

11348/02

I-11345/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

H 059220

✓  
24/8/2022  
133pm  
8 - 25/08/2022

Certified that the document is admitted ~  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

*S. S. S.*  
District Sub-Register-II  
Alipore, South 24-Parganas

24 AUG 2022

DEVELOPMENT AGREEMENT

THIS INDENTURE is made on this the 24<sup>th</sup> day of August,  
Two Thousand Twenty Two (2022)

BETWEEN

**SRI MALAY KUMAR GHOSH**, PAN - AVKPG7891E, Aadhaar No. 5000 2820 5190, son of late Jagadish Chandra Ghosh, by faith Hindu, by occupation Self Employed, by Nationality Indian, residing at 1165/6, Ustad Amir Khan Sarani, P.O. & P.S. Haridevpur, Kolkata 700 082, District South 24 Parganas, hereinafter called and referred to as the **OWNER** (which term or expression shall unless repugnant to the context either expressly or impliedly shall deem to mean and include her heirs, legal representatives, successors in interest and assigns) of the **FIRST PART**.

**AND**

**S.S. CON.**, a Proprietorship firm, having its Office at 16/10, Mahatma Gandhi Road, Kolkata 700 082, P.O. & Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, represented by its sole Proprietor namely **SRI UTPAL SEAL**, PAN - BLEPS6748B, Aadhaar No. 6537 7327 3237, Son of Late Bijaykanta Seal, by faith Hindu, by occupation Business, Nationality Indian, residing at 16/10, Mahatma Gandhi Road, Kolkata 700 082, Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, hereinafter also referred to as the **DEVELOPER** (which term or expression shall unless repugnant to context either expressly or impliedly shall deem to mean and include its heirs, legal representatives, successors in office) hereinafter also referred to as the **SECOND PART**.

**WHEREAS** one Pir Mohammad was the absolute owner in respect of land measuring 31 Sataks lying and situated at Mouza Haridevpur, J.L. No. 25, R.S. No. 35, Touzi No. 40, Pargana Khaspur, under Dag No. 459, P.S. the then Behala thereafter Thakurpukur now Haridevpur, District South 24 Parganas. Subsequently the said Pir Mohammad give a settlement in respect of the said landed property in

favour of Benijan Bibi of Haridevpur, for her cultivation, by way of a registered Indenture for the year 1954, which was registered before the office of SR - Alipore and was recorded in Book No. I, Volume No. 81, Pages from 229 to 232, Being No. 4665 for the year 1954 and thereafter the said Benijan Bibi sold, transfer and conveyed the said land in favour of Kazi Abdul Jalil.

**AND WHEREAS** after that the said land had been recorded under R.S Settlement Records in the name of Kazi Abdul Jalil, under Khatian No. 447, Dag No. 459 and it was also recorded under Touzi No. 3358 in place of Touzi No. 40. Subsequently the said Kazi Abdul Jalil sold, transferred and conveyed a demarcated plot of land measuring about 26 decimals out of the total land in favour of Khana Prova Saha, wife of Manindra Chandra Saha, by way of a registered Deed of Conveyance, dated 03.10.1980, which was registered before the office of DSR - Alipore and recorded therein Book No. I, Volume No. 170, Pages from 192 to 197, Being No. 8057 for the year 1980.

**AND WHEREAS** the said Khana Prova Saha, wife of Manindra Chandra Saha, after purchasing the above land recorded her name before the Local Municipality and it was recorded as Holding No. 1103/N, Mahatma Gandhi Road, under Ward No. 19 of South Suburban Municipality and used to pay rates and taxes thereon.

**AND WHEREAS** during enjoyment of above mentioned property, the said Khana Prova Saha, wife of Manindra Chandra Saha, due to urgent need of money sold, transferred and conveyed a demarcated plot of land measuring 07 Sataks in favour of present owner herein, by way of a registered Deed of Conveyance, dated 31<sup>st</sup>

day of May, 1985, which was registered before the office of SR - Alipore and recorded therein Book No. I, Volume No. 77, Pages from 311 to 318, Being No. 4593 for the year 1985.

