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 the endorsement should correspond with this
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[Signature]

Dist. Sub-Registrar-1
 Alipore, South 24 Parganae

26 JUN 2025

DEVELOPMENT AGREEMENT

THIS INDENTURE is made on this the 26th day of
 June , Two Thousand Twenty Five (2025) A.D.

Anvita Naska

23 JUN 2025

25150

No.....Rs.100/- Date.....

Name : M/S, SSD Construction

Address : 33B, D.P.P. Road, P.S. Netaji Nagar,

Vendor : Alipore Collectorate, 24 Pgs. (South),
Kolkata-700047,

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



District Sub-Registry
Alipore South 24 Parganas

26 JUN 2025

26 JUN 2025

Gopal Dutta
S/O Lali Mahon Dutta
Alipore Police Court
Kolkata-27

BETWEEN

1) **SMT. BASANTI NASKAR**. PAN - **AMKPN4759R**, Aadhaar No. 396543266100, wife of Late Asoke Naskar alias Asoke Kumar Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Housewife, 2) **SRI ARIJIT NASKAR**, PAN - **ASLPN6213B**, Aadhaar No. 4225 72399402, son of Late Asoke Naskar alias Asoke Kumar Naskar, by Nationality - Indian, by faith - Hindu, by occupation - Business, both are residing at 60/A, Ashoke Road, Kendua, Post Office - Garia, Police Station - formerly Jadavpur presently Patuli, Kolkata - 700084, hereinafter shall be called, mentioned and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/ or assigns) of the **ONE PART**.

AND

"M/S. SSD CONSTRUCTION" PAN - AFOFS6497Q, a partnership firm, having its registered office at 33B, D. P. P. Road (Mailing Address : 287, Ganguly Bagan), Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, it is being represented by its partners namely 1) **SRI JOY**

Arijit Naskar

SHANKAR SARKAR, PAN - BPCPS8365G, Aadhaar No. 4598 77238685, son of Late Kamal Sarkar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 287, Ganguly Bagan, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047 and **2) SRI DULAL CHANDRA GHOSH**, PAN - ACXPG0702E, Aadhaar No. 861204521404, son of Sri Nagendra Nath Ghosh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 29/19/1, Kendua Main Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084, hereinafter called and referred to as the **"DEVELOPER/ BUILDER"** (which expression shall unless excluded by or repugnant to the context hereto be deemed to include their heirs, executors, administrators, successor-in-office, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS one SRI KALICHARAN NASKAR son of Late Ramgati Naskar inherited different landed properties including ALL THAT piece and parcel of land measuring **05 (five) Cottahs 05 (five) Chittaks and 25 (twenty five) Sq.ft.** be same a little more or less, lying and situated at Mouza - Baishnabghata, Pargana - Medanmalla, J.L. No. 28,

Anjit Naskar

Touzi No. 256, comprised in R.S. Dag No. 788 under R.S. Khatian No. 576, presently within the limits of the Kolkata Municipal Corporation under Ward No. 101, being K.M.C. Premises No. 105, Kendua Main Road, Kendua, Kolkata - 700084 under Police Station - formerly Tollygaunge, thereafter Jadaupur and at present Patuli, District Registrar Office - Alipore, District South 24 Parganas.

AND WHEREAS the said SRI KALICHARAN NASKAR after inherited all such ancestral properties, mutated the same after taking possession and recorded his name in the books and records of relevant authorities including Kolkata Municipal Corporation and continued enjoying the same by occupying, staying, realizing rents and profits after constructing tile shaded structure and continued paying taxes and duties continuously without any dispute, litigation and/or iota objection from any corner of whatsoever nature.

AND WHEREAS while continuing enjoying the said properties, said SRI KALICHARAN NASKAR decided to sell, convey and transfer ALL THAT piece and parcel of land measuring **05 (five) Cottahs 05 (five) Chittaks and 25**

Amit Naskar

(twenty five) Sq.ft, together with tile shaded structure out of his inherited property, lying and situated at Mouza - Baishnabghata, Pargana - Medanmalla, J.L. No. 28, Touzi No. 256, comprised in R.S. Dag No. 788 under R.S. Khatian No. 576, presently within the limits of the Kolkata Municipal Corporation, under Ward No. 101, being K.M.C. Premises No. 105, Kendua Main Road, Kendua Kolkata - 700084 under Police Station - formerly Tollygaunge, thereafter Jadavpur and at present Patuli, District Registrar Office - Alipore, District South 24 Parganas, for the requirement of some emergency cash amount for valid reasons and SRI ASOKE NASKAR alias ASOKE KUMAR NASKAR - one of the sons of the said KALICHARAN NASKAR offered the highest price purchasing the said property and considering the price offered by said SRI ASOKE NASKAR alias ASOKE KUMAR NASKAR, as the highest price and so said KALICHARAN NAKAR sold, conveyed and transferred land measuring 05 (five) Cottahs 05 (five) Chittaks and 25 (twenty five) Sq.ft, together with tile shaded structure standing thereon, lying and situated at Mouza - Baishnabghata, Pargana - Medanmalla, J.L. No. 28, Touzi No. 256, comprised in R.S. Dag No. 788 under R.S. Khatian No. 576, presently within the

