

7006/m

P 7021/m



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 760792

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Asst. District Sub-Registrar
Behala, South 24 Parganas

19 MAY 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the
...18th day of ...May..... 2022 (Two Thousand, Twenty
Two)

BETWEEN

30/5/22
18/5/22
2/1449189/22

37 MAY 2022

7846

NO.....
NAME.....
ADDRESS.....

DATE

A.K.

100/ Basm (A.D.V)

Alipore Judd Court

ALIPORE JUDGES COURT
A. K. SAMBAPATI

SIGNATURE

Mitha' el Chamelby



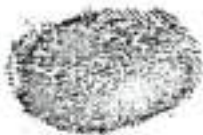
4718

Mitha' el Chamelby



4719

- Refak Genguly



4720

Samir Kumar Baral



4721

Subhas Debnath



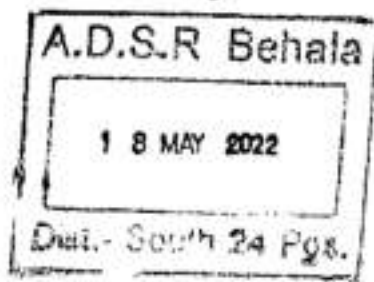
4722

Sanjay Das



Chandras

Sondhya Mukherjee



Major Information of the Deed

Deed No :	I-1607-07021/2022	Date of Registration	19/05/2022
Query No / Year	1607-2001449189/2022	Office where deed is registered	
Query Date	17/05/2022 4:38:42 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAIBAL AICH 18, P T LANE., Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8274820464, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,45,842/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 2,021/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Branch Road, , Premises No: 116D, , Ward No: 116 Pin Code : 700053

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	7 Katha 8 Chatak	1/-	58,78,342/-	Width of Approach Road: 18 Ft.,
Grand Total :				12.375Dec	1 /-	58,78,342 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	1 /-	67,500 /-	

Joint Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt CHHANDA DAS Wife of Late DR ASIT RANJAN DAS P 101, JADU COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx2C, Aadhaar No: 75xxxxxxxx2003, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Pvt. Residence</p>
2	<p>Smt SONDHYA MUKHERJEE Wife of Mr SUKUMAR MUKHERJEE 86/C, JATIN DAS ROAD, City:- , P.O:- SARAT BOSE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx5Q, Aadhaar No: 66xxxxxxxx4173, Status :Individual, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/05/2022 , Admitted by: Self, Date of Admission: 18/05/2022 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>S S M S CONSTRUCTION 64/2/25, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas West Bengal, India, PIN:- 700008 , PAN No.:: ADxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr MITHAI LAL CHOWDHURY (Presentant) Son of Late SHRINATH ALIAS PYARELAL CHOWDHURY339/16/6, KALIPADA MUKHERJEE ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8Q, Aadhaar No: 48xxxxxxxx1700 Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)</p>
2	<p>Mr RUPAK GANGULY Son of Late DINESH CHANDRA GANGULY 15/52, BANAMALI GHOSAL LANE, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0D, Aadhaar No: 21xxxxxxxx4256 Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)</p>
3	<p>Mr SAMIR KUMAR BARAL Son of Late SUDHIR RANJAN BARAL 28B, B B SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2Q, Aadhaar No: 49xxxxxxxx3378 Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)</p>
4	<p>Mr SUBHAS DEBNATH Son of Late JOGESH CHANDRA DEBNATH 583/N, DR A K PAUL ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6A, Aadhaar No: 45xxxxxxxx2378 Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)</p>

5 Mr SANJOY ROY

Son of Late GOPAL CHANDRA ROY 12/2A, THAKURTALA ROAD, City:- , P.O:- BARISHA, P.S:-
Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste:
Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2M, Aadhaar No: 27xxxxxxxx7839
Status : Representative, Representative of : S S M S CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RUPAK DAS Son of Late JOYDEB DAS 25, CHANDITALA BRANCH ROAD, City:- P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053			
Identifier Of Smt CHHANDA DAS, Smt SONDHYA MUKHERJEE, Mr MITHAI LAL CHOWDHURY, Mr RUPAK GANGULY, Mr SAMIR KUMAR BARAL, Mr SUBHAS DEBNATH, Mr SANJOY ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA DAS	S S M S CONSTRUCTION-6.1875 Dec
2	Smt SONDHYA MUKHERJEE	S S M S CONSTRUCTION-6.1875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA DAS	S S M S CONSTRUCTION-125.00000000 Sq Ft
2	Smt SONDHYA MUKHERJEE	S S M S CONSTRUCTION-125.00000000 Sq Ft

On 17-05-2022

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 59,45,842/-



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 18-05-2022

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

Presented for registration at 15:00 hrs on 18-05-2022, at the Private residence by Mr MITHAI LAL CHOWDHURY.

