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Additional District Sub-Registrar
Sodepur, North 24 Parganas

27 JAN 2020

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 27th day of January, 2020

BETWEEN

(1) SRI ARGHA BANERJEE, PAN : BCPPB6593K, Aadhar No.6330 7229 9235, son of Late Panchu Gopal Banerjee, by

faith Hindu, by occupation Service, (2) **SRI MANILAL BANERJEE**, PAN : BMRPB2573B, Aadhar No.7182 0423 9690, son of Late Debicharan Banerjee, by faith Hindu, by occupation Retired, (3) **SRI NIRMAL BANERJEE**, PAN : AJHPB1077G, Aadhar No.9521 3710 3286, son of Late Debicharan Banerjee, by faith Hindu, by occupation Business, (4) **SRI SASANKA BANERJEE**, PAN : AOAPB8535P, Aadhar No.5292 8756 3303, son of Late Debicharan Banerjee, by faith Hindu, by occupation Service, (5) **SMT. TRIPTI BANERJEE**, PAN : CBYPB2707G, Aadhar No.5689 1525 9440, wife of Late Sudhanshu Banerjee, by faith Hindu by occupation Housewife, all are residing at 17, Harish Chanda Dutta Road, Village and Post Office Sukchar, Police Station Khardah, Kolkata 700115, District North 24 Parganas, (6) **SMT. CHANDARANI BHATTACHARYA**, PAN : AGPPB8376E, Aadhar No.9162 9000 3321, wife of Basudeb Bhattacharya, daughter of Late Debicharan Banerjee, by faith Hindu, by occupation Housewife, residing at Sainpala, Post Office and Police Station Basirhat, District North 24 Parganas, Pin 743 411, (7) **SMT. SWAGATA CHAKRABORTY**, PAN : AMIIPC0013E, Aadhar No.7245 4213 8567, wife of Sri Basudeb Chakraborty, by faith Hindu, by occupation Housewife, residing at Netaji Park, Sector - 2, Sekhpara, South Jagtala Batamore,

Maheshtala, District South 24 Parganas, Pin 700141, hereinafter called as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal heirs and assigns) of the **ONE PART**

A N D

M/S. S. S. CONSTRUCTION, a proprietorship firm having its registered office at 20/B, K. P. Mukherjee Road, Post Office Dakshineswar, Police Station Belgharia, Kolkata 700076, District North 24 Parganas represented by its proprietor **SRI SATYAJIT SARKAR**, son of Arun Sarkar, by faith Hindu, by nationality Indian, by occupation Business, residing at 20/B, K. P. Mukherjee Road, Post Office Dakshineswar, Police Station Belgharia, Kolkata 700076, District North 24 Parganas, PAN : ATJPS4433K, hereinafter called as the "**PROMOTER/DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal heirs and assigns) of the **OTHER PART**

WHEREAS the Land Owners are seized and possessed **ALL THAT** piece and parcel of bastu land measuring 10 (ten)

Cottahs comprised in Dag Nos.2701, 2705 & 2706 appertaining to Khatian No.599, 841 & 95, within Mouza Sukchar, Police Station Khardah, within the jurisdiction of Additional District Sub-Registrar at Barrackpore, within the local limit of Panihati Municipality, District North 24 Parganas;

AND WHEREAS the Land Owners are decided to make construction of a multistoried building on the plot of land as mentioned in the schedule "A" written hereunder as per plan to be sanctioned by Panihati Municipality but due to financial stringency the Land Owners/first part not in a position to undertake the construction work and to complete the same at their risk and responsibility as such they were in search for an intending interested person who may undertake such construction of multi-storied building on the schedule "A" hereunder written at their own costs, risk and responsibilities and the **DEVELOPER/PROMOTER** being informed from a reliable source after spot inspection expressed their desire to undertake such construction work of a multi-storied building over the schedule "A" property and the Land Owners accepted the proposal of the Developers on such terms and conditions which is categorically mentioned hereunder.

NOW THIS AGREEMENT WITNESSETH

And it is hereby agreed by and between the parties hereto as follows:

ARTICLE I DEFINITION

1. **Owner** :- shall mean the said (1) **SRI ARGHA BANERJEE**, PAN : BCPPB6593K, Aadhar No.6330 7229 9235, son of Late Panchu Gopal Banerjee, by faith Hindu, by occupation Service, (2) **SRI MANILAL BANERJEE**, PAN : BMRPB2573B, Aadhar No.7182 0423 9690, son of Late Debicharan Banerjee, by faith Hindu, by occupation Retired, (3) **SRI NIRMAL BANERJEE**, PAN : AJHPB1077G, Aadhar No.9521 3710 3286, son of Late Debicharan Banerjee, by faith Hindu, by occupation Business, (4) **SRI SASANKA BANERJEE**, PAN : AOAPB8535P, Aadhar No.5292 8756 3303, son of Late Debicharan Banerjee, by faith Hindu, by occupation Service, (5) **SMT. TRIPTI BANERJEE**, PAN : CBYPB2707G, Aadhar No.5689 1525 9440, wife of Late Sudhanshu Banerjee, by faith Hindu by occupation Housewife, all are residing at 17, Harish Chanda Dutta Road, Village and Post Office Sukchar, Police Station Khardah, Kolkata 700115, District North 24

Parganas, (6) **SMT. CHANDARANI BHATTACHARYA**, PAN : AGPPB8376E, Aadhar No.9162 9000 3321, wife of Basudeb Bhattacharya, daughter of Late Debicharan Banerjee, by faith Hindu, by occupation Housewife, residing at Sainpala, Post Office and Police Station Basirhat, District North 24 Parganas, Pin 743 411,

(7) **SMT. SWAGATA CHAKRABORTY**, PAN : AMHPC0013E, Aadhar No.7245 4213 8567, wife of Sri Basudeb Chakraborty, by faith Hindu, by occupation Housewife, residing at Netaji Park, Sector - 2, Sekhpara, South Jagtala Batamore, Maheshtala, District South 24 Parganas, Pin 700141, their heirs legal representatives, executors administrators, and assigns.

2. ***Developers:*** shall mean **M/S. S. S. CONSTRUCTION**, a proprietorship firm having its registered office at 20/B, K. P. Mukherjee Road, Post Office Dakshineswar, Police Station Belgharia, Kolkata 700076, District North 24 Parganas represented by its proprietor **SRI SATYAJIT SARKAR**, son of Arun Sarkar, by faith Hindu, by nationality Indian, by occupation Business, residing at 20/B, K. P. Mukherjee Road, Post Office Dakshineswar,

Police Station Belgharia, Kolkata 700076, District North 24 Parganas, and their heirs legal representatives, executors administrators, and assigns.

