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AP 274311

15/05/2023
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Confirmed that the document is registered in the
 Registration. The signature and the
 registration sheets attached with the
 document are the part of this document.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alkhan, South 24 Parganas
 15 MAY 2023

DEVELOPMENT AGREEMENT

15 MAY 2023

12865

No. Rs. 100/- Date

Name : M/s. S.S. Enterprise.

Address : C-166E, Sonali Park,
KOL-70.

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



Nirmal Gayen.
S/o R. Gayen. (Adv).
Alipore Police Court,
P.O. P.P.S. Alipore
Kol-27.

District Sub-Registrar-IV
Registration 1986
Alipore, South 24 Parganas
15 MAY 2023

THIS JOINT VENTURE AGREEMENT made this 15th day of May, 2023 (Two thousand twenty-three) **B E T W E E N** **SMT. ANILA PAUL** (PAN CUBPP6531Q, Aadhaar No.4212 1830 5234), wife of Kalidas Paul, by faith Hindu, by occupation Housewife, Nationality Indian, residing at 54, Roy Nagar Place, South Roynagar, P.O. & P.S. Bansdrani, Kolkata-700070, District South 24-Parganas, hereinafter referred to as the **OWNER/FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, legal representatives, administrators & assigns) of the **ONE PART.**

A N D

M/S. S.S. ENTERPRISES (PAN ABWFM0816D), a Partnership firm, having its office at C-166e, Sonali Park, P.O. & P.S. Bansdrani, Kolkata-700070, District South 24-Parganas, represented by its existing partners (1) **SRI SUKANTA MONDAL**, (PAN AQSPM5885F, Aadhaar No.8820 7440 0781), son of Late Krishnapada Mondal, residing at Rania Udayan Pally, Shitala Mandir, P.O. Boral, P.S. Narendrapur, Kolkata-700154, District South 24-Parganas, (2) **SRI SUMANTA MODAK** (PAN BDQPM0625M, Aadhaar No.4549 0970 3004), son of Santosh Modak, residing at C-166e, Sonali Park, P.O. & P.S. Bansdrani, Kolkata-700070, District South 24-Parganas, both by faith

Hindu, by occupation Business, Nationality Indian, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean & include the said firm, its existing partners, their respective heirs, executors, successors, legal representatives, administrators & assigns) of the **THIRD PART.**

WHEREAS one Sachi Dulal Pain was the sole and absolute owner, occupier, possessor of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of the land measuring about 25 decimals more or less comprised in Dag No.222, and 3.51 decimals in Dag No.241, along with other landed property, situated Mouja Roynagar, Pargana Magura, J.L. No.47, Touji No.3, 4, 5, P.S. Sadar Tollygunge, then Jadavpur, S.R.O. Alipore, District 24-Parganas.

AND WHEREAS during possession of the aforesaid landed property, said Sachi Dulal Pain gifted his said landed property in favour of his brother Kanailal Pain, Dhananjoy Pain and Krishna Chandra Pain by executing a Gift Deed dated 12.07.1939 registered in the office of D.R. Alipore and recorded in Book No.I, Volume No.77, Pages 53 to 60, Being No.2573 for the year 1939.

AND WHEREAS since getting aforesaid gift by virtue of said gift deed, said Kanailal Pain, Dhananjoy Pain and

Krishna Chandra Pain became joint owners in respect of the said landed property and used to enjoy peaceful possession thereof without any disturbances from any corner.

AND WHEREAS during joint possession of the said landed property, said Kanailal Pain, Dhananjoy Pain and Krishna Chandra Pain sold, conveyed and transferred the land area 181 decimals more or less in favour (1) Sammat Ali Tarafdar and (2) Unmati Tarafdar by executing a Kobala Deed dated 18.05.1941 registered in the office of the D.R. Alipore and recorded in Book No.I, Volume No.57, Pages 202 to 206 Being No.2090 for the year 1941.

AND WHEREAS after purchase said Sammat Ali Tarafdar and Unmati Tarafdar became joint owners in respect of the said entire purchased land and each of them got equal undivided half share thereof and they mutated their said property in their respective names with the record of B.L. & L.R.O. as land area 58 decimals in Touji No.3, Khatian No.414, land area 59 decimals in Touji No.4 as Khatian No.415 and land area 56 decimals in Touji No.5 as Khatian No.416 all in Dag No.241, and used to enjoy peaceful possession thereof.

AND WHEREAS during possession said Sammat Ali Tarafdar and Unmati Tarafdar jointly sold, conveyed and transferred the land measuring about 1 cottah 2 chittaks

30 sq.ft. in Khatian No.414 of Touji No.3, land measuring about 1 cottah 2 chittaks 30 sq.ft. in Khatian No.415 of Touji No.4, and land measuring about 1 cottah 2 chittaks 30 sq.ft. in Khatian No.416 of Touji No.5, total 3 cottahs 8 chittaks more or less comprised in Dag No.241, appertaining to L.R. Khatian No.59 & 411, of Mouja Roynagar, Pargana Magura, J.L. No.47, P.S. Sadar Tollygunge, then Jadavpur thereafter Regent Park now Bansdroni, S.R.O. Alipore, District 24-Parganas, in favour of the owner/first party herein by a Kobala Deed registered in the office of S.R. Alipore and recorded in Book No.I, Volume No.56, Pages 80 to 865 Being No.1340 for the year 1975.

