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AT 452423

12/02/25

ADDITIONAL REGISTRAR  
ASSURANCES-II, KOLKATA

2/427124/25

Certified that the Document is admitted for  
Registration The Signature Sheet and the  
Endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar  
of Assurances II Kolkata



12 FEB 2025

### REGISTERED AGREEMENT FOR DEVELOPMENT

1. Date : 12/02/2025

2. Place : Kolkata

3. Parties :

- 3.1 (1) SRI SANAT PAUL, (PAN : AFQPP0588P, Aadhaar No. 3481 4931 1694), son of Late Sambhu Nath Paul, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 24B, Mahendra Bose Lane, P.O.- Bagbazar, P.S.- Shyampukur, Kolkata-700003, (2) SRI SAYAK SAHA, (PAN : AUYP56478G, Aadhaar No. 8675 9112 5951), son of Sri Asit Kumar Saha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 7, Durga Charan



Banerjee Street, P.O.- Hatkhola, P.S.- Shyampukur, Kolkata-700 005, (3) **SRI ARDHENDU SEKHAR SAHA**, (PAN : **AWDPS9279E**, Aadhaar No. 2539 3777 9267), son of Late Amal Kanti Saha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 437/B, Rabindra Sarani, P.O.- Hatkhola, P.S. Jorabagan, Kolkata-700 005 and (4) **SRI SUDIP PAN**, (PAN : **ALPPP5277Q**, Aadhaar No. 5327 4332 0510), son of Sri Raghunath Pan by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Dashadrone, Sandipani, P.O.- Rajarhat Gopalpur, P.S.- Baguiati, Kolkata-700 136, hereinafter referred to and called as the "**LANDOWNERS**" (which term or expression shall unless, otherwise excluded by or repugnant to the context or subject be deemed to mean and include all their legal heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

#### **AND**

- 3.2 **SSAS REALTY**, (PAN: **AFMFS8243L**), a Partnership firm, having its Registered office at **2, Principal Khudiram Bose Road, 1<sup>st</sup> Floor, P.S.- Burtolla, P.O.- Beadon Street, Kolkata- 700 006**, represented by its only present Partners viz- (1) **SRI SANAT PAUL**, (PAN : **AFQPP0588P**, Aadhaar No. **3481 4931 1694**), son of Late Sambhu Nath Paul, residing at 24B, Mahendra Bose Lane, P.O.- Bagbazar, P.S.- Shyampukur, Kolkata-700003 (2) **SRI SAYAK SAHA** (PAN No. **AUYPS6478G**, AADHAAR No. **8675 9112 5951**), son of Sri Asit Kumar Saha, residing at 7, Durga Charan Banerjee Street, P.S.- Shyampukur, P.O.- Hatkhola, Kolkata-700005 (3) **SRI ARDHENDU SEKHAR SAHA** (PAN No. **AWDPS9279E**, AADHAAR No. **2539 3777 9267**), son of Late Amal Kanti Saha, residing at 437/B, Rabindra Sarani, P.S.- Jorabagan, P.O. - Hatkhola, Kolkata 700 005, (4) **SRI SUDIP PAN** (PAN No. **ALPPP5277Q**, AADHAAR No. **5327 4332 0510**), son of Sri Raghunath Pan, residing at Dashadrone, Sandiponi, P.O.-Rajarhat Gopalpur, P.S.-Baguiati, Kolkata-700136, all are by occupation- Business, by Faith- Hindu, by nationality- Indian, hereinafter called and referred to as the "**DEVELOPER**" (which terms and expression shall unless excluded by or repugnant to the subject or context shall mean and include all its respective heirs, executors, administrators, representatives, successors and successor, successors in office, successors in interest and/or assigns) of the **OTHER PART**.

Landowner and the Developer are collectively as Parties and individually as Party.

#### **NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-**

4. Subject Matter of Development :
- 4.1 Development Project & Appurtenances :-
  - 4.1.1 **Project Property:** ALL THAT piece and parcel of bastu land by admeasuring an area of 13 (Thirteen) Cottahs 04 (Four) Chittacks be the same more or less lying and situated at 16, Hemendra Sen Street, P.S.- Burtola, P.O.- Beadon street,



Kolkata- 700006, Borough- II, Ward No. 17, within The Kolkata Municipal Corporation, more fully described in the First Schedule Property hereinafter written.

**5. Background, Representations, Warranties and Covenants :**

**5.1 Representations and Warranties Regarding Title :** The Landowners have made the following representation and given the following warranty to the Developer regarding title.

- A) That by a registered Indenture dated 03.05.1927, registered in the Office of the Sub-Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 86, pages 60 to 68, being Deed No. 2186 for the year 1927 one George McDonald Falkner Esquire as the Vendor therein and one Rai Saheb Joylal as the Confirmer therein jointly sold, transferred and conveyed unto and in favour of one Raja Baldeodas Jugalkishore as the Purchasers therein ALL THAT piece or parcel of rent free homestead land measuring about 16 cottahs more or less TOGETHER WITH partly one storied, partly two storied and party three storied messuage tenement hereditaments premises or dwelling house standing thereon lying and situate at and being Premises No. 82, Musjid Bari Street (now known as 16, Hemendra Sen Street) in Sootanutty in the North Division of the Town of Calcutta TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances morefully and more particularly mentioned in the Schedule 'A' of the said Indenture dated 03/05/1927 along with other property mentioned in the Schedule there under written, against the valuable consideration as mentioned therein.
- B) That as per the family settlement the said Raja Baldeodas Jugal Kishore along with one Rani Chhogi Devi, Rameshwardas Birla, Sreemati Sarda Kumari Birla, Ghanshyamdas Birla, Brajmohan Birla, Sreemati Rukmani Birla, Lakshminiwas Birla and Gajanan Birla being the coparceners of the Mitakshara Undivided Hindu Family became the joint owners in respect of the said property ALONG WITH other properties.
- C) That for the purpose of dealing in the properties and for the better efficiency in management and improvement and with an intention to acquire and undertake the said property and other properties one Company under the name and style MADHO PROPERTIES LIMITED was formed and incorporated under the Indian Companies Act, 1913 on 26-04-1932 and upon an application made for conversion into a Private Company under the provisions of the Companies Act, 1956 the name of the said Company i.e. MADHO PROPERTIES LIMITED was changed to MADHO PROPERTIES PRIVATE LIMITED (i.e. the vendor herein) on and from 18-01-2010 having registered office at "BIRLA BUILDING", 9/1, R.N. Mukherjee Road, P.O. - G.P.O., P.S. - Hare Street, Kolkata - 700001, West Bengal, India.