3. **Premises** :- shall mean **ALL THAT** piece and parcel of bastu land measuring 10 (ten) Cottahs comprised in Dag Nos.2701, 2705 & 2706 appertaining to Khatian No.599, 841 & 95, within Mouza Sukchar, Police Station Khardah, within the jurisdiction of Additional District Sub-Registrar at Sodepur, District North 24 Parganas, within the local limit of Panihati Municipality being Municipal Holding No.11 of Ward No.1, District North 24 Parganas, being premises at 17, Harish Chandra Dutta Road, Sukchar, Kolkata 700115. Existing premises has been fully described in the Schedule 'A' hereunder;
4. **The Proposed Building** :- Shall mean the (G+3) storied multi-storied building to be constructed at the said premises in accordance with the proposed building plan to be sanctioned by the Panihati Municipality. The four side boundary walls of the building will be constructed after the top floor roof casting.

5. **Saleable** :- Space shall mean the space in the building available for independent use and occupation after allowable to the owner to making the provisions for common space, required, excluding the Owner allocations.
6. **Owner Allocation** :- after completion of the said proposed G+3 storied building according to sanction building plan in the said premises No.17, Harish Chandra Dutta Road, Sukchar, Police Station Khardah, Kolkata 700115, the Land Owners herein shall entitle to get 35% of covered / constructed area of the proposed building equivalent to 7 ready flats (3 flats on the front side) on 1st, 2nd and 3rd floor of the proposed building constructed by the Developer which is morefully and particularly described in Schedule 'B' herein below. ~~These flats are allocated~~
~~with the following specifications~~
~~as follows~~ The developer shall pay Rupees One lac each to Manilal Banerjee, Nirmal Banerjee and Tripti Banerjee as Security deposit and it will be refunded by the said owners to the developer at the time of giving vacant possession of their respective flat. The manner of payment is as follows:

Aggha Banerjee.

- i. At the date of execution of the agreement Rs.50,000/- each;
- ii. At the time of shifting from the Schedule 'A' property rest Rs.50,000/- to be paid by the developer to each owners above named.

7. **Developers' Allocation** : shall mean entire construction area and/or space in the said premises together with the proportionate right, title and interest in the land in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building. It is hereby agreed by the Owner / First Part that after delivery of owners' allocation to the owners the Developer is at liberty to sell out and registered flats of the said multistoried building to any intending purchaser. The Developer is at liberty to demolish old existing building and sale out the building materials to any person at their choice and usufructs shall be enjoyed by the Developer. The developer allocation shall mean other than Owner' allocation.

8. **Architect** :- Shall mean the person or persons who may be appointed by the Developers/Promoter for designing and planning of the said proposed building.
9. **Building Plan** :- Shall mean the plan to be sanctioned by Panihati Municipality :
10. **Transfer** :- With its grammatical variations shall include transfer by possession and by any other means adopted to effecting what is understood to purchase. Thereof although the same may not amount to transfer in law.
11. **Transferee** :- Shall mean the person, firm limited company association of person to whom any common space in the building has been transferred according to law.
12. **Common Facilities** :- Shall mean and include Corridors, stair ways, landing, pump room, overhead water reservoir, underground water reservoir, toilet, septic tank, total roof, staircase, passages, lift, common electric meter, main switch and electric lines, drainage, sewerage connection and outlets, main gate, boundary walls and any other common facilities and amenities utilities and common

conveniences whatsoever require for the beneficial enjoyment use and the occupation by the owners and the occupiers thereof.

13. **Common area / portion** :- Shall mean and include corridors, staircases, passage ways, water pump with meter, electrifications, underground and overhead water reservoirs, guard room, if any, ultimate roof and/or terrace and lift of the said proposed building but shall not include the compelling spaces and such other open spaces which the Developer and the owner may use or permit as the sole and exclusive property of their owned morefully described in the Schedule hereunder written.
14. **Undivided share** :- shall mean and include the respective undivided share and/or interest in the said premises taking into account the total super built-up area comprised in the said flat / unit considered by the developer on behalf of the purchasers in the said proposed building, which shall always be in partible.
15. **Built-up Area** :- shall mean and include the covered area of the flat and 50% of the outside of the walls and

columns, as specified in the plan to be sanctioned by the Panihati Municipality.

16. **Singular** :- shall mean plural and vice-versa masculine shall include feminine and vice-versa.
17. **Refundable down payment** : The developer will give Rs.1,00,000/- (Rupees one lac) only to each owner at the time of execution of the agreement and before delivery of possession of flats the owners shall refund their advance to the Developer.
18. **House Rent to the shifted owner** : The Developer will arrange shifting of the Owner Nos.1 to 5 at the suitable rental accommodation before demolition of the existing structure and the Developers will pay the monthly rents in respect of the said rental flats and continue payment till delivery of physical possession of flats to the said owners.
19. **Holding organization** :- shall mean any association or society that may be formed by the owners of the several flats / units for the common purpose in accordance with law.

20. Which is grammatical variation by means of Conveyance and shall include the delivery of possession of the flat or flats, car parking space of the new building to the purchaser(s) thereof with undivided interest of land proportionate to the area of the flat, car parking space and the right to use in common space in multi-storied building.
21. **Transferor** :- shall mean the owner and the Developer who intends to sell the flats, shops and car parking space allotted to them respectively to the intending buyer / buyers together with undivided proportionate share of the land and right to use the common space of the proposed building.

ARTICLES II COMMENCEMENT

The agreement shall be deemed to have on and with effect from this 27th day of January, 2020.

ARTICLES III OWNER'S ALLOCATION:

1. The owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the

said premises free from all encumbrances attachment and liens whatsoever.

2. The said premises is not vested under the urban land (ceiling & regulation) Act, 1976.
3. The Land Owners hereby declare that no tenant / tenants is/are exists / exist in the Schedule property.

ARTICLE IV DEVELOPERS/PROMOTER'S RIGHT:

1. The owner hereby grants subject to what has been hereinafter provided the exclusive right to the develop to built construct, erect and complete the said building comprising the various sizes of flats in order to sell the said flat to the member of the public for his / her / their residential and commercial purpose by entering into agreement for sell and /or transfer and/or construction in respect of the Developers' allocation in accordance with plan to be sanctioned by the appropriate authorities with or without amendment and/or modifications made or cased by the Developers. In the event the developers stop payment of rent in respect of tenancies of owner Nos.1 to 5 in that circumstances, the owners may take legal step

for stopping of the construction undertaken by the property.