AND WHEREAS since purchase, the first party herein has become sole and absolute owner and occupier in respect of the said land measuring about 1 cottah 2 chittaks 30 sq.ft. in Khatian No.414 of Touji No.3, land measuring about 1 cottah 2 chittaks 30 sq.ft. in Khatian No.415 of Touji No.4, and land measuring about 1 cottah 2 chittaks 30 sq.ft. in Khatian No.416 of Touji No.5, total 3 cottahs 8 chittaks more or less comprised in Dag No.241, appertaining to L.R. Khatian No.59 & 411, of Mouja Roynagar, Pargana Magura, J.L. No.47, P.S. Sadar Tollygunge, then Jadavpur thereafter Regent Park now Bansdroni, S.R.O. Alipore, within the present limits of Kolkata Municipal Corporation, Ward No.112, District South 24-Parganas and mutated the

same in her name with the assessment record of Kolkata Municipal Corporation wherein the said property is recorded as Premises No.54, South Raynagar, Kolkata-700070, vide Assessee No.311121900547, (particularly mentioned in the schedule hereunder written) and hsd been enjoying and possessing the same peacefully without any disturbances from any corner after erecting structure therein and also paying relevant rates and taxes to the concerned authority & the said property is now free from all encumbrances, liens, lispences, demands, lease, mortgage, acquisition, requisition, having a good & clear marketable title thereof.

AND WHEREAS the owner/first party herein desires & decided to develop the said schedule mentioned landed property by erecting a **multi storied** residential flat system building thereon but she is not in sound financial position to invest money & to bear the costs of construction as well as lack of experience in such construction works & as such approached the developer/second party to undertake the job of the construction of the proposed building at the said premises & to invest the money in the said construction works in the said schedule property.

AND WHEREAS the developer/second party on being approached by the first party/owner, agreed to make the construction works of the proposed building at the said premises at its own costs and investment and payment of

material costs, labours and masons' charges meeting and solving other objection & problems raised by the authorities.

AND WHEREAS both the parties herein have negotiated between themselves regarding terms and conditions so that the said development works can be made and with a view to avoid any future disputes both parties herein have agreed to enter into this agreement on the following terms & conditions.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed between the parties on the following terms and conditions :-

ARTICLE - I : DEFINATION

In these presents unless there is something inconsistent with or repugnant to the subject or context.

1.1. OWNER : shall mean **SMT. ANILA PAUL** (PAN-----
-----,, Aadhaar No.-----), wife
of Kalidas Paul, by faith Hindu, by occupation Housewife,
Nationality Indian, residing at 54, Roy Nagar Place, South
Roynagar, P.O. & P.S. Bansdrani, Kolkata-700070, District
South 24-Parganas and her legal heirs, successors,
representatives and assigns.

1.2 **DEVELOPER** : shall mean **M/S. S.S. ENTERPRISES** (PAN ABWFM0816D), a Partnership firm, having its office at C-166e, Sonali Park, P.O. & P.S. Bansdrone, Kolkata-700070, District South 24-Parganas, represented by its existing partners (1) **SRI SUKANTA MONDAL**, (PAN AQSPM5885F, Aadhaar No.8820 7440 0781), son of Late Krishnapada Mondal, residing at Rania Udayan Pally, Shitala Mandir, P.O. Boral, P.S. Narendrapur, Kolkata-700154, District South 24-Parganas, (2) **SRI SUMANTA MODAK** (PAN BDQPM0625M, Aadhaar No.4549 0970 3004), son of Santosh Modak, residing at C-166e, Sonali Park, P.O. & P.S. Bansdrone, Kolkata-700070, District South 24-Parganas, both by faith Hindu, by occupation Business, Nationality Indian.

1.3 **PREMISES/PROPERTY** : shall mean the land measuring about 1 cottah 2 chittaks 30 sq.ft. in Khatian No.414 of Touji No.3, land measuring about 1 cottah 2 chittaks 30 sq.ft. in Khatian No.415 of Touji No.4, and land measuring about 1 cottah 2 chittaks 30 sq.ft. in Khatian No.416 of Touji No.5, total 3 cottahs 8 chittaks more or less comprised in Dag No.241, appertaining to L.R. Khatian No.59 & 411, of Mouja Roynagar, Pargana Magura, J.L. No.47, P.S. Sadar Tollygunge, then Jadavpur thereafter Regent Park now Bansdrone, S.R.O. Alipore, within the present limits of Kolkata Municipal Corporation, Ward No.112, being Premises No.54, South Raynagar, Kolkata-700070, vide Assessee No.311121900547, District South

24-Parganas (particularly mentioned in schedule hereunder written).

1.4 **LAND** : Shall mean land contained in the said property mentioned in the schedule below.

1.5 **BUILDING**: shall mean the proposed building consisting of space and/or flats, and other structure which the parties hereto propose to erect in or upon the said property.

1.6 **COMMON EXPENSES**: shall mean and include the expenses for common purposes as mentioned in the schedule 'E' hereunder written.

1.7 **SERVICE COMPANY**: shall mean an association, syndicate, society or limited company and/or body or institution that may be formed or nominated by the owner and/or developer for the maintenance of the common parts.

1.8 **COMMON FACILITIES**: shall include the common areas and facilities in the building for the use of the owner, developers and all occupiers of the flats and spaces of the building as mentioned in the schedule 'D' hereunder written.

1.9 **CONSTRUCTED AREA**: shall mean the total constructed areas of the proposed building.