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

Execution is admitted on 18/05/2022 by 1. Smt CHHANDA DAS, Wife of Late DR ASIT RANJAN DAS, P 101, JADU COLONY, P.O: BEHALA, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 2. Smt SONDHYA MUKHERJEE, Wife of Mr SUKUMAR MUKHERJEE, 86/C, JATIN DAS ROAD, P.O: SARAT BOSE, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Identified by Mr RUPAK DAS, , Son of Late JOYDEB DAS, 25, CHANDITALA BRANCH ROAD, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

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

Execution is admitted on 18-05-2022 by Mr MITHAI LAL CHOWDHURY, PARTNER, S S M S CONSTRUCTION (Partnership Firm), 64/2/25, RAJA RAM MOHAN ROY ROAD, City:-, P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr RUPAK DAS, , Son of Late JOYDEB DAS, 25, CHANDITALA BRANCH ROAD, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

Execution is admitted on 18-05-2022 by Mr RUPAK GANGULY, PARTNER, S S M S CONSTRUCTION (Partnership Firm), 64/2/25, RAJA RAM MOHAN ROY ROAD, City:-, P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr RUPAK DAS, , Son of Late JOYDEB DAS, 25, CHANDITALA BRANCH ROAD, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

Execution is admitted on 18-05-2022 by Mr SAMIR KUMAR BARAL, PARTNER, S S M S CONSTRUCTION (Partnership Firm), 64/2/25, RAJA RAM MOHAN ROY ROAD, City:-, P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr RUPAK DAS, , Son of Late JOYDEB DAS, 25, CHANDITALA BRANCH ROAD, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

Execution is admitted on 18-05-2022 by Mr SUBHAS DEBNATH, PARTNER, S S M S CONSTRUCTION (Partnership Firm), 64/2/25, RAJA RAM MOHAN ROY ROAD, City:-, P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr RUPAK DAS, , Son of Late JOYDEB DAS, 25, CHANDITALA BRANCH ROAD, P.O: NEW ALIPORE, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

Execution is admitted on 18-05-2022 by Mr SANJOY ROY, PARTNER, S S M S CONSTRUCTION (Partnership Firm), 64/2/25, RAJA RAM MOHAN ROY ROAD, City:-, P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 19-05-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- , E = Rs 21/-) and
Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/05/2022 10:17PM with Govt. Ref. No: 192022230028552551 on 17-05-2022, Amount Rs: 2,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKT6994261 on 17-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by
online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7846, Amount: Rs.100/-, Date of Purchase: 17/05/2022, Vendor name: A K
SMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/05/2022 10:17PM with Govt. Ref. No: 192022230028552551 on 17-05-2022, Amount Rs: 6,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKT6994261 on 17-05-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2022, Page from 229769 to 229802
being No 160707021 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.05.23 16:22:25 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/05/23 04:22:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

23/05/2022 Query No.-16072001449169 / 2022 Deed No : I - 160707021 / 2022. Document is digitally signed.

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(1) **SMT. CHHANDA DAS** (PAN : ADSPD9432C, Aadhar No. 7585 9144 2003, Mob. No. 94335 47239), wife of Late Dr. Asit Ranjan Das, by Nationality - Indian, by occupation - Housewife, residing at P-101, Jadu Colony, P.S. - Behala, P.O. - Behala, Kolkata - 700034, (2) **SMT. SONDHYA MUKHERJEE** (PAN : AJYPM7835Q, Aadhar No. 6630 1669 4173, Mob. No. 9830991953), wife of Sukumar Mukherjee, by Nationality - Indian, by occupation - Housewife, residing at 86/C, Jatin Das Road, P.S. - Lake, P.O. - Sarat Bose Road, Kolkata - 700029, hereinafter called jointly the **OWNERS** (which expression or terms shall unless or excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