2. The Developers shall be entitled to prepare, modify or alter the plan and to submit the same to the appropriate municipal authorities in the name of the Owner at the cost of the Developers. For that the owner shall execute a Development Power of Attorney duly registered before the A.D.S.R. Sodepur having sale permission.

ARTICLE V APARTMENT CONSIDERATION

- a) The Developers at their costs will obtains all necessary permissions and/or approvals and/or consents.
- b) To bear all costs responsibilities, liabilities, charges and expenses for construction of the building at the said premises with current ISO branded lift.
- c) Allocation to owner of the allocation in the building to be constructed at the said premises within 30 (thirty) months from the date of last shifting of the last owner of the schedule "A" of the property of the second part, which is the essence of contract. The aforesaid shall constitute the

apartment consideration for grant of exclusive right for development for the said premises. If any unavoidable circumstances arose then time will be extended for another 6 months.

ARTICLE VI OWNER'S ALLOCATION

After completion of the said G+3 storied building according to sanction plan in the said premises No.17, Harish Chandra Dutta Road, Sukchar, Police Station Khardah, Kolkata 700115, the Land Owners herein shall entitle to get 35% of cover / built-up area of the proposed building equivalent to 7 flats to be constructed by the Developer with other common facilities as mentioned para 6 hereinbefore plus common / joint facility of 'lift'. After completion of the abovementioned 7 flats Developer will issue Possession Letter in favour of the owners.

ARTICLE VII DEVELOPERS/PROMOTER'S ALLOCATION

In consideration of the Clause 22 above the Developers shall be entitled to the Developers' allocation of the salable space except common area in the building to be constructed at the said premises together with the proportionate undivided share in the said land and also together with proportionate

undivided share in the common facilities and amenities including the right to thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation as mentioned in Article VI and para 6 above.

ARTICLE VIII CONSTRUCTION

The Developers shall be solely and exclusively responsible for construction of the said (G+3) building according to sanction plan to be sanctioned by the Panihati Municipality.

ARTICLE IX SPACE ALLOCATION

- 1) After completion of the building the owner shall be entitled to obtain their allocated area of the owner's allocation and thereafter rest construction area and other portions of the said building shall belong to the Developers except general common area / space.
- 2) That Developers shall be exclusively entitled to the Developers' allocation i.e. rest portion except Land Owners allocation and common areas with exclusive right to transfer otherwise deal with or response of the same

without any right, claim or interest therein whatsoever of the owner shall not in any way interfere with or disturb the quit and peaceful possession of the Developers' allocation. The Developer will not give possession to any third party before giving peaceful possession along with Possession Letter of owners' allocation as mentioned in Article VI and para 6 above.

ARTICLE X BUILDING

- 1) The Developers shall at its own cost construct erect and complete the building and common facilities including lift and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time such construction of the building shall be completed entirely by the Developers within 30 (thirty) months from the date of last shifting of owners. If any unavoidable circumstances arose then the time will be extended for another 6 (six) months. The Developers agree that they will bear the monthly rent of the owners for the said extended period.

- 2) Subject aforesaid the decision of the qualified Architect regarding the quality of the materials shall be final and binding between the parties hereto.
- 3) The Developers shall erect the said building at their own cost as per specification and drawing provided by the qualified Architect, with facility of Tube-well, overhead reservoirs, permanent electric connection and until permanent electric connection lift is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self contained apartment and constructed space for sell and/or residential flats and/or constructed space therein on Ownership basis.
- 4) The Developers shall be authorized in the name of the owner in so far as the necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials, allocation to the owner for the construction of the building and to similarly, apply for and obtain temporary and permanent connection of water, electricity, lift, power drainage, sewage and/or gas to the building and other inputs and

facilities required for the construction of enjoyment of the building for which purpose the owner, shall execute in favour of the Developers a power of attorney and other authorities as shall be required by the Developers.

- 5) The Developers shall at its own costs and expenses and without creating any financial or other liability on the owner construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the Developers.
- 6) All costs, charges and expenses including an architect fees shall be paid discharged and borne by the Developers.
- 7) The Developers shall provide at their own cost electricity wiring water, pipelines sewage connection in portion of the Owner' allocation.

ARTICLE XI COMMON FACILITIES

- 1) The Developers shall pay and bear the property taxes and other dues and out going in respect of the owner's allocation of the said building according to dues as and

from the date of handing over vacant possession by the owner till as provided hereafter.

- 2) As soon as the building is completed in all respect and the Electricity wiring, lift, sewage line and water pipe lines are ready, the Developers shall give written notice to the owner requesting the owner to take the owner's allocation in the building and there being no dispute regarding the completion of the building in terms of the Agreement and according to the specification and plan thereof.
- 3) The Developers shall punctually and regularly pay for its respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owner and Developers and both the parties shall keep each other indemnified against all claims actions deemed costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against of suffered by or paid by either of them as the case may be consequent upon a default by the owner or the Developers in this behalf.

- 4) As and from the date of service of notice the owner and the Developers shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both owner's and Developers' allocations and the respect charges to include proportionate share of premium for insurances of the building, water, fire and sewerage charges and taxes light, sanitation and repair and maintenance charges and expenses for the building and common wiring pipes, electrical and pumps, motor and other electrical and mechanical installations, applications and equipment, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE XII LEGAL PROCEEDINGS

- 1) It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developers as constituted attorney of the owner to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and said premises and all costs, charges and expenses

incurred for that purpose with the approval of the Owner shall be borne and paid by the Developers specific may be required to be done by the Developers and for which Developers may need the authority of the owner's applications and other documents may be required to be signed or made by the owner's relative to which specific provisions may not have been mentioned herein the owner hereby undertake to de all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the owner's shall execute any such additional power of attorney and/or authorizations as may be required by the Developers for the purpose and the Owner also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way of the rights of the Owner and/or go against the spirit of this Agreement.

- 2) Any notice required to be given by the Developers shall without prejudice to any other mode of service available deemed to have been served on the Owner if delivered by hand and due acknowledgement due to the residence of

the owner shall likewise be deemed to have been served on the Developers if delivered by hand or send by pre-paid registered post to the registered office of the Developers.

