall always help and co-operate with the Developer for necessary development and constructional work for the proposed Building.

8.5. No goods or other items shall be kept by the either Party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users of the corridors and other places of common use in the Building.

8.6. Neither Party shall throw or accumulate any dirt, rubbish, waster and refuse or permit the same to be thrown or accumulated in or about the Building or in the compounds corridors or any other portion or portions of the Building.

8.7. Both the Parties hereto shall permit other's agents workmen and representative at all reasonable time to entire into others allocation and every part thereof for the purpose of repairing/ maintaining, rebuilding, cleaning and keeping the building and its common areas in good order and condition.



## ARTICLE - IX

### OWNER'S OBLIGATIONS

9. The Owner hereby agree and covenant with the Developer that during the subsistence of the agreement not to let out, grant, lease, mortgage and / or charge or part with possession of the said Premises or any portion thereof without the consent in writing of the Developer with effect from the date of presentation of this Agreement hereof but after getting possession of its respective Allocation and its shall have absolute right to act and do at its own volition in respect of its Allocation.

9.1. That the Owner shall not claim and / or demand any amount and / or any consideration money from the Developer for selling the areas of the Developer's allocation.

9.2. That the Owner shall liable to pay all the common charges according to the Fifth Schedule as stated herein below for maintenance of the Building and the Owner shall always join their hands with the Developer concern for such maintenance still forming any Flat Owners' Association and/or any Committee for such permanent maintenance according to their norms and regulations.

## ARTICLE -X

### DEVELOPER'S OBLIGATIONS

10. The Developer shall liable to deliver the Owner's Allocation in the proposed new Building to the Owner' within 48



months from the date of sanction of Building Plan to be sanctioned by Baranagar Municipality.

10.1. The Developer hereby agree and covenant with the Owner not to transfer and/or assign the benefits of the present agreement or any portion thereof to any Third Party without the consent in writing of the Owner.

10.2 That, if the Developer shall fail to fulfill and / or compliance the terms and conditions as stipulated herein above and unable to complete the Owner's Allocation within the stipulated period, in that event the Developer shall be, penalized.

10.3 That the Developer is well aware of the present situation of the market at the said Premises. The Developer will choke out a idea that how to start the constructional work at the site . The Developer will arrange meeting with the existing tenants and the Owner will always co-operate but the Owner will not interfere into the planning of the Developer and will not take any responsibility to make the site for vacation. Rather the Owner will hand over the site to the Developer as is where is basis .

#### ARTICLE - XI

#### MISCELLANEOUS

11. The Owner and the Developer have entered into these Presents purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Owner or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitute an association of persons.



11.1 Any notice required to be given by the Developer to the Owner shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served to the Developer by the Owner, if delivered by hand and acknowledged or sent by registered post with due acknowledgment to the registered Office of the Developer.

11.2. The Owner and the other Occupiers of the proposed new Building shall mutually frame scheme for the management and the administration of the said Building and/or common parts thereof. After the completion of the said Building the Owner hereby agree to abide by all the rules and regulations to be framed by any Society / Association / Holding Organization and / or any other Organization who will be in charge of such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations.

11.3. The name of the Building will "SWARASWATI APARTMENT".

11.4. As and from the date of completion of the Building as well as upon delivery of possession, the Developer and / or its transferees and the Owner and / or their transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government / Statutory taxes & outgoing payable in respect of their respective Allocations.



11.1 Any notice required to be given by the Developer to the Owner shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served to the Developer by the Owner, if deliver by hand and acknowledged or sent by registered post with due acknowledgment to the registered Office of the Developer.

11.2. The Owner and the other Occupiers of the proposed new Building shall mutually frame scheme for the management and the administration of the said Building and/or common parts thereof. After the completion of the said Building the Owner hereby agree to abide by all the rules and regulations to be framed by any Society / Association /Holding Organization and / or any other Organization who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations.

