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पश्चिम बंगाल WEST BENGAL

AK 500569

8-2002963/20/2023

Witnessed that the document is authentic
to registration. The Signatures and
Endorsement Stamp attached to the
document are the duty of the document.

Additional District Sub-Registrar
Medinipur, Dum Dum, 24-Pow. (Medinipur)

DEVELOPMENT AGREEMENT

07 DEC 2023

THIS DEVELOPMENT AGREEMENT is made on this 07th day of
December Two Thousand Twenty Three (2023)

BETWEEN



Cont...

07 DEC 2023

2)

SRI DIPANKAR GHOSH, PAN-ADNPG2487P, Aadhaar No-6470 3757 7416, son of Late **Tarak Nath Ghosh**, by occupation-Business, by faith-Hindu, by Nationality-Indian, residing at 3/1/11/B, Attapara Lane, Police Station-. Baranagar, P.O. Sinthee, Kolkata-700050, hereinafter called the **LANDOWNER**, (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assign) of the **FIRST PART**.

AND

S. S. ENTERPRISE, (PAN –ACTFS2405C) a partnership firm having its registered office at 47/56/2, Ram Krishna Ghosh Road, P.O. Sinthee, P.S. Baranagar, Kolkata700050, represented by its two Partners 1) **SMT SIPRA MAJI,(PAN–AKQPM5407M)**, wife of Sri Bibhas Maji, residing at 32/1, Attapara Lane, P.S. Baranagar, P.O. Sinthee, Kolkata700050, 2) **SMT SUJATA MONDAL, (PAN- AZLPM6108M)**, wife of Sri Kalyan Mondal, residing at 32/3, Attapara Lane, P.S.- Baranagar, P.O. Sinthee, Kolkata700050, both by occupation- Business, both by faith- Hindu, both by Nationality- Indian, hereinafter called and referred to as the **DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and included their heirs, executors, legal representatives and assign) of the **SECOND PART**.

Dipankar Ghosh
Sri Dipankar Ghosh

S. S. ENTERPRISE

Sipra Maji

Partner

S. S. ENTERPRISE

Sujata Mondal

Partner

Cont..p/3

3)

WHEREAS Ira Rani Ghosh, (since deceased) mother of the **Landowner** was the absolute law full owner of ALL THAT piece of Bastu land measuring an area as per deed 5 (Five) Cottahs 8 (Eight) Chittaks 14(Fourteen) Square feet be the same a little more or less, with all easement right over the common passage under District-North 24 Parganas, **Mouza-Sinthe Nilj**, J.L. No 11, R.S. No. 9, Touzi No- 1298/2833, under, R.S. Khatian No- 367/768, & 408/774, comprised in **R.S. Dag No 268 & 271**, being Premises No, 3/1/11, **Attapara Lane, P.S. Baranagar**, Kolkata-700050, within ward No- 20, of the Baranagar Municipality under jurisdiction of Additional District Sub Registry office Cossipore DumDum. and said **Ira Rani Ghosh** purchased the said property from right ful owner **Ajit Kumar Moitra s/o Hari Das Moitra**, by way of Bengal Kobala dated **03/03/1958** and said deed was registered in the office of the Sub Registrar Cossipore Dumdum and recorded herein Book No-1, Volume No-32, Pages from 71 to 77, being Deed No-**1601** for the year 1958.

AND WHEREAS Ira Rani Ghosh while enjoying and possessing the aforesaid land properties, Revisional Settlement had been taken place and in the said Revisional Settlement his name had duly recorded in the R.S. Record of Rights as 'Rayat' under the Estate Acquisition Act, 1953.

Sipanku

Cont..p/4

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mondal
Partner

4)

AND WHEREAS during course of enjoyment said **Ira Rani Ghosh** who was a Hindu and governed by the Hindu Succession Act, 1956, died intestate on **18/09/1976**, leaving behind her surviving her husband **Tarak Nath Ghosh** her four sons **Somenath Ghosh, Bhaskar Ghosh, Dipankar Ghosh** the Landowner herein, **Goutam Ghosh**, and only two married daughter namely **Mridula Mitra and Ratna Sarkar**, as her legal heirs and successors to inherit her aforesaid property being premises **No-3/1/11, Attapara Lane, P.S. Baranagar, Kolkata-700050**.