- 3) Developers in consultation with owners shall frame a scheme for the management and administration of the said building or building and/or common parts thereof the Owner hereof the Owner hereby agree to abide by all the rules and regulations as such management society / association / holding or organization do hereby give his consent to abide by the same.
- 4) The name of the building should be "**BANERJEE ENCLAVE**".
- 5) Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the premises or any parts thereof to the Developers of as creating any right, title or interest in respect thereof in the Developers other than an exclusive licence to the Developers commercially exploit the same in terms thereof provided however the Developers shall be entitled to borrow money from any Banks without creating any

financial liabilities of the owner or affecting his estate and interest in the said premises.

- 6) The Developers have full right to make any newspaper notification in relation to the title and development of this property at 17, Harish Chandra Dutta Road, Sukchar, Police Station Khardah, Kolkata 700 115.
- 7) The Developers / Promoters shall not liable for any delay caused due to natural calamity i.e. continuously earthquake, flood etc. in that case the time will be extended for another 6 (six) months.

ARTICLE XIII : TITLE DEEDS

The owner's title deed in respect of the said property shall remain with developer for the period of 30 months or 36 months from the date of handed over the land or last shifting of last owner, thereafter the developer shall hand over the same to the owners and the said title deeds shall continue to be in the custody of the owner's or the society to be formed in the newly constructed building in presence of minimum 4 land owners with acknowledge.

ARTICLE XIV : ARBITRATION

All disputes and differences between the parties hereto arising out of the meaning constructing / import or execution of this agreement or their respective rights and liabilities as per this agreement shall be adjudicated by both the parties jointly or their common person in terms of new Arbitration and Conciliation Act, 1996 or new amendment and its statutory modifications and/or enactment thereof.

SCHEDULE "A" REFERRED ABOVE

ALL THAT piece and parcel of bastu land measuring 10 (ten) Cottahs consisting with two storied building measuring about 1000 sq.ft. in each floor comprised in Dag Nos.2701, 2705 & 2706 appertaining to Khatian No.599, 841 & 95, within Mouza Sukchar, Police Station Khardah, within the jurisdiction of Additional District Sub-Registrar at Barrackpore, District North 24 Parganas, within the local limit of Panihati Municipality being Municipal Holding No.10 of Ward No. 1, District North 24 Parganas, being premises at 17, Harish Chandra Dutta Road, Sukchar, Police Station Khardah, Kolkata 700115, which is butted and bounded in the manner following:-
ON THE NORTH: By House of Late Gajen Saha

ON THE SOUTH: By House of ANIL Banerjee and Renuka Ganguly

ON THE EAST : By 6 feet wide common passage and Shiv Mandir

ON THE WEST : By House of Bhim Shet

SCHEDULE 'B' OWNER'S ALLOCATION
(REFERRED TO ABOVE)

The said Land Owners herein shall entitle to get their shares as per following manner:

After completion of the said proposed G+3 storied building according to sanction building plan in the said premises No.17, Harish Chandra Dutta Road, Sukchar, Police Station Khardah, Kolkata 700115, the Land Owners herein shall entitle to get 35% of covered / constructed area of the proposed building equivalent to 7 ready flats out of which 3 flats on the front side on 1st, 2nd and 3rd floor of the proposed building constructed by the Developer.

~~The said 7 ready flats shall be allocated to the said owners as follows:~~

The developer shall pay Rupees One lac each to Manilal Banerjee, Nirmal Banerjee and Tripti Banerjee as Security deposit and it will be refunded by the said owners to the

Agha Banerjee.

Agha Banerjee.

developer at the time of giving vacant possession of their respective flat. The manner of payment is as follows:

- i. At the date of execution of the agreement Rs.50,000/- each;
- ii. At the time of shifting from the Schedule 'A' property rest Rs.50,000/- to be paid by the developer to each owners above named.

MANNER OF COMPLETION OF FLAT

(SPECIFICATION)

A. STRUCTURAL WORK :

1. Earth work in excavation upto 2.0 M deep from the existing ground level.
2. Compacted yellow fine sand filling.
3. Lying polythene sheet in foundation.
4. 75 mm thick plain cement concrete (1:3:6) with 19 mm down stone chips.
5. RCC strip footing foundation and RCC stool column (250 mm x 250 mm) at required position and tie beams at ground level with M-20 grade of concrete and the Fe-500 grade of 15 approved steel (TATA) with a provision of foundation of G+3 storied building.

6. RCC framed structure (column, beam, slab, staircase) with the M-20 grade of concrete and the Fe-500 grade of 15 approved steel (TATA) and approved cement (Ultratech, Lafarge, ACC).
7. 250 mm thick brick work with (1:6) cement sand mortar in foundation, plinth and external walls of the superstructure.
8. RCC semi underground and RCC overhead reservoirs of required capacity as per the sanctioned building plan.
9. Back filing of earth in foundation trenches and compacted the same.

B. FINISHING WORK :

1. **Plastering work**

- a. 10 mm thick (1:4) cement mortar plaster in ceiling.
- b. 15 mm thick (1:6) cement mortar plastering in internal wall.
- c. 20 mm thick (1:6) cement mortar plastering in external wall with necessary chemical.

2. **Flooring work :**

- a. Upto 600 mm x 600 mm white marble floor / Tiles (Marwa Variety) in all rooms and kitchen including 100

mm high skirting pink marble will be used in all toilets.
Skirting and margin with green marble.

- b. 300 mm x 200 mm ceramic tiles on the dado of toilets (upto 210 mm height) and top of cooking platform (750 mm height) (Vermora, Somani).
- c. Marble floor on staircase, treads and landing.
- d. Ordinary grey cement floor (APS) on lift machine room, caretaker's room, car parking area and open area.
- e. Crazy floor with grey cement, marble strips, marble chips and broken marble with necessary water proofing compound on roof.
- f. Granite (grey) stone on the top of cooking platforms.
- g. Black stone structure for cooking platform.

3. **Steel work** :

- a. **Window grill** : 19 mm x 6 mm M.S. grill (1.2 kg. per sq.ft.) in all window opening (without box pattern).
- b. **Balcony** : designed balcony and stair railing 1.0 m high) (1.2 kg. per sq.ft.) square bar 19 mm / 12 mm.
- c. **Collapsible gate** : 2 Nos. of collapsible gates at the ground floor entrance to the building.

d. M.S. Gate with 25 mm M.S. square bars for hinge portion and for other portion, 19 mm x 5 mm with M.S. flat.

e. Steel glazed windows for caretaker's room, its toilet and lift machine room's window.