11.3. The name of the Building will "SWARASWATI APARTMENT".

11.4. As and from the date of completion of the Building as well as upon delivery of possession, the Developer and / or its transferees and the Owner and / or their transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government / Statutory taxes & outgoing payable in respect of their respective Allocations.



11.5. The Proposed Building is to be constructed as Basement + Ground + First Floor + Second Floor + Third Floor + Fourth Floor .If however the Developer wants to raise extra floor over and above the sanctioned building floors from Baranagar Municipality then the same shall have to construct by the Developer at it's own risk and responsibility and subject to the availability of permission of the Authority concerned . The Owner's allocated area on those extra floors,over and above the sanctioned building floors from Baranagar Municipality will be in the ratio of 44:56 proportionately distributed in each floor/floors and proportionately in each direction. The Owner however bear the cost of construction and penalty in the ratio of 44:56 for those floors .

11.6 As soon as the building Plan will get sanction from the Appropriate Authority the Developer will prepare one working Plan on the basis of which the actual construction will be made . The demarcation and allocation of the Owner's allocated area will be made on that working plan. Taking into account the said demarcation and allocation one Supplementary Agreement is to be registered before the office of A.D.S.R Cossipore Dum Dum, if any.

11.7 The Developer will make the construction as per the sanctioned building plan from Baranagar Municipality . If however any enhancement in area apart from the sanctioned building plan is being made by the Developer then the Owner will not held responsible in any way for the said violation of law and for the said illegal construction. It will be clearly the responsibility of the Developer to regularise the said enhancement of area apart from the sanctioned



building plan and the Owner will not face any legal consequence thereof in this regard.

11.8 The Developer have made search and investigation of Title and all the relevant documents related to the said Property at 179, Gopal Lal Tagore Road, Kolkata - 700108 and also go through the agreement made between the existing tenants and the Owner and getting satisfaction in all respect has agreed to enter into the said Development Agreement.

11.9 That the Developer shall be liable to hand over the Owner's allocated area, completed in all respect and in a habitable condition within 48 months from the date of sanctioned building plan by Baranagar Municipality and handing over the possession of the site as is where is basis failing which the Developer will pay an amount Rs.100/- (Rupee One Hundred) only per month to the Owner as the penalty and compensation for the period of delay till completion.

11.10 It is the liability and responsibility of the Developer finally to submit the Revised Building Plan before the appropriate authority and to get it sanctioned and it will also be the responsibility of the Developer to collect the Grant of Occupancy certificate (C.C) from Baranagar Municipality.

11.11 Both the Owner and Developer will abide by the rules and regulations of GST as per law in force.

11.12 The Owner has agreed to clear all the dues payable to the concern Authorities such as Municipality, B.L. & L.R.O. Competent



Authority and Government or Semi Government and mutation in the name of the Owner before concern B.L. & L.R.O. and conversion, if any within 12 (Twelve) months from the date of execution of this Agreement.

11.13 That any dispute or difference touching the matters relating to this Agreement between the parties hereto shall be referred to Arbitrator Mr. Soumyajit Bhatta, Advocate, High Court, Calcutta for adjudication and decision of the award given by the said Arbitrator shall be final and binding on the parties hereto consent of Mr. Soumyajit Bhatta do act as Arbitrator has been obtained.

11.14 Only the Court within the Ordinary Original Civil Jurisdiction have jurisdiction to try, entertain and determine all proceedings arising out of this Agreement and/or Development Agreement including the Arbitration proceedings will be at Kolkata and North 24-Parganas.

#### ARTICLE - XII

##### FORCE MAJEURE

12. The Parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of force majeure.

12.1. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the control of the parties hereto.

12.2 Apart from that any legal dispute arise between the parties or any third party then the lapsed period can not be included with the construction period i.e. 48 months.