1.10 **SALEABLE SPACE:** Shall mean the space in the building available after construction for independent use and occupation after making the due provision for common facilities & the spaces required thereof including undivided proportionate share or in respect of the land except the reserved for the owner mentioned as "Owner's allocation".

1.11 **OWNER'S ALLOCATION:** shall mean the owner shall be entitled to 50% of the total constructed area of the proposed building which shall cover one flat on first floor (South-North-east), one flat on second floor (South-North-west) and one flat on third floor (south-north-east) and 50% of ground floor.

Except the said owner's allocation, the developer shall provide a adjustable cash amount of Rs.50,000/- (Rupees fifty thousand) only which shall be adjusted with the shift charges of owner.

1.12 **DEVELOPER'S ALLOCATION :** shall mean the developer shall be entitled to remaining 50% of the total constructed area of the proposed building which shall cover one flat on first floor (South-North-west), one flat on second floor (South-North-east) and one flat on third floor (south-north-west) and 50% of ground floor.

1.13 **CONSTRUCTION** : shall mean the building to be constructed in the schedule premises as per the specification of construction hereunder mention.

1.14 **ROOF** : shall mean and include the entire open space of the roof of building excluding the space required for installation of overhead tank, TV Antenna, stair-case and other facilities.

1.15 **TRANSFEEE** : shall mean the person or persons to whom any space in the proposed building has been agreed to be transferred.

1.16 **ENCUMBRANCES** : Shall mean charges, liens, lispensens, claims, liabilities, trusts, demands, acquisition and requisition of Government and public authorities.

1.17 **FORCE MAJURE** : shall mean flood, earthquake, riot, storm, tempest, civil commotion, strike lock out etc.

1.18 **SUPER BUILT UP AREA** : shall mean and include total constructed flat area along with proportionate common passage, path, stair, roof, overhead and underground water tank, septic tank etc.

1.19 **SINGULAR NUMBER** : shall mean the plural and vice versa.

1.20 **MASCULINE** : shall include the feminine and vice-versa.

ARTICLE - II : TITLE & INDEMNITY

- i. The owner hereby declare that she is the absolute owner and occupier in respect of the said property as mentioned in the schedule hereunder and the same is free from the encumbrances and the owner have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or constructing the work of the construction of the building by the developer in the manner as herein agreed upon.
- ii. The title deed and other related paper in respect of the said property shall be kept with and/or in the custody of the developer and the same shall be handed over after completion of the entire project works.
- iii. That the owner agreed that after execution of this agreement, the owner will not in any manner encumber, mortgage, sell, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv. That the owner herein undertakes to execute a Development Power of Attorney in favour of the developer herein and appoint it as their constituted attorney and shall-empower the said developer to do all the necessary acts for such development works, construction works, obtain sanction of building plan from the K.M.C. and other

necessary acts including sale of the respective flat or flats or other covered area in respect of developer's allocation in the proposed building.

v. The owner hereby also undertakes that the developer shall be entitled to construct & complete the new building on "the said property" and to retain developer's portion therein after handing over the possession of the owner's allocation in complete & finished condition without any interruption or interference from the owner or any person or lawfully claiming through or under the owner and the owner thereby undertakes to indemnify & keep indemnified the developer against all losses, damages, costs, charges & expenses incurred as a result of any breach of this undertaking.

vi. The developer also hereby undertakes to construct the new building & undertakes to pay all damages, penalties and/or compounding fees, if any, payable to the authority or authorities concerned or relating to any deviation.

vii. In carrying out the said development works and/or construction of the new building herein agreed upon the developer shall keep the owner indemnified from and against all third party or compensation and action due to any act or omission, commission or technical defect of the developer or any accident in or related to the construction

of the building for which the legal responsibility shall be of the developer.

ARTICLE – III : EXPLOITATION RIGHTS :

The developer shall get the additional building plan from time to time as may be required by the Kolkata Municipal Corporation or the Government or any other authority or to comply with such sanction, permission, clearance and approval of the owner. All costs, expenses and payments required for the preparation and/or modification in the plan and sanction of the plans and all other incidental expenses for the above noted purpose stated here above shall be paid and borne by the developer herein provided always that the bye laws, rules and regulations and additional area shall get the developer.

ARTICLE – IV : BUILDING :

i. The Developer will at its own costs construct the building in or upon the said property in accordance with the sanctioned plans without any hindrance or disturbances by or on behalf of the owner or any person. The developer will ensure that the building shall conform to Class I standard building materials and is made with best available materials and provide with facilities as specified in the schedule 'C' hereunder written.

ii. The developer shall be entitled to apply to obtain quotas for cement, steel, bricks and other materials as may

be allowable for the construction of the building on the strength of the Development Power of Attorney as to be executed by the owner/first party.

iii. The developer shall be entitled to at its own costs to apply for and obtain temporary and/or permanent gas connection to the building and other public utilities and developer shall be entitled to all refunds or payments and/or deposits made by the developer to any authority firm or persons.

iv. All papers as may be required for the building shall be signed by the said owner.

v. The owner will make the said property available to the developer immediately on execution of these presents for the preliminary & preparatory work for its development and construction of the building.

vi. The developer shall abide by all the laws, bye laws, rules and regulations of the Government, Municipal Corporation, local bodies and other concerned authorities as the case may be and shall attend to answer & be responsible for any deviation, violation and/or breach of any of the laws, facilities to the said property during the period of construction. The owner or their legal heirs or assigns shall sign execute and deliver all papers & applications signifying their consent and approval to

enable the developer to obtain such utilities services and facilities.

