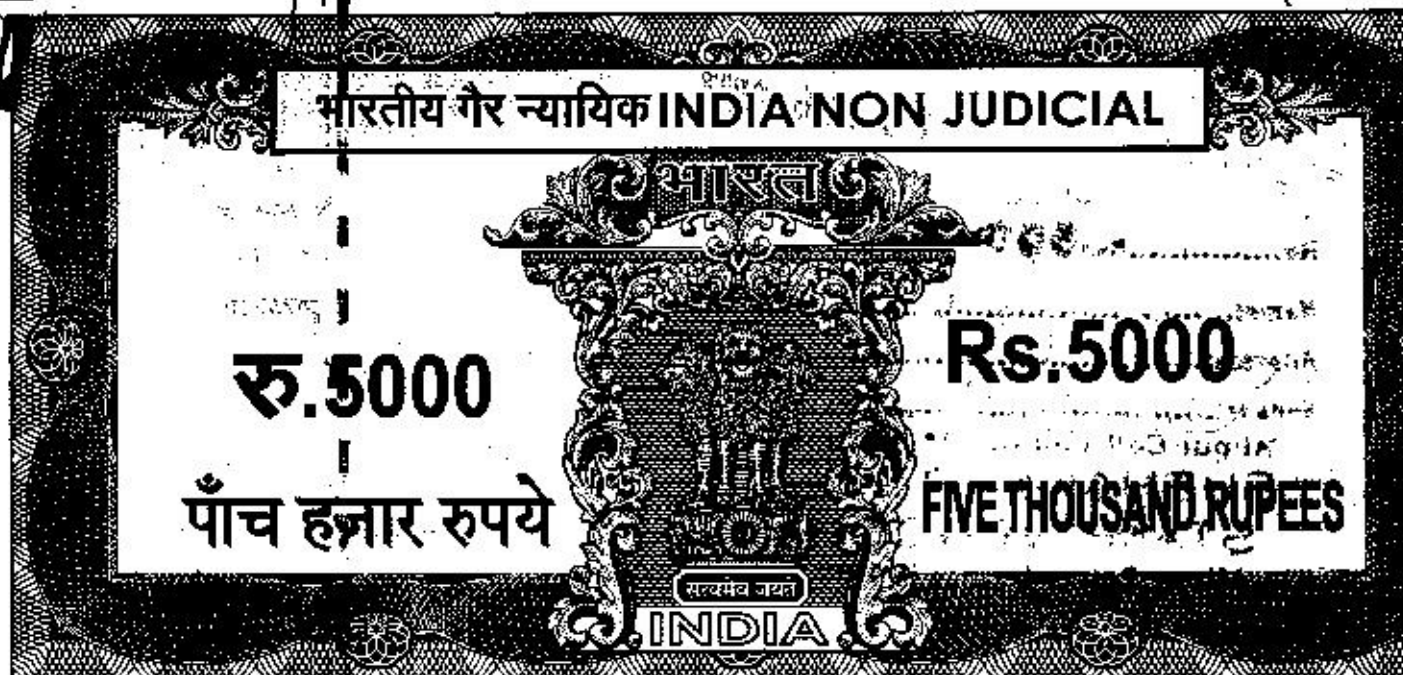


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MV = 26766109/-

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

14 AUG 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the ^{14th} day of August, Two Thousand Nineteen (2019) of Christian Era **BETWEEN** M/S. J.K. OVERSEAS PVT. LTD., PAN-AACCJ3005F, a company incorporated under the Companies Act, 1956 and having its office at 100J, Karl Marx Sarani, Police Station- Watgunj, Kolkata-700 023, represented by its one of the Director **MR. JITENDRA KUMAR SHAW**, PAN-ALKPS0419G, son of Late Kartik Chandra Shaw, by faith-Hindu, by Occupation-Business, ^{Nationality- India} residing at 23, Bondel Road, Police Station - Karaya, Kolkata-700 019, hereinafter

S. S. ENTERPRISE

S. S. Enterprise

Proprietor

J.K. OVERSEAS (P) LTD

Jitendra K. Shaw

Director

13521

13 AUG 2019

No. Rs. **5000/-** Date.....

Name.....

Address.....

Vender.....

Allpur Collectorate, 24 Pga. (S)

SUBHANKAR DAS

STAMP VENDOR

Allpur Police Court, Kol-27

Kol-107

13521 = 5000/-

STAMPED

13 AUG 2019



District Sub-Registrar-III
Alipore, South 24 Parganas

14 AUG 2019

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referred to as the **"OWNER /VENDOR"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **FIRST PART;**

-AND-

M/S. S. S. ENTERPRISE, a proprietorship firm having its registered office at 71, Rajdanga Main Road, P.O.- E.K.T.P, P.S. Kasba, Kolkata - 700 107, District South 24 Parganas, represented through its proprietor namely **SRI SHIB SHANKAR PASWAN**, son of Sri Raghunath Paswan, (**PAN-AIOPP4419N**), by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 71, Rajdanga Main Road, P.O.- E.K.T.P., P.S. Kasba, Kolkata - 700 107, District South 24 Parganas,, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective heirs, executors, administrators, successors-in -office, legal representatives and assigns) of the **SECOND PART;**

WHEREAS one Wahedun Nesa Bibi, daughter of Late Abdul Wahed Sarkar, was the absolute recorded owner of an area of 0.17 Satak of land, be the same a little more or less, lying and situated at Mouza-Kasba, J.L. No. 13, under Khatian No. 1946, Dag No. 3727, Police Station formerly Tollygunge, now Kasba, Kolkata- 700 107, District-South 24 Parganas, within the limit of Ward No.107 of Kolkata Municipal Corporation, and his mother Meherunnessa Bibi wife of Late Abdul Wahed Sarkar, was the recorded owner of 0.04 Satak of land be, the same a little more or less, lying and situated at Mouza-Kasba, J.L. No. 13, under Khatian No. - 1993, Dag No. - 3727, Police Station formerly Tollygunge, now Kasba, Kolkata- 700 107, District- South 24 Parganas, within the limit of Ward No. 107 of Kolkata Municipal Corporation. Thus the said Wahedun Nesa Bibi and the said Meherunnessa Bibi jointly occupy the 0.21 Satak of land, under Khatian No. 1946 and 1993, Dag No. 3727 at Mouza-Kasba, District- South 24 Parganas.