S.S.M.S. CONSTRUCTION (PAN - ADHFS5123L) a Partnership Firm having its office 70, Raja Ram Mohan Roy Road, (being mailing address 64/2/25, Raja Ram Mohan Roy Road, [previously Biren Roy Road (East)], Police Station - Thakurpukur now Haridevpue, Ward No. 122, Post Office - Barisha, Kolkata - 700008, being represented by its Partners namely (1) **SRI MITHAI LAL CHOWDHURY**, (Pan - AEUPC5298Q, Aadhar No. 4891 4545 1700, Mob. No. 9830320798), son of Late Shrinath Chowdhury alias Pyarelal Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 339/16/6, Kalipada Mukherjee Road, Behala East Park, Police Station - Haridevpur, Post Office - Barisha, Kolkata - 700008, District : 24-Parganas (South), (2) **SRI RUPAK GANGULY**, (PAN - AHHPG3780D, Aadhar No. 2141 5053 4256, Mob. No. 9830331860), son of Late Dinesh Chandra Ganguly, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 15/52, Banamali Ghosal Lane, Post Office & Police Station - Behala, Kolkata - 700034, District : 24-Parganas (South), (3) **SRI SAMIR KUMAR BARAL**, (Pan - AFVPB1952Q, Aadhar No. 4961 7336 3378, Mob. No.

7059203053), son of Late Sudhir Ranjan Baral, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 28B, Bidhu Bhushan Sengupta Road, Post Office - Behala, Police Station - Parnasree, Kolkata - 700034, **(4) SRI SUBHAS DEBNATH**, (Pan - AEXPD2856A, Aadhar No. 4556 0017 2378, Mob. No. 9433513288), son of Late Jogesh Chandra Debnath, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 583/N, Dr. A.K. Paul Road, Post Office - Behala, Police Station - Parnasree, Kolkata - 700034 and **(5) SRI SANJOY ROY**, (Pan - ANCP6732M, Aadhar No. 2747 5607 7839, Mob. No. 9433300339), son of Late Gopal Chandra Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 12/2A, Thakurtala Road, Barisha, Post Office - Barisha, Police Station - Haridevpur, Kolkata - 700008, District : South 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the above said Smt. Chhanda Das the Owners No. (1) and Smt. Sandhya Mukherjee the Owners No. (2) herein jointly acquired the right, title interest of a piece and parcel of land measuring more or less 7 Cottah 8 Chittak of land of Plot No. 11 of Premises No. 25, Chanditala Branch Road, P.S. - Behala, P.O. - New Alipore, Kolkata - 700053, by virtue of Registered Partition Deed which was Registered at D.S.R. Alipore and Recorded in Book No. 1, Volume No. 244, Pages 368 to 379, Being No. 14056 for the year 1985.

AND WHEREAS all the above two Owners jointly enjoy and possess the total accumulated landed property as mentioned herein above measuring in total 7 (Seven) Cottahs 8 (Eight) Chittak alongwith 250

Sqft. tiles shed structure standing thereon without any interruption till date.

AND WHEREAS the Owners/First Part herein offer the joint Development of the below First Schedule property as per below mentioned terms and conditions and knowing this offer the Developer/Other Part herein accepts the proposal of the Owners/First Part herein.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. That unless in this presents there is something in the subject or inconsistent therewith.
 - (a) **PREMSIES** shall mean all that plot of land measuring more or less 7 Cottahs 8 Chittak together with 250 Sqft. tile shed structure standing thereon lying and situated at K.M.C. premises No. 116D, Chanditala Banch Road, (Being part of old premises No. 25, Chanditala Branch Road), Plot No. 11, P.S. - Behala, P.O. - New Alipore, under K.M.C. Ward No. 116, Kolkata - 700053 situated at Mouza - Siriti, J.L. No. 11, Appartaining to Khatian No. 1041-45, C.S. Dag No. 172, District 24 Parganas South Assesse No. 41-116-05-05-428.
 - (b) **LAND** shall mean and include the land measuring more or less 7 (Seven) Cottahs 8 (Eight) Chittak approx. as described in the Schedule 'A' hereunder written whereupon the parties hereto proposes to erect the new building.
 - (c) **BUILDING** shall mean the proposed new G + 3 storied building with Lift consisting of Garage and useable space in the Ground Floor, use and/or sell as Commercial/Residential at the option of the Developer and other residential units/flats and other structures which the parties hereto proposed to erect in and/or

upon the said land. The name of the building will be SNEHA RESIDENCY.