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limits of the Kolkata Municipal Corporation under Ward No. 101, being K.M.C. Premises No. 105, Kendua Main Road, Kendua Kolkata - 700084 under Police Station - formerly Tollygaunge, thereafter Jadavpur and at present Patuli, District Registrar Office - Alipore, District South 24 Parganas to and in favour of said SRI ASOKE NASKAR alias ASOKE KUMAR NASKAR by virtue of a registered Sale Deed and the said Indenture was duly registered in the District Sub-Registry Office at Alipore, South 24 Parganas and duly recorded in Book No. I, Volume No. 112, Pages from 146 to 150, Being No.7340 for the year 1991.

AND WHEREAS after purchasing the said property, said SRI ASOKE NASKAR alias ASOKE KUMAR NASKAR, took possession of the said plot of land AND mutated the same in his favour as absolute owner thereof in the books and records of The Kolkata Municipal Corporation as K.M.C. Premises No. **419/1, Kendua Main Road**, Kolkata - 700084 and continued paying rates and taxes regularly and punctually.

Arupit Naskar

AND WHEREAS while said SRIASOKE NASKAR alias ASOKE KUMAR NASKAR was possessing and enjoying his said property free from all sorts of encumbrances, he died intestate on 04.05.2021 leaving behind his wife namely **SMT. BASANTI NASKAR**(the **Owner No. 1** herein) and only son namely **SRI ARLJIT NASKAR**(the **Owner No. 2** herein) as his only legal heirs and successors to inherit his said property and after demise of said ASOKE NASKAR alias ASOKE KUMAR NASKAR, his said legal heirs i.e. **SMT. BASANTI NASKAR** and **SRI ARIJIT NASKAR**(the **Owners/First Party** herein) became the joint owners of the said land measuring **05 (five) Cottahs 05 (five) Chittaks and 25 (twenty five) Sq.ft**, more or less together with **100 Sft. Tile shaded structure** standing thereon, lying and situated at Mouza - Baishnabghata, Pargana - Medanmalla, J.L. No. 28, Touzi No. 256, comprised in R.S. Dag No. 788 under R.S. Khatian No. 576, presently within the limits of the Kolkata Municipal Corporation under Ward No. **101**, K.M.C. Premises No. **419/1, Kendua Main Road**, Kolkata - 700084, under Police Station - formerly Tollygaunge, thereafter Jadavpur and at present Patuli, District Registrar Office - Alipore, District South 24 Parganas by way of

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inheritance as per the Hindu Succession Act, 1956 AND since then said **SMT. BASANTI NASKAR** and **SRI ARIJIT NASKAR** (the **Owners/First Party** herein) have been possessing and enjoying their said property (morefully described in the Schedule - "A" hereunder written) by paying the relevant rents / taxes to the appropriate authority concerned free from all sorts of encumbrances.

AND WHEREAS the Owners/First Party herein intend to raise a **Multi Storied Building** consisting of different self-contained flats/ units etc. upon their said premises through a Builder/Developer as the "Joint Venture Basis" after demolishing their said existing building and coming to know such desire, the Developer/Builder/ Second Party herein approached the Owners/First Party for the said purpose and after discussion, both the Parties herein entered into this **INDENTURE** under the following terms and conditions as mentioned herein below.

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

Arijit Naskar

1. **DEFINITION** : In this agreement, unless the context otherwise requires.
 - a) **OWNERS** - shall mean **1) SMT. BASANTI NASKAR** and **2) SRI ARIJIT NASKAR,** which include **their** heir/heirs, executors, administrators, successors, legal representatives and/ or permitted assigns.
 - b) **BUILDER/DEVELOPER** - shall mean **"M/S. SSD CONSTRUCTION"** having its registered office at 33B, D. P. P. Road (Mailing Address : 287, Ganguly Bagan), Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, being represented by its partners namely **1) SRI JOYSHANKAR SARKAR,** PAN - BPCPS8365G, Aadhaar No. 459877238685, son of Late Kamal Sarkar, residing at 287, Ganguly Bagan, Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047 and **2) SRI DULAL CHANDRA GHOSH,** PAN - ACXPG0702E, Aadhaar No. 861204521404, son of SriNagendra Nath Ghosh, residing at 29/19/1, Kendua Main Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084, which include **their** heir/heirs, executors,

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administrators, successors, legal representatives and/or permitted assigns.