AND WHEREAS during course of enjoyment **Tarak Nath Ghosh** father of the Landowner herein died intestate on **11/12/1980**, and his undivided $1/7^{\text{th}}$ share in the said property devolved upon his aid four sons and two daughters.

AND WHEREAS **Ratna Sarkar** while seized and possessed of undivided share the said property transferred the said share of the property for valuable consideration unto **Mridula Mitra**, by way of registered Deed of sale and said deed was registered in the office of the Sub Registrar Cossipore Dumdum and recorded herein Book No-1, Volume No- , Pages from to , being Deed No-2259 for the year **1984**.

AND WHEREAS **Mridula Mitra** while seized and possessed of undivided share the said property transferred the said share of the property for valuable consideration unto her four brothers namely **Somenath Ghosh, Dipankar Ghosh, Bhaskar Ghosh and Goutam Ghosh** by way of registered Deed of sale and said deed was registered in the office of the Sub Registrar Cossipore Dumdum and recorded herein Book No-1, Volume No- , Pages from to , being Deed No-2260 for the year **1984**.

Dipankar Ghosh

Cont..p/5

S. S. ENTERPRISE

Sipra Maji

Partner

S. S. ENTERPRISE

Sejanta Mandal

Partner

5)

AND WHEREAS Somenath Ghosh, Dipankar Ghosh, Bhaskar Ghosh and Goutam Ghosh became the absolute owner of the said property 5 (Five) Cottahs 8 (Eight) Chittaks 14(Fourteen) Square feet be the same a little more or less, with all easement right over the common passage under District-North 24 Parganas, **Mouza-Sinthe NIj**, J.L. No 11, R.S. No. 9, Touzi No-1298/2833, under, R.S. Khatian No- 367/768, & 408/774, comprised in **R.S. Dag No 268 & 271**, being Premises No. 3/1/11, **Attapara Lane, P.S. Baranagar**, Kolkata-700050, , within ward No- 20, of the Baranagar Municipality and while seized and possessed of said property amicably partitioned the said property among themselves by way of registered partition Deed dated 04/04/1991 and said Partition Deed was registered in the office of the Additional District Sub Registrar Cossipore Dumdum and recorded herein Book No-1, Volume No-42 , Pages from 51 to 58, being Deed No-1858 for the year 1991.

AND WHEREAS as per said partition Deed Dipankar Ghosh was allotted a plot of land measuring 1 Cottahs 20 square feet land in the said **Mouza-Sinthe NIj**, J.L. No 11, R.S. No. 9, Touzi No-1298/2833, under, R.S. Khatian No- 367/768, & 408/774, comprised in **R.S. Dag No 268 & 271**, part of Premises no-3/1/11, **Attapara Lane** more fully and particularly described in schedule 'C' of the said partition Deed and marked Lot C bordered Black in plan annexed the said partition Deed.

Cont..p/6

Dipankar Ghosh

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejita Mondal
Partner

6)

AND WHEREAS as per said partition Deed Bhaskar Ghosh was allotted a plot of land measuring 1 Cottahs 1 Chittaks 26 square feet land in the said **Mouza-Sinthe NIj**, J.L. No 11, R.S. No. 9, Touzi No-1298/2833, under, R.S. Khatian No- 367/768, & 408/774, comprised in **R.S. Dag No 268 & 271**, part of Premises no-3/1/11, Attapara Lane more fully and particularly described in schedule 'D' of the said partition Deed and marked Lot D bordered Grenn in plan annexed the said partition Deed

AND WHEREAS Bhaskar Ghosh while seized and possessed of the said land measuring 1 Cottahs 1 Chittaks 26 square feet with structure of the said **part of** Premises no-3/1/11, Attapara Lane, sold, conveyed the said property unto his brother **Dipankar Ghosh, the Landowner herein** by way of registered Deed of Sale dated 14/10/1993 and sale Deed was registered in the office of the Additional District Sub Registrar Cossipore Dumdum and recorded herein Book No-1, Volume No-134 , Pages from 225 to 236, being Deed No-5836 for the year 1993.