**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**[LAND WITH BUILDING]**

ALL THAT piece and parcel of land measuring 15 Cottas 15 Chittaks 33 sq. ft. together with old and dilapidated R.T. Shed Building measuring 6500 Sqft standing thereon comprised in Mouza Bonhooghly, J.L. No.6, Touzi No.3027, R.S. No.5, R.S. Khatian Nos.88 and 1155, R.S. Dag Nos.1512 and 1513 being Premises No.179, Gopal Lal Tagore Road, Kolkata-700 108, being Holding No.- 574 (Old) New 665 under Baranagar Municipality in Ward No.- 20, Police Station - Baranagar, District - North 24 Parganas, within the Jurisdiction of Additional District Sub-Registrar Cossipore Dum Dum which is butted and bonded as follows :-

ON THE NORTH :	House of Satya Narayan Routh and others.
ON THE SOUTH :	House of K.C. Ghosh and others.
ON THE EAST :	Gopal Lal Tagore Road.
ON THE WEST :	House of Chandra Nath Banerjee and others.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**OWNER'S ALLOCATION**

- A) The Owner shall get 33% of the constructed areas in the Basement.
- B) Entire Ground Floor complete in all respect will be provided to the Owner for the rehabilitation of the existing shops/ stalls/ dwellers.



- C) The owner will get 44% of the covered areas completed in all respect and habitable condition in the remaining First Floor Back side, Third Floor Front side and Fourth Floor Back side except the Entire Second Floor proportionately distributed in each floor and proportionately in each direction. The Developer will honour the Agreement made between the Owner and the existing tenants.
- D) Rs.1,00,00,000/- (Rupees One Crore) only interest free amount shall be paid by the Developer to the Owner out of which Rs.70,00,000/- (Rupees Seventy Lacs) only to be paid by the Developer at the time of signing or execution of this Development Agreement and the rest amount of Rs.30,00,000/- (Rupees Thirty Lacs) only to be paid within one year from the date of Sanctioned Building Plan to be sanctioned by the Baranagar Municipality.
- E) The Owner will not refund any amount to the Developer in connection with the adjustable advance during the process of construction. Rather the said interest free amount of Rs.1,00,00,000/- (Rupees One Crore) only will be adjusted with Owner's allocated areas in the upper floors other than Ground Floor and Second Floor after completion as well as in habitable condition of the project at the rate prevailing in the market at that time. Alternatively the Owner will sell its allocated areas with its own effort and the amount derived out such sell will be deposited into Developer's account till refund or adjustment of the account of Rs.1,00,00,000/- (Rupees One Crore) only.



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATION**

ALL THAT the Developer shall get 67% of the Constructed areas in the Basement, Entire Second Floor and 56% of the Constructed areas of First Floor Front Side, Third Floor Back Side and Fourth Floor Front Side within its allocation.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**SPECIFICATIONS**

BUILDING AND WALL	:	RCC Super structure with Grade-I quality materials, local brick field's bricks.
BRICK WORKS	:	All the external walls 8" inch thickness brick wall and all internal walls 3" and partition wall between the Flats / Units 5" plaster with cement mortar. For shop external wall 8" and Partition Wall 5".
INTERNAL WALL	:	Finished with wall putty.
FLOORING	:	All floors finished with 2' X 2' Floor Tiles for Flats and Net cement flooring for shops.
TOILET	:	Bathroom fitted upto 6' height glazed tiles of standard brand. Toilet of commodes type, standard P.V.C. cistern Floor finished with



		Marble Floor. All fittings are in standard type one wash hand basin is in dinning space of each Flat.
KITCHEN	:	Black stone and steel sink, 3" height glazed tiles, standard above the Platform.
DOORS	:	All doors will be flash door, Bathroom, P.V.C. and all frames Malaysia Sal wood (except Bathroom) and shutter for shops.
WINDOWS	:	Aluminum sliding window will be provided with glass smoke hazy.
WATER SUPPLY	:	Around the clock is assured for which necessary Submersible Deep tube well will be installed.
PLUMBING	:	Toilet conceal type with two bibcock, one point for flush tank, all fittings are standard quality.
VARANDAH	:	Grill / brick will be provided upto 2'6" feet height.
ELECTRICITY	:	Full concealed wiring Bedroom - Two light point, One fan, One 5 amp. Plug point,