- D) That by a registered Indenture dated 30.04.1932, registered in the Office of the Sub-Registrar at Calcutta and recorded in Book No. 1, Volume No. 63, Pages 9 to 15, being Deed No. 1469 for the year 1932, the said Raja Baldeo Das Birla, Jugal Kisore Birla and the said Rani Chhogi Devi, Rameshwardas Birla, Sarda Kumari Birla, Ghanshyamdas Birla, Brajmohan Birla, Rukmani Birla, Lakshminiwas Birla and Gajanan Birla as the coparceners of Hindu Undivided Family for the sake of greater safety and as a part of the family arrangement jointly and collectively assigned, released and transferred ALL THAT piece or parcel of rent free homestead land, measuring about 16 cottahs more or less TOGETHER WITH partly one storied, partly two storied and party three storied messuage tenement hereditament premises or dwelling house standing thereon, lying and situate at and being Premises No. 82, Masjid Bari Street (now known as 16, Hemendra Sen Street), situated in Sutanutty in the North Division of the Town of Calcutta TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances unto and in favour of one Madho Properties Ltd. (now known as Madho Properties Pvt. Ltd. after conversion) against the consideration as mentioned therein. By virtue of the above, the said Madho Properties Ltd. (now known as Madho Properties Pvt. Ltd.) became the sole and absolute owner in respect of the said property.
- E) That the said Madho Properties Ltd. (now known as Madho Properties Pvt. Ltd.) duly applied for and mutated their name with the records of the Corporation of Calcutta (now known as Kolkata Municipal Corporation) in the name of Madho Properties Ltd. in place of Raja Baldeodas Jugalkishore in respect of the said property (i.e. the Premises No.16, Hemendra Sen Street), which is appearing in the Assessment Book of Central Records Department of The Kolkata Municipal Corporation.
- F) That as stated earlier it is morefully stated that the Ministry of Corporate Affairs, Govt. of India, approved the change of name of said Madho Properties Ltd. and accordingly the same was allowed by the Deputy Registrar of Companies, West Bengal, vide "Fresh Certificate of Incorporation Consequent upon Change of Name on Conversion to Private Limited Company" dated 18.01.2010 and subsequent to such change the said Madho Properties Ltd. is now known, called and recorded as Madho Properties Pvt. Ltd.
- G) That the vendor i.e. Madho Properties Pvt. Ltd. through their men and agents have caused physical measurement of the said property for the purpose ascertaining the actual measurement and for ascertaining valuation of the same and after such measurement it was revealed that the Premises No. 16, Hemendra Sen Street (formerly known as 82, Masjid Bari Street and thereafter known as 82, Akshoy Kumar Dutta Sarani), Kolkata comprised of a piece or parcel of land, measuring about 13 Cottahs 04 Chittacks little more or less only instead of 16 Cottahs 00 Chittacks as mentioned in the said Indenture dated 03.05.1927, The physical measurement of the land i.e. 13 Cottahs 04 Chittacks is morefully and more



particularly described in the First Schedule hereunder written. Save and except the said physical measurement of land no excess land was found, in the said property.

- H) That by virtue of above the said Madho Properties Pvt. Ltd. the Vendor therein, is well and lawfully seized and possessed of and otherwise well and sufficiently entitled to ALL THAT piece or parcel of rent free homestead land, measuring about 13 Cottahs 04 Chittacks little more or less TOGETHER WITH partly one storied, partly two storied and partly three storied messuage tenement, hereditament premises (dwelling house) standing thereon, lying and situate at and being Premises No. 82, Masjid Bari Street (now known as 16, Hemendra Sen Street), situated in the North Division of the Town of Calcutta being the sole and absolute owner thereof TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances save and except the occupiers.
- I) That the said Madho Properties Pvt. Ltd. the Vendor therein, by a Deed of Conveyance dated 04-04-2022 sold, transferred and conveyed their right, title, interests of the property measuring about 13 Cottahs 04 Chittacks little more or less alongwith partly one storied, partly two storied and partly three storied brick built dilapidated masonry house, being Premises No. 16, Hemendra Sen Street, Kolkata - 700006 P.S.- Burtola, P.O.- Beadon street, within municipal jurisdiction of The Kolkata Municipal Corporation in ward no. 17, together with all yards, areas, ways, passages, drains, sewers, water, water- courses, right, light, liberties, privileges, easements and appendages whatsoever to the said land hereditaments and premises and all the estate, right, title, interest, claim and demand whatsoever which was specifically mentioned in the Deed of Conveyance dated 04-04-2022 in favour of (1) SRI SANAT PAUL, son of Late Sambhu Nath Paul, (2) SRI SAYAK SAHA, son of Sri Asit Kumar Saha, (3) SRI ARDHENDU SEKHAR SAHA, son of Late Amal Kanti Saha, (4) SRI SUDIP PAN, son of Sri Raghunath Pan, vide a Registered Deed of Conveyance, which was registered on 04-04-2022, before the office of the Additional Registrar Assurance-IV, at Kolkata, registered in Book No. I, Volume No. 1904-2022, at pages 445083 to 445125, being Deed No. 190406152 for the year 2022.
- J) That by virtue of aforesaid purchase through the Deed of Conveyance executed on 04-04-2022, the said (1) SRI SANAT PAUL, (2) SRI SAYAK SAHA, (3) SRI ARDHENDU SEKHAR SAHA, (4) SRI SUDIP PAN, became the absolute undivided owners and occupiers of the said land measuring about 13 (Thirteen) Cottahs 04 (Four) Chittacks more or less together with old brick built dilapidated partly one storied, partly two storied and partly three storied dwelling house, lying and situated at being Premises No. 16, Hemendra Sen Street, P.S.- Burtola, P.O.- Beadon Street, Kolkata- 700 006, Borough - II, Ward No. 17, and mutated their name before The Kolkata Municipal Corporation being Assessee No. 11-017-24-0018-8 and paid Taxes regularly in their name and they are fully entitled to deal with the same in any manner whatsoever, which is totally free from all encumbrance and morefully described in the First Schedule hereinunder written.