4. **Wood work :**

a. 100 mm x 65 mm Malaysia Sal wood frames for doors except balcony's frame (125 mm x 65 mm)

b. 35 mm thick hot pressed phenol bonded commercial flush door shutters for all doors including caretaker's room and toilets etc.

c. 35 mm thick gamari wood glazed door / window shutter in balconies.

d. 75 mm x 65 mm wooden hand rall (Gamari wood) for stair railing including 2 coats of synthetic paints.

e. Aluminum sliding window in each stair landing and for all windows except caretaker's rooms its toilet and lift machine room.

5. **Door Fittings :**

a. **Main Door :** 4 nos. 4" steel hinges 1 no 300 mm aluminum / steel tower bolt, 2 no 150 mm aluminum

handle, 1 no foot door stopper, 1 no magic eye, 1 no Godrej mortice lock, 1 no rubber buffer.

b. **Other Doors:** 3 nos. 4" stainless steel hinges 2 nos. 150 mm Aluminum / steel tower bolt, 2 nos. aluminum / steel handles, 1 no foot door stopper, 1 no rubber buffer, 1 no aluminum / steel hasbolt except toilet and kitchen.

c. **Toilet / W. C. Doors :** 3 nos 4" stainless steel hinges 3 no 150 mm aluminum / steel tower bolt, 2 nos 150 mm aluminum / steel handle, 1 no rubber buffer.

6. **Painting work :**

- a. Cement putty work in all bedrooms, drawings-cum-dining, toilets, kitchen and balconies.
- b. Plaster of paris work in staircase area
- c. Exterior paint - 2 coats whether shield over one coat of cement based paint.
- d. 2 coats of synthetic enamel paints on 1 coat of primer on all steel surface.
- e. 2 coats of synthetic enamel paints on 1 coat of primer on all wooden surface.
- f. 2 coats of white wash in caretaker's room, its toilet, lift machine room and lift well.

- g. Water proofing cement based paint of approved quality in car parking area.

7. **Reservoir :**

- a. Semi-underground and overhead reservoirs will be of RCC type as per the sanctioned plan.

8. **Boundary & Parapet Wall :**

- a. Boundary wall – 1500 mm high 125 mm x 200 mm RCC column at 10'-0" c/c and 125 and 125 mm thick filler brick wall, both side plasters with M.S. gates.
- b. Parapet wall 125 mm x 150 mm RCC pillar at 3.0 M apart and 125 mm thick brickwork with cement mortar (1:4) with a 1:2:4 P.C.C band over brickwork & R.C.C. as per elevation of the building.

9. **Sanitary & plumbing :**

- a. UPVC pipe and fittings for soil and waste lines.
- b. PVC pipe and fittings for rain water lines.
- c. S.W. earthen pipe for sewerage line.
- d. White vitreous floor mounted E.P.W.C. slick with P. Trap (Hindware / Parry) with white P.V.C. Cistern (Parry – slimline).
- e. White vitreous wash basin (Hindware / Parry) with pedestal.

- f. All water line G.I. (Medium TATA) pipe with hot and cold system in shower and wash basin. Internal water line will be concealed and external will be exposed.
- g. All C.P. fittings will be 'ESSCO' in all toilets of all flats.
- h. Hot and cold mixture in shower, wash basin, all bibcock, stop cock will be ESSCO make except caretaker's room where all taps will be of P.V.C. and water line will be P.V.C. with ordinary Indian W.C. and with P.V.C. Cistern.

10. **Electrical work :**

- a. All electrical line will be concealed type through P.V.C. conduit.
- b. All cable / wire will be copper (Havells / Finolex) make.
- c. All switches will be piano type (Pretty / color / Anchor make) over Bakelite cover and M.S. Box.
- d. 3 phase M.C.B. (Havells) will be provided for circuits in each flat and main switch (Havell's) will be provided for each flat and for the common purpose.
- e. **Electrical Points :**
 - i. Bedrooms – 2 light points, 1 fan point, 1-5A and 1 – 5/15A Plug point, 1 no foot lamp point.

- ii. Drawing room - 4 light points, 2 fan points, 1 - 5A and 1-5/15A plug points and 1 T.V. point and 1 no 15A Fridge point.
- iii. **Kitchen** - 1 light point, 1-5A and 1-15A plug point, 1 point for exhaust fan.
- iv. **Toilet** - 1 light point, 1 no 15A Geyser point and 1 exhaust fan point.
- v. **Balcony** : 1 light point in each balcony.
- vi. Call bell point in main entrance of each flat.
- vii. **Car Parking** : 8 no light points and 8 no 5A plug point.
- viii. **Stair** : 1 no light point in each stair landing.
- ix. **Care taker's room** : 1 light point and 1 fan point in caretaker's room and 1 no light point in caretaker's toilet.
- x. 1 no of A.C. point will be provided in each bed room in each flat.
- xi. Lift.

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed his respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of:

1. Soumenendra Nath Samanta
OF Sukchar

2. Maryam Chakraborty
N/O 2- Subhas Nagar.
Raja Road.
P.O. Sukchar
Kalt 700115

① Argha Banerjee.

② Kumi Saha Banerjee

③ NIRMAL-BENERJEE
Nirmal Banerjee

④ Sasanka Banerjee

⑤ Tripti Banerjee

⑥ বসন্তা চক্রবর্তী

⑦ Swagata Chakraborty

Signature of the Owners

S.S. CONSTRUCTION

Signature of the Developers

MEMO OF CONSIDERATION

RECEIVED from the within-named Developer a sum of Rs.1,50,000/- (Rupees one lakh fifty thousand) only being the caution money in the following manner :

1. By way of cash

Rs. 1,50,000.00

Rs. 1,50,000.00

(Rupees one lac fifty thousand) only

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

WITNESSES :

1. Soumendranath Samanta
OF - Sukchari

Argha Banerjee .
Mani Deb Banerjee
Nirmal Banerjee
Sasanka Banerjee
Tribhuti Banerjee
Sugata Chakraborty
(Promoter's / Developer Party of the
Second Part)

2. Harekrishna Bhattacharya

4. Bala Krishna Das
Kae - 57

Drafted by: -

Subhasis Ghosh

Subhasis Ghosh

Advocate

Enrolment No.F-429/1995

Sealdah Civil Court

Kolkata 700014.

Typed by :-

Srikanta Mandal

Srikanta Mandal

Ariadaha, Kolkata

Page No.
SPECIMEN FOR TEN FINGER PRINTS

Signature of the
Executant / Presentant



Argha Banerjee.