vii. The developer hereby undertakes to complete the construction of the new building within 24 (twenty-four) months immediately after getting the sanction of Building Plan and shall complete the construction of said building diligently and expeditiously and to offer the owner's allocated portion to the owner within said period of 24 (twenty-four) months immediately after getting the sanction of building plan of the proposed building unless prevented by circumstances beyond its control, in such eventualities in either case the time shall be reasonably extended by the owner, addition three to six months respectively. However, if developer commits default to offer to owner the owner's allocated portion as hereinabove stated, the developer shall be liable to pay compensation to the owner's allocated portion from the date of such default.

viii. That after completion of said Building, the developer/ second party shall serve one month's notice to the land-owner/first party for taking delivery of possession of their allocated portion & one month after such date of issuance of notice shall be deemed to be the date of delivery of possession of land owner's allocated portion irrespective of when she takes actual possession of the same.

ix. That the owner shall vacate and hand over possession of the said premises and the developer.

x. That after getting possession of the owner's allocation, the land owner/first party herein shall have the right to sell their allocated portion to any third party without obtaining any permission from the developer/builder/second party.

ARTICLE - V : CONSIDERATION AND SPACE ALLOCATION:

In consideration of the Agreement, the owner have agreed to grant exclusive right of development of the said premises to the developer & the developer agrees and/or undertakes to allocate the following accommodation to the owner as owner's allocation.

owner shall be entitled to 50% of the total constructed area of the proposed building which shall cover one flat on first floor (South-North-east), one flat on second floor (South-North-west) and one flat on third floor (south-north-east) and 50% of ground floor, hereinafter referred to as the **OWNER'S ALLOCATION.**

Except the said owner's allocation, the developer shall provide a adjustable cash amount of Rs.50,000/- (Rupees fifty thousand) only which shall be adjusted with the shift charges of owner.

Save & except the owner's allocation, the developer shall be entitled to remaining 50% of the total constructed area of the proposed building which shall cover one flat on first floor (South-North-west), one flat on second floor (South-North-east) and one flat on third floor (south-north-west) and 50% of ground floor, hereinafter referred to as **DEVELOPER'S ALLOCATION**.

Provided always that after commencement of construction of the building the developer shall be entitled to at all times to enter into agreements or contracts for transfer and/or dispose of the area of the developer's allocated portion of the proposed building on its responsibility and risks and to receive earnest money & payment for the same of the area of the developer's allocated portion for which the owner shall in no way be responsible & the owner shall not be liable for the money to be taken as advance by the developer from the intending purchaser or purchasers.

ARTICLE - VI : DEVELOPER'S OBLIGATION :

1. The Developer shall be liable in all respect to pay or bear of all rates, taxes, impositions in respect of the schedule mentioned property from getting possession of the said property including the developer's allocated portion of the said building at its own costs and responsibilities & owner/first party herein shall not be liable to bear any such taxes to the concerned authority in any manner.

2. That after **getting possession of the said premises**, developer/second party herein shall start construction of the proposed building in schedule Premises in pursuance of the sanctioned Building Plan to be obtained from the K.M.C. & shall finish and complete the construction of the proposed building within 24 months from the date of getting sanction of building plan on the strength of said registered Development Power of Attorney. If developer fails or neglects to complete the building within said period of 24 months due to natural calamity such as heavy rain, flood, earth quake, labour strike, Lockdown for COVID 19 Pandemic situation again or any other reason which are beyond control of human capacity, then the period may be extended for another six months and then if the developer fails to complete the said building, then the matter shall be amicably negotiated between the parties herein and shall be settled the matter with proper mutual discussion.

3. That since getting vacant possession of the said premises, the developer shall demolish the existing old building at its own risks and responsibilities without any obstruction from the ends of first party.

4. That at the time of getting peaceful vacant possession of the schedule premises, the developer shall provide shifting charges @ Rs.25,000/- per month to the owner herein and shall arrange alternative accommodation in any

nearby premises of the schedule property and shall provide the said monthly shifting charges in every month without any default till handing over possession of owner's allocation to the owner. It is relevant to mention here that the said adjustable amount of Rs.50,000/- (Rupees fifty thousand) only with the said shifting charges.

ARTICLE - VII : DEVELOPER'S RIGHT & RESPONSIBILITIES

1. After execution of this agreement made in terms hereof, the owner hereby shall grant exclusive right to the developer to do construction of the proposed building over the schedule property in pursuance of sanction of Building Plan to be obtained from K.M.C.

2. That the owner herein shall deliver peaceful vacant possession of the schedule property to the developer as and when the developer shall ask for and since getting possession of the schedule property, developer shall make payment of all the relevant rates and taxes to the concerned authorities and after getting delivery of vacant possession of the said landed property, the developer herein shall start construction over the said property & complete the same **at its** own costs & responsibilities by engaging its own men, masons, labour, contractor within the stipulated period as noted above.