6. **Desire of Development of the land & Acceptance :** (1) SRI SANAT PAUL, (2) SRI SAYAK SAHA, (3) SRI ARDHENDU SEKHAR SAHA, (4) SRI SUDIP PAN the landowners herein express their desire to develop the aforesaid plot of land/ property by constructing Multi storied building thereon and the Developer accepted the said proposal and the land owners have decided to enter into the this Registered Agreement for Development by the Developer herein for the land mentioned above and explicitly mentioned in the First Schedule hereunder written being the premises No. 16, Hemendra Sen Street, P.S.- Burtolla, P.O.- Beadon Street, Kolkata- 700 006.
7. **Registered General Power of Attorney :** For the smooth running of the said project the said land owners agreed to execute a Registered Development Power of Attorney with construction right, by which the landowners herein have appointed and nominated SSAS REALTY, (PAN: AFMFS8243L), a Partnership firm having its Registered Office at 2, Principal Khudiram Bose Road, 1<sup>st</sup> Floor, P.S.- Burtolla, P.O.- Beadon Street, Kolkata- 700 006, represented by its present partners (1) SRI SANAT PAUL son of Late Sambhu Nath Paul, (2) SRI SAYAK SAHA son of Sri Asit Kumar Saha, (3) SRI ARDHENDU SEKHAR SAHA son of Late Amal Kanti Saha (4) SRI SUDIP PAN son of Sri Raghunath Pan, the Developer herein as their Constituted Attorney, to act on behalf of the landowners.
8. **DEFINITION :**
- 8.1 **Building :** Shall mean multistoried building so to be constructed on the Project Property.
- 8.2 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, roof, lift and lift areas and other facilities, which are required for enjoyment, maintenance or management of the said building by all occupiers of the building to enjoy as common user thereof.
- 8.3 **Saleable Space :** Shall mean the space within the building, which is to be available as an unit/flat, car parking Space, commercial space for independent use and occupation in respect of Owners' Allocation and Developer's Allocation as mentioned in this Agreement.
- 8.4 **Landowner's Allocation :** Shall mean the allocation against the project by the owner, which is more fully described in Second Schedule hereunder written.
- 8.5 **Developer's Allocation :** Shall mean all the remaining area of the proposed multi storied building excluding Landowner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is more fully described in Third Schedule written herein below.



- 8.6 Architect/Engineer : Shall mean such person or persons being appointed by the Developer.
- 8.7 Transfer : With its grammatical variation shall include transfer by title and/or by possession and by any other means adopted for effecting as a transfer of space in the said building to intending purchaser/s thereof.
- 8.8. Building Plan : Shall mean such plan or revised/regularized sanctioned plan for the construction of the multi storied building, which will be sanctioned by The Kolkata Municipal Corporation in the name of the Landowners for construction of the building, including its modification and amenities and alterations.

9. **LANDOWNER'S RIGHT & REPRESENTATION :**

- 9.1 Indemnification regarding possession & Delivery : The Landowner is now seized and possessed of and/or otherwise well and sufficiently entitled to the project property as it is condition and to deliver physical as well as identical possession to the Developer to develop the first schedule property.
- 9.2 Free From Encumbrance : The owner also indemnify that the project property is free from all encumbrances and the Landowner has marketable title in respect of the said premises.

10. **DEVELOPER/PROMOTER'S RIGHTS :**

- 10.1 Authority of Developer : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against developer's allocation or acquired right under these agreement.
- 10.2 Right of Construction : The Landowner hereby grant permission an exclusive rights to the Developer to build new building upon the project property.
- 10.3 Construction Cost : The Developer shall bear the total construction work of the proposed multistoried building at its own costs and expenses. No liability on account of construction cost will be charged from Owner's Allocation.
- 10.4 Sale proceeds of Developer's Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 10.5 Booking and Agreement for Sale : Booking from intending purchaser/s for Developer's Allocation will be taken by the Developer and the Agreement with the intending purchasers will be signed by the Developer and for and on behalf of the landowner as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and with right to issue money receipts in its own name but without creating any liability on the owner.



- 10.6 **Selling Rates** : The selling rate of the Developer's Allocation will be fixed by the Developer only without any permission or consultation with the Landowner.
- 10.7 **Profit & Loss** : The Profit & Loss which will be earned from the project be entirely received or borne by the Developer and no amount will be adjusted from the Owners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 10.8 **Possession to the Owner** : On completion of the project, the Developer will handover possession of the Owners' Allocation TOGETHER WITH all rights of the common facilities and amenities to the Owner with Possession Letter.
- 10.9 **Possession to the intending Purchaser** : On completion of the project, the Developer will handover possession to the intending purchaser/s, possession letters will be signed by the Developer and also as the representatives and Power of Attorney holder of the Landowner.
- 10.10 **Deed of Conveyance** : The Deed of Conveyance will be signed by the Developer and on behalf of and as representative and registered Power of Attorney Holder of the Landowner.

## 11. CONSIDERATION

- 11.1 **Permission against Consideration** : The Landowner grant permission to construct the proposed building in consideration of Owner's Allocation to the Developer and the consideration for construction of the owner's allocation, shall be the price of the proportionate share of the land of the developer's allocation.

## 12. DEALING OF SPACE IN THE BUILDING :

- 12.1 **Exclusive Power of Dealings of Landowner** : The Landowner shall be entitled to transfer or otherwise deal with Owner's Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Owner's Allocation.
- 12.2 **Exclusive Power of Dealings of Developer** : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

## 13. POWER-OF-ATTORNEY

AND WHEREAS we the LANDOWNERS/PRINCIPALS herein, for smooth and completion of the said development work and for dealing and disposing the said property, do hereby agreed to appoint SSAS REALTY, (PAN:



AFMFS8243L), a Partnership firm having its Registered Office at 2, Principal Khudiram Bose Road, 1<sup>st</sup> Floor, P.S.- Burtolla, P.O.- Beadon Street, Kolkata-700 006, represented by its present partners (1) SRI SANAT PAUL, (PAN : AFQPP0588P, Aadhaar No. 3481 4931 1694), son of Late Sambhu Nath Paul, residing at 24B, Mahendra Bose Lane, P.O.- Bagbazar, P.S.- Shyampukur, Kolkata-700003 (2) SRI SAYAK SAHA (PAN No. AUYP56478G, AADHAAR No. 8675 9112 5951), son of Sri Asit Kumar Saha, residing at 7, Durga Charan Banerjee Street, P.S.- Shyampukur, P.O.- Hatkhola, Kolkata-700 005 (3) SRI ARDHENDU SEKHAR SAHA (PAN No. AWDPS9279E, AADHAAR No.2539 3777 9267), son of Late Amal Kanti Saha, residing at 437/B, Rabindra Sarani, P.S.- Jorabagan, P.O. Hatkhola, Kolkata 700 005, (4) SRI SUDIP PAN (PAN No. ALPPP5277Q, AADHAAR No.5327 4332 0510), son of Sri Raghunath Pan, residing at Dashadrone, Sandiponi, P.O.-Rajarhat Gopalpur, P.S.-Baguiati, Kolkata-700 136, (the Developer herein) as our true and lawful attorneys in our name on our behalf to do, inter alias, the acts, deeds and things in respect of the said property.