Mani Luh
Banerjee



HIRMAL BANERJEE

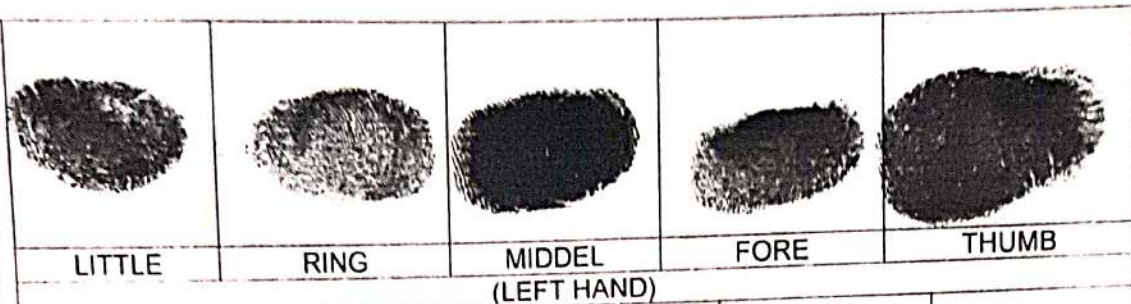
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THUMB	FORE	MIDDEL (RIGHT HAND)	RING	LITTLE
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THUMB	FORE	MIDDEL (RIGHT HAND)	RING	LITTLE
LITTLE	RING	MIDDEL (LEFT HAND)	FORE	THUMB
THUMB	FORE	MIDDEL (RIGHT HAND)	RING	LITTLE

Page No.
SPECIMEN FOR TEN FINGER PRINTS

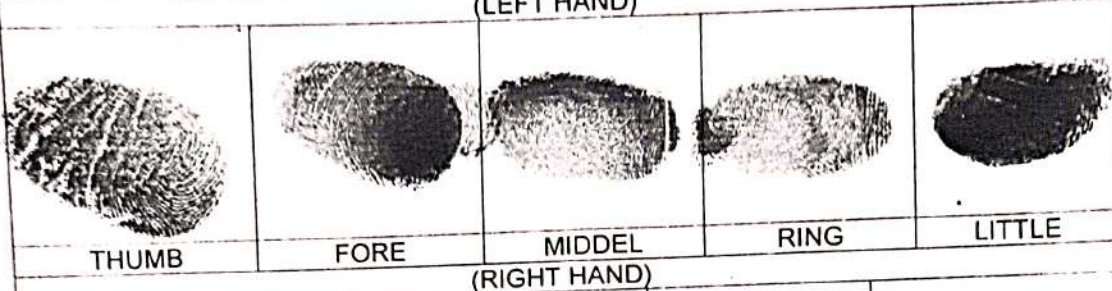
Signature of the
Executant / Presentant



Sasanka Banerjee



(LEFT HAND)



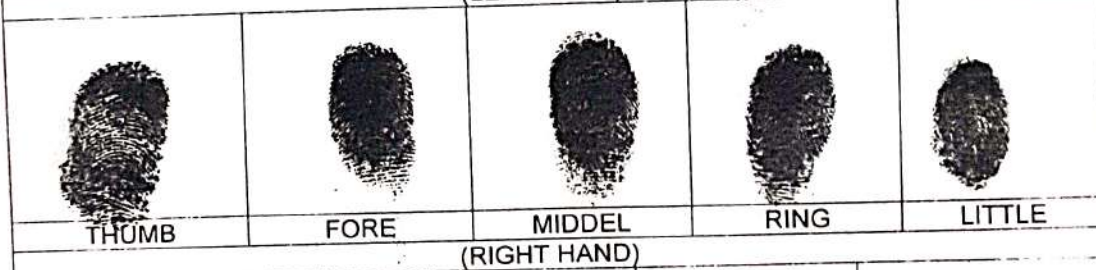
(RIGHT HAND)



Tripti
Banerjee



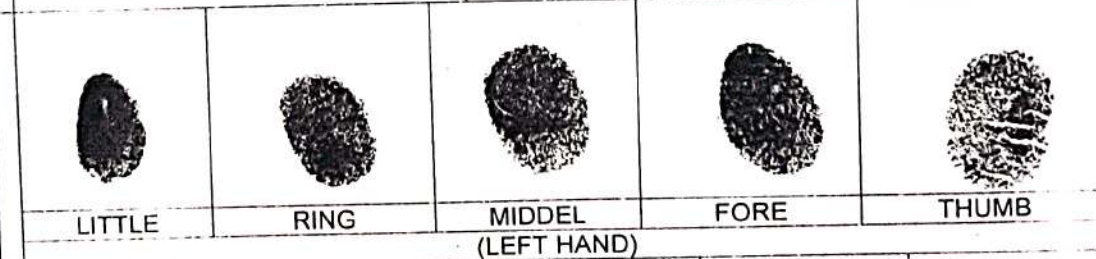
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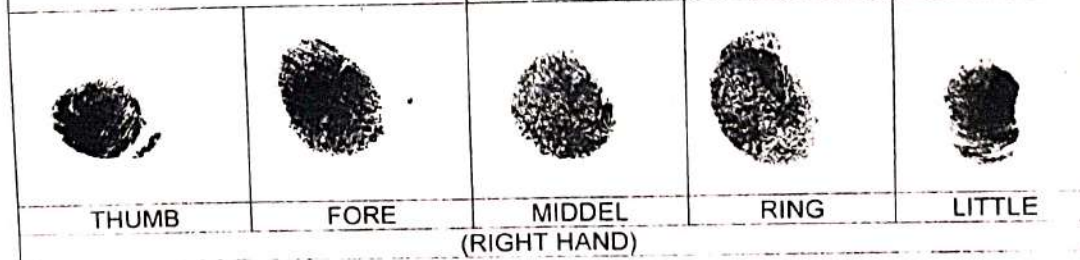
(RIGHT HAND)



বিনা বানার্জী
উদ্ভাষক



(LEFT HAND)



(RIGHT HAND)

Page No.
SPECIMEN FOR TEN FINGER PRINTS

Signature of the
Executant / Presentant



Swagata
Chakraborty



Subarnit Sarkar

LITTLE	RING	MIDDEL	FORE	THUMB
(LEFT HAND)				
THUMB	FORE	MIDDEL	RING	LITTLE
(RIGHT HAND)				
LITTLE	RING	MIDDEL	FORE	THUMB
(LEFT HAND)				
THUMB	FORE	MIDDEL	RING	LITTLE
(RIGHT HAND)				
LITTLE	RING	MIDDEL	FORE	THUMB
(LEFT HAND)				
THUMB	FORE	MIDDEL	RING	LITTLE
(RIGHT HAND)				