- c) **PREMISES/PROPERTY** - shall mean entire land measuring **05 (five) Cottahs 05 (five) Chittaks and 25 (twenty five) Sq.ft**, more or less lying and situated at Mouza - Baishnabghata, Pargana - Medanmalla, J.L. No. 28, Touzi No. 256, comprised in R.S. Dag No. 788 under R.S. Khatian No. 576, presently within the limits of the Kolkata Municipal Corporation under Ward No. 101, K.M.C. Premises No. **419/1, Kendua Main Road**, Kolkata - 700084 under Police Station - formerly Tollygaunge, thereafter Jadavpur and at present **Patuli**, District Registrar Office - Alipore, District South 24 Parganas, morefully described in the Schedule 'A' hereunder written.
- d) **BUILDING** - shall mean building/project/ownership housing Abasan and Housing to be constructed on the aforesaid Premises including all sorts of constructions in accordance with the Building Plan as sanctioned by the

Anirul Naskar

Kolkata Municipal Corporation and/or appropriate authority as described in Schedule- "B".

- e) **COMMON FACILITIES AND AMENITIES** - shall include corridors, stair-ways, **lift passage way**, driveways, electricity, pump room, roof and overhead and underground water reservoir, water pump and motor and other facilities and proportionate share of land which will be required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building or the buildings, which remain exclusive property of the Building and the Owners in proportionate share as stated hereunder.
- f) **SALEABLE SPACE** - shall mean the built up / super Built up space in the **Multi Storied Building** available for independent use and occupation after making the due provisions for common facilities and the space required thereof save and except the Owners' Allocation.

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g) **OWNERS' ALLOCATION -**

The **Owners/First Party** herein will get the **50% (fifty percent)** of **F.A.R. i.e. 04 (four) nos. of residential flats and 04 (four) nos. of car parking space** out of the total F.A.R. of the said proposed Building which will be (1) **50%** of the **First Floor, South-West-North** side, (2) **50%** of the **Second Floor, South-East-North** side, (3) **50%** of the **Third Floor, South-West-North** side, (4) **50%** of the **Fourth Floor, South-East-North** side and (5) **04 (four) nos. covered car parking spaces** on the ground floor of the said building including front and back side of the building together with an amount of **Rs.10,00,000/- (Rupees Ten Lakhs only)** is non-refundable amount and remaining amount of **Rs.5,00,000/- (Rupees Five Lakhs only)** is refundable amount which will be refunded by the Owners/First Party to the Builder/Developer/Second Party herein at the time of getting of Owners' allocation after completion of the said new building along with the undivided impartible proportionate share of the said land situated at K.M.C. Premises No. **419/1, Kendua Main Road,** Kolkata - 700084 under Police Station - formerly

Anjil Naskar

Tollygaunge, thereafter Jadaupur and at present **Patuli**, District Registrar Office - Alipore, District South 24 Parganas.

PAYMENT SCHEDULE

At the time of signing of this Agreement - Rs. 15,00,000/-

Total Rs. 15,00,000/-

h) **BUILDER'S/DEVELOPER'S ALLOCATION-**

The Builder/Developer herein will get **remaining 50% (fifty percent)** of the F.A.R that is residential flat area which will be (1) **50%** of the **First Floor, South-East-North** side, (2) **50%** of the **Second Floor, South-West-North** side, (3) **50%** of the **Third Floor, South-East-North** side, (4) **50%** of the **Fourth Floor, South-West-North** side and remaining car parking and commercial space of the said proposed Building along with the undivided impartible proportionate share of the said land situated at K.M.C. Premises No. **419/1, Kendua Main Road**, Kolkata - 700084 under Police Station -

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formerly Tollygaunge, thereafter Jadaupur and at present Patuli, District Registrar Office - Alipore, District South 24 Parganas.