#### 14. NEW BUILDING

- 14.1 Completion of Project : The Developer shall at its own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
- 14.2 Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump, water, storage tank, overhead reservoir, electrification, permanent electric connection from the C.E.S.C. and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of Flats therein on ownership basis and as mutually agreed upon.
- 14.3 Architect Fees etc. : All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context.
- 14.4 K.M.C Taxes & Other Taxes of the Property : The Landowner shall pay and clear up all the arrears on account of K.M.C. Taxes and outgoing of the said property upto the date of handover the vacant possession of the first schedule property. And after that the Developer will pay the same till the date of completion of the construction and or date of delivery of owner's allocation and from date thereof the proportionate share of the municipal taxes and other taxes and outgoing payable for the owner's allocation as well as maintenance charges shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and/or its nominees and the Landowner and/or their nominee/nominees respectively.



- 14.5 Upkeep Repair and Maintenance : Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

15. **PROCEDURE OF DELIVERY OF POSSESSION TO OWNERS :**

- 15.1 Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Landowner at the address herein mentioned requiring the Landowner to take possession of the Owners' Allocation in the new building and certificate of the Architect/ L.B.S. or the K.M.C. being provided to that effect which are required to be obtained statutorily. It is made clear herein that parties herein should intimate if there be any change of address later or, in writing.
- 15.2 Payment of K.M.C Taxes : From the receive possession of Owner's Allocation and at all times there after the Landowner shall be exclusively responsible for payment of the proportionate share all K.M.C. and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owner's Allocation only.
- 15.3 Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Owners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanctioned and maintenance occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

16. **COMMON RESTRICTION :**

- 16.1 Restriction of Owner and Developer in common : The Owners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :
- a) Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.



- b) Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
- c) Neither party shall transfer or permit to transfer of their respective allocation or any portion unless such party shall have observed and performed all the condition on their respective part to be observed and / or performed the proposed transfer shall have given written undertaking to the terms and conditions hereof and of these presents and further that such transfer shall pay all and whatsoever shall be payable in relation to the area in their possession.
- d) Both the parties shall abide by all laws, bye-laws rules and regulations of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviations, violations and/or breach of any of the said laws by laws and regulations.
- e) The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- f) No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- g) Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown of accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- h) The landowner shall permit the Developer and its/their servants and agents with or without workman and other at all responsible times to enter into and upon their Owner's Allocation and every part thereof for the purpose of maintenance of repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

#### 17. **OWNER'S OBLIGATION :**

##### 17.1 **No Interference :**

- a) The Landowner hereby agrees and covenant with the Developer;
- b) Not to cause any interference or hindrance in the construction of the building by the Developer subject to complying of regulation is laid down by the K.M.C.



- c) Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.
- d) Not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer.

18. **DEVELOPERS' OBLIGATIONS :**

- 18.1 Time Schedule of Handing Over Owners' Allocation: The Developer hereby agree and covenant with the Landowner to handover Owner's Allocation in habitable condition within 48 (Forty Eight) months from the date of Signing of this Agreement. The Developer also empower by the Landowners a grace period of 6 (Six) months more to deliver to Owner's Allocation.
- 18.2 No Violation : The Developer hereby agree and covenant with the Landowner not to violate or contravenes any of the provisions of rules applicable to construction of the said building and also Not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Owner's Allocation in the building at the said premises vice versa.

19. **OWNERS' INDEMNITY**

- 19.1. The owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.
- 19.2. The owner hereby undertakes that after signing of this agreement, they will handover the Xerox copy of the title deed and any other documents regarding the status and identity of the owner and shall positively show/produce the original deeds and documents as and when required by the developer and also give Declaration, if any, to that effect.
- 19.3. At the time of receiving the land owners' allocation, the land owner shall hand over the all original deeds and documents to the Developer.
- 19.4. The owners hereby undertake that they will settled and negotiate the tenant and vacate their possession including tenanted area as early as possible from the date of signing of this agreement and the tenant rehabilitation area of the said proposed multistoried building will be adjusted from the owners' allocation and Shifting charges for alternative accommodation of the tenants, will be provided by the Owners.

20. **DEVELOPERS' INDEMNITY**

- 20.1 The Developer hereby undertake to keep the owner indemnified against all third party claim and action arising out of the any sorts of act or occupation commission



of the developer in relation to the construction of the said building and even from the claims of third party, including banks and financial institution, if any.

- 20.2 Against all actions, suits, costs, proceedings and claims that may arise out of the Developer's Actions with regard to the development of the said premises and/or for any defect therein.

21. **MISCELLANEOUS :**

- 21.1 It is understood that from time to time to facilitate the construction of the said building by the developer various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the developer may need the authority of the owner for various applications and other documents may be required to be signed or made by the owner related to which specific provisions may not have been mentioned herein. The owner hereby undertakes to do all such acts, deeds, matters and things and when required and the owner shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the owner also undertakes to sign and execute all such additional application and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owner's and / or against the spirit of these presents.
- 21.2 The owner shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
- 21.3 Process of Issuing Notice: Any notice required to be given by the developer to the owner shall without prejudice to any other mode of service available be deemed to have been served on the owner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the developer by the owner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developer.
- 21.4 Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all the rules and regulations to be framed by any society/ Association/ holding organization and/or any other organization, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 21.5 Name of the Building : The name of the building shall be given by the Developer in due course.
- 21.6 Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without



creating any financial liability to the Landowner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of their estate shall be responsible and/or be made liable for payment of any dues to such bank or banks and the Developer shall keep the Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

- 21.7 Documentation : The Landowner delivered all the Xerox title Deeds relating to the said premises to the Developer at the time of signing of this Agreement.
- 21.8 Supplementary Agreement : That if in this Agreement for Development it is found, any omission and commission, any word or clause, any terms & condition, in that case land owner shall have bound to make a further additional supplementary agreement by strength of this agreement for development.