**THUS** the present owner herein became the sole and absolute owner of land measuring 07 Sataks equivalent to 04 Cottahs 03 Chittaks 23 Square Feet togetherwith structure standing thereon and the present owner herein mutating his name before the Kolkata Municipal Corporation and since then the property has been known and numbered as KMC Premises No. 1103A, Mahatma Gandhi Road, vide Assessee No.411220715156, KMC Ward No. 122, P.S. now Haridevpur, Kolkata 700 082, District South 24 Parganas and thereafter recorded his name before the B.L. & L.R. Office,under L.R. Khatian No. 5697, R.S. & L.R. Dag No. 459, now J.L. No. 125 and thereafter raised constructed a two storied building upon the said land and has been enjoying the same, free from all encumbrance, which is morefully and particularly described in the **SCHEDULE - A** written hereunder.

**AND WHEREAS** the said property is absolute free from all encumbrances, attachment, lien, impendence, debattor, pirrattor, trust, vest, no Notice of Requisition and Acquisition have been served upon the Owner and/or the said property have not been affected by way of Order of any Court for selling and/or alienating the same, the Owner has been absolute authority to deal with the said property and the Owner hereby declare that he has full power and absolute authority to enter into this Agreement.

**AND WHEREAS** the Owner of the First Part is desirous of developing the said premises by construction of new building for Residential purpose but due to insufficient of fund and lack of

knowledge, the Owner herein while searching for a Developer for construction of a new building, the developer herein being informed about the intention of the Owner, have approached the Owner to construct a new building and the Owner being convinced with the said approach accepted the Developer's proposal with the following terms and conditions as are mentioned hereinafter.

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

**ARTICLE -1**  
**DEFINITIONS**

1. Unless in these presents, it is repugnant to or inconsistent with the context:-

**1.01. OWNER :-**

Shall mean **SRI MALAY KUMAR GHOSH**, PAN - AVKPG7891E, Aadhaar No. 5000 2820 5190, son of late Jagadish Chandra Ghosh, by faith Hindu, by occupation Self Employed, by Nationality Indian, residing at 1165/6, Ustad Amir Khan Sarani, P.O. & P.S. Haridevpur, Kolkata 700 082, District South 24 Parganas, the Party of the **FIRST PART** and shall include his representative heirs and assigns.

**1.02. DEVELOPER:-**

Shall mean **S.S. CON.**, a Proprietorship firm, having its Office at 16/10, Mahatma Gandhi Road, Kolkata 700 082, P.O. & Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, represented by its sole Proprietor namely **SRI UTPAL SEAL**, Son of Late Bijaykanta Seal, by faith Hindu, by occupation Business, Nationality Indian, residing at 16/10, Mahatma Gandhi Road, Kolkata 700 082, Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, the Party of the **SECOND PART** and shall include its representative and assigns.

**1.03. SAID PREMISES:-**

Shall mean **ALL THAT** piece and parcel of Land more fully described in the **SCHEDULE "A"** written herein below.

**1.04. BUILDING:-**

A proposed G+III storied Building having Residential character as per Building Plan to be sanctioned by the concerned authority.

**1.05. UNIT:-**

Shall mean a separate and self contained area intended to be used for Residential and shall include any other place to be constructed in the building and capable of being occupied and enjoyed independently.

**1.06. ARCHITECT:-**

Shall mean such Architect or Architects as may be appointed from time to time by the Developer at its own costs and expenses for designing, planning and supervising the proposed building at the said premises.

**1.07. COVERED AREA:-**

Shall mean Inside Area Plus proportionate Area of Four Sides Wall and proportionate share of Stair.

**1.08. SUPER BUILT UP AREA OF THE UNIT:-**

Shall mean the total covered area of the Unit, as certified by the Architect for the time being of the building/s, plus proportionate share of common areas, as shall be determined by the Developer in consultation with the Owner and the Architect and aggregate of both shall be deemed to be Super Built Up area of the Unit.

**1.9 PLANS:-**

Shall mean the Building Plans with the maximum available F.A.R. from the concerned authority in the names of the Owner of the First Part at the costs and expenses and guidance of the Developer for the construction of building in the said premises and shall include such additions, alterations and modification as the same may make subsequently upon sanction by the concerned authority;

**1.10. COMMON AREA:-**

Shall mean and include outside corridors, stairways, outside passage ways, stair cover, pump rooms, roof of the building underground water reservoir, overhead water tank and other areas meant for common enjoyment of the buyers/occupants in the said premises.