AND WHEREAS while seized and possessed the aforesaid property, the said Wahedun Nesa Bibi, daughter of Late Abdul Wahed Sarkar, died unmarried

S. S. ENTERPRISE
Sri Shankar Paswan
 Proprietor

THE OVERSEAS (P) LTD
Jitenbraj Chandra
 Director



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and without any issue on 25.05.1996, leaving behind her mother Meherunnessa Bibi and two cousin brothers, namely Latafat Hossain and Dilwar Hossain both sons of Seikh Majid, as her only legal heirs and successors and they jointly inherited upon the aforesaid property.

AND WHEREAS while seized and possessed the aforesaid property, some portion of the aforesaid property was acquired by the Government of West Bengal for road alignment and the balance more or less 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less of land, remains with the said Meherunnessa Bibi, Latafat Hossain and Dilwar Hossain.

AND WHEREAS the said Dilwar Hossain died on 27.05.1998, leaving his brother Latafat Hossain and the said Meherunnessa Bibi, as his only legal heirs and successors of the aforesaid undivided property.

AND WHEREAS the said Latafat Hossain died intestate on 16.03.2000, leaving behind his 2 (two) sons namely, Rabial Hossain and Noor Hossain and the said Meherunnessa Bibi as his only legal heirs and co-owners of the aforesaid undivided property.

AND WHEREAS while jointly seized and possessed the aforesaid property measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less, the said Meherunnessa Bibi, wife of Late Abdul Wahed Sarkar, died on 27.03.2007, leaving behind her brother's son Sayazad Hossain and the said Rabial Hossain and Noor Hossain as her only legal heirs and successors of the aforesaid undivided property left by said Meherunnessa Bibi.

AND WHEREAS by a Registered a Deed of Sale dated 13th day of October, 2014, made between Sayazad Hossain, Rabial Hossain and Noor Hossain became the joint owners therein referred to as the Vendors, and the said Vendors sold, transferred and conveyed his said ALL THAT piece and parcel of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and

S. S. ENTERPRISE

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Proprietor

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Director



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situated at Mouza- Kasba, J.L. No.13, under Khatian No, 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as Corporation Premises No. 440, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, and the said deed was registered before Additional Registrar of Assurance -I, Kolkata, and recorded in Book No.1, CD Volume No.23, Pages 3765 to 3789, being No.09342, for the 2014 in favour of **M/S. J.K. OVERSEAS PVT. LTD., PAN-AACCJ3005F**, represented by its one of the Director **MR. JITENDRA KUMAR SHAW**.

AND WHEREAS the said **M/S. J.K. OVERSEAS PVT. LTD., PAN-AACCJ3005F**, represented by its one of the Director **MR. JITENDRA KUMAR SHAW** being the absolute Owner and thereafter they are the sale of land in different persons in different deeds, after that rest of ALL THAT piece and parcel of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and situated at Mouza- Kasba, J.L. No. 1 3, under Khatian No, 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as Corporation Premises No. 440, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, was the seized and possessed and enjoyed the same.

AND WHEREAS thus the said **M/S. J.K. OVERSEAS PVT. LTD., PAN-AACCJ3005F**, represented by its one of the Director **MR. JITENDRA KUMAR SHAW**/ Owner became the sole and absolute owner with respect to the scheduled property together with all rights of easement appurtenance and common passages thereto and is enjoying the same as absolute Owner peacefully without any obstruction or hindrance free from all encumbrances by paying taxes regularly.

AND WHEREAS the present Owner have declared and represented as under:

- i) That the property is absolutely free from all encumbrances, mortgages, attachments, liens, lispendens or rights of others whatsoever;

S. S. ENTERPRISE

 Proprietor

J.K. OVERSEAS (P) LTD

 Director



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- ii) That the said property does not attract the mischief of Urban Land (Ceiling & Regulation Act 1976 or any other attachment at present.
- iii) That the present Owner have not entered into any agreement for Sale of the said property or any part thereof nor they bound themselves by any such conditions as would laid to a proceeding under Specific Relief Act in relation to the said property.
- iv) That the Owner is not defaulter in payment of tax or any other statutory liability as could lead to attachment and/ or sale of the said property under Public Demands Recovery act.
- v) That the Owner have good right, indefeasible title and absolute power and authority to transfer their said property and every part thereof.

AND WHEREAS the Owner desire of having the said property developed for better utilization of space available therein.

AND WHEREAS the Developer the herein is having sufficient knowledge and experience required for development of properties.

AND WHEREAS the Owner herein decided to develop the Bastu land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and situated at Mouza- Kasba, J.L. No. 13, under Khatian No. 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as K.M.C. Premises No.-440, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, under sub-Registry office at Sealdah, having Assessee No.311071639518, as morefully described in the First Schedule hereunder by construction of a multi storied building thereat for better residential accommodation but due to various constrains accompanies by lack of fund to carry out such development work at their own cost and expenses were in search of a competent person having vast experience in development work including construction of several storied building.

S. S. ENTERPRISE

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Proprietor

For J R OVERSEAS (P) LTD.

[Signature]

Director



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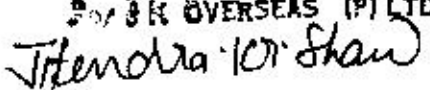
AND WHEREAS after knowing the intention of the aforesaid Owner , Second Party /Developer approached to the Owner with proposal to construct such several storied building as per sanction building plan and after protracted negotiation between the parties, the Owner finally announced his approval.