- i) **ARCHITECT/ENGINEER**- shall mean
ARCHITECT/ENGINEER who will be appointed by the Builder for designing and planning of the building.
- j) **TRANSFER** - with its grammatical variations shall include transfer by possession or by any other means adopted for effecting what is understood as a transfer of space in residential multi-storied building to Purchasers thereof although the same may not amount to a transfer in law.
- k) **TRANSFeree** - shall mean a person, firm, limited company Association of person to whom, any space in the Multi Storied Building has been transferred for residence only.
- l) **UNIT OR SPACE FOR OCCUPATION AND SALE** -shall mean the Super Built up space in the **Multi Storied**

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Building available for occupation by the transferees/
Purchasers.

- m) **WORD** - shall mean importing Singular shall include Plural and vice-versa.
- n) **WORDS** - shall mean importing Masculine Gender shall include Feminine and Neuter Genders, like wise Words importing feminine genders include masculine and neuter genders and similar word importing genders shall includes masculine and feminine genders.

2. **TERMS AND CONDITIONS :**

- a) The Owners shall deliver vacant possession of the Schedule-A Land (hereinafter referred to and called as the Land) to the Developer/Builder and the Builder shall construct a **Multi Storied Building** thereon as per sanctioned plan. The Developer/Builder shall handover the copy of sanctioned plan to the owners/First Party herein before starting of construction.

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- b) *The Owners shall have no responsibilities for the proposed Project/ Construct except to deliver vacant possession of land and sign on relevant papers and documents relating to the ownership of said land as and when required by the Builder.*
- b.i) *Time is essence of contract/ agreement. The Developer/ Builder herein shall complete the project and hand over the owners' allocation to the owners along with "**Completion Certificate**" within 36 (thirty six) months from the date of sanctioned of the building plan from the competent authority.*
- c) *The Owners before execution of this Agreement handed over to the Developer/ Builder photo Copies and original Deed relating to the land and construction of the **Multi Storied Building** also show the original documents personally as were necessary and required by the Developer/ Builder.*
- d) *The Builder prepared Plan of the **Multi Storied Building** and got it sanctioned and shall construct,*

Anuj Naskar

erect and complete the Owners allocation in building first of all with common facilities, amenities on the land and building in accordance with the sanctioned plan with good and standard materials as specified in Schedule- "E" at their own costs within **30 (Thirty) months from the date of sanction of Building Plan from the competent authority** unless prevented by natural calamities like National Holiday, flood, earthquake. In the case the natural calamities, another 6 (six) months' time period will be extended, even after expiry of the said period, then the Developer/Builder herein will pay an amount **Rs. 10,000/- (Ten thousand only) per month** to the Owners/ First Party herein till the handover the Owners' Allocation. The Developer/Builder herein shall obtained sanctioned building Plan within 04 (four) months from the date of execution and Registration of this Development Agreement.

- e) The Developer/Builder shall have the right to display sign board on the land inviting the intending or prospective buyers of flats.

Anil Naskar

- f) *The Developer/Builder only shall have rights to receive sum of money from the intending buyers as advance in respect of the Builder's share and price of any flat of Builder's portion shall be fixed or settled by the Builder only in super session of the monetary clause in the registered Power of Attorney mentioned hereinafter. The Owners of the land will have nothing to do in the matter. The Builder or their men/agents shall not receive any money from the intending purchaser/purchasers of flats in the name or on behalf of the Owners of land.*
- (g) *The Developer/Builder after completion of construction of the Owners allocation at first of all providing with all the amenities such as water supply, electricity, sewerage, Completion Certificate etc. which are essential for comfortable living and without doing so the Builder shall neither handover possession of the flats to the buyers or intending Purchasers. The Builder before putting the Owners in possession of his flats must obtain fitness/ completion certificate as the case may be from the **Kolkata Municipal Corporation** and*

Anjil Naskar

handover the same to the Owners along with notice of giving delivery of possession.

- h) The Developer/Builder shall pay all taxes from construction period to C.C. only in respect of the land and Building standing thereon. From the date of possession, the Owners and the Purchasers of Flats shall pay taxes before the **Kolkata Municipal Corporation** proportionately and all other taxes/ service taxes which will be imposed by the Govt. or any other competent authorities, the entire liabilities will be borne by the land-Owners and the purchasers proportionately.
- i) The Owners of the flats shall not use vacant common space of the **Multi Storied Building** for the purpose of dustbin or must not be utilised for any exclusive purpose.
- j) The Owners shall have the right to verify or get verified by their men/agents (authorised Technical Person) if construction is carried on as per the **SPECIFICATION**

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as mentioned hereinafter with good and standard materials. In case it is found that there is deviation in respect of the specification and objection being raised further construction shall not be carried without resolving the dispute failing which the Owners shall be entitled to take action for stopping construction works.