3. That the developer herein shall abide by all the laws, by-laws, rules, regulations of Government, Semi-Government, local bodies, Kolkata Municipal Corporation or any other competent authorities as the same may be & shall attend to answer & be responsible for any deviation, violation and/or breach of any of the said laws, by-laws, rules and regulations.
4. The owner hereby shall grant subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect & complete the multi storied building and to commercially exploit the same to make construction of the proposed multi storied building and after getting possession of owner's allocation, the owner/first party shall have right to enter into agreement for sale in respect of her allocated portion in the proposed building.
5. The Developer shall be entitled to transfer or convey all portions of developer's allocation of the building of the said premises together with the proportionate undivided share of land & the common facilities and amenities and the Developer shall be entitled to enter into sale agreement with the intending buyers for sale and transfer the same, to receive, realize and collect all moneys in respect thereof which nominees shall absolutely belong to the Developer & the owner hereby gives consent to the Developer to enter into the agreement for sale and the owner undertake to

convey the developer's allotted portion of the building with said rights to the purchasers as and when called upon by the Developer by executing necessary sale deed at the costs of the developer or his nominated person.

6. The Developer shall be deemed to be the agent of the owner who shall be solely and exclusively responsible for construction of the said building.

7. Subject to aforesaid the decision of the Architect regarding the quality of the materials shall be final & binding between the parties hereto.

8. The Developer shall provide in the said Building pump water storage tanks, overhead reservoirs, electrification, permanent electric connection, plumbing installation, sanitary fittings, fixtures, pipe lines, drainage system, lift provision, lift well and lift machine and landing in each floor leading from ground floor to the top floor of the building with finish of plastered wall with putty, painting, grill work and other fittings required to be provided in the proposed multi storied building apartment & constructed spaces for sale on ownership basis.

9. The Developer shall **at its** own costs and expenses without creating any financial or other liability upon the owner construct and complete the said building therein.

10. All the costs, charges and expenses including the Architect's fees in the matter of development works of the said premises shall be paid, discharged & borne by the Developer & owner shall have no liability in this context.

ARTICLE – VIII : OWNER'S RESPONSIBILITIES :

1. That the owner herein shall be liable to extend her co-operation in all respect to the developer for such construction of the building.

2. That the Downer herein shall be liable to make over all the dues rates and taxes to the concerned authority in respect of the said property unto the date of handing over possession of the said premises to the developer herein.

3. That the owner herein shall be liable to execute the conveyance deed in respect of the portion of developer's allocation of the said proposed building in favour of the nominated person or persons of the developer in respect of the developer's allocated portion of the building, if necessary either by themselves or by the said developer as their constituted attorney by virtue of Development Power of Attorney to be executed by the owner in favour of the developer and make registration before the competent registration office.

4. That the owner herein shall be liable to put her signature in all papers, documents, instruments relating to

the construction of the proposed building & other relevant documents & papers without causing any plea and pretext.

5. That the owner herein shall be liable for all the right, title, interest & possession in respect of the schedule property & they undertake and declare that schedule property is now free from all encumbrances, charges, liens, lispendences, demands, lease, mortgage, demands, attachments, lease, mortgage having a good clear & free marketable title thereof.

6. That the owner undertakes and declares that she never entered into any other agreement or contract with any other person or persons, firm, institution, organization, company & the property is not any debottor or pirottar property nor any case is pending before any court of law. All the previous agreement or power if any, executed, have been cancelled and revoked by executing necessary documents before the competent authority.

ARTILE - IX : COMMON FACILITIES :

1. As soon as the Building of the Housing Residential apartment completed, the developer herein shall at first hand over possession of owner's allocation to the owner/ first party herein by issuing Possession Letter and thereafter he shall be exclusively entitled to transfer the developer's allocated portion and also shall be responsible

for the payment of all Municipal & property tax, duties, dues and other statutory outgoings and impositions whatsoever payable in respect of the developer's allocated portion of the said premises and shall be liable to bear the proportionate share of and the common areas and maintenance of the building & other common installations of the building proportionately.

2. That the developer shall provide all the necessary fittings, fixtures, instruments, amenities including the two collapsible gate in the front door with balconies of the flats of owner's allocation in the proposed building.

ARTICLE - X : COMMON RESTRICTIONS

1. The Developer or any of the respective transferees shall not demolish or permit demolition of any wall or other structures in the respective allocated portion or any portion thereof or make any structural alteration therein without the permission of the management, society/ association/holding organization envisaged herein before on this behalf.

2. If there is any amendment of Building Rules or any other rules which are applicable for this project the competent authority according to law in that case the owner and Developer herein shall abide by all the amended Rules and Regulations as per law.

ARTICLE - XI : MISCELLANEOUS :

- a. After execution of this agreement, owner herein shall hand over all the original papers and documents in respect of schedule mentioned premises to the developer herein & the developer shall be exclusively entitled to do all the necessary acts, deeds, things for completion of the construction of the proposed building over the said schedule mentioned property.
- b. That by virtue of this Development agreement, Developer herein shall do all the necessary acts, deeds & matters or things for construction of proposed building.
- c. That after obtaining delivery of the possession of the said property/premises as mentioned in the schedule hereunder written, the developer herein shall demolish the existing old building at its own costs, expenses, risks and responsibilities and all the debris and broken materials shall be disposed of by the owner and shall entertain all the sale proceeds thereof. And after demolishing the existing structure, developer shall start construction of proposed building in the schedule premises in pursuance of the sanctioned Building Plan to be obtained from K.M.C. at its own costs, risks and responsibilities.
- d. That developer shall be entitled to enter into any agreement for sale with any intending buyers in respect of the Developer's allocated portion, and the owner herein shall not be liable for the same.