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

1. **PREMISES:** shall mean ALL THAT piece and parcel of land measuring an area of 04 [Four] Cottahs 13 [Thirteen] Chittacks 35 [Thirty Five] Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and situated at Mouza- Kasba, J.L. No. 13, under Khatian No, 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as Corporation Premises No. 440, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, under sub-Registry office at Sealdah, having Assessee No.311071639518, morefully described in the schedule hereto and shall also include the land and/or the New Building to be constructed wherever the context permit.
2. **LAND:** shall mean the land comprised in the Premises morefully and particularly described in the **FIRST SCHEDULE** written below.
3. **OWNER :** and/or Owner shall mean Owner above named.
4. **DEVELOPER:** shall mean the Developer above named.
5. **PLANS:** shall mean the Multi Storied Building to be constructed on the said land in accordance with the plan to be sanctioned by the **Kolkata Municipal Corporation** and/or other appropriate Authority.
6. **NEW BUILDING:** shall mean the building to be constructed on the premises by the Developer, in pursuance hereof.

S. S. ENTERPRISE

 Proprietor

S. K. OVERSEAS (P) LTD.

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7. **ARCHITECT:** shall mean such architect or firm of architects the Developer may, from time to time engage as the Architects for the new building.
8. **CORPORATION:** shall mean the Kolkata Municipal Corporation and shall include the Kolkata Metropolitan Development Authority and other concerned authorities which may recommend, approve and/or sanction the plans.
9. **COMMON PORTIONS:** shall mean all the common portions and installations to comprise in the new building and the Premises after the development including, path ways, boundary walls, durwan's room, common roof right, service areas etc, which is morefully and particularly described in the Fifth Schedule written below.
10. **COMMON EXPENSES:** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the new building and the premises which is morefully and particularly mentioned in the **FOURTH SCHEDULE** written below.
11. **COVERED AREA:** shall mean the entire covered area, and shall include the plinth area of the units, including area of the bathrooms and balconies and open terraces, if any appurtenant thereto and also the thickness of the walls (external or internal) and pillars and the area of the common portions **PROVIDED THAT** if any wall be common between 2 (Two) units, then $\frac{1}{2}$ (One Half) of the area under such wall shall include in such unit.
12. **PROJECT:** shall mean the work of development undertaken to be done by the Developer of the premises, to be completed and possession of the completed units is taken over by the unit Owner.
13. **PROPORTIONTE:** with its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the **COVERED AREA** of the units in the new building.

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Proprietor

SHYAM OVERSEAS (P) LTD.

Jitendra K. Shaw

Director



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14. **OWNER ALLOCATIONS** shall mean ratio of the sanction F.A.R. (i.e. 50:50, Entire First Floor (commercial area), Enter Fourth Floor and 50% Ground Floor) in the new building. *Apart from that.*

i) That the Developer shall provided to the Owner of Rs.45,00,000/- (Rupees Forty Five Lakh) only i.e. Rs.10,00,000/- (Rupees Ten Laks) only forfeited amount and Rs.35,00,000/- (Rupees Thirty Five Lakh) only refundable by the Developer as following manner :-

- a) Rs.15,00,000/- (Rupees Fifteen Lakh) only at the time of signing this Agreement .
- b) On 45 days signing this Agreement Rs.5,00,000/- (Rupees Five Lakh) only.
- c) After sanctioned plan Rs.15,00,000/- (Rupees Fifteen Lakh) only.
- d) Balance Rs.10,00,000/- (Rupees Ten Lakh) only part payment of the Construction work.
- e) The developer shall complete construction of the new building within 24 months from the starting of construction with KMC sanction plan and hand over Owner' Allocation to the Owner .

15. **DEVELOPER'S ALLOCATIONS:** shall mean ratio of the sanction F.A.R. (i.e. 50:50, Entire Second Floor, Enter Third Floor and 50% Ground Floor) in the new building.

16. **UNIT:** shall mean any flat, in the new building which is capable of being exclusively owned, used and/or enjoyed by unit Owner.

17. **UNIT OWNER:** shall mean any person who acquires holds and/or possess any unit in the new building and shall include the Owner and the Developer, for units hold by them from to time.

NOTE:

1. Masculine Gender shall include the feminine gender and Vice-Versa.

S. S. ENTERPRISE

Unit Owner
Proprietor

SHRI J R OVERSEAS (P) LTD.

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2. Singular shall include the Plural and Vice-Versa.
3. The Owner has represented to the Developer as Follows:-
 - 3.1 The Owner/first party hereto is the absolute Owner, in possession of ALL THAT piece and parcel of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and situated at Mouza- Kasba, J.L. No. 13, under Khatian No, 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as Corporation Premises No. 440, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, under sub-Registry office at Sealdah, having Assessee No. 311071639518.
 - 3.2 No. persons other than the Owner have right, title and/or interest, of any nature whatsoever, in the said Premises or any part thereof.
 - 3.3 The right, title and interest of the Owner in the premises is free from all encumbrances whatsoever (Save as mentioned herein) and the Owner has a good and marketable title thereto.
 - 3.4 There are no thika tenants on the premises and the Owner has received no notice of any such claim or proceeding.
 - 3.5 No part of the premises has been or is liable to be acquired under the urban ceiling and regulation) Act, 1976 and/or under any other law and no proceeding have been initiated or pending in respect thereof. The Owner has obtained in obtaining all requisite clearance and permissions from the land ceiling authorities for the development of the Premises in the manner envisaged hereunder.
 - 3.6. The Premises or any part thereof is at present not affect by any acquisition, requisition or alignment of any authority or authorities under any law and/or otherwise nor any notice has been received or come to the notice of the Owner.

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Proprietor

SHRIRAM OVERSEAS (P) LTD

Jitendra K. Shrivastava

Director



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- 3.7 Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, revenue or any other public demand.
- 3.8 The Owner has not in any way dealt with the Premises whereby the right, title and interest of the Owner as the Owner hip, use, development thereof, is or may be affected in any manner whatsoever.
- 3.9 There are no wakfs, tombs, mosques, burial grounds and/or any charge or encumbrances relating to or on the premises or any part thereof.
- 3.10 The Owner shall have no difficulty in obtaining income tax clearance certificate and/or any permission for the completion of the transfer of Developer area to the Developer and/or its nominees and/or otherwise in fulfilling his /her other obligations hereunder.
- 3.11 The representations of the Owner mentioned herein above are hereafter collectively called the "**SAID REPRESENTATIONS**" and the Owner confirms that the said representations are true and correct.
- 3.12 Relying on the said representations the Developer has agreed to develop the Premises, to complete the project, pay the moneys and do the work as and on the term hereunder.