- k) The Developer/Builder shall construct the **Multi Storied** Building in accordance with Building Sanctioned Plan and terms of the agreement. The Owners if desire in respect of their flats any change, addition, alteration and renovation may get it done on payment of different costs of price of materials required for this purpose, provided such changes not legally bared by the competent authority which may be demand by the Builder. The cost of materials shall be given in cash to the Builder by the Owners either in advance or after completion of such work as settled by the Parties.



- l) *The roof of the construction of the Multi Storied Building shall remain for common use of the Owners and flat Purchasers.*
- m) *The Developer/Builder shall execute Deed of Conveyance/Sale Deed in respect of their flats/units and if require the Owners herein shall also be Vendors Party to the Sale Deed at the time of registration provided the construction of the Multi Storied Building is made legally and terms and conditions of this agreement are complied with. The Owners shall not remain liable to the Purchasers in any matters mentioned in the Sale Deed excepting saleable title of the land of the **Multi Storied Building**.*
- n) *The Owners and the Developer/Builder shall have proportionate right, title and interest proportionate to their respective allocation of shore in the Premises as well as all constructions, amenities made and provided in the Premises whereon the Multi Storied Building stands.*

Amit Naskar

- o) *All Owners of the Multi Storied Building shall enjoy common right of pumping water, sewerage, electricity, passage, stair-case, lift overhead tank and for enjoyment of common services and amenities, they shall form the multi Storied Building's Owners' Association or Body or in any other name for maintenance and cost of maintenance will be borne by the Owners proportionately. This provision shall contain in the Deed of Sale of the Purchasers of the Flats.*
- p) *The layout/ construction/ materials of the building may be altered if required for cause of betterment and/or statutory obligation with the prior permission of the Owners in writing and the Owners shall bound to do that.*
- q) *The Owners will have the right to change the developer/Builder if they are found with neglecting attitude or causing unnecessary delay for construction of the Multi Storied Building with prior notice.*

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- r) The Owners /First Party herein will execute a **DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT** in favour of the Developer/Builder for the purpose of Building construction of the **Multi Storied Building** in Schedule land.
- s) The dispute between the Owners of the land and the Developer/Builder if arises for any matter shall be resolved amicably by biparietal negotiation and if necessary help of a common well wisher may be availed of before going to the Court of Law.
- t) The Developer/Builder shall obtain no Objection Certificate from CMDA/PWD or other Authorities if required regarding requisition or acquisition at their own costs and the Owners shall co-operative with the Builder in the matters (original papers).
- u) The Developer/Builder shall have the right to sell their allocation i.e. Builder' Allocation of the said Building in favour of the any intending purchaser or purchasers

Amjil Naskar

and in that case the said intending purchaser or purchasers shall have every liberty to take financial help from any Govt./Non. Govt /Semi-Govt., any nationalized or private bank or any other financial institution. In this regard the Owners herein shall be agreed to co-operate for getting such financial help by providing the necessary paper (xerox copy) only but the owners herein shall not be liable to the Financial Institution.

- v) The decision of the Builder on Planning, Design, Interior and Exterior Decoration and other things relating to the construction of the Building shall be final subject to suggestion, if not impartible at all of the Owners. So in that case Builder must shown his outer/external design/ elevation to the Owners for mutual and final.*

- w) The Deed of Conveyance to be executed in favour of the Purchasers of the flats shall contain provision of payment of House Tax rigidly so that the Owners are not in any way face problems in any manner as indicated in above clause.*

Amit Naskar

- x) *The Deed of Conveyance shall also contain that the Purchaser of the flats shall not throw, accumulate any dirt, rubbish, waste on the ground floor under any circumstances.*

- y) *The Owners shall not be liable for any acts, obligations and misconduct of the Builder towards their intending Purchaser/Purchasers of the flats.*

- z) *If any deception is transpired from the side of the Owners or the Builder affecting interest any of the parties such party shall be at liberty to protect his interest in the manner as deems fit and necessary.*

- z1) *That the Common rights and facilities are enjoyable by the Owners and Developer/Builder or their Purchasers of the Flats. None will be entitled to sell common rights and facilities.*

Amyjit Nacker

- z2) Main common Electric Meter Connection will be taken from the **CESC Ltd.** and the total expenses for the said purpose will be borne by the Developer/Builder.
- z3) Separate electric meter in the names of the Owners herein will be taken from the said **CESC Ltd.** and entire expenses will be borne by the Owners herein solely.