	<p>Toilet - One light. One exhaust fan point.</p> <p>Living - Dining - Two Light points, one fan point and One 5 amp. Cum 15 Amps, plug, one point for calling Bell, Kitchen - One light, One exhaust fan, One 15 Amps. Plug point.</p> <p>Varandah - One light point</p> <p>Toilet - One light point &amp; exhaust point, One light point at main Entrance. For shop two light points, one fan point and plug point.</p> <p>Inside installation of self Electric Meter with Main Switch from C. E. S. C. will be charge @ 7000/- (Rupees Seven Thousand) as extra charges.</p>
PAINTING	: All doors and windows frame and grill painted with two codes primer & painting finish and external paints will be finished with Weather Coat paint. For shop shutter painted two codes colour.
EXTRA WORK	: Any work other than specified above would be extra work for which separate payment required to be paid by Owner and intending Purchaser accordingly.



THE FIFTH SCHEDULE ABOVE REFERRED TO  
COMMON AREAS AND FACILITIES AND  
COMMON EXPENSES

1. Land beneath the building and the said land.
2. Outer walls of the main Building.
3. Columns of the main Building.
4. Surface Drains.
5. Boundary Walls.
6. Underground drains for sewerage.
7. Water reservoir both overhead and underground.
8. Passage of the Building line.
9. Main entrance.
10. Electric motor cum electric pump space.
11. Staircases and Lift.
12. One W. C. in the Ground Floor & one darwan's room in the Ground Floor, if any.
13. Roof of the Building for common use and enjoyment for all Owner of Residential Units of the said Building.
14. Electric meter space.
15. The shop owners have no any right of the roof of the Building.

COMMON EXPENSES

All common expenses for maintaining roof, white washing, repairing, renovating the common area, installation including generator, Lift and Lift Room, Water pump with motor, salaries of the watchman/caretaker, establishment of the Association of the Flat Owners, common maintenance for common interest of all the Flat Owners etc as decided by majority of all the Flat Owners of the said Premises described in the First Schedule property.



IN WITNESS WHEREOF the parties herein subscribed their respective hands and seal on this day, month, and year first above written.

## WITNESSES

1.

Utpal Chatterjee  
99, A.K. Mukherjee Road  
Kolkata-700090

For Sarbamangala Construction

Sukhes Chandra Naha  
Partner

Rameshankar Gosh

PC

## SIGNATURE OF THE OWNER

SAI RAM UDDYOG

Anpita Routh

2.

Vijay Gupta  
15/112, Matilal Mullick  
Lane  
Kolkata-700035

SAI RAM UDDYOG

Sudhansu Ghose

Partner

SAI RAM UDDYOG

Sangay Layen

## SIGNATURE OF THE DEVELOPER

Drafted by me

Partha Sarkar  
Partha Sarkar  
Advocate  
High Court, Calcutta  
Enrol. No. - WB/105/99.

Typed by me :-

L.K. Samanta  
Guha Type Chamber  
12, Old Post Office Street,  
Kolkata-700001.



MEMO OF CONSIDERATION

WE THE OWNER HEREIN RECEIVED WITH THANKS FROM THE  
DEVELOPER CONCERN WITHIN MENTIONED SUM OF  
RS.70,00,000/- (RUPEES SEVENTY LACS) ONLY.

By RTGS from A/c. No.37702412812  
SBI, NIOH Branch on 07.06.2018  
Being RTGS Nos.

Rs.70,00,000/-

Total :

Rs.70,00,000/-

(Rupees Seventy Lacs) only.