NOW IT IS HEREBY AGREED AND DECLARED BETWEEN THE PARTIES
HERETO as follows: -

1. In consideration of the Owner having agreed to grant to the Developer the exclusive right to develop the said premises, the Developer has agreed to build the said proposed building at his own cost and expenses without calling upon to contribute any amount whatsoever for the said building from the Owner.

S. S. ENTERPRISE

Shri Shankar Vaswani

Proprietor

SHRI R. OVERSEAS (P) LTD.

Vijendra Kumar Shaw

Director



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2. The Owner has appointed the Developer as Developer of the Premises and the Developer has accepted such appointment on the terms and conditions herein contained.
3. The Developer of the premises shall be responsible in the following manner: -
 - a) At any time hereafter, the Owner shall allow the Developer to enter upon the Premises and do all the works relating to the construction of the proposed new building as per sanctioned building plan immediately upon the Developer obtaining possession of the said Premises.
 - b) The Developer shall be entitled to hold and remain in possession of the Premises and/or parts thereof in part performance of this agreement during the subsistence of this agreement.
 - c) Subject to force majeure and reasons beyond control of the Developer within 24 months from the date of execution of these presents the Developer shall at its own cost and expenses complete the project by constructing the new building and shall deliver possession of the entirety of the Owner' area to the Owner in a tenable condition, as per particulars mentioned in the schedule hereto with such reasonable changes as advised by the Architects.
 - d) The Developer shall construct such maximum such Area as can be entitled on the Premises in a commercially viable manner permissible under the building/rules and regulations and bye-laws of the Kolkata Municipal Corporation and in conformity with the sanctioned plan.
 - e) The Developer at its own cost and expenses shall arrange for formal amalgamation of all the schedule premises into one as a single unit by execution of required deed duly signed by the Owner and the Owner shall extend their full co-operation in this matter.
4. In case the Developer fails to develop and fails to deliver the possession of the entirety of the Owner' area within the period

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Proprietor

S. S. OVERSEAS (P) LTD.

Titendra K. Shaw

Director



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stipulated in this agreement then and in such event the Developer shall pay compensation to the Owner of Rs.100/- (Rupees One Hundred) only per day upon expiry of the stipulated period and will go on paying the said amount daily basis to the Owner till heading over possession of the Owner allocation.

5. The Developer shall be entitled to occupy and use as per drawing of construction area of the premises **SUBJECT TO** the terms of this agreement for the duration of the project. The Developer shall be entitled to use the Premises for setting up a temporary office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs, advertising the project. It is clarified that at any time after the execution hereof, the Owner shall permit the Developer to enter upon the Premises, survey the same, cause soil testing and all other works incidental for the construction of New Building. **TOGETHERWITH** undivided proportionate share and interest in the land and the common portions.
7. The Owner area shall be constructed by the Developer for and on behalf of the Owner and/or their nominees. The rest of the new building shall be constructed by the Developer for and on behalf of himself and or for his nominees.
8. The Owner and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal them with an any manner they deem fit and proper **SUBJECT HOWEVER TO** the general restrictions for mutual advantage in the **OWNERHIP FLAT SCHEMES**. They will also be at liberty to enter into agreements for sale of their respective areas and receive the full consideration there under **SAVE THAT** the Owner shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owner of the Developer area, at least in so far as the same relates to common portions, common expenses and other matters of common interest. The form of agreement by the parties shall be as jointly drawn by the Advocates of both the Owner and the Developer.

S. S. ENTERPRISE

Shri. S. S. Enterprises

Proprietor

G. J. N. OVERSEAS (P) LTD.

Jitendra J. N. Shaw

Director



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9. The Owner in pursuance of this said agreement has executed and registered a general Power Of Attorney in favour of the Developer as its nominee by virtue of which the Developer shall be entitled to enter into agreement for sale in respect of the Developer Allocations and Owner Allocation and shall also be entitled to execute registered Deed of Conveyance in respect of the Proportionate share relating to the area under the Developer Allocation under this agreement.
10. The Developer on completion of the new building and obtaining the completion certificate from Kolkata Municipal Corporation shall put the Owner in undisputed possession of the Owner allocation together with rights in common facilities and in the said new building.
11. The Owner shall be entitled to transfer, sell or otherwise deal with the Owner allocations in the said new building.
12. The Developer shall be exclusively entitled to the Developer allocations in the new building and shall have the absolute right and full authority to sell, transfer and/or otherwise deal with and/or dispose of the same after delivering the possession of the Owner allocations to the Owner.
13. The Developer shall be free to deal with Developer allocations in the said New Building without imposing any financial burden or liability upon the Owner in any manner whatsoever.
14. The Owner shall from time to time execute deeds of conveyances in favour of the Developer or his nominees as be required by the Developer **PROVIDED HOWEVER** the costs of such conveyance or conveyances including stamp duty and registration costs shall be exclusively borne by the Developer or its nominees as the case may be.

S. S. ENTERPRISE
[Signature]
 Proprietor

FOR / R OVERSEAS (P) LTD.
[Signature]
 Director



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15. Subject to the aforesaid conditions the decisions of the Architect to be appointed jointly by the Owner and the Developer regarding the quality of materials shall be final and binding on the parties hereto.
16. The Developer at his own cost and expenses shall install and erect pump underground water storage tanks overhead reservoirs, electrical lines from the CESC Ltd. and other facilities in the said building as are required to be provided in a residential Owner hip Flat Scheme building and the Owner shall pay at his own cost the B.L. & L.R.O. record.