- (d) **COVERED AREA** shall mean the built up areas measures as floor level or any unit including external dimensions of walls and proportionate share of common walls and stair comprised in the building as per KMC sanction plan.
- (e) **COMMON AREAS** shall mean and include the common space like stair, passages landings, pump and electric in the stair room and roof, septic tank, overhead and underground reservoir, roof, un-built areas of land etc. for common uses and enjoyment of co-Owners of the building without any separate rights of Ownership of such areas vested upon any of them.
- (f) **UNIT** shall mean the residential apartment in the building which are identification and marketable.
- (g) **OWNERS' ALLOCATION** :- shall mean the 42.4% of the total sanctioned area including stairs i.e. 42.4% of 9900 Square Feet (proposed sanction area) is equivalent to 4195 Square Feet divided in the following manner :
- (i) On the Ground Floor 4 (four) Parking Area in total 480 Square Feet more or less.
 - (ii) On the First Floor (entire) 2475 Square Feet more or less.
 - (iii) On the Third Floor South side (i.e. 50% of the Top Floor) more or less 1240 Square Feet constructed area.
 - (iv) Rs. 4,00,000/- non refundable will be paid to the owners out of which on signing Rs. 2,00,000/- (Rupees two lakh only) will be paid and the balance Rs. 2,00,000/- will be paid after one month from the date of sanction plan which is not refundable.

- (h) **DEVELOPER'S ALLOCATION** shall mean the balance construction area including Garage and unscalable space in the Ground Floor, use and/or sell as Commercial/Residential at the option of the Developer and other residential units to be constructed in the new building with full knowledge and consent of the Owners herein by this Agreement together with undivided proportionate share of land and all common portions and common area, facilities and amenities thereto.
2. The Developer shall provide the entire finance required for making construction on the said property and Owners shall not be entitled to interrupt and/or interference unnecessary in the construction works.
 3. The Developer shall bear and pay all expenses to be incurred for the purpose of sanction of building plan and construction of the said building.
 4. The Developer shall deliver the flat to the Owners as mentioned Owners' allocation within 42 calendar months from the date of sanction of the plan subject to force major clause after handing over the peaceful vacant possession of the existing structure and premises to the Developer by the Owners herein subject to Force Major clause which is/are beyond the control of the Developer herein. Be it mentioned that the Owners' allocation in separate units should be handed over to the Owners peacefully and in habitable condition on or before completion of construction within the time limit of maximum 42 calendar months as mentioned herein above. Developer shall construct and complete the building within a period of 42 months from the date of receiving of the sanction

plan from the KMC and hand over the Owners' allocation to the Owners. In case the Developer fails to complete the building and handover to the owners allocation within the stipulated period mentioned, in that event the Developer shall pay penalty to the owner's @ Rs. 500/- per diem to the owners.

In case the Development project is disturbed due to owners' reason / laches or defect in title in that case same penal clause will be applicable upon the owners.

5. The Owners will execute and/or register (if necessary) all papers, documents, declarations at the cost of Developer and if necessary in the Agreement for Sale between Developer and intending buyers of Developer's allocation.
6. The Developer shall after completion of the building on or before shall give notice in writing to the Owners to take possession of the Owners' allocation completed in all respect as mentioned in the Schedule 'B' hereunder written. The Developer will be entitled to handover the possession to his purchaser/s from his allocated portion after offering the Owners.
7. That both the Developer and the Owners will be entitled to transfer or dispose off their units or respective allocation in the said building without in any way disturbing the common facilities thereof with the exclusive right to deal with entire into agreement, sale and transfer the same without any claim, right, demand, interest whatsoever and howsoever of the either party hereto and shall not in any way interfere with or disturb with peaceful possession of either party's allocation by the other.

8. That the Developer will pay all the area K.M.C. taxes etc. upto the period of plan sanction B.L. & L.R.O. taxes and expenses whatsoever will be born by the Developer.
9. That it is the liberty of the Developer to engage any partners as financial or else with him for fruitful completion of this project.

THE OWNERS HEREBY COVENANTS WITH THE DEVELOPER AS FOLLOWS :-

- (a) That the Owners or any person on their behalf shall not cause any interference or hindrance in the construction of the building.
- (b) That the Owners did not and/or will not in any manner encumber, sell, mortgage, transfer let out or otherwise deal with or dispose of the premises or any portion thereof except in the manner as expressly provided therein.
- (c) That the Owners shall not do any act or thing whereby the Developer may be prevented from entering into any agreement for the Developer's allocation in the manner as expressly provided herein.
- (d) Owners must provide all sorts of co-operation at the time of demolition of existing building and for that Owners individually or alongwith the Developer in any place if required.
- (e) Owners will give all sorts of relevant papers and documents to prove Owners' individual identity.