IN THE PRESENCE OF:

1. *Usha Chatterjee*

Stamp

For Development Construction

*Suresh Chandra N.M. Rama Shankar*

SIGNATURE OF THE OWNER

2. *Vijay Gupta*



## Major Information of the Deed

Major Information of the Deed	
Date of Registration	07/06/2018
Office where deed is registered	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas
Deed No.	I-1506-04989/2018
Serial No.	1506-0000875904/2018
Date	05/06/2018 11:30:39 AM
Applicant Name, Address & Other Details	SUSANTA PATRA Thana : Baliaghata, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836904580, Status : Solicitor firm
Transaction	Additional Transaction
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 70,00,000/-]
Sale Forth value	Market Value
	Rs. 2,75,23,334/-
Stamp duty Paid (SD)	Registration Fee Paid
Rs. 40,021/- (Article:48(g))	Rs. 70,021/- (Article:E, E, B)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)

Land Details :

**Land Details :**  
 District: North 24-Parganas, P S:- Baranagar, Municipality: BARANAGAR, Road: Gopal Lal Thakur Road, Mouza: Bon-  
 Hoogly, Premises No. 179, Ward No. 20, Holding No.665

Plot	Khatian	Land Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1		BAR			2 40 00 00/-	Property is on

Land Details :								
District North 24-Parganas, P.S.- Baranagar, Municipality: BARANAGAR, Road: Hoogly, Premises No. 179, Ward No: 20, Holding No:665								
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-1512	RS-88	Bastu	Bastu	15 Katha		2,40,00,001/-	Property is on Road
L2	RS-1513	RS-1155	Bastu	Bastu	15 Chatak 33 Sq Ft		15,73,333/-	Property is on Road
					26.3725Dec	0/-	255,73,334 /-	
					26.3725Dec	0/-	255,73,334 /-	
TOTAL :								
Grand Total :								
Other Details								

**Structure Details :**

Grand Total :				
Structure Details :				Other Details
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)
S1	On Land L1, L2	6500 Sq Ft	0/-	19,50,000/-
Structure Type: Structure Gr. Floor, Area of floor : 6500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :		6500 sq ft	0/-	19,50,000/-

Land Lord Details :

Land Lord Details :	
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SARBAMANGALA CONSTRUCTION</b> 15/1/2, Motilal Mallick Lane, P.O - Alambazar, P.S:- Baranagar, District:-North 24 Parganas, West Bengal, PIN - 700035, PAN No. AAVFS8622F, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed - 1-1506-04989/2018-07/06/2018



# Details :



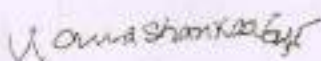
Address, Photo, Finger print and Signature

**SAI RAM UDDYOG**



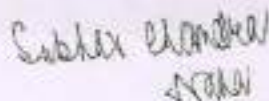
79 Gopal Tagore Road, P.O. - ISI, P.S. - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700108. PAN No.: ADQFS5751H, Status: Organization, Executed by: Representative

## Representative Details :


Sl. No. Name, Address, Photo, Finger print and Signature

Sl. No.	Name	Photo	Finger Print	Signature
1	<b>Shri RAMA SHANKAR GUPTA</b> Son of Late Harihar Prosad Gupta Date of Execution - 07/06/2018, Admitted by: Self, Date of Admission: 07/06/2018, Place of Admission of Execution: Office	 Jun 7 2018 2:15PM	 LTI 07/06/2018	 07/06/2018

15/1/2, Motilal Mallick Lane, P.O. - Alambazar, P.S. - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHNPG8677K Status: Representative, Representative of: SARBAMANGALA CONSTRUCTION (as partners)

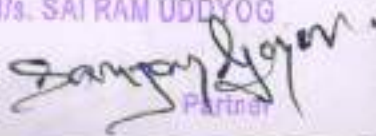
Sl. No.	Name	Photo	Finger Print	Signature
2	<b>Shri SUBHAS CHANDRA NAHA</b> Son of Late Surendra Nath Naha Date of Execution - 07/06/2018, Admitted by: Self, Date of Admission: 07/06/2018, Place of Admission of Execution: Office	 Jun 7 2018 2:16PM	 LTI 07/06/2018	 07/06/2018

15/1, Motilal Mallick Lane, P.O. - Alambazar, P.S. - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABKPN8594K Status: Representative, Representative of: SARBAMANGALA CONSTRUCTION (as partners)