AND WHEREAS Dipankar Ghosh, the Landowner herein became the owner of 1 Cottahs 20 square feet land in the said **Mouza-Sinthe NIj**, J.L. No 11, R.S. No. 9, Touzi No-1298/2833, under, R.S. Khatian No-367/768, & 408/774, comprised in **R.S. Dag No 268 & 271**, part of Premises no-3/1/11, Attapara Lane by way of partition Deed being No-1858 for the year 1991, and by way of said sale Deed being No5836 for the year 1993 become the owner of 1 Cottahs 1 Chittaks 26 square feet with structure of the said **part of** Premises no-3/1/11, Attapara Lane.

Dipankar Ghosh

S. S. ENTERPRISE
Sipra Maji
Partner

Cont..p/7

S. S. ENTERPRISE
Sejater Mondal
Partner

7)

AND WHEREAS said two land are adjacent to each other and said **Dipankar Ghosh, the Landowner** herein mutated his name in the record of the Baranagar Municipality and said known and renumbered as Premises/Holding No. 3/1/11/B,, Attapara Lane, P.S. Baranagar, Kolkata-700050, within ward No- 20, of the Baranagar Municipality. total land area recorded as 2 (Two) Cottahs 2 (Two) Chittaks 1(one) Square feet be the same a little more or less with building thereon.

AND WHEREAS that **Landowner** herein in view to develop the said property is searching good person who could develop the said property as per their choice on the said premises, knowing the intention of the **Landowner, the Developer** one of the share holder of the property **approach the Landowner as the Developer** herein for constructing a multi storied building approach and/or have proposed to the **Landowner** herein to undertake for construction of a multi storied building upon the said Premises/Holding No. 3/1/11/B,, Attapara Lane, P.S. Baranagar, Kolkata-700050, within ward No- 20, of the Baranagar Municipality, at their own cost and strictly in accordance with the building plan to be sanctioned by the Baranagar Municipality. After a few table discussions had with Landowner, the Developers accepted the proposal of the Landowners hereto to implement the said project in the plot of the said land and agreed to bear all cost and expenses to implement the project subject to the terms and conditions as appearing hereunder.

The **Landowner** agreed to execute a Registered Development Power of Attorney in favor of the Developer authorizing them to complete the construction works of multi storied building as per sanctioned plan

Dipankar Ghosh

Cont..p/8

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mondal
Partner

8)

sanctioned by the authority Baranagar Municipality and also to enter into an agreement with the intending buyers of flats, except of the Landowner allocated area together with plan etc. with undivided proportionate share in land in proposed new building complex to be constructed by the Developer at their own cost and responsibility. Landowner shall not be liable for any dispute or disputes by and between the Developer and the intending Purchaser/Purchasers. It is mentioned clear to the Developer and Developer shall have the liberty to enter into agreement for sale with the intending buyers only the area specified as Developer's allocated area without any interference of the Landowner's allocated area herein mentioned.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN PARTIES TO THESE PRESENT as
follows:

ARTICLE "A"

DEFINATION

A.1. LANDOWNER/OWNER

Dipankar Ghosh son of Late **Tarak Nath Ghosh** of 3/1/11/B, Attapara Lane, Police Station-Baranagr, Kolkata-700050

A.2. DEVELOPER/BUILDER

M/S S. S. ENTERPRISE, a partnership firm having its registered office at 46/56/2, Ram Krishna Ghosh Road, P.S. Baranagar, Kolkata 700050, represented by its partners (1) **SMT. SIPRA MAJI**, wife of Bibhas Maji, residing at 32/1, Attapara Lane, P.S. Baranagar, Kolkata 700050 and (2) **SMT. SUJATA MONDAL**, wife of Sri Kalyan Mondal, residing at 32/3, Attapara Lane, P.S. Baranagar, Kolkata-700050.

Cont..p/9

Dipankar Ghosh

S. S. ENTERPRISE

Sipra Maji

Partner

S. S. ENTERPRISE

Sujata Mondal

Partner

A.3. SAID PLOT

Shall mean the one plot of land measuring an area as per deed 2 (Two) Cottahs 2 (Two) Chittaks 11(Eleven) Square feet be the same a little more or less, together with **cemented** floor three storied building within jurisdiction of Additional District Sub Registrar Cossipore DumDum being Premises/Holding No. 3/1/11/B, Attapara Lane, Police Station- **Baranagar**, Kolkata-700050, old Municipal Holding No-1300, within ward No- 20, of the Baranagar Municipality.