- (f) The Owners shall make the property free from all encumbrances and the Developer will pay on behalf of the Owners mutation cost all areas taxes whatsoever in the name of the Owners as part of Development Agreement.
- (g) That the main electric connection and transformer cost, sewerage connection, and also the incidental expenses of such purposes shall be borne by all the flat Owners excepting the Owners herein. The Owners shall also bear the costs of their individual meter.
- (h) The Developer shall be entitled to sell his commercial spaces from Developer's allocation (if any) to any persons. The Owners and the other flat Owners of the building will not be able to give any objection for such sale.
- (i) That the Developer/Other Part herein has full liberty, right and power to settle any dispute with adjacent plot of land. In this respect separate permission or authority is not required.
- (j) That the Developer/Other Part herein has got full liberty to engage financier for finance to speed up the work of this project. In this respect the Developer / Other Part herein will inform it to the OWNERS/First Part herein.

THE DEVELOPER HEREBY COVENANTS WITH THE OWNERS AS FOLLOWS :-

- (a) In case any one or more partners withdraw or resign from the partnership firm (S.S.M.S. Construction), the first partner Sri Mithai Lal Chowdhury and others are liable to complete the project.

- (b) Not to transfer or assign the benefits of this Agreement without the Owners' consent in writing.
- (c) Not to deal with or enter into any agreement with any person for sale, transfer, lease, let out or otherwise deal with subject to the Owners' allocation in the building and except in manner as stated herein.
- (d) Owners' allocation in separate units should be handed over to the Owners peacefully and in habitable condition on or before completion of construction within the time limit of maximum 42 calendar months as mentioned herein above. Developer shall construct and complete the building within a period of 42 months from the date of receiving of the sanction plan from the KMC and hand over the Owners' allocation to the Owners.

Be it noted that by this Development Agreement the Developer shall only be entitled to receive consideration money by executing Agreement/Final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any Ownership of any part of the property under schedule. This Development Agreement shall never be treated as the Agreement /Final document for transfer of property between the Owners and the Developer in any way. This clause shall have overriding effect to any thing written in these documents in contrary to this clause.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the property which is the subject matter of the Development Agreement and General Power of ATTORNEYS)

ALL THAT plot of land measuring more or less 7 Cattahs 8 Chittak together with 250 Sqft. tile shed structure standing thereon lying and situated at K.M.C. premises No. 116D, Chanditala Branch Road, (Being part of old premises No. 25, Chanditala Branch Road), Plot No. 11, P.S. - Behala, P.O. - New Alipore, under K.M.C. Ward No. 116, Kolkata - 700053 situated at Mouza - Siriti, J.L. No. 11, Appartaining to Khatian No. 1041-45, C.S. Dag No. 172, District 24 Parganas South Assesse No. 41-116-05-05-428.

ZONE :

ON THE NORTH : House of Debojoti Das & Amarjoti Das

ON THE SOUTH : House of Malay Das

ON THE EAST : 16' wide Private Road

ON THE WEST : 18' K.M.C. Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

OWNERS' ALLOCATION :- shall mean the 42.4% of the total sanctioned area including stairs i.e. 42.4% of 9900 Square Feet (proposed sanction area) is equivalent to 4195 Square Feet divided in the following manner :

- (i) On the Ground Floor 4 (four) Parking Area in total 480 Square Feet more or less.
- (ii) On the First Floor (entire) 2475 Square Feet more or less.
- (iii) On the Third Floor South side (i.e. 50% of the Top Floor) more or less 1240 Square Feet constructed area.
- (iv) Rs. 4,00,000/- non refundable will be paid to the owners out of which on signing Rs. 2,00,000/- (Rupees two lakh only) will be paid and the balance Rs. 2,00,000/- will be paid after one month from the date of sanction plan which is not refundable.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean the balance construction area including Garage and useable space in the Ground Floor, use and/or sell as Commercial/Residential at the option of the Developer and other residential units to be constructed in the new building with full knowledge and consent of the Owners herein by this Agreement together with undivided proportionate share of land and all common portions and common area, facilities and amenities thereto.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specification)

SUPER STRUCTURE :-

Building design on R.C.C. frame as per design by the Civil Engineer and duly approved by the K.M.C. of National Building Code of West Bengal.