- e. That the developer shall construct and complete the proposed building over the schedule mentioned property as per the specification of construction mentioned hereunder.
- f. That during construction of the proposed building, if any incident, accident or mishap happened, the developer shall be liable and responsible for the same **at its** own risks and responsibility and the owner herein shall not be held liable for the same in any manner.
- g. That the developer shall solve, face and settle all the demands of any local club, organization, institution **at its** own responsibilities & the owner shall provide necessary assistance as and when the situation would ask for.
- h. That during construction of the proposed building in the schedule premises, the developer herein shall engage all the men, masons, labours, carpenters, painter, plumber, electrician, **at its** own costs and also shall solve all the local problem and the owner shall co-operate with the developer which would be permitted in law as per request of the developer.
- i. That the developer shall be liable to bear all the costs & expenses for construction and after completion of the proposed Building in the schedule mentioned property and shall not demand any part thereof from the owner herein in any manner.

j. That the developer herein shall complete construction work of the said building over the schedule mentioned property as per the specification of construction mentioned hereunder & also shall use best quality of building materials.

k. It is to be noted here that if any dispute or any case is found pending relating to schedule premises, the land owner shall solve & settle all such disputes at her own costs & responsibilities thereafter shall hand over peaceful possession of the said property to developer herein.

l. That the owner herein shall have liberty to enquire and inspect the construction of the said building either personally or through her own engineer, architect at any reasonable hour and the developer herein shall allow the owner or her agents to do the same subject to condition that the owner herein shall not cause any obstruction or disturbances to the men & masons engaged by the developer in the construction work.

m. It is relevant to mention herein that if any previous development agreement made by the owner with any other person or firm, the owner/first party herein shall cancel the same at her own responsibilities and during tenure of this agreement if the first party expires, her legal heirs shall be liable to make fresh development agreement and power of attorney in favour of developer to complete construction of building.

n. That all the respective sale deeds in respect of the respective flats & other covered area of the proposed

building shall be registered through the Ld. Advocate of the developer.

o. That both the parties herein shall abide by all the conditions contained herein above and shall not cause any breach of conditions in any manner.

SCHEDULE 'A' ABOVE REFERRED TO
(Description of the premises)

ALL THAT piece and parcel of the land measuring about 1 cottah 2 chittaks 30 sq.ft. in (Khatian No.414) of Touji No.3, land measuring about 1 cottah 2 chittaks 30 sq.ft. in (Khatian No.415 of Touji No.4), and land measuring about 1 cottah 2 chittaks 30 sq.ft. in (Khatian No.416 of Touji No.5), total 3 cottahs 8 chittaks more or less comprised in (Dag No.241), appertaining to L.R. (Khatian No.59 & 411), of Mouja Roynagar, Pargana Magura, J.L. No.47, (P.S. Sadar Tollygunge, then Jadavpur thereafter Regent Park now Bansdroni), S.R.O. Alipore, within the present limits of Kolkata Municipal Corporation, Ward No.112, being Premises No.54, South Raynagar, Kolkata-700070, vide Assessee No.311121900547, District South 24-Parganas, together with building standing thereon along with easement rights of common passage attached thereto for free ingress and egress, and the said property is butted and bounded as follows:

NORTH : 12' wide common passage then scheme Plot No.1

SOUTH : Portion of land in Dag No.241.

EAST : 6' feet wide common passage.

WEST : Portion of land in Dag No.241.

SCHEDULE 'B-I' ABOVE REFERRED TO
(Description of the Owner's allocation)

owner shall be entitled to 50% of the total constructed area of the proposed building which shall cover one flat on first floor (South-North-east), one flat on second floor (South-North-west) and one flat on third floor (south-north-east) and 50% of ground floor of the proposed building of the schedule 'A' premises as to be sanctioned by the K.M.C.

SCHEDULE 'B-II' ABOVE REFERRED TO
(Description of the Developer's allocation)

ALL THAT piece and parcel of developer shall be entitled to remaining 50% of the total constructed area of the proposed building which shall cover one flat on first floor (South-North-west), one flat on second floor (South-North-east) and one flat on third floor (south-north-west) and 50% of ground floor of the proposed multi storied building as to be sanctioned by the K.M.C. authority together with proportionate share and/or interest in the land and the common areas and facilities of the proposed building to be constructed in the schedule 'A' landed property (except owner's allocated portion of the proposed building).

SPECIFICATIONS CONSTRUCTIONS :

1. FOUNDATION : The building is designed on R.C.C. structure.
2. WALLS: All external wall shall be 200 mm. thick brick with cement plaster all internal partition wall will be 175 mm thick except bathroom and kitchen which may be of 125 mm thick with both side cement plaster. All inside wall will be coated with plaster of paris.
3. FLOORING : All bed room, kitchen, living/dining, bathroom cum toilet room will be finished with good quality of Marble/Tiles floor.
4. KITCHEN : Kitchen will have R.C.C. cooking platforms with 3' (feet). height glazed tiles and Black stone top of the platform. One sink will be provided, one tap on the sink and other under the sink for washing utensils. Flooring will be made/finished with Marble/tiles..
5. TOILETS : 6' (Feet) height tiles round common toilet will have one Western commode with cistern and taps, taps, geyser point will be provided in this toilet. The said toilet will have good quality P.V.C. concealed pipeline. Flooring will be made by the Tiles floor.
6. DOORS/WINDOWS:
All internal and bedroom doors will be made of flash door with necessary latch etc.

ii. All the doors shall be made as per the requirement and choice of the developer, and P.V.C. door for toilets.

iii. Aluminium sliding windows.