A.4. BUILDING

Shall mean the multi storied building as to be constructed at the Premises/ Holding No-3/1/11/B, **Attapara Lane, Police Station- Baranagar**, Kolkata-700050, within ward No- 20, of the Baranagar Municipality.

A.5. COMMON FACILITIES:

Shall mean and include corridors, Lift, Pump-rooms, Overhead water tank, Septic tank Staircases, Passage, open space in ground floor, roof of the building and other facilities which may be agreed mutually upon between the parties hereto and required for the establishment, provisions, maintenance and/or management of the said building.

A.6. SALEABLE SPACE:

Shall mean the space of the Developer's allocation in the newly proposed building which is available for independent use and occupation for residential purpose excepting the Landowners allocation

Dipankar

Cont..p/10

S. S. ENTERPRISE

Sipra Maji

Partner

S. S. ENTERPRISE

Sejanta Mandal

Partner

A.7. LAND OWNER ALLOCATION:

In consideration of the said property and/or premises described and mentioned in the schedule hereunder written and in consideration of Landowner for permitting and/or allowing the Developer to develop the said property and/or premises,, the Develop shall allot to Landowners as follows:

Dipankar Ghosh will get 1034 square feet Covered area on Third floor, South-West side, including proportionate measurement of stair case& Lift.

Dipankar Ghosh will get 1034 square feet Covered area on Second floor, South-West side, including proportionate measurement of stair case& Lift

Dipankar Ghosh will get one Garage having Covered area 150 square feet on Ground floor, including proportionate measurement of stair case& Lift. as per sanctioned building plan to be sanctioned by the Baranagar Municipality, the Landowners shall be entitled to use and enjoy the common areas, parts and facilities available thereto. The Developer shall hand over the said area to the Landowner inhabitable condition and fully in all respect.

Dipankar Ghosh

Cont..p/11

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejita Mandal
Partner

A.8. DEVELOPER'S ALLOCATION:

Shall mean the **rest of the constructed area** in the newly developed building as per sanction building plan in the said building except the Landowners allocation mentioned above in habitable condition and free of cost together with undivided proportionate share in the land and right to use in the common areas, common facilities of the premises, and in addition to the said allocated portion other than Landowners allocation as referred to above together with proportionate right, title, interest in the said land and right to use the common areas, facilities and amenities in the said building being Premises/Holding No. 3/1/11/B,, Attapara Lane, P.S. Baranagar, Kolkata-700050, within ward No- 20, of the Baranagar Municipality.

A.9. BUILDING PLAN:

Shall mean the plan as would be prepared by the Architect for construction of the newly proposed building approved by the Landowner, to be submitted before the Baranagar Municipality for sanction and shall include all amendments/modification thereto and improvement there on and/or alteration, revisions of a building

A.10. ARCHITECT:

Shall mean such Architect/Engineer appointed by the Developer, who will be authorized to design and prepare the plan, or its modification /revision of the said project in the said plot of land as referred to for necessary construction thereto.

Sipra Maji

S. S. ENTERPRISE
Sipra Maji
Partner

Cont..p/12

S. S. ENTERPRISE
Sejita Mandal
Partner

A.11 DEVELOPER'S REPRESENTATION

i) The Developer covenants and agreed to complete the development and/or construction of proposed new building with all common parts, facilities and amenities therein and/or thereon within 24 (Twenty four) months from the date of sanction building plan and time limit of performance of these presents shall be the essence of the contract.

ii) The Developer has agreed to complete the Landowners allocated area/flats in all respect and for habitable use as per the specification written hereunder within the time limit herein above agreed.

iii) The Developer has agreed that after completing the building, the Developer of its own costs and initiative will obtain the building completion certificate and/or occupancy certificate for the said proposed new building from the concerned authority of the Baranagar Municipality and shall hand over a Xerox copy of the said certificate to the Landowners hereto within said period.