COMMON FACILITIES:

- I. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the existing building accruing due as and from the date of obtaining possession of the said premises from the Owner.
- II. As soon as the building is completed, the Developer shall obtain completion certificate, occupancy certificate from the Kolkata Municipal Corporation if at all necessary and shall intimate the Owner in writing to take delivery of the Owner allocations in the said new building. The Owner allocations in the said new building shall be according to the specifications and schedule hereunder. The rates and taxes to be paid in respect of the respective allotments in the New Building shall be paid by the parties in proportion of their respective allotments in the said new building. The Developer shall however be responsible for any defective materials or any defect of manufacture and/or deviation from plan.
- III. The Owner and the Developer shall punctually and regularly pay and bear respective rates and taxes for their respective allocations to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the Developer.
- IV. As and from the date of delivery of possession of the Owner allocations the Owner shall also responsible to bear and shall

S. S. ENTERPRISE

Andhakar Patra

Proprietor

SUN J R OVERSEAS (P) LTD.
Jitendra Kumar

Director



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forthwith pay on demand to the Developer the proportionate service charges for the common facilities in the new building payable in respect of the Owner allocation such charges are to include proportionate share of lights, sanitation or maintenance, occasional repair and renewal charges, charges for bill collection and management of the common facilities etc. together with other co-Owner of flats of the building.

- V. The Owner shall not intentionally do any act, deed or thing whereby the Developer shall be prevented from proceeding with construction of the said project.

COMMON RESTRICTIONS:

- I. The Owner allocation in the building shall be subject to the same restriction and usages as applicable in the building intended for common benefits of all occupiers of the building which shall include the followings.
- II. Neither party shall use or permit to be used the respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use other than the residential use thereof or for any purpose which may cause any nuisance or hazzard to the other occupier of the building.
- III. Neither party shall demolish fix nor permit demolition of any wall or other structure in their respective allocations or any portions thereof or make any structural alternations therein without the provisions and consent of the other in that behalf and maintaining Kolkata Municipal Corporation Rules.
- IV. Neither party shall transfer or permit transfer of their respective allocations or any portions thereof unless.
 - a) Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed.

S. S. ENTERPRISE

 Proprietor

For J K OVERSEAS (P) LTD.

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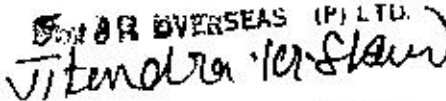
- b) The proposed transferees shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions herein and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his/her possession.
- V. Both parties shall abide by all laws, by laws, rules and regulations of the Government, Statutory Bodies and or bodies as the case may be and shall attend to answer and be responsible for any deviation and/or of any of the said laws, bye-laws, rules and regulations.
- VI. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the building in good working conditions and repairs and in particular not to cause any damages to the building or any other space or portion therein and shall keep the other occupiers of the building indemnified from and against the consequence of any breach.
- VII. The Owner shall permit the Developer and its men, agents and servants with or without materials and others at all reasonable times to enter upon the Owner allocations and/or every part thereof for the purpose of maintenance and repairing and maintaining, cleaning, lighting and keeping in order and good conditions any common facilities and/or for the purpose of maintenance.

OWNER OBLIGATIONS:

- I. The Owner doth hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said Premises by the Developer, so far the construction work is done strictly in accordance with the sanctioned building plan and specification.
- II. The Owner doth hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented

S. S. ENTERPRISE

 Proprietor

SHRI R. OVERSEAS (P) LTD.

 Director



District Sub-Registrar-III
Allpore, South 24 Parganas

14 AUG 2019

from selling assigning and/or disposing of any of the Developer allocated portion in the building at the said premises.

- III. The Owner hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the said premises or any portions thereof without the consent in writing of the Developer during the period of construction except the Owner share in the said New Building.
- IV. In case of any Third Party claim in respect of the title of the Schedule land the Owner shall deal with the same and if necessary provide space or area in the new building from Owner' Allocation.

DEVELOPER OBLIGATIONS:

- I. The Developer doth hereby agree and covenant with the Owner to complete the construction of the proposed building within a period of 24 months from the date of delivery of possession of the Premises by the Owner to the Developer failing which the Developer will pay compensation @ Rs.100/- (Rupees One Hundred) only per day and go on paying the said amount daily basis till the date of handing over possession of the Owner allocation.
- II. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said building and the materials used for construction.
- III. The Developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner is prevented from enjoying selling assigning and/or disposing any of the Owner allocation in the building at the said Premises.
- IV. The Developer hereby agrees not to part with possession of the Developer allocations or any portion thereof unless possession of the Owner allocations is delivered to the Owner **PROVIDED HOWEVER** it

S. S. ENTERPRISE

[Signature]

Proprietor

SHRI R. OVERSEAS (P) LTD
[Signature]
Director



District Sub-Registrar-III
Alipore, South 24 Parganas

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will not prevent the Developer from entering into any agreement for sale or transfer or deal with the Developer allocations.

OWNER INDEMNIFIES:

The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy the Developer allocated space without any interference or disturbances provided the Developer performing and fulfilling all the terms and conditions herein and/or on the part of the Developer to be observed and performed and in no way ramper any interest of the Owner.

DEVELOPER'S INDEMNITY:

The Developer hereby undertake to keep the Owner indemnified against all actions, suits, proceedings and claims that may arise out of the Developer actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or any defect therein.

MISCELLANEOUS:

- I. The Owner and the Developer have entered into the agreement purely as a contract and nothing contained shall be deemed to construe as partnership between the Owner and the Developer or as a joint venture between the parties hereto nor in any manner shall the parties constitute as association of persons.
- II. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds matters and things not specified herein may be required to be lawfully done by the Owner and various applications and other documents may be required to be signed or made by the Owner relative to which specified specific provisions may not have been mentioned herein, the Owner doth hereby undertake to do all such acts deeds and thing and matters, further the Owner doth hereby undertakes that the Owner shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the aforesaid purpose and the Owner also undertakes to sign and execute all such additional

S. S. ENTERPRISE

[Signature]

Proprietor

SHRI R DVERSEAS (P) LTD.

[Signature]

Director



District Sub-Registrar-III
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14 AUG 2019

applications and other documents as the case may be **PROVIDED HOWEVER** that all such acts, deeds matters and things do not in any way infringe the rights of the Owner and/or against the spirit of these presents.