22. **FORCE MAJEURE :**

- 22.1. The parties shall not be considered to be liable for any obligations hereunder to the extend that performance of relating obligations prevented by the existence of the force majeure and shall be suspended for the obligation during the duration of the force majeure.
- 22.2. FORCE MAJEURE shall mean flood, earthquake, riot, war, storm, tempest, civil common strike and / or any other act of commission beyond the control of the parties hereto.

23. **JURISDICTION :**

The Court at Calcutta alone shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Schedule of The Property)**

**ALL THAT** Piece and parcel of bastu land by admeasuring an area of 13 (Thirteen) Cottahs 04 (Zero) Chittacks 00 (Zero) Sq.ft. be the same more or less **TOGETHER WITH** partly one storied, partly two storied and party three storied, messuage tenement hereditaments premises or dwelling house (100 years old) with Cemented Flooring standing thereon, Ground Floor measuring about 8400 sq. ft. more or less (out of same 7100 sq. ft. more or less is pucca and 1300 sq. ft. more or less is covered by Tin shed), First Floor measuring about 6100 sq. ft. more or less (out of the same 5600 sq. ft. more or less is pucca and 500 sq. ft. more or less is covered by tin shed) and Second Floor measuring about 2600 sq. ft. more or less (out of same 600 sq. ft. more or less is pucca and 2000 sq. ft. more or less is covered



by Tin shed), lying and situates at and being Premises No. 16, Hemendra Sen Street, P.S.- Burtolla, P.O.- Beadon Street, Kolkata – 700006, Borough - II, Ward No. 017, being Assessee No. 11-017-24-0018-8,, within the limits of the Kolkata Municipal Corporation, with a proposed multistoried building, known as "BANI RESIDENCY", vide building plan permit no. 2024020042 dated 21/12/2024, which is butted and bounded as follows:

- BY NORTH** : By Premises No.52B/1, Hari Ghosh Street.  
52B, Hari Ghosh Street, 52C Hari Ghosh Street,  
53G, Hari Ghosh Street.
- BY SOUTH** : By Premises No.12B, Hemendra Sen Street,  
Hemendra Sen Street (KMC Rd.).
- BY EAST** : By Premises No. 10, Hemendra Sen Street,  
8, Hemendra Sen Street, 8B, Hemendra Sen Street.
- BY WEST** : By Premises No. 18A, Hemendra Sen Street,  
18B, Hemendra Sen Street, 18C, Hemendra Sen Street.

#### THE SECOND SCHEDULE ABOVE REFERRED TO

(Land Owner's Allocation)

**LANDOWNER'S ALLOCATION** : The landowners hereto in consideration of allowing the developer to develop the said premises as stated in the first schedule herein above by raising the construction of Multi storied building over and above the same will be entitled to have the allocation in the manner as follows:

#### THE OWNER'S ALLOCATION WILL BE ALOTTED AS FOLLOWS :

1. It is stated here that the developer will construct a multi storied building in the first Schedule land and the land owner will get the below mentioned area of the total constructed area from ground floor to sixth floor in the proposed building, vide building plan permit no. 2024020042 dated 21/12/2024 as per Annexure- 'A' specification of work and a partition deed will be executed and registered between the land owner in future in respect of the owner's allocation if required.
- (a) On the First Floor being Flat No. 1C, 1D, 1E.
  - (b) On the Second Floor being Flat No. 2B, 2C, 2D, 2E.
  - (c) On the Third Floor being Flat No. 3B, 3C, 3D.
  - (d) On the Fourth Floor being Flat No. 4B, 4C, 4E.
  - (e) On the Fifth Floor being Flat No. 5A, 5B, 5D.
  - (f) On the Sixth Floor being Flat No. 6A, 6D.
  - (g) On the Ground Floor being Flat No. GA & GB, Shop Space No. GC and  
Cover Car Parking No.1,2,3,4,5,6,13 and Top Roof of The Duplex Flat No. 6A.



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
(Developer's Allocation)

**DEVELOPERS' ALLOCATION** : Save and except the Land Owner' allocation so stated hereinabove, the remaining constructed area of the proposed multi storied building shall belong to the Developer hereof exclusively on account of Developer's Allocation together with undivided, impartible and proportionate share of land relating thereto in terms of the provisions of the present Agreement.

**THE DEVELOPERS' ALLOCATION WILL BE ALOTTED AS FOLLOWS :**

It is stated here that the developer will construct a multi storied building in the first Schedule land and the developer will get the below mentioned area of the total constructed area from ground floor to sixth floor in the proposed building as per Annexure-'A' specification of work.

- (a) On the First Floor being Flat No. 1A, 1B, 1F.
- (b) On the Second Floor being Flat No. 2A, 2F.
- (c) On the Third Floor being Flat No. 3A, 3E, 3F.
- (d) On the Fourth Floor being Flat No. 4A, 4D, 4F.
- (e) On the Fifth Floor being Flat No. 5C, 5E, 5F.
- (f) On the Sixth Floor being Flat No. 6B, 6C, 6E, 6F.
- (g) On the Ground Floor Cover Car Parking No.7,8,9,10,11,12.

**ANNEXTURE-'A'**

**DETAILS OF SPECIFICATION OF CONSTRUCTION OF BUILDINGS/FLAT/UNIT**

- |                       |  |
|-----------------------|--|
| 1. Foundation:        | R.C.C Foundation with isolated footing as per approved structural as per K.M.C sanction plan design and drawing with ACC/Ultratech/Ambuja cement cons (1:14:3).                  |
| 2. Structure:         | R.C.C framed structure as per K.M.C sanction plan cement cons. (1:14:4), M-20 with full course sand as per ratio.  |
| 3. Roof casting:      | All roof casting will be of 4 inch, thickness.   |
| 4. Roof Treatment:    | Roof in proper slope with water proofing compound.   |
| 5. Wall:              | Outside wall 8 inches thick and inside wall 5 and 3 inches as per drawing with no. 1 brick using (1:5),cement sand ratio (1:6) and (1:4).  |
| 6. Plastering Works:  | 12 mm thick plaster in 1:5 inside and outside wall and 6 mm thick plaster in ceiling by medium course sand.  |
| 7. Doors and windows: | (A) Doors frames will be made of Sal wood.<br>(B) All inside door and main door will be single leaf flush type door of ply wood brand of Century, Green and or any I.S.I marked. |