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

GRN: 19-201920-016566192-1

Payment Mode Online Payment

GRN Date: 27/01/2020 15:30:41

Bank : AXIS Bank

BRN : 309653597

BRN Date: 27/01/2020 15:32:10

DEPOSITOR'S DETAILS

Id No. : 15240000145117/6/2020

[Query No./Query Year]

Name : Santyajit Sarkar

Contact No. :

Mobile No. : +91 7980306091

E-mail :

Address : Dakshineswar

Applicant Name : Mr Sanjoy Ghosh

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15240000145117/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	15240000145117/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	3021

Total

38042

In Words : Rupees Thirty Eight Thousand Forty Two only

Major Information of the Deed

Deed No :	I-1524-00403/2020	Date of Registration	27/01/2020
Query No / Year	1524-0000145117/2020	Office where deed is registered	
Query Date	24/01/2020 9:33:01 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjoy Ghosh 36, Patna Road, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 7980306091, Status : Solicitor firm		
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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,85,36,250/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 3,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :





















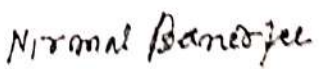


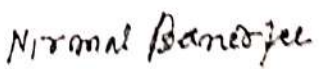


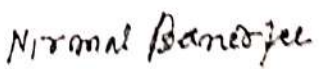
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H.C.Dutta Road, Mouza: Sukhchar, Premises No: 17, JI No: 0, Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2701	RS-599	Bastu	Bastu	3 Katha 8 Chatak	1/-	60,63,750/-	Width of Approach Road: 25 Ft.,
L2	RS-2705	RS-841	Bastu	Bastu	3 Katha 8 Chatak	1/-	57,75,000/-	Property is on Road
L3	RS-2706	RS-95	Bastu	Bastu	3 Katha	1/-	51,97,500/-	Width of Approach Road: 25 Ft.,
TOTAL :					16.5 Dec	3 /-	170,36,250 /-	
Grand Total :					16.5 Dec	3 /-	170,36,250 /-	


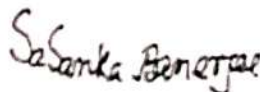
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	2000 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	15,00,000 /-	

and Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Argha Banerjee Son of Late Panchu Gopal Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/01/2020</td> <td></td> <td>LTI 27/01/2020</td> <td>27/01/2020</td> </tr> </tbody> </table> <p>17 Harish Chandra Dutta Road, P.O:- Sukhchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCPBC6593K, Aadhaar No: 63xxxxxxxx9235, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Argha Banerjee Son of Late Panchu Gopal Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office				27/01/2020		LTI 27/01/2020	27/01/2020
Name	Photo	Finger Print	Signature										
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27/01/2020		LTI 27/01/2020	27/01/2020										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Manilal Banerjee Son of Late Debicharan Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/01/2020</td> <td></td> <td>LTI 27/01/2020</td> <td>27/01/2020</td> </tr> </tbody> </table> <p>17, Harish Chandra Dutta Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BMRPB2573B, Aadhaar No: 71xxxxxxxx9690, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Manilal Banerjee Son of Late Debicharan Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office				27/01/2020		LTI 27/01/2020	27/01/2020
Name	Photo	Finger Print	Signature										
Mr Manilal Banerjee Son of Late Debicharan Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office													
27/01/2020		LTI 27/01/2020	27/01/2020										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Nirmal Banerjee Son of Late Debicharan Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>27/01/2020</td> <td></td> <td>LTI 27/01/2020</td> <td>27/01/2020</td> </tr> </tbody> </table> <p>17 Harish Chandra Dutta Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJHPB1077G, Aadhaar No: 52xxxxxxxx3303, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Nirmal Banerjee Son of Late Debicharan Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office				27/01/2020		LTI 27/01/2020	27/01/2020
Name	Photo	Finger Print	Signature										
Mr Nirmal Banerjee Son of Late Debicharan Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office													
27/01/2020		LTI 27/01/2020	27/01/2020										



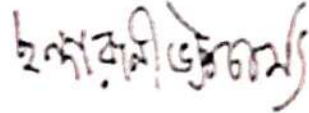


Name	Photo	Finger Print	Signature
Mr Sasanka Banerjee Son of Late Debicharan Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office	 27/01/2020	 LTI 27/01/2020	 27/01/2020




17 Harish Chandra Dutta Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOAPB8535P, Aadhaar No: 52xxxxxxxx3303, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020
 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Tripti Banerjee Wife of Mr Sudhanshu Banerjee Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office	 27/01/2020	 LTI 27/01/2020	 27/01/2020

17 Harish Chandra Dutta Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CBYPB2707G, Aadhaar No: 56xxxxxxxx9440, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020
 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Chandarani Bhattacharya Wife of Mr Basudeb Bhattacharya Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office	 27/01/2020	 LTI 27/01/2020	 27/01/2020



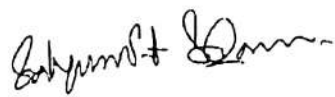


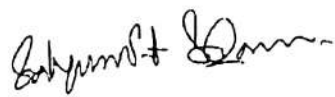


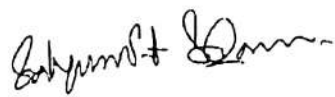
Sainpala, P.O:- Basirhat, P.S:- Basirhat, District:-North 24-Parganas, West Bengal, India, PIN - 743411 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGPPB8376E, Aadhaar No: 91xxxxxxxx3321, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020
 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office




Name	Photo	Finger Print	Signature
Mrs Swagata Chakraborty Wife of Mr Basudeb Chakraborty Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office			
27/01/2020	LTI 27/01/2020	27/01/2020	
Netaji Park, Sector-2, Sekhpara, South Jagtala Bat, P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AMHPC0013E, Aadhaar No: 72xxxxxxxx8567, Status :Individual, Executed by: Self, Date of Execution: 27/01/2020 , Admitted by: Self, Date of Admission: 27/01/2020 ,Place : Office			