- III. The Developer and the Owner shall mutually frame a scheme for management and administration of the said building and/or common parts thereof. The Owner hereby agrees to abide by all to rules and regulations to be framed by the society/ association/ building organization and/or other organization who will be in charge of such management and hereby gives his consent to abide by such rules and regulations.
- VI. The name of the building shall be given and/or assigned by the Developer in due course in its absolute discretion. Nothing in those presents shall be construed as demise or assignment or conveyance in law of the said Premises or any part thereof to the Developer by the Owner or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive license in favour of the Developer to develop the same in terms of these presents.
- V. As and from the date of completion of the building the Developer and/or their transferees and the Owner and/or his transferees shall be responsible on account of the ground rent and wealth tax and other taxes payable in respect of their respective spaces.
- VI. If required the Owner shall give for inspection all the original title deeds, other papers or documents to the Developer which shall remain with the Owner lawyer's custody and the Developer has to collect the same from him and return the same within a reasonable period of time.
- VII. That the Owner shall handover all the Original documents in respect of the said land and other related documents to the Developer signing of this Agreement.

S. S. ENTERPRISE

Sudhakar Prasad
Proprietor

2-11-88 OVERSEAS (P) LTD.
Vijendra Pr. Shan
Director



District Sub-Registrar-III
Alipore, South 24 Parganas

14 AUG 2019

JURISDICTION:

The Court of Alipore shall have the jurisdiction to entertain and determine between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and situated at Mouza- Kasba, J.L. No. 13, under Khatian No, 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as Corporation Premises No. 440, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, under sub-Registry office at Sealdah, having Assessee No. 311071639518, District South 24 Parganas together with all easement right thereto which is butted and bounded as follows :

ON THE NORTH BY: Land of R.S. Dag No.3727 (Part);
ON THE SOUTH BY: 40 feet wide K.M.D.A. Road; ✓
ON THE EAST BY: Land of R.S. Dag No.3727 (Part);
ON THE WEST BY: Land of R.S. Dag No.3726;

THE SECOND SCHEDULE ABOVE REFERRED TO:**(OWNER ALLOCATIONS)**

OWNER ALLOCATIONS shall mean ratio of the sanction F.A.R. (i.e. 50:50- Entire First Floor (commercial area), Enter Fourth Floor and 50% Ground Floor) in the new building. *apart from that.*

i) That the Developer shall provided to the Owner of Rs.45,00,000/- (Rupees Forty Five Lakh) only i.e. Rs.10,00,000/- (Rupees Ten Laks) only forfeited amount and Rs.35,00,000/- (Rupees Thirty Five Lakh) only refundable by the Developer as following manner :-

- a) Rs.15,00,000/- (Rupees Fifteen Lakh) only at the time of signing this Agreement .
- b) On 45 days signing this Agreement Rs.5,00,000/- (Rupees Five Lakh) only.
- c) After sanctioned plan Rs.15,00,000/- (Rupees Fifteen Lakh) only.
- d) Balance Rs.10,00,000/- (Rupees Ten Lakh) only part payment of the Construction work.

S. S. ENTERPRISE

Subhash Chandra
 Proprietor

SHRI J R OVERSEAS (P) LTD

Jitendra K. Shaw
 Director



District Sub-Registrar-III
Alipore, South 24 Parganas

14 AUG 2019

JURISDICTION:

The Court of Alipore shall have the jurisdiction to entertain and determine between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and situated at Mouza- Kasba, J.L. No. 13, under Khatian No, 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as Corporation Premises No. 440, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, under sub-Registry office at Sealdah, having Assessee No. 311071639518, District South 24 Parganas together with all easement right thereto which is butted and bounded as follows :

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ON THE SOUTH BY: 40 feet wide K.M.D.A. Road; ✓
ON THE EAST BY: Land of R.S. Dag No.3727 (Part);
ON THE WEST BY: Land of R.S. Dag No.3726;

THE SECOND SCHEDULE ABOVE REFERRED TO:**(OWNER ALLOCATIONS)**

OWNER ALLOCATIONS shall mean ratio of the sanction F.A.R. (i.e. 50:50- Entire First Floor (commercial area), Enter Fourth Floor and 50% Ground Floor) in the new building. *part from that.*

- i) That the Developer shall provided to the Owner of Rs.45,00,000/- (Rupees Forty Five Lakh) only i.e. Rs.10,00,000/- (Rupees Ten Laks) only forfeited amount and Rs.35,00,000/- (Rupees Thirty Five Lakh) only refundable by the Developer as following manner : -
- a) Rs.15,00,000/- (Rupees Fifteen Lakh) only at the time of signing this Agreement .
 - b) On 45 days signing this Agreement Rs.5,00,000/- (Rupees Five Lakh) only.
 - c) After sanctioned plan Rs.15,00,000/- (Rupees Fifteen Lakh) only.
 - d) Balance Rs.10,00,000/- (Rupees Ten Lakh) only part payment of the Construction work.

S. S. ENTERPRISE

Sub. Mukherjee
 Proprietor

Gen J R OVERSEAS (P) LTD

Jitendra K. Shaw
 Director



District Sub-Registrar-III
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14 AUG 2019

- c) The developer shall complete construction of the new building within 24 months from the starting of construction with KMC sanction plan and hand over Owner's Allocation to the Owner.

THE THIRD SCHEDULE ABOVE REFERRED TO :
(DEVELOPER ALLOCATIONS)

Shall mean ratio of the sanction F.A.R. (i.e. 50:50- Entire Second Floor, Enter Third Floor and 50% Ground Floor) in the new building.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(PROPORTIONATE SHARE OF OUT GOING AND EXPENSES)

1. Proportionate the expenses of maintaining, repairing redecorating etc. of the main structure and in particular, the Gutter, Rain Water Pipe, Water Pumps, Electric installations used in common by the occupiers of the Flats, etc. the main entrance/passages, landings and staircase of the Building the Boundary Walls of the Building Compounds, Terraces, Water Meters, water Tanks etc.
2. Proportionate the cost of cleaning and lighting the passages, landings and other party so the building including the open compound.
3. Proportionate the costs of decorating the exterior of the Building.
4. Proportionate the expenses of Sweepers, Electrician, Plumber, etc.
5. Municipal and other taxes.
6. Proportionate costs of water meter, Electric meter and /or any deposit for water or Electricity for maintenance and upkeep of the building and Electric charges for consumption for common lights, Water pumps etc.
7. Proportionate service, maintenance and repair charges of the common portion.
8. Such other proportionate capital or recurring expenses as are necessary or incidental for the maintenance and upkeep of the