THE SCHEDULE OF LAND 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring **05 (five) Cottahs 05 (five) Chittaks and 25 (twenty five) Sq.ft.**, more or less together with **100 Sft. Tile shaded structure** standing thereon, lying and situated at Mouza - Baishnabghata, Pargana - Medanmalla, J.L. No. 28, Touzi No. 256, comprised in R.S. Dag No. 788 under R.S. Khatian No. 576, presently within the limits of the Kolhata Municipal Corporation under Ward No. 101, K.M.C. Premises No. 419/1, Kendua Main Road, Kolkata - 700084 under Police Station - formerly Tollygaunge, thereafter Jadavpur and at present Patuli, District Registrar Office - Alipore, District South 24 Parganas.

Anujit Naskar

It is butted and bounded as follows :-

On the North : Average 2.70 meter Black top road;

On the South : Average 9.24 meter Black top road

On the East : Premises No.228 Kendua Main Road

On the West : Premises No.419 Kendua Main Road

THE SCHEDULE 'B' ABOVE REFERRED TO:

ALL THAT *the residential a **Multi Storied Building** having different flats/ units **along with Lift facility** together with other construction such as passage, stair-case, lift overhead tank, motor and pump set, electric wiring, vacant space and any other construction for common use and rights of the occupants of the flats as described in the Sanctioned Plan.*

THE SCHEDULE 'C' ABOVE REFERRED TO :

(Allocation of the Owners of the Land)

*The **Owners/First Party** herein will get the **50% (fifty percent)** of F.A.R. i.e. **04 (four) nos. of residential flats and 04 (four) nos. of car parking space** out of the total F.A.R. of the said proposed Building which will be (1) **50%** of the **First Floor, South-West-North** side, (2) **50%** of the **Second Floor, South-East-North** side, (3) **50%** of the **Third***

Anujit Naskar

Floor, South-West-North side, (4) **50%** of the **Fourth Floor, South-East-North** side and (5) **04 (four) nos. covered car parking spaces** on the ground floor of the said building including front and back side of the building together with an amount of **Rs.10,00,000/- (Rupees Ten Lakhs only)** is non-refundable amount and remaining amount of **Rs.5,00,000/- (Rupees Five Lakhs only)** is refundable amount which will be refunded by the Owners/First Party to the Builder/Developer/Second Party herein at the time of getting of Owners' allocation after completion of the said new building along with the undivided impartible proportionate share of the said land situated at K.M.C. Premises No. **419/1, Kendua Main Road**, Kolkata - 700084 under Police Station - formerly Tollygaunge, thereafter Jadavpur and at present **Patuli**, District Registrar Office - Alipore, District South 24 Parganas.

THE SCHEDULE 'D' ABOVE REFERRED TO :

(The **Allocation of the Builder/Developer** herein)

The Builder/Developer herein will get **remaining 50% (fifty percent)** of the F.A.R that is residential flat area which will be (1) **50%** of the **First Floor, South-East-**

Amrit Naskar

North side, (2) **50%** of the **Second Floor, South-West-North** side, (3) **50%** of the **Third Floor, South-East-North** side, (4) **50%** of the **Fourth Floor, South-West-North** side and remaining car parking and commercial space of the said proposed Building along with the undivided impartible proportionate share of the said land situated at K.M.C. Premises No. **419/1, Kendua Main Road**, Kolkata - 700084 under Police Station - formerly Tollygaunge, thereafter Jadavpur and at present Patuli, District Registrar Office - Alipore, District South 24 Parganas.

THE SCHEDULE 'E' ABOVE REFERRED TO :

(Specification of the residential flat)

- Structure** : R.C.C. Frame structure.
- Brick Work** : Brick with first class bricks
cement mortar.
- Plaster** : 12 mm thick inside plaster in
cement mortar 1:6, 6 mm thick

Anujit Naskar

- Structure** : R.C.C. Frame structure.
- Brick Work** : Brick with first class bricks
cement mortar.
- Plaster** : 12 mm thick inside plaster in
cement mortar 1:6, 6 mm thick
ceiling plaster in cement mortar
1:4 20 mm thick outside plaster
in cement mortar 1:5.
- Flooring** : Floor will be **Marbles**
(size 2'-2").
- Windows** : Alluminuam window with
covered glass panel, guarder
by grill.
- Doors** : Main door panel standard
wooden and others commercial
flush door.

Amit Naskar

Toilet : Tiles floor, one European type white ceramic commode including white P.V.C. system, one C.P. shower point, two C.P. bib cock, one white ceramic wash basin with C.P. pillar cock.

Plumbing & Sanitary : Septic tank, semi underground water reservoir, overhead reservoir, P.V.C pipe line will be provided.