GENERAL :-

The Building shall be R.C.C. framed structure as per design of the consulting Engineer.

BRICK WALL :-

All exterior and interior walls shall be quality bricks approved by the Engineer.

FLOORING SKIRTING :-

2' x 2' Marble finish and open terrace made of cemented flooring.

PLASTER :-

The outside of the Building will have plaster ½" thick (average) inside plaster will be thick (average).

INTERNAL FINISH :-

Plaster of paris for inside walls and ceiling.

DOORS AND WINDOWS :-

MAIN ENTRANCE DOOR :-

Paneled door painted on both sided as approved by the Engineer.

Wooden door frame as approved by the Engineer.
Peer-hole.

OTHER DOORS :-

Commercial flush door painted on both side.
Wooden frame as approved by the Engineer.
Long tower bolt from inside.

WINDOWS :-

All windows frames will made of quality M.S. approved by the Engineer and grills would be of mild steel covered by sliding glass and suitably painted.

The window of the toilet shall have translucent glass. All windows shall be provided with M.S. accessories for fixing and locking.

TOILET :-

Indian/ Anglo-Indian/ European type in one toilet with cistern.

Glazed tiles for 5'-0" height above the floor level.

Shower in toilet of best Indian toilet fitting.

Two taps in the toilet one is by the side of commode.

KITCHEN :-

Kitchen will have a black stone slab.

Glazed tiles for 2'-6" height above the cooking table.

One sink with water tap and one tap under the sink.

LIFT :-

A four passengers Lift will be installed.

STAIRCASE & LANDING :-

Steps and landing shall have marble finish.

Hand railing made of M.S. baluster and post.

ROOF :-

Over the R.C.C. roof slab concrete screening with water proofing compound and net cement finish top.

3'-0" height parapet wall plastered on both sides shall be provided all round the roof slab.

Suitable rain water for proper drainage of water from roof.

ELECTRICAL :-

- Three light points in the bed room, one 5 amp plug point. One separate point for Air Conditioner in two bed rooms only and one fan point.
- Three light points in the drawing-cum-dining room, one 5 amp plug point, one 15 amp plug point.
- One refrigerator point in drawing-cum-dining room, 15 amp plug point each in drawing-cum-dining room, fan point.
- One light point, one exhaust fan, one Chimney point, 5 amp plug point in kitchen.
- One light point of each toilet, one exhaust fan point in one toilet, one 15 Amp for geyser.
- All wiring shall be conceals type P.V.C. conduit piping with copper wiring.
- One wash basin in dining-cum-drawing space.
- One light point in each landing of the staircase shall be provided, one calling bell point of each Flat.
- One AC point will be provide in each bed room and one in drawing cum dinning room.

WATER SUPPLY :-

Overhead reservoir will be provided at top as per design.

Suitable electric pump will be installed at Ground Floor to deliver water to overhead reservoir to ensure round the clock water supply. Corporation/ tube-well water supply facility will be provided.

SEWERAGE AND DRAINAGE :-

Septic tank of suitable size, soil link, outlets from toilets along with catch its for collecting rain water and water from kitchen shall be provided. Wherever necessary both soil and rain water lines shall be connected to K.M.C. sewerage/ drainage system.

COMPOUND :-

Compound will be paved wherever required and shall be bounded with wall all around.

IN WITNESS WHEREOF the Parties hereunto set and subscribed their respective hands on the day, month and year first above written.

WITNESSES :

1. Rupak Das
s/o Late Joydeb Das
25, Chanditola Bhandar RD
Kolkata - 53

2. Aarinta Sarkar,
S/O of Late B.N. Sarkar,
101A, Lakshmi Das Auddy RD,
Flat No - D-2
Kov-27.

1. Chhande Das

2. Sondhalukherjee

SIGNATURE OF THE OWNERS

S.S.M.S. CONSTRUCTION

Mithal Lal Chowdhury
(1) SRI MITHAI LAL CHOWDHURY

Rupak Ganguly
(2) SRI RUPAK GANGULY

Samir Kumar Baral
(3) SRI SAMIR KUMAR BARAL

Subhas Debnath
(4) SRI SUBHAS DEBNATH

Sanjoy Roy
(5) SRI SANJOY ROY

PARTNERS

SIGNATURE OF THE DEVELOPERS

Drafted by

Ashis Kumar Basu

ASHIS KUMAR BASU

F/210/205/85

Advocate

Alipore Judges' Court

Kolkata - 700027.