Sl. No.	Name	Photo	Finger Print	Signature
3	<b>Smt ARPITA ROUTH</b> Wife of Mr Sankar Routh Date of Execution - 07/06/2018, Admitted by: Self, Date of Admission: 07/06/2018, Place of Admission of Execution: Office	 Jun 7 2018 2:17PM	 LTI 07/06/2018	 07/06/2018



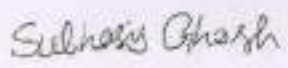


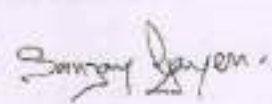
2/1 Ginch Chandra Ghosh Street, P.O. - ISI, P.S. - Baranagar, District - North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKNPR3189E Status: Representative, Representative of: SAI RAM UDDYOG (as partner)

M/s. SAI RAM UDDYOG

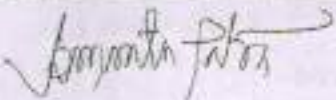
  
 Partner

Major Information of the Deed - I-1506-04989/2018-07/06/2018



Name	Photo	Finger Print	Signature
<b>SUBHASIS GHOSH</b> (Representant) Son of Mr Binod Bihari Ghosh Date of Execution - 07/06/2018, , Admitted by: Self, Date of Admission: 07/06/2018, Place of Admission of Execution: Office	 Jun 7 2018 2:14PM	 LTI 07/06/2018	 07/06/2018
1, T.N. Chatterjee Street, Flat No. C/3, P.O:- Noapara, P.S:- Baranagar, District-North 24-Parganas West Bengal, India, PIN - 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMZPG0742J Status : Representative, Representative of : SAI RAM UDDYOG (as partner)			
<b>Mr SANJAY GAYEN</b> Son of Mr. Kali Pada Gayen Date of Execution - 07/06/2018, , Admitted by: Self, Date of Admission: 07/06/2018, Place of Admission of Execution: Office	 Jun 7 2018 2:13PM	 LTI 07/06/2018	 07/06/2018
Village Rajchandrapur, P.O:- Ananda Nagar, P.S:- JAGACHHA, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AITPG7679L Status : Representative, Representative of : SAI RAM UDDYOG (as partners)			

#### Identifier Details :

Name & address	
<b>Mr SUSANTA PATRA</b> Son of Mr. P Patra 23, Dr P.M. Lane, P.O:- K G Bose Sarani, P.S:- Beliaghata, District-South 24-Parganas, West Bengal, India, PIN - 700085, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri RAMA SHANKAR GUPTA, Shri SUBHAS CHANDRA NAHA, Smt ARPITA ROUTH, Mr SUBHASIS GHOSH, Mr SANJAY GAYEN	07/06/2018 

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SARBAMANGALA CONSTRUCTION	SAI RAM UDDYOG-24.75 Dec

#### Transfer of property for L2

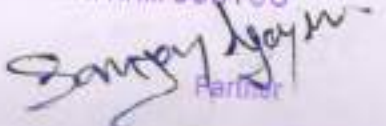
Sl.No	From	To. with area (Name-Area)
1	SARBAMANGALA CONSTRUCTION	SAI RAM UDDYOG-1.6225 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SARBAMANGALA CONSTRUCTION	SAI RAM UDDYOG-6500.00000000 Sq Ft

Major Information of the Deed - I-1506-04989/2018-07/06/2018

M/s. SAI RAM UDDYOG

  
 Partner

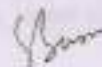


Endorsement For Deed Number : I - 150604989 / 2018

On 06-06-2018

Certificate of Market Value(WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 2,75,23,334/-



Suman Basu  
ADDITIONAL DISTRICT SUB-REGI  
OFFICE OF THE A.D.S.R. COSSIF  
DUMDUM  
North 24-Parganas, West Ben

On 07-06-2018

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 III (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:23 hrs on 07-06-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM SUBHASIS GHOSH.