Electrification : Conceal type wiring and I.S.I. marked synthetic poly coated copper wire and others accessories.

Living : 2 light points, 1 fan points, 1

Anjil Naska

power points 15 Amp and 5 Amp combined.

Dining : *2 light points, 1 fan points, 1 power points 15 Amp and 5 Amp combined.*

Bed Room : *2 light points, 1 fan point, 1 A.C point in any 2 bed room of each flat.*

Kitchen : *1 light point, 1 power point 15 Amp, 1 Exhaust fan point.*

Toilet : *One 15 Amp point, 1 light point, 1 Exhaust fan point, any matter excluding this specification will be charged extra main meter will be given by the Developers. External painting with two coat snowcem/durocem or any other of the building will be*

Amit Naska

made at the last phase of the construction of the building.

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED

in the presence of

WITNESSES :-

1. Bauran Roy.
48/7/11, Kendua-main
road, Kolkata-700089

Basanti Naskar
Anil Naskar

**SIGNATURE OF THE LANDOWNERS/
FIRST PARTY HEREIN**

2. Gopal Dutta
Anupam Talia (S)
KOL-27

SSD CONSTRUCTION
Kunal Ch Ghosh
Partner

SSD CONSTRUCTION
Jaysankar Sarkar,
Partner

**SIGNATURE OF THE DEVELOPER/BUILDER/
SECOND PARTY HEREIN**

Drafted, by me,

Dipankar Chakraborty
(Dipankar Chakraborty)
Advocate WB/1331/02
Alipore Judges' & Criminal Court,
Kolkata- 700027

sdas
Typed by me,
Alipore Police Court,
KOL-27.

MEMO OF CONSIDERATION

RECEIVED by the **Owners/First Party** from the within named DEVELOPER/BUILDER a sum of **Rs.15,00,000/- (Rupees Fifteen Lakhs only)** in the following manners :

MEMO

<u>Cheque No./ Cash</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
RTGS HDFCR 2025- 06268467344	26-06-25	HDFC	Rs.15,00,000

Amit Naskar

Total : 15,00,000/-

(Rupees Fifteen Lakhs only)

WITNESSES :

1. Sourav Roy.
2. Gopal Dutta

Basanti Naskar

Amit Naskar

**SIGNATURE OF THE
OWNERS/FIRST PARTY**



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

Name
Signature *Basanti Baskar*



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

Name
Signature *Anil Naska*



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

Name
Signature *Kulal chandra Ghosh*



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

Name
Signature *Jayshankar Sarkar*



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



250620252012823149

GRIPS Payment Detail

GRIPS Payment ID:	250620252012823149	Payment Init. Date:	25/06/2025 14:05:44
Total Amount:	24942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2044348632519	BRN Date:	25/06/2025 14:06:59
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms S S D CONSTRUCTION
Mobile: 9231852673

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260128231578	Directorate of Registration & Stamp Revenue	24942
Total			24942

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

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



192025260128231578

GRN Details

GRN: 192025260128231578 Payment Mode: SBI Epay
GRN Date: 25/06/2025 14:05:44 Bank/Gateway: SBIEpay Payment Gateway
BRN : 2044348632519 BRN Date: 25/06/2025 14:06:59
Gateway Ref ID: 176668137 Method: State Bank of India WIBMO PG CC
GRIPS Payment ID: 250620252012823149 Payment Init. Date: 25/06/2025 14:05:44
Payment Status: Successful Payment Ref. No: 2001485889/5/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms S S D CONSTRUCTION
Address: KOLKATA
Mobile: 9231852673
Period From (dd/mm/yyyy): 25/06/2025
Period To (dd/mm/yyyy): 25/06/2025
Payment Ref ID: 2001485889/5/2025
Dept Ref ID/DRN: 2001485889/5/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001485889/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2001485889/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	15021
			Total	24942

IN WORDS: TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-1601-01507/2025	Date of Registration	26/06/2025
Query No / Year	1601-2001485889/2025	Office where deed is registered	
Query Date	28/05/2025 2:19:48 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	GOPAL DUTTA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017439709, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 96,54,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 15,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :





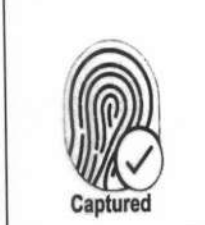

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kendua Main Road, , Premises No: 419/1, , Ward No: 101 Pin Code : 700084

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	5 Katha 5 Chatak 25 Sq Ft	1/-	96,24,999/-	Property is on Road Adjacent to Metal Road,
Grand Total :				8.8229Dec	1 /-	96,24,999 /-	