7. ELECTRIFICATION :

a. All electric equipment including wire shall be made of good quality and good company.

b. Concealed line will be provided in the flats 5 Amp. And 15 Amps, portions will be provided in all rooms, toilets and kitchen, in dining and drawing spaces. Exhaust fan point will be provided in kitchen and toilets, electrical points for fan, lights, refrigerator, television, & two A.C. point will be provided by developer at its own costs.

c. Two electric meters (60A) am shall be installed in the name of owner in respect of two flats i.e. owner's allocation at the costs & responsibilities of developer.

8. PLUMBING AND SANITARY :

a. Concealed water line of PVC pipe of ISI Mark Company will be provided.

b. All basins and other fittings will be fitted with good quality.

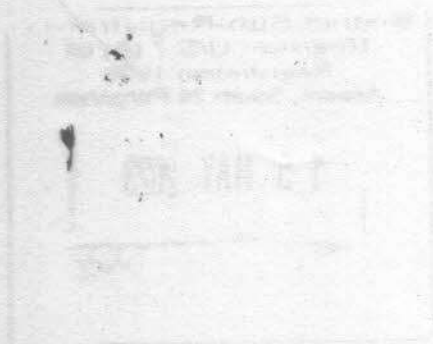
c. With drain board provided at Kitchen.

d. Low height bibcock for washing will be provided at kitchen.

9. EXTRA WORK : Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advances basis as required.

10. WATER SUPPLY : Water will be supplied from the supply of the Kolkata Municipal Corporation. It will be arranged with underground reservoir and overhead water tank by the Developer.

11. PAINTING :All internal walls will be finished with Putty. All external painting will be with cement-based paint. (The two flats of first floor i.e. the owner's allocation, shall be finished with final paint).



IN WITNESS WHEREOF both the parties herein has put her respective hand, and seal on this the day, month and year first above written.

WITNESSES:

1. Sankar Paul
Roy Nagar Place
Bansdroni - 70

[Handwritten signature]

SIGNATURE OF OWNER.

2. Malay Paul.
Roy Nagar Place
Bansdroni,
Kolkata - 700070

M/S. S. S. ENTERPRISE

Sukanta Mondal
Partner

Drafted by :

[Handwritten signature]
Advocate W/2-9/12/01
Alipur Criminal Court,
Kolkata-700027.

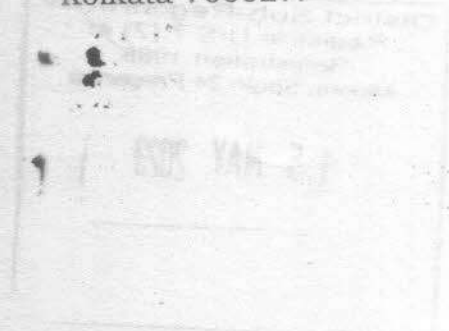
M/S. S. S. ENTERPRISE

Sumanta Modak,
Partner

SIGNATURE OF DEVELOPER

Computer printed by:

Kala Chand Roy
KALA CHAND ROY
Alipur Criminal Court,
Kolkata-700027.



MONEY RECEIPT

RECEIVED from the within named developer M/s.S.S. ENTERPRISE, the within mentioned adjustable amount of Rs.50,000/- (Rupees fifty thousand) only which shall be adjusted with the shifting costs.

WITNESSES:

1. Sankar Paul
Roynagar Place
Colkata - 70

Malay Paul.
2. (MALAY PAUL)
Roynagar Place
Bansdroni. kol. 70

[Handwritten Signature]

SIGNATURE OF THE OWNER.



W. J. ...

	Thumb	Fore	Middle	Ring	Little
Left					
Right					

W. J. ...

SIGNATURE.....

NAME.
SMT ANILA PAUL



S. ...

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE... *S. ...*



NAME.-

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

SIGNATURE.- *S. ...*



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



192023240053419951

GRN Details

GRN: 192023240053419951 Payment Mode: Online Payment
GRN Date: 15/05/2023 11:50:05 Bank/Gateway: State Bank of India
BRN : CKW9142802 BRN Date: 15/05/2023 11:55:41
GRIPS Payment ID: 150520232005341994 Payment Init. Date: 15/05/2023 11:50:05
Payment Status: Successful Payment Ref. No: 2001223537/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUKANTA MONDAL
Address: RANIA UDAYAN PALLY,
Mobile: 9831155352
Depositor Status: Buyer/Claimants
Query No: 2001223537
Applicant's Name: Mr Nirmal Gayen
Identification No: 2001223537/1/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 15/05/2023
Period To (dd/mm/yyyy): 15/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001223537/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	2001223537/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	521
Total				5442

IN WORDS: FIVE THOUSAND FOUR HUNDRED FORTY TWO ONLY.



cmh
/

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001223537/2023	Office where deed will be registered
Query Date	15/05/2023 9:58:56 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Nirmal Gayen ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240454989, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 50,000/-]	
Set Forth value	Market Value	
Rs. 50,000/-	Rs. 25,46,997/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:48(g))	Rs. 521/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks-		

Land Details :