- (C) All windows will be aluminium sliding with I.S.I marked glass and duly secured by Iron grill works consistent with elevation provided.
- (D) The balcony will also be provided with safety as per elevation upto the height of 2<sup>1</sup>/<sub>2</sub> feet (two feet and half inches height).
8. Flooring: Flooring will be completed with vitrified tiles good quality I.S.I. mark.
9. Glazed Tiles: White or any colour glazed tiles with good quality I.S.I marked will be fixed in all toilet wall upto 6 ft. from finished floor and in kitchen upto 3 ft. from the cooking slab.
10. Kitchen Fittings: Cooking slab will be fitted with good quality black stone and steel sink.
11. Sanitary and plumbing: All plumbing works will be done with brand of Supreme, Tata or any good quality I.S.I. mark and Sanitary works will be done with brand of Essco or any good quality I.S.I. marked fittings.
12. Electrical Works: All lines will be concealed using modular switches brand of Finolex, Anchor, Oreva, or any I.S.I marked fittings.
- a) Bed Rooms :  
(Master) 2 light points, 1 fan point, 1 five amp. plug point.
- b) Bed Rooms :  
(Others) 2 light points, 1 fan point, 1 five amp. plug point.
- c) Drawing-cum-Dining: 1 fan point , 1 light point, 1 five amp. plug point.
- d) Bath Room: 1 light point, 1 Geyser point (15Amp.) 1 five Amp. plug point.
- e) Kitchen: 1 light point, 1 Exhaust point, 1 Fifteen Amp. plug point
- 13) Finishing:
1. Inside Wall Putty finished (I.S.I marked) with staircase and common areas.
  2. Outside wall finished with Asian, Berger or other I.S.I marked weather coat paint with primer.



IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED  
By the PARTIES at Kolkata in the  
Presence of :

1. Kaushik Housen  
2. Sonar Gouranga  
Temple Street  
Kolkata - 700005

2. Avishew Barua  
4. u s Roy Road  
KOL - 700001

Sauat - parp

Boyet - baba

Aradhana Sekhar Saha

Sushil Saha.

Signature of the Land Owner

SSAS REALTY

Sauat - parp

Partner

SSAS REALTY

Boyet - baba

Partner

SSAS REALTY

Aradhana Sekhar Saha.

Partner

SSAS REALTY

Sushil Saha.

Partner

Signature of the Developer

DRAFTED AND PREPARED BY :

Prasenjit Saha

Advocate

High Court Calcutta.

ENROLL - F/2053/2010



# SPECIMEN FORM FOR TEN FINGERPRINTS



*Sawar-pant*

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



*Byat Behn*

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



*Hishamur Sam John*

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



*Quibby Lee*

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



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



120220252040092250

GRIPS Payment Detail

GRIPS Payment ID:	120220252040092250	Payment Init. Date:	12/02/2025 10:56:20
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9905648488826	BRN Date:	12/02/2025 10:56:33
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

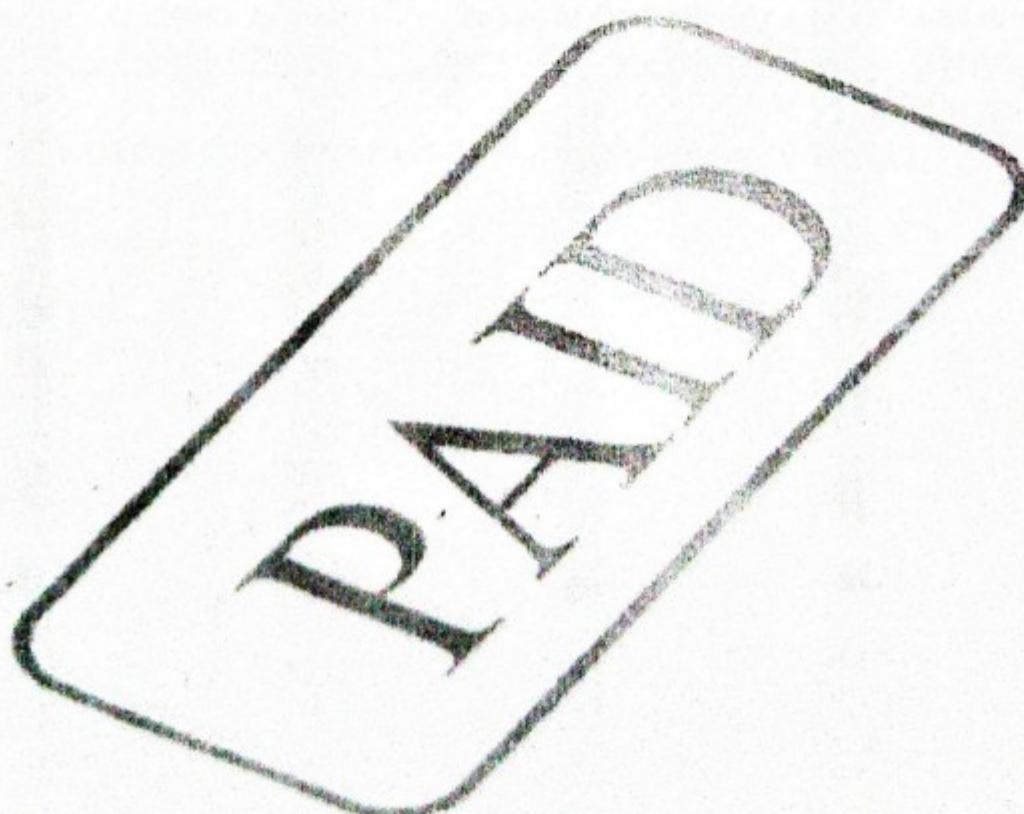
Depositor's Name: Mr Sanat Paul  
Mobile: 9674174110

Payment (GRN) Details

Sl No	GRN	Department	Amount
1	192024250400922528	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

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





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



192024250400922528

GRN Details

GRN:	192024250400922528	Payment Mode:	SBI Epay
GRN Date:	12/02/2025 10:56:20	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	9905648488826	BRN Date:	12/02/2025 10:56:33
Gateway Ref ID:	IGASLHSSE5	Method:	State Bank of India NB
GRIPS Payment ID:	120220252040092250	Payment Init. Date:	12/02/2025 10:56:20
Payment Status:	Successful	Payment Ref. No:	2000427124/1/2025
			[Query No*/Query Year]