**1.11. COMMON FACILITIES AND AMENITIES:-**

Shall mean and include stair ways, water pumps, and overhead and underground water reservoirs, provided in the building in the "Said Premises" for common enjoyment of all the buyers/ occupants.

**1.12. OWNER'S ALLOCATION:-**

Owner shall get 50% of the constructed area which comes Entire First Floor, consisting of three flats, each having 2BHK, One Flat, on the Third Floor, South/Western Facing /Front Side, consisting of 2BHK, One Flat, on the Ground Floor, Back Side, having 2BHK and 50% of the Car Parking Space of the building as per sanction plan to be sanctioned by KMC together with proportionate share of land and common facilities. Apart from that upon the execution of this Indenture, the developer has paid a sum of Rs.5,00,000/- (Rupees Five Lakhs) only to the owner as

non-refundable amount, which will be paid at the time of signing of this Agreement.

**1.14. DEVELOPER'S ALLOCATION:-**

Developer shall get – remaining 50% portion i.e. entire Second floor, consisting of flat/flats, Two Flats, on the Third Floor, out of which one flat, on the Back Side and another flat on the South-Eastern Side and 50% of the Car Parking Space of the building as per sanction plan to be sanctioned by KMC together with proportionate share of land and common facilities.

**ARTICLE - II**  
**OWNER'S RIGHTS & REPRESENTATIONS**

2.01. That the total area comprised in the said premises is 04 Cottahs 03 Chittaks 23 Square Feet more or less, more fully described in the **SCHEDULE 'A'** written herein below.

2.02. The owner will furnish all original documents to the Developer in respect of the **SCHEDULE 'A'** property, but the Developer have no right to mortgage the same before any financial institution. After completion of the project, the developer will return back the said original document to the owner or the association of building.

2.03. Only after peaceful shifting of the owner, the owner shall put the Developer in possession of the said premises with full power and right to commence carry on and complete development thereof in terms of the building sanctioned plan to be sanctioned by the KMC

- 2.04. The developer will be deemed to be in possession of the said premises and will be free to do all acts, deeds and things required for the development of the said premises as per sanctioned plan at its own costs, expenses and risks. The name of the complex or building therein shall be such as may be mutually decided by the developer and the owner and no personal name will be entertained.
- 2.05. The owner will convey and/or transfer the proportionate share in the total land appertaining to the Developer's allocation, free from all encumbrances to the developer or the persons nominated by the developer after handed over the owner's allocation to the owner by the developer.
- 2.06. The owner shall become absolutely entitled to deal with her allocation as and when required from time to time and in such manner as it may find necessary and deemed fit and proper.
- 2.07. That the developer shall demolish the existing structure and the collected amount will be taken by the developer.

**ARTICLE - III**  
**DEVELOPER'S RIGHT & REPRESENTATIONS**

- 3.1. The owner hereby grant, subject to what have been hereinafter provided, the exclusive right to the Developer to build, construct, erect and complete the Building at the said premises.
- 3.2. The Developer shall be entitled to prepare modify and/ or alter the Building Plans in consultation with the owner and to submit the same to concerned authority in the name of the owner at the costs and expenses of the Developer and the Developer shall pay and bear all fees including Architect's Fees, charges and

expenses required to be paid or deposited for obtaining the sanction from the concerned authority for construction of Building on the said premises. However if on the request of any prospective purchaser, any particular internal modification/alteration is made in that event the purchaser of that Unit/Flat shall bear and pay all the fees and deposits including Architect fees for such modification/alteration to the concerned authority.

- 3.3. The Building will be constructed with new First Class Building materials and good workmanship and with such specifications more fully described/mentioned in the **SCHEDULE 'D'** hereunder written and strictly in accordance with Building Plans with such internal additions, modifications and alterations therein as be designed with the consultant and approval of the owner and with such amendment thereto and modification thereof only with the approval and sanction of concerned offices or other necessary Body or Authorities.
- 3.4. Both party hereby agreed that the owner will be fully entitled to enjoy the owner's allocation and entitled to sale, convey, gift or otherwise alienate and/or transfer his interest in any manner to any person, Association of Persons, firm, companies, body-corporate, co-operative societies, Government Agencies etc. and the Developer also entitled to sale, convey, gift or otherwise alienate and/or transfer its interest in any manner to any person, Association of persons, firm, companies, body-corporate, co-operative societies, government agencies etc. after taking written consent/power of Attorney of the owners.
- 3.5. The Developer shall complete the project of development of the said premises including all facilities and amenities within **18 to 24 months** from the date of sanction plan. If the developer fails

