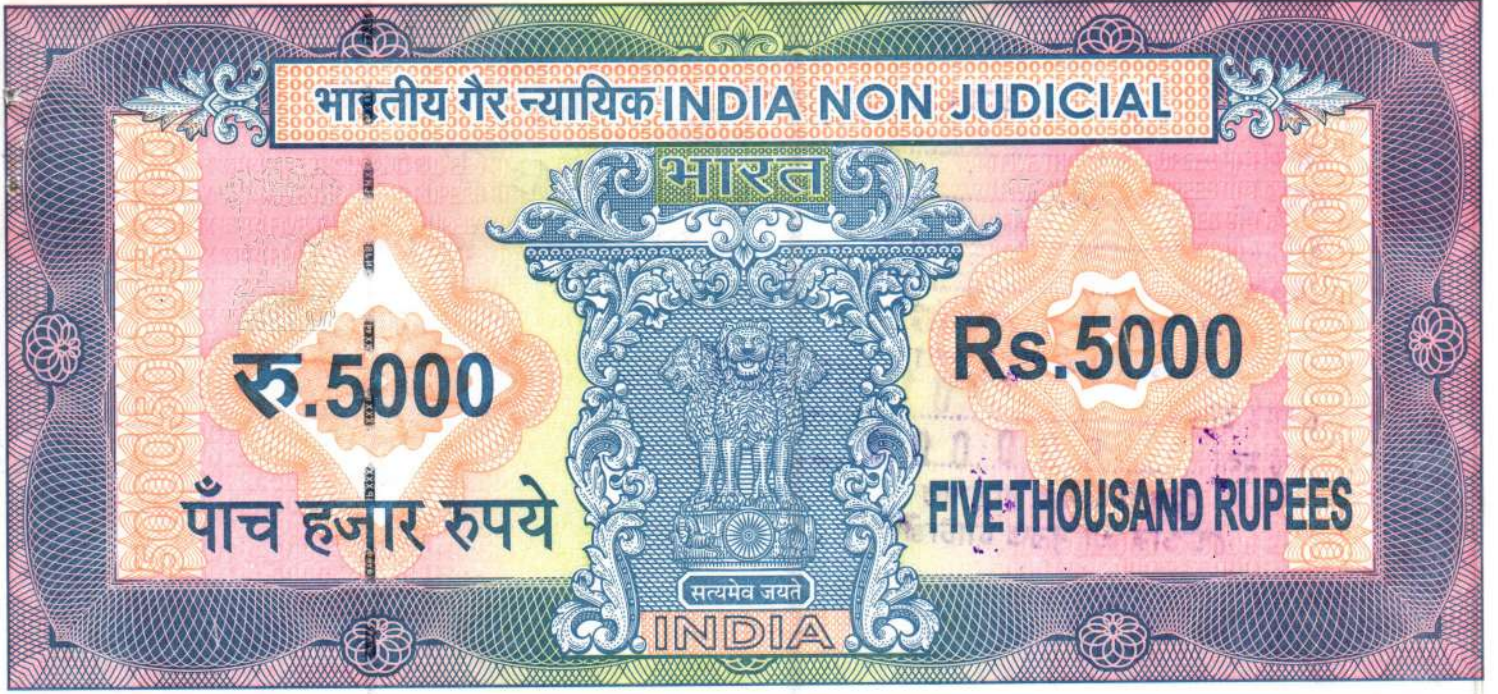


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Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

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District Sub Registrar-II
North 24 Parganas, Barasat

10 FEB 2023

DEVELOPMENT AGREEMENT

With **DEVELOPMENT POWER OF ATTORNEY**

This INDENTURE made on this 10th day of February, 2023
(Two Thousand and Twenty Three) of the Christian Era.

BETWEEN

নম্বর. 2634 তারিখ. 10/02/2023

ক্রেতা. Smt. Sama Sarkar

গ্রাম. 230/1, M.B. Road,

মূল্য. 5000 টাকা. Nimta, Kol-51.