ARTICLE-B (STATUTORY BINDING)

B.1. That the period of completion of building and the liabilities to hand over the Landowners allocations, as per the provision of the agreement is fixed 24 months from the date of sanction building plan.

B.2. That in case of any "Force Majeure" such as flood, earthquake, war, strike, or any other act of Baranagar Municipality or B.L. & L.R.O beyond the control of the Developer hereto, in such case or case the above TIME LIMITS shall be extended.

Cont..p/13

Sipra Maji

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mondal
Partner

THIS AGREEMENT FURTHER WITNESSETH as follows:

- 1) The Landowner shall permit the Developer to construct a multi storied building on the schedule mentioned property, as per building plan approved by the Landowner and to be sanctioned by the Baranagar Municipality.
- 2) The Landowner shall hand over all the original copy of the original title deed and other necessary papers of the said property to the Developer for obtaining the sanctioned plan at Developer's cost and shall revalidate and modify such sanctioned plan wherever necessary.
- 3) It is agreed that one Registered Development Power of Attorney in connection with all related matter of the said property for the purpose of its development (i.e. mutation, amalgamation and construction and other allied works) will be executed by the Landowner in favor of the Developer/Builder.
- 4) It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of the Developer's share (area as per sanctioned building plan except the Landowner's allocations) of the said building to be constructed to different prospective buyers and to simultaneously sell out those shops, flats and covered areas to prospective buyers against such monetary consideration which shall be determined solely by the Developer, in which the Landowner shall not be able to interfere in any manner whatsoever, for purpose of the execution of Deed of Conveyance in respect of different portions in favor of different buyers.

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S. S. ENTERPRISE
Sipra Maji.
Partner

S. S. ENTERPRISE
Sejita Mondal
Partner

14)

5) It is agreed by and between the parties that the Developer shall be entitled to borrow money and/or take loan for the present project and/or housing complex from any Bank/Co-operative, Bank/Financial institution /L.I.C/H.D.F.C. without creating any financial liabilities of the Land owner and/or the party of the First part.

6) The legal expenses such as stamp duties, registration cost etc. relating to the Agreement or in between the Land owner and the Developer shall be borne and paid by the Developer.

7) The Landowner shall not be liable to and responsible for any damage or for any claim arising out of any accident and/or otherwise as a result of and/or in connection with the construction to be carried out while executing the said project and after completion of the said flats, shops and/or structures.

8) Both the parties may agree in writing to or alter and/or amend any of the aforesaid provisions if mutually agreed.

9) The Developer absolutely shall appoint any Architect for supervising the structural constructions as the foundation basements, pillars, structures, terms and conditions slabs, concrete underground/overhead reservoir, electrical and plumbing fixtures and materials used for construction, Sewage and Sewerage system, Lift etc. and Developer shall have the right to do so but exclusively at their (Developer) costs and expenses to look after the same only. However, as agreed upon by the both the parties, best quality materials as available in the market will be used for construction of the entire building and the Landowners shall not be liable/responsible in any manner whatsoever regarding for the construction materials used by the Developer.

Cont..p/15

Dipankar

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mondal
Partner

15)

10) It is agreed that in the event of any damage or injury arising out any sort of accident due to carelessness of the workmen and others, victimizing such workman or any other persons whatsoever or causing any harm to any property during the course of construction the Developer shall keep the Landowners their estate and effect safe and harmless and indemnify against all suits, cause, rights and actions in respect of the such events.

11) That the Developer at its own cost, expenses and interest shall demolished the existing building and enjoy the sale proceeds and utilize the debris and instead of that the Developer as its own cost and expenses arrange alternative accommodation of flat to Landowner as per his taste and choice regarding locality from before the day of demolition of existing building till hand over peace ful and satisfactory possession of the Landowner's allocation. All the costs incurred during shifting to alternative accommodation i.e. man power and logistic shall duly bourn by Developer, That Developer shall bound to pay all outgoing i.e. advance/security deposit/salami/rent/license fee of the alternative accommodation during the process of construction work of newly constructed building

12) The Developer shall abide by all the laws, by-laws, of the Government bodies, Municipality and shall attend before all authorities and shall be responsible to answer any deviation or departure or violation of any laws, by-laws, rules or regulations and Developer shall be kept the owners protected, saved and indemnified against all this Third party actions save and except the title of the first schedule mentioned property.