and neglects to perform the covenant i.e. to complete the building in accordance with the specification in the **SCHEDULE 'D'** and fully completed with all common facilities, enjoyments and amenities within the period mentioned above provided that if any time is lost due to **FORCE MAJEURE** then so much of the time, as is so lost, will be further added to the period of another 3 (three) months. Time is the essence of this agreement.

- 3.6. If it is found that any area out of the sanctioned area by the Kolkata Municipal Corporation remains unconstructed on the expiry of above time, as mentioned hereinbefore and the developer fails and neglects to hand over the complete allocation of the owner including proportionate common facilities, enjoyment and amenities the developer shall pay damages/compensation @ Rs.300/- (Rupees Three Hundred) only per day till completion to the owners.
- 3.7. In case of any amendment and/or changes by the concerned offices present rules and regulations and conditions and/or provisions under any statute for carrying out the construction work mentioned hereinabove it would be the responsibility of the developer to comply therewith at its own costs and expenses and the owner will extend all possible discussion and render all assistance, if necessary to the developer in complying therewith.
- 3.8. The Developer shall remain responsible to clear all the outgoings, statutory dues of concerned offices and all other rates and taxes in respect of the said premises from the date of handing over possession to the developer by the owner till the date of handing over owner's allocation, completed in all respects as per specification of construction work mentioned in the **SCHEDULE 'D'** hereunder written to the owner. Thereafter,

the parties hereto shall bear and pay all outgoings in respect of their respective allocation/areas in the proposed building and each party shall keep the other served harmless and indemnified in respect thereof.

- 3.9. The Owner will not be in any way responsible for the construction of the units/flats comprised in the developer's allocation and/or regarding delivery of units/flats, nor the owner will be liable for any claims, losses and/or damages arising out of the terms of the proposed Agreement between the developer and intending purchasers.
- 3.10. The developer hereby indemnify and keep indemnified the owner against all losses, compensations, damages, costs, charges, expenses, liabilities etc. that will be incurred or suffered by the owner on account of arising out of any breach of any of these terms or any laws including labour law, Rules or Regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.

**ARTICLE - IV**  
**MISCELLANEOUS**

- 4.1. The owner immediately after signing of this agreement shall execute a General Power of Attorney in favour of the developer for manage, control and supervise the project. After handed over the owner's allocation to the owner, the owner will provided the Power of Attorney to sale developer's allocation by the developer after satisfactory handing over of the owner's allocation only. Be it mentioned here specifically before handing over the owner's allocation satisfactorily, the developer will not

sale, register deed of conveyance or handing over possession in respect of developer's allocation in favour of any third party or any prospective buyer/purchaser, but the developer shall have right to enter into any agreement, agreement for sale with any person or concern in respect of it's allocation by taking part consideration or full consideration.

- 4.2. The developer at the time of development shall be entitled to construct Godown and put up sign Boards and Hoardings, on the said premises on temporary basis and shall be entitled to advertise in the Daily News Papers for Sale of Developer's allocation after execution of these presents for the purpose of this agreement. Similarly the owner may be entitled to advertise in the daily news papers for sale of owner's allocation.
- 4.3. The owner will join as the party in any Agreement where the Developer may enter any Agreement with the purchaser/purchasers in respect of any Unit/Flats along with common facilities of the Developer's allocation in the building, but the owner need not sign the Memo of Consideration part thereof. Similarly, if required by the owners, the developer will join as confirming party in respect of any agreement of owner's allocation in the proposed building.
- 4.4. If the owner after accepting the possession of the owner's allocation from the developer as per agreement if the developer takes proper written consent to sale any particular person from owner fail and/or neglect to execute and register the Sale Deeds then the developer will have all rights to get the sale deeds executed and registered through proper Court of Law.
- 4.5. It is agreed by both the parties that the owner shall have all rights to inspect the day to day progress of the construction of

the Building and their suggestions should be regarded by the Developer and its Engineer with regard to the construction.