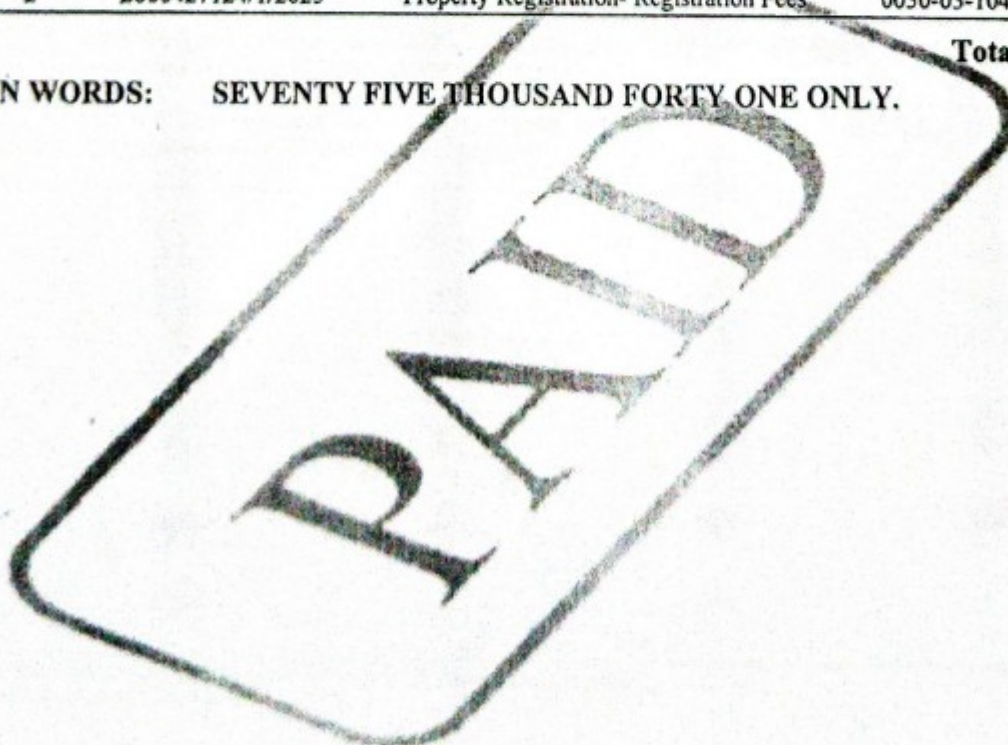
Depositor Details

Depositor's Name:	Mr Sanat Paul
Address:	Shyampurkur
Mobile:	9674174110
Period From (dd/mm/yyyy):	12/02/2025
Period To (dd/mm/yyyy):	12/02/2025
Payment Ref ID:	2000427124/1/2025
Dept Ref ID/DRN:	2000427124/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000427124/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2000427124/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.





### Major Information of the Deed

Deed No.	I-1902-01566/2025	Date of Registration	12/02/2025
Query No./Year	1902-2000427124/2025	Office where deed is registered	
Query Date	11/02/2025 11:21:31 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Biswajit Paul P-16, CIT Road, Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874673130, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 4,62,93,651/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hemendra Sen Street, , Premises No: 16, , Ward No: 017 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	13 Katha 4 Chatak		3,96,24,651/-	Property is on Road
Grand Total :				21.8625Dec	0/-	396,24,651/-	



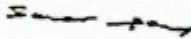



### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	13300 Sq Ft.	0/-	59,85,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 7100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 5600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					



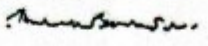


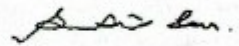


52	On Land L1	3800 Sq Ft.	0/-	6,84,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Tin Shed, Extent of Completion: Complete  Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Tin Shed, Extent of Completion: Complete  Floor No: 2, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		17100 sq ft	0 /-	66,69,000 /-	

#### Land Lord Details :

S. No.	Name Address	Photo	Finger print and Signature	
1-	<b>Name</b> <b>Shri SANAT PAUL</b> Son of Late Sambhu Nath Paul Executed by: Self, Date of Execution: 12/02/2025 , Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office	 12/02/2025	 Captured LTI 12/02/2025	 12/02/2025
	24B, Mahendra Bose Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: afxxxxxx8p, Aadhaar No: 34xxxxxxxx1694, Status :Individual, Executed by: Self, Date of Execution: 12/02/2025 , Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office			
2	<b>Name</b> <b>Shri SAYAK SAHA</b> Son of Shri Asit Kumar Saha Executed by: Self, Date of Execution: 12/02/2025 , Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office	 12/02/2025	 Captured LTI 12/02/2025	 12/02/2025
	7, Durga Charan Banerjee Street, City:- , P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: auxxxxxx8g, Aadhaar No: 86xxxxxxxx5951, Status :Individual, Executed by: Self, Date of Execution: 12/02/2025 , Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office			












3	<b>Name</b> <b>Shri ARDHENDU SEKHAR SAHA</b> Son of Late Amal Kanti Saha Executed by: Self, Date of Execution: 12/02/2025 , Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office	<b>Photo</b>  12/02/2025	<b>Finger Print</b>  LTI 12/02/2025	<b>Signature</b>  12/02/2025
437/B, Rabindra Sarani, City:- , P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: awxxxxxx9e, Aadhaar No: 25xxxxxxxx9267, Status :Individual, Executed by: Self, Date of Execution: 12/02/2025 , Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office				
4	<b>Name</b> <b>Shri SUDIP PAN</b> Son of Shri Raghunath Pan Executed by: Self, Date of Execution: 12/02/2025 , Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office	<b>Photo</b>  12/02/2025	<b>Finger Print</b>  LTI 12/02/2025	<b>Signature</b>  12/02/2025
Dashadrone, Sandipani, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: alxxxxxx7q, Aadhaar No: 53xxxxxxxx0510, Status :Individual, Executed by: Self, Date of Execution: 12/02/2025 , Admitted by: Self, Date of Admission: 12/02/2025 ,Place : Office				

**Developer Details :**



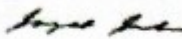
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SSAS REALTY</b> 2, Principal Khudiram Bose Road, 1st Floor, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Date of Incorporation:XX-XX-2XX4 , PAN No.:: afxxxxxx3l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**