Cont..p/16

Hipankarush

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mondal
Partner

13) It is agreed by the Landowner that in future or during the course of constructions, if any defect on the title is found or any person files any suit against the Landowners in respect of the property mentioned in the schedule, the Developers shall have the liberty to proceed against the same on behalf of the Landowners but no cost or expenditure for such suit or cases shall be borne by the Developer. The Landowner must compensate the loss sustained by the Developer.

14) Both the parties agree that the terms and conditions contained in this agreement and in the schedule annexed with the agreement shall be agreed to in the most cardinal and friendly manner. If any complication arises beyond the agreed terms and conditions, incorporated in this agreement, both the parties shall endeavor to sort it out at bi-parties level.

15) The Developer will hand over landowner's allocated area in the newly constructed building in time as mentioned above and must issued possession letter or executed Release Deed in respect of the Landowner's allocation after completion of the new building on the said Premises/Holding No, **3/1/11/B, Attapara Lane, Police Station-Baranagar,** Kolkata-700050, Assessee No-1201202001356, old Municipal Holding No-1300, within ward No- 20, of the Baranagar Municipality and will handover completion certificate or occupancy certificate to the Landowner.

Subankrishna

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mandal
Partner
Cont..p/17

LAND OWNER ALLOCATION

In consideration of the said property and/or premises described and mentioned in the schedule hereunder written and in consideration of Landowner for permitting and/or allowing the Developer to develop the said property and/or premises,, the Develop shall allot to Landowners as follows:

Dipankar Ghosh will get 1034 square feet Covered area on Third floor, South-West side, including proportionate measurement of stair case& Lift.

Dipankar Ghosh will get 1034 square feet Covered area on Second floor, South-West side, including proportionate measurement of stair case& Lift

Dipankar Ghosh will get one Garage having Covered area 150 square feet on Ground floor, including proportionate measurement of stair case& Lift. as per sanctioned building plan to be sanctioned by the Baranagar Municipality, the Landowners shall be entitled to use and enjoy the common areas, parts and facilities available thereto. The Developer shall hand over the said area to the Landowner inhabitable condition and fully in all respect.

Dipankar Ghosh

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejatu Mondal
Partner

Cont..p/18

DEVELOPER'S ALLOCATION

Shall mean rest of the total construction of the building in the said newly building or premises except Landowner allocation mentioned above together with the proportionate right, title interest in the land in common facilities amenities including the right to use thereof at the said premises upon construction of the said building.

THE SCHEDULE ABOVE REFERRED

Description of the Entire property where multistoried building to be constructed)

ALL THAT piece and parcel of Bastu land measuring an **area 2 (Two) Cottahs 2 (Two) Chittaks 1(One) Square feet** be the same a little more or less, together with **cemented** floor two storied building **covered area 1765 square feet** more or less (Ground floor consist of three rooms, verandah, Kitchen, Dining, bath privy having covered area 795 square feet, and First floor and second floor with stair room having covered area 970 square feet) with all easement right over the common passage under District-North 24 Parganas, **Mouza-Sinthe NIj**, J.L. No 11, R.S. No. 9, Touzi No-1298/2833, under, R.S. Khatian No- **367/768, & 408/774**, corresponding to L.R. Khatian **No-1167** comprised in **R.S. Dag No 268 & 271**, and **L.R. Dag No-777**, being Premises/Holding No, **3/1/11/B, Attapara Lane, Police Station- Baranagar,** Kolkata-700050, Assessee No-1201202001356, old Municipal Holding No-1300, within ward No-20, of the Baranagar Municipality under jurisdiction of Additional District Sub Registry office Cossipore DumDum,

Sipra Maji

S. S. ENTERPRISE
Sipra Maji
Partner

Cont..p/19

S. S. ENTERPRISE
Sejita Mondal
Partner

The property is butted and bounded as follows:

ON THE EAST: By Premises No-12, Ram Krishna Ghosh Road

ON THE NORTH: By Premises No-38/2, Attapara Lane

ON THE SOUTH: By 6 feet wide Common passage

ON THE WEST: By 16 feet wide Road

GENERAL SPECIFICATION

- 1) Foundation work: R.C.C Column foundation with RCC framed structure with first class brick built walls and quality materials rendered externally and internally with cement make ACC or lafarge plaster as per design. Earthquake resistant, quality Tata steel rod and to be determined load bearing capacity of soil by soil test. Nature of construction: R.C.C. Column structure, Roof finish: R.C.C. Roof slab
- 2) External walls: Brick walls with first quality brick with ACC or lafarge cement and anti fungal and weather coat anti termite treatment
- 3) Internal walls: Brick walls with first quality brick with cement and putty. Partition wall: Brick with first quality of brick
- 4) Doors and Windows: Main door wooden frame and Wooden door with night latch. Inside door Flush Door with wooden frame with door handle or inside latch. Main door would be wood, all door frame would be of wood painted in colors, door shutter would be thick flush water proofing flash door. all windows would be sliding window made of aluminum and grill and fitted with glass/window.

Cont..p/20

S. S. ENTERPRISE

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejita Mondal
Partner

20)

5) Flooring: All the bed rooms, dining room, kitchen, drawing room, balcony, toilet, bathroom finished with white marble with 6" skirting bathroom would be finished 6' colors tiles with standard quality of sanitary fittings.

6) Sanitary & Plumbing: Commode. Hand basin with stand. Shower would be provided, two number of approved quality of bib cock (one near commode and another for bath). All plumbing lines (inside) needs to be P.V.C and outside line (P.V.C). 6 ft high glaze good quality tiles on walls.

7) Kitchen: One granite stone platform with rack on bottom, one stainless steel sink and 4' skirting tiles covered platform to protect all spots.

8) Electrical Wiring: Concealed wiring with proper gauge of standard cable and sufficient light, fan point will be provided in each flat. All switch will be MCV. One room will be provided with AC point, one geyser point and one washing machine point.

9) Water supply: Overhead water tank attached with connection with pump and motor. Balcony grills – M.S. Steel Railing upto 1'6" height will be provided on brick walls with marble stone in each balcony.

Any extra work other than specification as stated above shall be charged extra as described by the Developer and such amount shall have to be deposited before the execution of such work and any extra work shall be completed by the developer through its work man no other person to allow for any extra work purpose in the building.

Sipra Maji

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mandal
Partner

21)

IN WITNESS whereof the parties hereunto set and subscribe their hand
and signature on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

At Kolkata

1)

Bibhas Maji
32/1 Attapara Lane
Kolkata - 50

Sipra Maji

SIGNATURE OF THE
LANDOWNER

2) Subhankar Ghosh.
3/1/11 B, Attapara Lane
Kolkata - 700050

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sejanta Mandal
Partner

SIGNATURE OF THE
DEVELOPER

Drafted by:

Kalyan Ghosh.
Advocate
Sealdah Court.
WB/663/557/95

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
 <i>Sipra Maji</i> <i>Sipra Maji to SE</i>	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
 <i>Sipra Maji</i> <i>Sipra Maji</i>	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
 <i>Sajata Mondal</i> <i>Sajata Mondal</i>	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					



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



192023240305805851

GRN Details

GRN: 192023240305805851
GRN Date: 04/12/2023 14:10:46
BRN : CKY8195839
GRIPS Payment ID: 041220232030580584
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 04/12/2023 14:11:38
Payment Init. Date: 04/12/2023 14:10:46
Payment Ref. No: 2002963120/2/2023
[Query No./Query Year]