- 4.6. The developer will bear and pay all the outstanding charges and dues of whatsoever nature due and payable in respect of the said premises including rent, property taxes, water and electricity charges, municipal dues, taxes and other outgoings upto the date of handing over possession the developer for construction. After hand over possession to the developer by the owners, the developer will bear all rates and taxes etc. till completion of project and thereafter the developer and the owner shall bear all the costs in proportion to their respective shares.
- 4.7. During the period of construction the developer shall take the responsibility of two shifting charges jointly Rs.15,000/- only of the owner in a near locality till possession of the building, in lieu of that the developer shall demolish the existing structure at its cost and risk and the collected debris shall be utilized by the developer till completion of the building, developer shall go on payment of shifting charges to the owner.
- 4.8. During the period of handover owner's allocation, if it is found that the share of ratio of any body is bigger or lesser, in that event that will be adjusted as per measurement, by the then market value.

#### ARTICLE - V

##### **FORCE MAJEURE**

**FORCE MAJEURE** Shall mean flood, earth quake, riot, war, storm tempest, lockdown-pandemic situation.

**ARTICXLE - VI**  
**JURISDICTION**

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 etc. will be at Kolkata jurisdiction.

**THE SCHEDULE "A" ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of land measuring 04 Cottahs 03 Chittaks 23 Square Feet togetherwith a cemented floor two storied building standing thereon, measuring about 1400 square feet (each floor measuring about 700 square feet)), lying and situated at Mouza Haridevpur, J.L. No. 25, now Touzi No. 125, Touzi No. 40, Re. Sa. No. 35, under Khatian No. 447, L.R. Khatian No. 5697, R.S. & L.R. Dag No. 459, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being KMC Premises No. 1103A, Mahatma Gandhi Road, vide Assessee No.411220715156, KMC Ward No. 122, P.S. now Haridevpur, Kolkata 700 082, District South 24 Parganas, which is butted and bounded in the manner as follows:-

<b>ON THE NORTH</b>	:	Property of Basudeb Das.
<b>ON THE SOUTH</b>	:	Property of Lila Rani Chakraborty & 16 Feet Wide KMC Road.
<b>ON THE EAST</b>	:	Property of Ganesh Pal.
<b>ON THE WEST</b>	:	Property M. Sabud.

**THE SCHEDULE "B" ABOVE REFERRED TO:**

(Owner's Allocation)

Owner Shall get - 50% of the constructed area which comes Entire First Floor, consisting of three flats, each having 2BHK, One Flat, on the Third Floor, South/Western Facing /Front Side, consisting of 2BHK, One Flat, on the Ground Floor, Back Side, having 2BHK and 50% of the Car Parking Space of the building as per sanction plan to be sanctioned by KMC together with proportionate share of land and common facilities.

**THE SCHEDULE "C" ABOVE REFERRED TO:**

(Developer's Allocation)

Developer shall get - remaining 50% portion i.e. entire Second floor, consisting of flat/flats, Two Flats, on the Third Floor, out of which one flat, on the Back Side and another flat on the South-Eastern Side and 50% of the Car Parking Space of the building as per sanction plan to be sanctioned by KMC together with proportionate share of land and common facilities.

**THE SCHEDULE "D" ABOVE REFERRED TO:**

(JOB SPECIFICATION)

**FOUNDATION** : The building is designed on R.C.C. Footing and Frame as per Design.

**WALLS** : All the external walls shall be 200mm thick brick wall with cement plaster.  
All internal Partition walls shall be 75mm thick Brick walls with both side cement plaster.

**DOOR & WINDOW FITTINGS** : All the door will be Flush door, Godrej Lock & Key. The door of the toilets will of P.V.C. Door. All window shall be Aluminums channel with glass fittings.

**FLOORING** : All the Flooring shall be provided with white floor tiles 2' X 2" size. Kitchen will have black stone top tiles and also a steel sink will be fixed.