MEMO

Received Rs. 2,00,000/- (Rupees Two Lac) only by the owners herein in the following way.

Date	Cheque No.	Bank Name & Branch	Amount
18/05/2022	716881	Punjab National Bank, Chowrasta Branch	1,00,000/-
18/05/2022	716882	Punjab National Bank, Chowrasta Branch	1,00,000/-
		Total	2,00,000/-

Rs. 2,00,000/- (Rupees Two Lac) only.

WITNESSES :

1. Rupate Das
Late Joydeb Das
25, Chanditola Branch Rd
Kolkata-53

1. Chhanda Das

2. Somdhya Mukherjee

2. Anurita Sankar

SIGNATURE OF THE OWNERS



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SMT. CHHANDA DAS
 Signature Chhanda Das



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SMT. SONDHYA MUKHERJEE
 Signature Sondhya Mukherjee



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SRI. MITHAL LAL CHOWDHURY
 Signature Mithal Lal Chowdhury



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SRI. RUPAK GANGULY
 Signature Rupak Ganguly



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SRI SAMIR KUMAR BARAL
 Signature Samir Kumar Baral



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SRI SUBHAS DEBNATH
 Signature Subhas Debnath



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SRI SANJOY ROY
 Signature Sanjoy Roy

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
 Signature.....

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

GRN Details

GRN: 192022230028552551
GRN Date: 17/05/2022 22:15:43
BRN: CKT6994261
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 17/05/2022 22:17:24
Payment Ref. No: 2001449189/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mithai Lal Chowdhury
Address: 339/16/6, Kalipada Mukherjee Road, Pin- 700008
Mobile: 9433515146
Depositor Status: Others
Query No: 2001449189
Applicant's Name: Mr SAIBAL AICH
Address: A.D.S.R. BEHALA
Office Name: A.D.S.R. BEHALA
Identification No: 2001449189/4/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001449189/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2001449189/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	2021
			Total	8942

IN WORDS: EIGHT THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID
ON
Verify



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

Query No / Year	2001449189/2022	Office where deed will be registered
Query Date	17/05/2022 4:38:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SAIBAL AICH 18, P T LANE., Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8274820464, Status :Solicitor firm	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 59,45,842/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Branch Road, , Premises No: 116D, , Ward No: 116 Pin Code : 700053

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	7 Katha 8 Chatak	1/-	58,78,342/-	Width of Approach Road: 18 Ft.
Grand Total :				12.375Dec	1/-	58,78,342 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	1/-	67,500 /-	

Land Lord Details :

Sl. No	Name & address	Status	Execution Admission Details :
1	Smt CHHANDA DAS Wife of Late DR ASIT RANJAN DASP 101, JADU COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx2C, Aadhaar No: 75xxxxxxx2003, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt SONDHYA MUKHERJEE Wife of Mr SUKUMAR MUKHERJEE86/C, JATIN DAS ROAD, City:- , P.O:- SARAT BOSE, P.S:-Lake, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx5Q, Aadhaar No: 66xxxxxxx4173, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl. No	Name & address	Status	Execution Admission Details :
1	S S M S CONSTRUCTION 64/2/25, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: ADxxxxxx3L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl. No	Name & Address	Representative of
1	Mr MITHAI LAL CHOWDHURY Son of Late SHRINATH ALIAS PYARELAL CHOWDHURY339/16/6, KALIPADA MUKHERJEE ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx8Q, Aadhaar No: 48xxxxxxx1700	S S M S CONSTRUCTION (as PARTNER)
2	Mr RUPAK GANGULY Son of Late DINESH CHANDRA GANGULY15/52, BANAMALI GHOSAL LANE, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0D, Aadhaar No: 21xxxxxxx4256	S S M S CONSTRUCTION (as PARTNER)
3	Mr SAMIR KUMAR BARAL Son of Late SUDHIR RANJAN BARAL28B, B B SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2Q, Aadhaar No: 49xxxxxxx3378	S S M S CONSTRUCTION (as PARTNER)