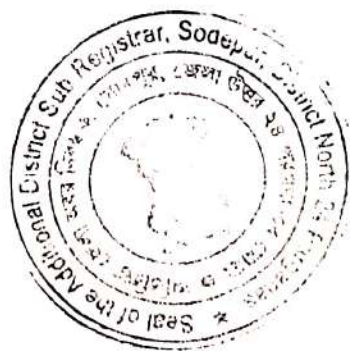
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S. S. CONSTRUCTION 20/B, K. P. Mukherjee Road, P.O:- Dakshineswar, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700076 , PAN No.: ATJPS4433K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Satyajit Sarkar (Presentant) Son of Mr Arun Sarkar Date of Execution - 27/01/2020, , Admitted by: Self, Date of Admission: 27/01/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 27 2020 5:58PM</td> <td>LTI 27/01/2020</td> <td>27/01/2020</td> <td></td> </tr> </tbody> </table> 20/B, K. P. Mukherjee Road, P.O:- Dakshineswar, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700076, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATJPS4433K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. S. CONSTRUCTION (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr Satyajit Sarkar (Presentant) Son of Mr Arun Sarkar Date of Execution - 27/01/2020, , Admitted by: Self, Date of Admission: 27/01/2020, Place of Admission of Execution: Office				Jan 27 2020 5:58PM	LTI 27/01/2020	27/01/2020	
Name	Photo	Finger Print	Signature										
Mr Satyajit Sarkar (Presentant) Son of Mr Arun Sarkar Date of Execution - 27/01/2020, , Admitted by: Self, Date of Admission: 27/01/2020, Place of Admission of Execution: Office													
Jan 27 2020 5:58PM	LTI 27/01/2020	27/01/2020											

Name	Photo	Finger Print	Signature
Mr Rahul Rauth Son of Mr B Rauth Sodepur, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114			
	27/01/2020	27/01/2020	27/01/2020
Identifier Of Mr Argha Banerjee, Mr Manilal Banerjee, Mr Nirmal Banerjee, Mr Sasanka Banerjee, Mrs Tripti Banerjee, Mrs Chandarani Bhattacharya, Mrs Swagata Chakraborty, Mr Satyajit Sarkar			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Argha Banerjee	S. S. CONSTRUCTION-0.825 Dec
2	Mr Manilal Banerjee	S. S. CONSTRUCTION-0.825 Dec
3	Mr Nirmal Banerjee	S. S. CONSTRUCTION-0.825 Dec
4	Mr Sasanka Banerjee	S. S. CONSTRUCTION-0.825 Dec
5	Mrs Tripti Banerjee	S. S. CONSTRUCTION-0.825 Dec
6	Mrs Chandarani Bhattacharya	S. S. CONSTRUCTION-0.825 Dec
7	Mrs Swagata Chakraborty	S. S. CONSTRUCTION-0.825 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Argha Banerjee	S. S. CONSTRUCTION-0.825 Dec
2	Mr Manilal Banerjee	S. S. CONSTRUCTION-0.825 Dec
3	Mr Nirmal Banerjee	S. S. CONSTRUCTION-0.825 Dec
4	Mr Sasanka Banerjee	S. S. CONSTRUCTION-0.825 Dec
5	Mrs Tripti Banerjee	S. S. CONSTRUCTION-0.825 Dec
6	Mrs Chandarani Bhattacharya	S. S. CONSTRUCTION-0.825 Dec
7	Mrs Swagata Chakraborty	S. S. CONSTRUCTION-0.825 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Argha Banerjee	S. S. CONSTRUCTION-0.707143 Dec
2	Mr Manilal Banerjee	S. S. CONSTRUCTION-0.707143 Dec
3	Mr Nirmal Banerjee	S. S. CONSTRUCTION-0.707143 Dec
4	Mr Sasanka Banerjee	S. S. CONSTRUCTION-0.707143 Dec
5	Mrs Tripti Banerjee	S. S. CONSTRUCTION-0.707143 Dec
6	Mrs Chandarani Bhattacharya	S. S. CONSTRUCTION-0.707143 Dec
7	Mrs Swagata Chakraborty	S. S. CONSTRUCTION-0.707143 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Argha Banerjee	S. S. CONSTRUCTION-285.71428600 Sq Ft
2	Mr Manilal Banerjee	S. S. CONSTRUCTION-285.71428600 Sq Ft
3	Mr Nirmal Banerjee	S. S. CONSTRUCTION-285.71428600 Sq Ft
4	Mr Sasanka Banerjee	S. S. CONSTRUCTION-285.71428600 Sq Ft
5	Mrs Tripti Banerjee	S. S. CONSTRUCTION-285.71428600 Sq Ft
6	Mrs Chandarani Bhattacharya	S. S. CONSTRUCTION-285.71428600 Sq Ft
7	Mrs Swagata Chakraborty	S. S. CONSTRUCTION-285.71428600 Sq Ft

Endorsement For Deed Number : I - 152400403 / 2020

On 27-01-2020

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 13:59 hrs on 27-01-2020, at the Office of the A.D.S.R. SODEPUR by Mr Satyajit Sarkar .

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 1,85,36,250/-

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

Execution is admitted on 27/01/2020 by 1. Mr Argha Banerjee, Son of Late Panchu Gopal Banerjee, 17 Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Service, 2. Mr Manilal Banerjee, Son of Late Debicharan Banerjee, 17, Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person, 3. Mr Nirmal Banerjee, Son of Late Debicharan Banerjee, 17 Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 4. Mr Sasanka Banerjee, Son of Late Debicharan Banerjee, 17 Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Service, 5. Mrs Tripti Banerjee, Wife of Mr Sudhanshu Banerjee, 17 Harish Chandra Dutta Road, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 6. Mrs Chandarani Bhattacharya, Wife of Mr Basudeb Bhattacharya, Sainpala, P.O: Basirhat, Thana: Basirhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743411, by caste Hindu, by Profession House wife, 7. Mrs Swagata Chakraborty, Wife of Mr Basudeb Chakraborty, Netaji Park, Sector-2, Sekhpara, South Jagtala Bat, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Rauth, , Son of Mr B Rauth, Sodepur, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 27-01-2020 by Mr Satyajit Sarkar, PROPRIETOR, S. S. CONSTRUCTION (Sole Proprietorship), 20/B, K. P. Mukherjee Road, P.O:- Dakshineswar, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700076

Indetified by Mr Rahul Rauth, , Son of Mr B Rauth, Sodepur, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- (B = Rs 3,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/01/2020 3:32PM with Govt. Ref. No: 192019200165661921 on 27-01-2020, Amount Rs: 3,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 309653597 on 27-01-2020, Head of Account 0030-03-104-001-16



ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 3087, Amount: Rs.5,000/-, Date of Purchase: 15/01/2020, Vendor name: J
BISWAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/01/2020 3:32PM with Govt. Ref. No: 192019200165661921 on 27-01-2020, Amount Rs: 35,021/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 309653597 on 27-01-2020, Head of Account 0030-02-103-003-02



Indradip Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2020, Page from 20834 to 20895
being No 152400403 for the year 2020.



Digitally signed by INDRADIP GHOSH
Date: 2020.02.04 16:57:07 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 2020/02/04 04:57:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)