**INTERNAL FINISHED TO WALLS :** All interior walls, ceilings of rooms, verandah, kitchen-cum-dining living and toilets will be fitted with tiles, W.C. shall be finished in Plaster of Paris or Putty including staircase , the Door shutter, grills will be one coat primer & paints

**SANITARY & PLUMBING :** All the internal Horizontal Soil and Waste Pipes shall be of 60mm. and 100mm P.V.C. Pipes joint in cement. All the vertical soil, vent and waste water pipes shall be in 50mm to 100mm Dia P.V.C. pipes joined with Cement Mortar and exposed to walls. All the Rain water pipes shall be 100 mm dia in good quality of P.V.C. pipes (Banded quality).

All the outside water supply pipes shall be good quality Concealed to walls and the Toilet and Kitchen water line will be of UPVC fitted. All the Toilets will be fitted with Indo western & western commode, wash basin and shower with hot/cold water provisions, bath room fittings such as stop cock, bib-cock, pillar cock etc. will be in C.P. Brush (Mixture cock two)

**ELECTRIFICATION:** All the internal wiring shall be concealed in Plaything conduct, all wires shall be of copper, all switch Boards of M.S. Flush with good quality materials. The **developer** shall provide one refrigerator point and one washing machine point in the flats, Cable Points, Micro Oven Point, A.C. Point, of all rooms geysers Point, modern lift will be planted (four passengers).

**WATER SUPPLY :** Each Flat will be provided with Water supply line P.V.C. from common Overhead Water tank, Overhead Tank shall be filled up by water from the K.M.C(reservoir) only through pump line for all the flats.

**GENERAL** all the internal approach road shall be of cement concreted (Jhama). Brick Boundary wall upto a Height 5' with Both Side Plaster. Each flat shall have separate electric meter and the cost will be borne by all the flat holder/purchasers individually.  
Outside Wall – Exterior paints.

Any addition and alteration in the flat shall be subject to approval of the Architect and the requisite cost shall be borne by the owner in advance.

IN WITNESSETH WHEREOF the **PARTIES** herein put their respective sign and seal on the day month and year first above written.

**SIGNED, SEALED & DELIVERED**  
in presence of WITNESSES :

1.

*Somnath Dibedi*  
Somnath Dibedi  
Kolkata - 700042

2. *Sambhu Dibedi*

107, Bose-paleer Road.  
Kolkata - 700042  
P.S. Keshab.

*Malay Kumar Ghosh*,

**SIGNATURE OF THE OWNER**

Drafted by :

*Rajesh Dutta*  
(Rajesh Dutta)

Advocate

Enrol No. KB/1074/99  
Alipore Judges' Court,  
Kolkata - 700 027.

**S S CON**

*Surj Seal*  
Proprietor

**SIGNATURE OF THE DEVELOPER**

Computer typed by :

*S. Doloi*  
(Sandip Doloi)  
Alipore Judges' Court,  
Kolkata - 700 027.

**MEMO OF CONSIDERATION**

**RECEIVED** by the within named owners from the within named developer a sum of Rs.5,00,000/- (Rupees Five Lakhs) only as part of non-refundable amount in the following manner:-

<u>Date</u>	<u>Cheque/Draft No.</u>	<u>Bank/Branch</u>	<u>Amount (Rs.)</u>
24-8-2022	001053	H.D.F.C Hosur	500000/-
			/
<b>Total Rs.5,00,000/-</b>			

**WITNESSES:-**

1. Soni Dm

Malay Kumar Ghosh,

**SIGNATURE OF THE OWNER**

2. Sambhu Dibedi

PHOTO	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand				
right hand					

Name .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name M A L A Y K U M A R G H O S H.

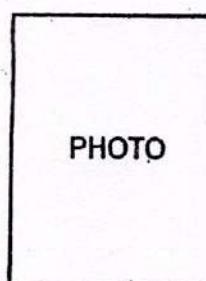
Signature Malaykumar ghosh.



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name V I P A L S E A L

Signature Vipal Seal



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature .....

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

GRN No: 192022230104917471  
GRN Date: 24/08/2022 11:02:34  
BRN No: CKU5507102  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 24/08/2022 11:03:37  
Payment Ref. No: 2002520417/1/2022  
[Query No/\*/Query Year]

Depositor Details

Depositor's Name: UTPAL SEAL  
Address: 16/10 M G ROAD THAKURPUKUR KOL 82  
Mobile: 8240369134  
Depositor Status: Buyer/Claimants  
Query No: 2002520417  
Applicant's Name: Mr S DAS  
Identification No: 2002520417/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002520417/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002520417/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
			<b>Total</b>	<b>10042</b>

IN WORDS: TEN THOUSAND FORTY TWO ONLY.