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

Execution is admitted on 07-06-2018 by Shri RAMA SHANKAR GUPTA, partners, SARBAMANGALA CONSTRUCTION (Partnership Firm), 15/1/2, Motilal Mallick Lane, P.O:- Alambazar, P.S:- Baranagar, District North 24-Parganas, West Bengal, India, PIN - 700035

Identified by Mr SUSANTA PATRA, Son of Mr P Patra, 23, Dr P.M. Lane, P.O: K G Bose Sarani, Thana: South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2018 by Shri SUBHAS CHANDRA NAHA, partners, SARBAMANGALA CONSTRUCTION (Partnership Firm), 15/1/2, Motilal Mallick Lane, P.O:- Alambazar, P.S:- Baranagar, District North 24-Parganas, West Bengal, India, PIN - 700035

Identified by Mr SUSANTA PATRA, Son of Mr P Patra, 23, Dr P.M. Lane, P.O: K G Bose Sarani, Thana: South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2018 by Smt ARPITA ROUTH, partner, SAI RAM UDDYOG (Partnership Firm), Gopal Tagore Road, P.O:- ISI, P.S:- Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700035

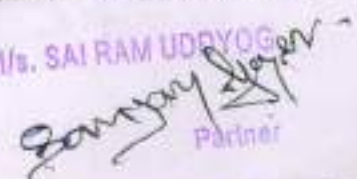
Identified by Mr SUSANTA PATRA, Son of Mr P Patra, 23, Dr P.M. Lane, P.O: K G Bose Sarani, Thana: South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2018 by Mr SUBHASIS GHOSH, partners, SAI RAM UDDYOG (Partnership Firm), 179, Gopal Tagore Road, P.O:- ISI, P.S:- Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700035

Identified by Mr SUSANTA PATRA, Son of Mr P Patra, 23, Dr P.M. Lane, P.O: K G Bose Sarani, Thana: South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2018 by Mr SANJAY GAYEN, partners, SAI RAM UDDYOG (Partnership Firm), Gopal Tagore Road, P.O:- ISI, P.S:- Baranagar, District-North 24-Parganas, West Bengal, India, PIN - 700035

M/s. SAI RAM UDDYOG



Partner

Major Information of the Deed - I-1506-04989/2018-07/06/2018



SUSANTA PATRA, Son of Mr P Patra, 23, Dr P.M. Lane, P.O: K G Bose Sarani, Thana: Beliaghata, North 24 Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by profession Law Clerk

[403]

that required Registration Fees payable for this document is Rs 70,021/- ( B = Rs 70,000/- , E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal on 07/06/2018 11:34AM with Govt. Ref. No: 192018190246302141 on 07-06-2018, Amount Rs: 70,021/-, Bank: State Bank of India ( SBIN0000001 ), Ref. No. IK00PYQDS6 on 07-06-2018, Head of Account 0030-03-104-0

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 35,021/-

#### Description of Stamp

1 Stamp Type: Impressed, Serial no 10019, Amount: Rs.5,000/-, Date of Purchase: 05/06/2018, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal on 07/06/2018 11:34AM with Govt. Ref. No: 192018190246302141 on 07-06-2018, Amount Rs: 35,021/-, Bank: State Bank of India ( SBIN0000001 ), Ref. No. IK00PYQDS6 on 07-06-2018, Head of Account 0030-02-103-02



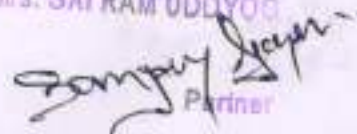
Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORI  
DUMDUM

North 24-Parganas, West Bengal

023

M/s. SAI RAM UDDYOG

  
Partner

Major Information of the Deed :- I-1506-04989/2018-07/06/2018



of Registration under section 60 and Rule 69.  
ed in Book - I  
e number 1506-2018, Page from 223174 to 223227  
g No 150604989 for the year 2018.



Digitally signed by SUMAN BASU  
Date: 2018.06.11 11:23:14 +05:30  
Reason: Digital Signing of Deed.

Suman Basu) 11/06/2018 11:21:25  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

M/s. SAI RAM UDDYOG

*Sai Ram Uddiyog*  
Partner

(This document is digitally signed.)