Sl No	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> <b>Name</b>  <b>Shri SANAT PAUL</b>          Son of Late Sambhu Nath Paul          Date of Execution - 12/02/2025 , , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office       </td> <td> <b>Photo</b>            Feb 12 2025 5:26PM       </td> <td> <b>Finger Print</b>            LTI          12/02/2025       </td> <td> <b>Signature</b>            12/02/2025       </td> </tr> </table>	<b>Name</b> <b>Shri SANAT PAUL</b> Son of Late Sambhu Nath Paul Date of Execution - 12/02/2025 , , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office	<b>Photo</b>  Feb 12 2025 5:26PM	<b>Finger Print</b>  LTI 12/02/2025	<b>Signature</b>  12/02/2025
<b>Name</b> <b>Shri SANAT PAUL</b> Son of Late Sambhu Nath Paul Date of Execution - 12/02/2025 , , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office	<b>Photo</b>  Feb 12 2025 5:26PM	<b>Finger Print</b>  LTI 12/02/2025	<b>Signature</b>  12/02/2025		





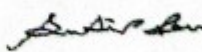
24B, Mahendra Bose Lane, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: afxxxxxx8p, Aadhaar No: 34xxxxxxxx1694 Status : Representative, Representative of : SSAS REALTY

Name	Photo	Finger Print	Signature
<b>Shri SAYAK SAHA</b> Son of Shri Asit Kumar Saha Date of Execution - 12/02/2025, , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office	 Feb 12 2025 5:24PM	 Captured LTI 12/02/2025	 12/02/2025

3, Durga Charan Banerjee Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AUxxxxxx8G, Aadhaar No: 86xxxxxxxx5951 Status : Representative, Representative of : SSAS REALTY

Name	Photo	Finger Print	Signature
<b>Shri ARDHENDU SEKHAR SAHA (Presentant )</b> Son of Late Amal Kanti Saha Date of Execution - 12/02/2025, , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office	 Feb 12 2025 5:23PM	 Captured LTI 12/02/2025	 12/02/2025



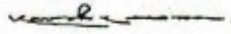
437/B, Rabindra Sarani, City:- Kolkata, P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: awxxxxxx9e, Aadhaar No: 25xxxxxxxx9267 Status : Representative, Representative of : SSAS REALTY

Name	Photo	Finger Print	Signature
<b>Shri SUDIP PAN</b> Son of Shri Raghunath Pan Date of Execution - 12/02/2025, , Admitted by: Self, Date of Admission: 12/02/2025, Place of Admission of Execution: Office	 Feb 12 2025 5:25PM	 Captured LTI 12/02/2025	 12/02/2025

Dashadrone, Sandiponi, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ALxxxxxx7Q, Aadhaar No: 53xxxxxxxx0510 Status : Representative, Representative of : SSAS REALTY



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr KAUSHIK HOSSEN</b> Son of Late Sanwar Ustagar 5, Sonar Gouranga Temple Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005		 Captured	
	12/02/2025	12/02/2025	12/02/2025

Identifier Of Shri SANAT PAUL, Shri SAYAK SAHA, Shri ARDHENDU SEKHAR SAHA, Shri SUDIP PAN, Shri SANAT PAUL, Shri SAYAK SAHA, Shri ARDHENDU SEKHAR SAHA, Shri SUDIP PAN

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SANAT PAUL	SSAS REALTY-5.46562 Dec
2	Shri SAYAK SAHA	SSAS REALTY-5.46562 Dec
3	Shri ARDHENDU SEKHAR SAHA	SSAS REALTY-5.46562 Dec
4	Shri SUDIP PAN	SSAS REALTY-5.46562 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri SANAT PAUL	SSAS REALTY-3325.00000000 Sq Ft
2	Shri SAYAK SAHA	SSAS REALTY-3325.00000000 Sq Ft
3	Shri ARDHENDU SEKHAR SAHA	SSAS REALTY-3325.00000000 Sq Ft
4	Shri SUDIP PAN	SSAS REALTY-3325.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri SANAT PAUL	SSAS REALTY-950.00000000 Sq Ft
2	Shri SAYAK SAHA	SSAS REALTY-950.00000000 Sq Ft
3	Shri ARDHENDU SEKHAR SAHA	SSAS REALTY-950.00000000 Sq Ft
4	Shri SUDIP PAN	SSAS REALTY-950.00000000 Sq Ft



**Endorsement For Deed Number : I - 190201566 / 2025**

**On 12-02-2025**

**Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 17:21 hrs on 12-02-2025, at the Office of the A.R.A. - II KOLKATA by Shri ARDHENDU SEKHAR SAHA ,

**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 4,62,93,651/-

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

Execution is admitted on 12/02/2025 by 1. Shri SANAT PAUL, Son of Late Sambhu Nath Paul, 24B, Mahendra Bose Lane, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 2. Shri SAYAK SAHA, Son of Shri Asit Kumar Saha, 7, Durga Charan Banerjee Street, P.O: Hatkhola, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Business, 3. Shri ARDHENDU SEKHAR SAHA, Son of Late Amal Kanti Saha, 437/B, Rabindra Sarani, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Business, 4. Shri SUDIP PAN, Son of Shri Raghunath Pan, Dashadrone, Sandipani, P.O: Rajarhat Gopalpur, Thana: Baguiati, , North 24 -Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr KAUSHIK HOSSEN, , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

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

Execution is admitted on 12-02-2025 by Shri SANAT PAUL,

Indetified by Mr KAUSHIK HOSSEN, , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Execution is admitted on 12-02-2025 by Shri SAYAK SAHA,

Indetified by Mr KAUSHIK HOSSEN, , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Execution is admitted on 12-02-2025 by Shri ARDHENDU SEKHAR SAHA,

Indetified by Mr KAUSHIK HOSSEN, , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Execution is admitted on 12-02-2025 by Shri SUDIP PAN,

Indetified by Mr KAUSHIK HOSSEN, , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2025 10:56AM with Govt. Ref. No: 192024250400922528 on 12-02-2025, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 9905648488826 on 12-02-2025, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 7418, Amount: Rs.100.00/-, Date of Purchase: 10/02/2025, Vendor name: P Dalal  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/02/2025 10:56AM with Govt. Ref. No: 192024250400922528 on 12-02-2025, Amount Rs: 75,020/-,  
Bank: SBI EPay (SBIEPay), Ref. No. 9905648488826 on 12-02-2025, Head of Account 0030-02-103-003-02

*Signature*

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 62943 to 62974  
being No 190201566 for the year 2025.



17/02/25

Digitally signed by SATYAJIT BISWAS  
Date: 2025.02.17 16:53:56 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 17/02/2025

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.