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.	1/-	30,000/-	Structure Type: Structure,Status of Completion : Completed
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	1 /-	30,000 /-	







Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Basanti Naskar Wife of Late Asoke Naskar Executed by: Self, Date of Execution: 26/06/2025 , Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office		 Captured	
	26/06/2025	LTI 26/06/2025	26/06/2025	
60/A, Ashoke Road , Kendua, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: amxxxxxx9r, Aadhaar No: 39xxxxxxxx6100, Status :Individual, Executed by: Self, Date of Execution: 26/06/2025 , Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office				
2	Name Mr Arijit Naskar (Presentant) Son of Late Asoke Naskar Executed by: Self, Date of Execution: 26/06/2025 , Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office		 Captured	
	26/06/2025	LTI 26/06/2025	26/06/2025	
60/A, Ashoke Road , Kendua, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: asxxxxxx3b, Aadhaar No: 42xxxxxxxx9402, Status :Individual, Executed by: Self, Date of Execution: 26/06/2025 , Admitted by: Self, Date of Admission: 26/06/2025 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S S D CONSTRUCTION 33B , D.P.P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AFxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JOYSHANKAR SARKAR Son of Late KAMAL SARKAR Date of Execution - 26/06/2025, , Admitted by: Self, Date of Admission: 26/06/2025, Place of Admission of Execution: Office	 Jun 26 2025 1:11PM	 Captured LTI 26/06/2025	 26/06/2025
287, GANGULY BAGAN, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: BPxxxxxx5G, Aadhaar No: 45xxxxxxxx8685 Status : Representative, Representative of : S S D CONSTRUCTION (as PARTNER)				
2	Name Mr DULAL CHANDRA GHOSH Son of Mr NAGENDRA NATH GHOSH Date of Execution - 26/06/2025, , Admitted by: Self, Date of Admission: 26/06/2025, Place of Admission of Execution: Office	 Jun 26 2025 1:10PM	 Captured LTI 26/06/2025	 26/06/2025
29/19/1, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ACxxxxxx2E, Aadhaar No: 86xxxxxxxx1404 Status : Representative, Representative of : S S D CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOPAL DUTTA Son of Late MOHINI MOHAN DUTTA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 26/06/2025	 Captured 26/06/2025	 26/06/2025
Identifier Of Mrs Basanti Naskar, Mr Arijit Naskar, Mr JOYSHANKAR SARKAR, Mr DULAL CHANDRA GHOSH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Basanti Naskar	S S D CONSTRUCTION-4.41146 Dec
2	Mr Arijit Naskar	S S D CONSTRUCTION-4.41146 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Basanti Naskar	S S D CONSTRUCTION-50.00000000 Sq Ft
2	Mr Arijit Naskar	S S D CONSTRUCTION-50.00000000 Sq Ft



Endorsement For Deed Number : I - 160101507 / 2025

On 28-05-2025

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 96,54,999/-



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

On 26-06-2025

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 12:40 hrs on 26-06-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Arijit Naskar , one of the Executants.

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

Execution is admitted on 26/06/2025 by 1. Mrs Basanti Naskar, Wife of Late Asoke Naskar, 60/A, Ashoke Road , Kendua, P.O: Garia, Thana: Patuli , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mr Arijit Naskar, Son of Late Asoke Naskar, 60/A, Ashoke Road , Kendua, P.O: Garia, Thana: Patuli , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business Indetified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

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

Execution is admitted on 26-06-2025 by Mr JOYSHANKAR SARKAR, PARTNER, S S D CONSTRUCTION (Partnership Firm), 33B , D.P.P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

Execution is admitted on 26-06-2025 by Mr DULAL CHANDRA GHOSH, PARTNER, S S D CONSTRUCTION (Partnership Firm), 33B , D.P.P ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr GOPAL DUTTA, , Son of Late MOHINI MOHAN DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053.00/- (B = Rs 15,000.00/- ,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 15,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2025 2:06PM with Govt. Ref. No: 192025260128231578 on 25-06-2025, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 2044348632519 on 25-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25150, Amount: Rs.100.00/-, Date of Purchase: 23/06/2025, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2025 2:06PM with Govt. Ref. No: 192025260128231578 on 25-06-2025, Amount Rs: 9,921/-, Bank: SBI EPay (SBlePay), Ref. No. 2044348632519 on 25-06-2025, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2025, Page from 50373 to 50419

being No 160101507 for the year 2025.



mdtabis

Digitally signed by MD TABIS ANSARI
Date: 2025.06.26 14:44:09 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 26/06/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.