S.S. ENTERPRISE

[Signature]

Proprietor

SHRI J. N. OVERSEAS (P) LTD.
Jitendra Kumar Shaw
 Director



District Sub-Registrar-III
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building, the open spaces by the **PURCHASERS** alongwith the Occupants of the other Flat /Units etc.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
The Common Areas and Common facilities

1. The vacant spaces around the said premises.
2. The spaces within the building comprised of ingress and egress of the said building.
3. That all installation for common service such as drawing of the building and also side walls, water supply and plumbing arrangement in the premises, electrical connection and other civil amenities, septic tank of the premises.
4. Reservoir in the Ground Floor, reservoir on the roof on the top floor of the building, pump, meter, pipe lines and all other appurtenances and installation in the premises for common use.
5. Septic tanks soak pits and sewerage which are connected.
6. All other facilities and amenities in the premises which are intended for common use.
7. Roof of the top.

THE SIXTH SCHEDULE ABOVE REFERRED TO:
(EASEMENTS)

The Co-Owner shall allow to each other and the following rights, easements, quasi-easements, privileges and/or appurtenances.

- i) The right of passage of utilities is including connection for Telephone, pipes, cables, etc. through such and every portion of the building including the said unit.
- ii) The right of support, shelter and protection of each portion of the building by other and/or other thereof.
- iii) The absolute unfettered and unencumbered right over the common portions subject to the terms and conditions wherein contained.

S. S. ENTERPRISE
Mildred K. K. K.
 Proprietor

SHR OVERSEAS (P) LTD.
Jitendra K. Shaw
 Director



District Sub-Registrar-III
Alipore, South 24 Parganas

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District Sub-Registrar-III
Allpore, South 24 Parganas

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- DOOR** : All doors Sal wood frame to be made from solid flush door, Main door -would be made from solid flush door.
- INTERNAL** : Walls shall be of cement plaster with plaster of Parish finish.
- BALCONY** : The balcony with flash door and half grill (10 mm Square bar).
- EXTERNAL** : Painting on plaster finished external wall with cement based paints.
- ELECTRIC** : Installation: all electrical wiring shall be concealed - with all standard quality of materials, having 3(three) lights points, 1 (one) fan point, 1(one) plug point in each room, one light point, one exhaust fan point, one plug point and one 15 amp plug point in the kitchen, two light points, two fan points, one 15 amp plug point in the drawing cum dining room, one light point, one exhaust fan point in the toilets, one light point one 5 amp plug point in the Balcony.
- EXTRA WORK** : Any deviation from the above specification shall be treated as extra work and the Owner shall bear the cost involved therefore, as per the demand of the Developer.

S. S. ENTERPRISE

[Signature]

Proprietor

POT & N OVERSEAS (P) LTD

Jitenolra 101 Shaw

Director



District Sub-Registrar-III
Alipore, South 24 Parganas

14 AUG 2019

IN WITNESS WHEREOF the parties put their respective hands and seals on the day, month and year first above written.

SIGNED AND SEALED AND DELIVERED

by the **PARTIES** at Kolkata in
the presence of: -

1. *Rouxit Monal.*
58/23. P. Hazemulla
cat - 28.

GOVIND OVERSEAS (P) LTD
Jitenra G. Khan
Director

(OWNER)

2. *Mainal Kanti Stone*
Alipore K. K. 27.

S. S. ENTERPRISE
Dilip Kumar Das
Proprietor

(DEVELOPER)

Dilip Das
Drafted by:

Dilip Das
Advocate
Alipore Police Court
Kolkata- 700027
W.B.-525/1979
Advocate,



District Sub-Registrar-III
Allipore, South 24 Parganas

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MEMO OF CONSIDERATION

RECEIVED the within mentioned the sum of Rs.15,00,000/- (Rupees Fifteen Lakh) only from the within named **DEVELOPER** by the within named **OWNER** as per Memo below:-

MEMO

Date	Ch./Draft No.	Bank	Branch	Amount
14.08.2019	023705	Allopathy Bank	B.B. Chatterjee Road	13,25,000/-
14.08.2019	Cash	—	—	1,75,000/-
				/
			Total :	Rs.15,00,000/-

(Rupees Fifteen Lakh) only.

WITNESSES :-

1. *Ranjit Mondal.*
58/23, P. Maxamondal
Calcutta.

2. *Mital Kanti Sharma,*

FOR THE OVERSEAS (P) LTD
Jitendra Mishra
Director

SIGNATURE OF THE OWNER



District Sub-Registrar-III
Allpur, South 24 Parganas

14 AUG 2019

ALICE LAUREN

311 227 6411

JK OVERSEAS PRIVATE LIMITED

04/05/2008

Payment Account Number

AACC0005F

Handwritten signature

Director



PERMANENT ACCOUNT NUMBER

AKPSM10G

CHANDRA K...

NAME

KARTIK CHANDRA SHAW

जन्म तिथि / DATE OF BIRTH

08-10-1986

SIGNATURE

[Handwritten Signature]

[Handwritten Signature]

आयकर अधिकारी, व.स. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

[Handwritten Signature]



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIB SHANKAR PASWAN
RAGHUNATH PASWAN
07/01/1969

Permanent Account Number

AIOPP4419N

[Signature]

Signature



In case this card is lost / found, kindly inform / return
Income Tax PAN Services Unit, (ITPS)
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

यदि कार्ड खो जाये/ पाये पर कृपया सूचित करें/ लौटाएं
आयकर पैन सेवा यूनिट, UITS
प्लॉट नं: 3, सेक्टर 11, नई मुंबई, बेलपुर,
पिन कोड-400 614.