ভেডার শ্রী

বারাসাত কোর্ট
উত্তর ২৪ পরগণা

ক্রয়ের তারিখ. 01 FEB 2023

মোট মূল্য. 50000.00

ট্রেজারী অফিস, বারাসাত
ভেডার শ্রী সুরত চাটার্জী



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1. SRI TARAK NATH DEY, having PAN ATJPD4506A and EPIC NRX0734798, 2. SRI BISHNU DEY, having PAN ARKPD8765C and EPIC WB/20/138/018247, both are sons of Late Narendra Nath Dey, both are residing at 277 (517), Nabajiban Colony, P.O. Birati, P.S. - Airport, Kolkata - 700051, District - North 24 Parganas, 3. SMT. BASANTI ROY, having PAN AHNPR2635N and EPIC IHM2441764, Wife of Sri Suprakash Roy and Daughter of Late Narendra Nath Dey, residing at DE-11, Naba Niketan Apartment, Narayantala East, P.O. - Aswini Nagar, P.S. - Baguiati, Kolkata 700159, District - North 24 Parganas, all are by faith - Hindu, by Nationality - Indian, by Occupation - Service and Housewife respectively, hereinafter jointly called and referred to as the LAND OWNERS/EXECUTANTS (which terms and expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and/or assigns) of the FIRST PART.

A N D

S & S CONSTRUCTION, a Proprietorship firm, having its office situated at 36/5, M.B. Road, Premises No. 29, Kalyan Co-Operative, P.O. Birati, P.S. - Nimta, Kolkata - 700051, District - North 24 Parganas, represented by its Sole Proprietor namely SMT. SOMA SARKAR, having PAN AVJPS0965Q and EPIC BWC2736999, Wife of Sri Shib Shankar Sarkar, residing at 230/1, M.B. Road, Rabindra Path, P.O. Birati, P.S. Nimta, Kolkata - 700051, District - North 24 Parganas, by Nationality - Indian, by faith - Hindu, by occupation - Business, hereinafter called and referred to as the "DEVELOPER" (which term or expression unless excluded by or repugnant to the context shall mean and include its representatives, successors-in-office, administrators, executors and assigns) of the SECOND PART.

WHEREAS one Atul Chandra Dey, became the sole and absolute Owner of ALL THAT piece and parcel of Bastu land



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measuring an area of **05 Cottah**, equivalent to **8.25 Decimal**, be the same a little more or less, comprised in Dag No. 676, under Sabek Khatian No. 50, lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, by virtue of a Deed, duly executed by **Nabajiban Co-Operative Colony Limited** and registered on 22/02/1956 before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 16, Pages from 298 to 300, being No. 1570 for the year of 1956 and absolutely seized and possessed the same.

AND WHEREAS being in peaceful possession over the aforesaid property, said **Atul Chandra Dey**, mutated his name in the R.S. R.O.R. vide R.S. Khatian No. 1069 and also in the present L.R. R.O.R. vide **L.R. Khatian No. 217** and thereafter being in peaceful possession over the same, he sold, transferred and conveyed a portion of land measuring an area of **01 Cottah 11 Chittcak**, more or less, out of the aforesaid land measuring an area of 05 Cottah, comprised in R.S. Dag No. 676, under Sabek Khatian No. 50, corresponding to R.S. Khatian No. 1069, lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, in favour of **Anil Kumar Dey**, by virtue of a Sale Deed, duly registered on 11/04/1964 before the D.R. 24 Parganas at Alipore and recorded in Book No. I, Volume No. 37, Pages from 64 to 67, being No. 1282 for the year of 1964 and delivered the peaceful possession over the same and said **Atul Chandra Dey**, remain in peaceful possession over his remaining land.

AND WHEREAS being in peaceful possession over his remaining property, said **Atul Chandra Dey**, died intestate leaving behind his wife **Santilata Dey** and two daughters namely **Anita Rani Dey & Bula Dey**, as his only legal heirs and successors, who jointly



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inherited the same, according to Hindu Succession Act in equal share and jointly seized and possessed the same.

AND WHEREAS being in joint peaceful possession over the aforesaid property, said **Santilata Dey** and others, jointly sold, transferred and conveyed a portion of land measuring an area of **01 Cottah 10 Chittcak 30 Sq.ft.**, more or less, comprised in R.S. Dag No. 676, under Sabek Khatian No. 50, corresponding to R.S. Khatian No. 1069, lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, in favour of **Narendra Nath Dey**, by virtue of a Sale Deed, duly registered on 14/03/1967 before the S.R.O. Cossipore DumDum and recorded in Book No. I, being No. 1988 for the year of 1967 and delivered the peaceful possession over the same.