District: South 24-Parganas, Thana: Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, , Premises No: 54, , Ward No: 112, Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	(RS :-)		Bastu		3 Katha 8 Chatak	50,000/-	25,19,997/-	Width of Approach Road: 12 Ft.,
Grand Total :					5.775Dec	50,000 /-	25,19,997 /-	

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.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	



Query No: 2001223537 of 2023, Printed On : May 15 2023 11:16AM, Generated from wbregistration.gov.in

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	ANILA PAUL Wife of KALIDAS PAUL,54, ROY NAGAR PLACE, SOUTH ROYNAGAR,, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CUxxxxxx1Q, Aadhaar No.: 42xxxxxxxx5234, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	MS S S ENTERPRISES (Partnership Firm) ,C-166E, SONALI PARK,, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 PAN No. ABxxxxxx6D, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	SUKANTA MONDAL Son of Late KRISHNAPADA MONDALRANIA UDAYAN PALLY, SHITALA MANDIR,, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AQxxxxxx5F , Aadhaar No.: 88xxxxxxxx0781	MS S S ENTERPRISES (as partners)
2	SUMANTA MODAK Son of SANTOSH MODAKC-166E, SONALI PARK,, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BDxxxxxx5M , Aadhaar No.: 45xxxxxxxx3004	MS S S ENTERPRISES (as partners)

Identifier Details :

Name & address
NIRMAL GAYEN Son of R GAYEN ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of ANILA PAUL, SUKANTA MONDAL, SUMANTA MODAK

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ANILA PAUL	MS S S ENTERPRISES-5.775 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	ANILA PAUL	MS S S ENTERPRISES-100 Sq Ft



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 14-06-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 14-06-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Major Information of the Deed

Deed No :	I-1604-05730/2023	Date of Registration	15/05/2023
Query No / Year	1604-2001223537/2023	Office where deed is registered	
Query Date	15/05/2023 9:58:56 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nirmal Gayen ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240454989, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,000/-]		
Set Forth value	Market Value		
Rs. 50,000/-	Rs. 25,46,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, , Premises No: 54, , Ward No: 112 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		50,000/-	25,19,997/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.775Dec	50,000 /-	25,19,997 /-	

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.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	



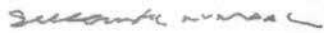
Land Lord Details :



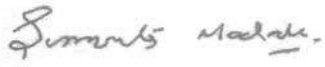
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ANILA PAUL Wife of KALIDAS PAUL Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Office			
		15/05/2023	LTI 15/05/2023	15/05/2023
54, ROY NAGAR PLACE, SOUTH ROYNAGAR,, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUxxxxxx1Q, Aadhaar No: 42xxxxxxxx5234, Status :Individual, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Office				

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	MS S. S. ENTERPRISE C-166E, SONALI PARK,, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: ABxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SUKANTA MONDAL (Presentant) Son of Late KRISHNAPADA MONDAL Date of Execution - 15/05/2023, , Admitted by: Self, Date of Admission: 15/05/2023, Place of Admission of Execution: Office			
		May 15 2023 3:30PM	LTI 15/05/2023	15/05/2023
RANIA UDAYAN PALLY, SHITALA MANDIR,, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx5F, Aadhaar No: 88xxxxxxxx0781 Status : Representative, Representative of : MS S. S. ENTERPRISE (as partners)				

2	Name	Photo	Finger Print	Signature
	SUMANTA MODAK Son of SANTOSH MODAK Date of Execution - 15/05/2023, , Admitted by: Self, Date of Admission: 15/05/2023, Place of Admission of Execution: Office	 May 15 2023 3:30PM	 LTI 15/05/2023	 15/05/2023
C-166E, SONALI PARK,, City:- , P.O:- BANSDRONI, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx5M, Aadhaar No: 45xxxxxxxx3004 Status : Representative, Representative of : MS S. S. ENTERPRISE (as partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
NIRMAL GAYEN Son of R GAYEN ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 15/05/2023	 15/05/2023	 15/05/2023
Identifier Of ANILA PAUL, SUKANTA MONDAL, SUMANTA MODAK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANILA PAUL	MS S. S. ENTERPRISE-5.775 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ANILA PAUL	MS S. S. ENTERPRISE-100.0000000 Sq Ft

On 15-05-2023

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 13:27 hrs on 15-05-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by SUKANTA MONDAL ,

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 25,46,997/-

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

Execution is admitted on 15/05/2023 by ANILA PAUL, Wife of KALIDAS PAUL, 54, ROY NAGAR PLACE, SOUTH ROYNAGAR,, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by NIRMAL GAYEN, , , Son of R GAYEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-05-2023 by SUKANTA MONDAL, partners, MS S. S. ENTERPRISE (Partnership Firm), C-166E, SONALI PARK,, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by NIRMAL GAYEN, , , Son of R GAYEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 15-05-2023 by SUMANTA MODAK, partners, MS S. S. ENTERPRISE (Partnership Firm), C-166E, SONALI PARK,, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by NIRMAL GAYEN, , , Son of R GAYEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 553.00/- (B = Rs 500.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2023 11:55AM with Govt. Ref. No: 192023240053419951 on 15-05-2023, Amount Rs: 521/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW9142802 on 15-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12865, Amount: Rs.100.00/-, Date of Purchase: 15/05/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2023 11:55AM with Govt. Ref. No: 192023240053419951 on 15-05-2023, Amount Rs: 4,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW9142802 on 15-05-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 180460 to 180504

being No 160405730 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.25 11:07:17 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2023/05/25 11:07:17 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)