ELECTION COMMISSION OF INDIA

IDENTIFICATION CARD

अभिज्ञान कार्ड



Elector's Name: Ganesh Chandra Kamliya

निर्वाचक नाम: गणेश चंद्र काम्लिया

Father's Name: Pratulla Kamliya

पिता का नाम: प्रतुल काम्लिया

Sex: M

लिंग: पुरुष

Age as on 1.1.2006: 21

२.१.२००६ का उम्र: २१

NO-281, BARAKAT CHAMBER, 1st FLOOR, 4th South & Barak Police Station, East
 721 562

Electoral Registration Officer
 District: Palaspur

Assembly Constituency: 215-Palaspur

District: Palaspur

Date: 29.03.2006



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-005876181-1

Payment Mode Online Payment

GRN Date: 14/08/2019 12:05:15

Bank : State Bank of India

BRN : CKK2828067

BRN Date: 14/08/2019 12:05:51

DEPOSITOR'S DETAILS

Id No. : 16031000182948/3/2019

(Query No./Query Year)

Name : SS ENTERPRISE

Contact No. :

Mobile No. : +91 9732926362

E-mail :

Address : Kasba

Applicant Name : Mr Shob Shankar Paswan

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16031000182948/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	16031000182948/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	15053
Total				50074
In Words : Rupees Fifty Thousand Seventy Four only				

Major Information of the Deed

Deed No :	I-1603-02782/2019	Date of Registration	14/08/2019
Query No / Year	1603-1000182948/2019	Office where deed is registered	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	13/08/2019 5:49:48 PM		
Applicant Name, Address & Other Details	Shib Shankar Paswan Thana : Kasba, District South 24-Parganas, WEST BENGAL. Mobile No. : 98308587 Status : Buyer/Claimant		
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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 2,67,66,109/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E. B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urb. area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Main Road, . Premises No: 440, . Ward No: 107 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 13 Chatak 35 Sq Ft	14,70,000/-	2,67,36,109/-	Width of Approach Road: 40 Ft.,
Grand Total :				8.0208Dec	14,70,000 /-	267,36,109 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	30,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft, Residential Use.:Cemented Floor Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	30,000 /-	30,000 /-
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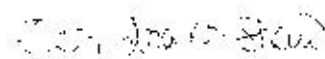
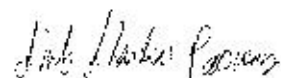
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	J K Overseas Private Limited 100J, Karl Marx Sarani, P.O:- Watgunj, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023, PAN No.: AACCJ3005F, Status :Organization, Executed by: Representative, Executed by: Representative

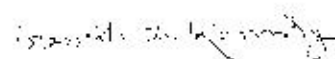
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S S Enterprise 71, Rajdanga Main Road, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India. PIN - 700107 . PAN No.: AIOPP4419N, Status :Organization. Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Jitendra Kumar Shaw Son of Late Kartik Chandra Shaw Date of Execution - 14/08/2019, , Admitted by: Self, Date of Admission: 14/08/2019, Place of Admission of Execution: Office	Photo  Aug 14 2019 4:45PM	Finger Print  LTI 14/08/2019	Signature  14/08/2019
23, Bondel Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: ALKPS0419G Status : Representative, Representative of : J K Overseas Private Limited (as Director)				
2	Name Shri Shib Shankar Paswan (Presentant) Son of Shri Raghunath Paswan Date of Execution - 14/08/2019, , Admitted by: Self, Date of Admission: 14/08/2019, Place of Admission of Execution: Office	Photo  Aug 14 2019 4:47PM	Finger Print  LTI 14/08/2019	Signature  14/08/2019
71, Rajdanga Main Road P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: AIOPP4419N Status : Representative, Representative of : S S Enterprise (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ganesh Chandra Kamilya Son of Mr. Prefulla Kamilya Village - Barhat, P.O:- Barhat, P.S:- Palashpur, District:-Purba Midnapore, West Bengal India. PIN - 721454	 14/08/2019	 14/08/2019	 14/08/2019

Identifier Of Mr Jitendra Kumar Shaw, Shri Shib Shankar Paswan

of property for L1

Sl.No	From	To. with area (Name-Area)
1	J K Overseas Private Limited	S S Enterprise-8.02083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	J K Overseas Private Limited	S S Enterprise-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160302782 / 2019

On 13-08-2019

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 2.67.66.109/-



Asish Goswami

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 14-08-2019

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

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

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

Presented for registration at 13:52 hrs on 14-08-2019, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Shib Shankar Paswan ,

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

Execution is admitted on 14-08-2019 by Mr Jitendra Kumar Shaw, Director, J K Overseas Private Limited (Private Limited Company), 100J, Kar Marx Sarani, P.O:- Watgunj, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal India, PIN - 700023

Identified by Mr Ganesh Chandra Kamilya, , Son of Mr Prafulla Kamilya, Village - Barhat, P.O: Barhat, Thana: Patashpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721454, by caste Hindu, by profession Others

Execution is admitted on 14-08-2019 by Shri Shib Shankar Paswan, Proprietor, S S Enterprise (Sole Proprietorship), 71, Rajcanga Main Road, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107

Identified by Mr Ganesh Chandra Kamilya, , Son of Mr Prafulla Kamilya, Village - Barhat, P.O: Barhat, Thana: Patashpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721454, by caste Hindu, by profession Others

of Fees

Certified that required Registration Fees payable for this document is Rs 15,053/- (B = Rs 15,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2019 12:05PM with Govt. Ref. No: 192019200058761811 on 14-08-2019, Amount Rs: 15,053/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKK2828067 on 14-08-2019. Head of Account 0030-03-104-001
16

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 E991612, Amount: Rs.5,000/-, Date of Purchase: 13/08/2019, Vendor name:
Subhankar Das
Description of Online Payment: using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/08/2019 12:05PM with Govt. Ref. No: 192019200058761811 on 14-08-2019, Amount Rs: 35,021/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKK2828067 on 14-08-2019. Head of Account 0030-02-103-003-
02

Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 88986 to 89023
being No 160302782 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.08.19 16:38:11 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 19-08-2019 16:37:52

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SHUB SHANKAR SHINAN

Signature Shub Shankar Shinan

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name JITENDRA KUMAR SHAW

Signature Jitendra Kumar Shaw

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