### Major Information of the Deed

Deed No / Year	I-1602-11345/2022	Date of Registration	24/08/2022
Query Date	1602-2002520417/2022	Office where deed is registered	
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, 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 : 5,00,000/-]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 65,27,325/-		
Rs. 10,021/- (Article:48(g))	Registration Fee Paid		
Rs. 5,053/- (Article:E, E, B)			
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises located NOT on M.G.Road)) , , Premises No: 1103A, , Ward No: 122 Pin Code : 700082

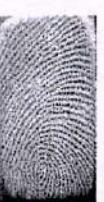
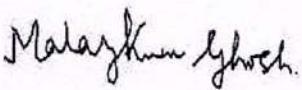
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 3 Chatak 23 Sq Ft		55,82,325/-	Width of Approach Road: 16 Ft.,
Grand Total :				6.9621Dec	0/-	55,82,325 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	0/-	9,45,000/-	Structure Type: Structure
		Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete			
		Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete			
	Total :	1400 sq ft	0/-	9,45,000 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr MALAY KUMAR GHOSH Son of Late JAGADISH CHANDRA GHOSH Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office			
	24/08/2022	LTI 24/08/2022	24/08/2022

1165/6, USTAD AMIR KHAN SARANI, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AVxxxxxx1E, Aadhaar No: 50xxxxxxxx5190, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S S CON 16/10, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.: BLxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

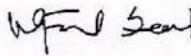
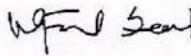
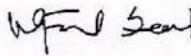
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr UTPAL SEAL (Presentant) Son of Late BIJAYKANTA SEAL Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Aug 24 2022 2:49PM</td> <td>LTI 24/08/2022</td> <td>24/08/2022</td> </tr> </tbody> </table> <p>16/10, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BLxxxxxx8B, Aadhaar No: 65xxxxxxxx3237 Status : Representative, Representative of : S S CON (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr UTPAL SEAL (Presentant) Son of Late BIJAYKANTA SEAL Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office					Aug 24 2022 2:49PM	LTI 24/08/2022	24/08/2022
Name	Photo	Finger Print	Signature										
Mr UTPAL SEAL (Presentant) Son of Late BIJAYKANTA SEAL Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office													
	Aug 24 2022 2:49PM	LTI 24/08/2022	24/08/2022										

	Photo	Finger Print	Signature
HARU DAS HARU DAS PUR K K ROAD, City:- , P.O:- KIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082			<i>Sammy u BD</i>
	24/08/2022	24/08/2022	24/08/2022
Identifier Of Mr MALAY KUMAR GHOSH, Mr UTPAL SEAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MALAY KUMAR GHOSH	S S CON-6.96208 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr MALAY KUMAR GHOSH	S S CON-1400.0000000 Sq Ft

22

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
(J) of Indian Stamp Act 1899.

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

Presented for registration at 13:33 hrs on 24-08-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr UTPAL SEAL ..

**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 65,27,325/-

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

Execution is admitted on 24/08/2022 by Mr MALAY KUMAR GHOSH, Son of Late JAGADISH CHANDRA GHOSH, 1165/6, USTAD AMIR KHAN SARANI, P.O: HARIDEPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Professionals

Indentified by Mr SANJU DAS, , , Son of Mr HARU DAS, SODEPUR K K ROAD, P.O: HARIDEPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

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

Execution is admitted on 24-08-2022 by Mr UTPAL SEAL, PROPRIETOR, S S CON, 16/10, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDEPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indentified by Mr SANJU DAS, , , Son of Mr HARU DAS, SODEPUR K K ROAD, P.O: HARIDEPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,053/- ( B = Rs 5,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2022 11:03AM with Govt. Ref. No: 192022230104917471 on 24-08-2022, Amount Rs: 5,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU5507102 on 24-08-2022, 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 059220, Amount: Rs.5,000/-, Date of Purchase: 24/08/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2022 11:03AM with Govt. Ref. No: 192022230104917471 on 24-08-2022, Amount Rs: 5,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKU5507102 on 24-08-2022, Head of Account 0030-02-103-003-02



Suman Basu  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -I I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