AS- 2 of 4

Query No: 2001449186 of 2022, Printed On :
May 17 2022 4:55PM, Generated from
Registration office

4	Mr SUBHAS DEBNATH Son of Late JOGESH CHANDRA DEBNATH583/N, DR A K PAUL ROAD, City:- P.O.- BEHALA, P.S.-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx6A, Aadhaar No: 45xxxxxxxx2378	S S M S CONSTRUCTION (as PARTNER)
5	Mr SANJOY ROY Son of Late GOPAL CHANDRA ROY12/2A, THAKURTALA ROAD, City:- , P.O.- BARISHA, P.S.-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx2M, Aadhaar No: 27xxxxxxxx7839	S S M S CONSTRUCTION (as PARTNER)

Identifier Details :

Name & address
Mr RUPAK DAS Son of Late JOYDEB DAS 25, CHANDITALA BRANCH ROAD, City:- , P.O.- NEW ALIPORE, P.S.-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt CHHANDA DAS, Smt SONDHYA MUKHERJEE, Mr MITHAI LAL CHOWDHURY, Mr RUPAK GANGULY, Mr SAMIR KUMAR BARAL, Mr SUBHAS DEBNATH, Mr SANJOY ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA DAS	S S M S CONSTRUCTION-6.1875 Dec
2	Smt SONDHYA MUKHERJEE	S S M S CONSTRUCTION-6.1875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt CHHANDA DAS	S S M S CONSTRUCTION-125.00000000 Sq Ft
2	Smt SONDHYA MUKHERJEE	S S M S CONSTRUCTION-125.00000000 Sq Ft

Owner and Land or Building Details as received from KMC				
Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 411160505428 Premises No. : 116D Ward No. : 116 Street Name : CHANDITOLA BRANCH ROAD	Ref Deed No. : Date Of Registration : Oct 11, 1985 Office Where Registered :	Owner Name : SMT CHHANDA DAS, SMT SANDHYA MUKHERJEE Owner Address : P-101,, JADU COLONY, , P.S- BEHALA , KOLKATA Pin No. : 700034	Character of Premises: Total Area of Land: 10 Cottah, 11 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 16-06-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 16-06-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

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Registration office

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA

AS- 4 of 4

Query No: 2001449189 of 2022, Printed On :
May 17 2022 4:55PM, Generated from
Registration office









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue









OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas


Signature / LTI Sheet of Query No/Year 16072001449189/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt CHHANDA DAS P 101, JADU COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Land Lord			<i>Chhandada</i> 18/5/22
2	Smt SONDHYA MUKHERJEE 86/C, JATIN DAS ROAD, City:- , P.O:- SARAT BOSE, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Land Lord			<i>Sondhya Mukherjee</i> 18/5/22
3	Mr MITHAI LAL CHOWDHURY 339/16/6, KALIPADA MUKHERJEE ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008	Represent ative of Developer [S S M S CONSTR UCTION]			<i>Mithai Lal</i> <i>Chowdhury</i> 18.05.2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr RUPAK GANGULY 15/52, BANAMALI GHOSAL LANE, City:- , P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034	Represent ative of Developer [S S M S CONSTR UCTION]			Rupak Ganguly 18/05/22
5	Mr SAMIR KUMAR BARAL 28B, B B SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034	Represent ative of Developer [S S M S CONSTR UCTION]			Samir Kumar Baral 18.05.22
6	Mr SUBHAS DEBNATH 583/N, DR A K PAUL ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034	Represent ative of Developer [S S M S CONSTR UCTION]			Subhas Debnath 18.5.2022
7	Mr SANJOY ROY 12/2A, THAKURTALA ROAD, City:- , P.O:- BARISHA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Represent ative of Developer [S S M S CONSTR UCTION]			Sanjoy Roy 18.05.22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RUPAK DAS Son of Late JOYDEB DAS 25, CHANDITALA BRANCH ROAD, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700053	Smt CHHANDA DAS, Smt SONDHYA MUKHERJEE, M MITHAI LAL CHOWDHURY, RUPAK GANGULY, Mr SAM KUMAR BARAL, Mr SUBHA DEBNATH, Mr SANJOY RO			<i>Rupak Das</i> 18.5.2022

(Asis Kumar Dutta)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEHALA
South 24-Parganas, West
Bengal



J

A.D.S.R Behala
18 MAY 2022
Dist.- South 24 Pgs.