Depositor Details

Depositor's Name: S S ENTERPRISE
Address: SINTHEE, BARANAGAR,, West Bengal, 700050
Mobile: 8777451911
Depositor Status: Buyer/Claimants
Query No: 2002963120
Applicant's Name: Smt SIPRA MAJI
Identification No: 2002963120/2/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 04/12/2023
Period To (dd/mm/yyyy): 04/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002963120/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2002963120/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1506-13183/2023	Date of Registration	07/12/2023
Query No / Year	1506-2002963120/2023	Office where deed is registered	
Query Date	03/12/2023 12:30:48 PM	A.D.S.R. COSSIPORE DUMDUM, District North 24-Parganas	
Applicant Name, Address & Other Details	SIPRA MAJI 32/1, Attapara Lane,Thana : Baranagar, District : North 24-Parganas, WEST BENGAL PIN - 700050, Mobile No. : 9830114865, Status :Seller/Executant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 42,05,530/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Attapara Lane, Mouza: sinthee-Nij,
Premises No: 3/1/11/B, , Ward No: 20 JI No: 11, Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-777 (RS :-)	LR-1167	Bastu	Bastu	2 Katha 2 Chatak 1 Sq Ft	1/-	30,14,155/-	Width of Approach Road: 16 Ft.,
Grand Total :					3.5085Dec	1 /-	30,14,155 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1765 Sq Ft.	1/-	11,91,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 795 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 970 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1765 sq ft	1 /-	11,91,375 /-	

Land Lord Details :

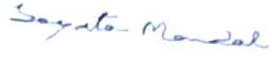
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Dipankar Ghosh Son of Late Tarak Nath Ghosh Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office	 07/12/2023	 Captured LTI 07/12/2023	 07/12/2023
3/1/11/B, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx7p, Aadhaar No: 64xxxxxxxx7416, Status :Individual, Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S S Enterprise 33/1/H, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.:: acxxxxxx5c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Sipra Maji (Presentant) Wife of Bibhas Maji Date of Execution - 07/12/2023 , , Admitted by: Self, Date of Admission: 07/12/2023, Place of Admission of Execution: Office	 Dec 7 2023 11:15AM	 Captured LTI 07/12/2023	 07/12/2023
32/1, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx7m, Aadhaar No: 52xxxxxxxx2920 Status : Representative, Representative of : S S Enterprise (as partner)				

Name	Photo	Finger Print	Signature
Smt Sujata Mondal Wife of Kalyan Mondal Date of Execution - 07/12/2023, , Admitted by: Self, Date of Admission: 07/12/2023, Place of Admission of Execution: Office	 Dec 7 2023 11:16AM	 Captured LTI 07/12/2023	 07/12/2023
32/3, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No...: azxxxxxx8m, Aadhaar No: 68xxxxxxx4038 Status : Representative, Representative of : S S Enterprise (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bibhas Maji Son of Balai Charan Maji 32/3, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	 07/12/2023	 Captured 07/12/2023	 07/12/2023
Identifier Of Mr Dipankar Ghosh, Smt Sipra Maji, Smt Sujata Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipankar Ghosh	S S Enterprise-3.50854 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipankar Ghosh	S S Enterprise-1765.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Attapara Lane, Mouza: sinthee-Nijj, Premises No: 3/1/11/B, , Ward No: 20 JI No: 11, Pin Code : 700050

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 777, LR Khatian No:- 1167	Owner:দীপঙ্কর ঘোষ, Gurdian:মৃত তারকনাথ, Address:নিজ , Classification:বাস্তু, Area:0.03850000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150613183 / 2023

On 07-12-2023

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 10.57 hrs on 07-12-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Smt Sipra Maji ..

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 42,05,530/-

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

Execution is admitted on 07/12/2023 by Mr Dipankar Ghosh, Son of Late Tarak Nath Ghosh, 3/1/11/B, Attapara Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business

Indetified by Mr Bibhas Maji, , Son of Balai Charan Maji, 32/3, Attapara Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Business

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

Execution is admitted on 07-12-2023 by Smt Sipra Maji, partner, S S Enterprise (Partnership Firm), 33/1/H, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Mr Bibhas Maji, , Son of Balai Charan Maji, 32/3, Attapara Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Business

Execution is admitted on 07-12-2023 by Smt Sujata Mondal, partner, S S Enterprise (Partnership Firm), 33/1/H, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Mr Bibhas Maji, , Son of Balai Charan Maji, 32/3, Attapara Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2023 2:11PM with Govt. Ref. No: 192023240305805851 on 04-12-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY8195839 on 04-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 392, Amount: Rs.100.00/-, Date of Purchase: 04/12/2023, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2023 2:11PM with Govt. Ref. No: 192023240305805851 on 04-12-2023, Amount Rs: 6,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY8195839 on 04-12-2023, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2023, Page from 381409 to 381437
being No 150613183 for the year 2023.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2023.12.13 11:54:42 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 13/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.