AND WHEREAS said **Shantilata Dey, Anita Basu & Bula Dey**, jointly also sold, transferred and conveyed another portion of land measuring an area of **01 Cottah 10 Chittcak 30 Sq.ft.** more or less, comprised in R.S. & L.R. Dag No. 676, under Sabek Khatian No. 50, corresponding to R.S. Khatian No. 1069, corresponding to L.R. Khatian No. 217, lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, in favour of **Narendra Nath Dey**, by virtue of a Sale Deed, duly registered on 01/02/1988 before the D.R. North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 10, Pages from 301 to 306, being No. 674 for the year of 1988 and delivered the peaceful possession over the same.

AND WHEREAS being in peaceful possession over the aforesaid purchased property, said **Anil Kumar Dey**, sold, transferred and conveyed the same, i.e. the land measuring an area of **01 Cottah 11 Chittack**, more or less, out of the aforesaid land measuring an



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area of 05 Cottah, comprised in R.S. & L.R. Dag No. 676, under Sabek Khatian No. 50, corresponding to R.S. Khatian No. 1069, corresponding to L.R. Khatian No. 217, lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, in favour of **Manju Rani Dey**, by virtue of a Sale Deed, duly registered on 22/04/1998 before the D.R. North 24 Parganas at Barasat and recorded in Book No. I, Volume No. 54, Pages from 389 to 394, being No. 2599 for the year of 1998 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid description, said Manju Rani Dey & her husband Narendra Nath Dey, i.e. the parents of the land owners herein, became the joint owners of the Bastu land measuring an area of **05 Cottah**, comprised in R.S. & L.R. Dag No. 676, under Sabek Khatian No. 50, corresponding to R.S. Khatian No. 1069, corresponding to L.R. Khatian No. 217, lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas and jointly seized and possessed the same.

AND WHEREAS said **Narendra Nath Dey**, died intestate on 04/11/1990 and his wife **Manju Rani Dey**, also died intestate on 03/12/2011, leaving behind their three sons namely **Kalipada Dey, Tarak Nath Dey & Bishnu Dey** and only daughter **Basanti Dey**, as their only legal heirs and successors, who jointly inherited the aforesaid property, according to Hindu Succession Act in equal 1/4th share and jointly mutated their names in the records of North DumDum Municipality under Ward No. 1, being Holding No. 277(517) Nabajiban Colony and jointly seized and possessed the same.

AND WHEREAS by virtue of inheritance, said **Kalipada Dey**, being the absolute Owner of **ALL THAT** piece and parcel of



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undivided Bastu land measuring an area of **01 (One) Cottah 04 (Four) Chittack**, be the same a little more or less, comprised in R.S. & L.R. Dag No. 676, under Sabek Khatian No. 50, corresponding to R.S. Khatian No. 1069, corresponding to L.R. Khatian No. 217, lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, under North DumDum Municipality, Ward No. 01, being Holding No. 277 (517), Nabajiban Colony, Kolkata 700051, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, donated the same, in favour of his brothers namely **Tarak Nath Dey & Bishnu Dey** [the **OWENER NOS. 1-2** herein], by virtue of a Gift Deed, which was duly registered on 10/02/2023 before the D.S.R.-II North 24 Parganas at Barasat and recorded in Book No. I, being No. 150200994 for the year 2023.

AND WHEREAS by virtue of aforesaid description, all the **OWNERS** herein, became the sole and absolute owner of **ALL THAT** piece and parcel of land measuring an area of **05 (Five) Cottah**, comprised in R.S. & L.R. Dag No. 676, under Sabek Khatian No. 50, corresponding to R.S. Khatian No. 1069, corresponding to L.R. Khatian No. 217, lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, under North DumDum Municipality, Ward No. 01, being Holding No. 277 (517), Nabajiban Colony, Kolkata - 700051, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas, morefully and particularly described in the **First Schedule** hereunder written and since then they have been enjoying the same free from all encumbrances.

AND WHEREAS with a view to develop their aforesaid land, the **OWNERS** herein, intend to construct a multi-storied building thereon, according to the aforesaid building sanctioned plan of local municipality, but due to insufficient fund and/or due to lack of finance and lack of technical expertise the Owners herein could not

Tarak Nath Dey



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construct the proposed building on the said plot of land and searching for a reputed Developer who would construct multi-storied building on the said land under certain terms and conditions inter alia at its own costs and expenses after obtaining necessary sanction from the competent authority.

AND WHEREAS the Developer herein knowing the such intention of the Owners herein interested to develop the said property. Thereafter the Land Owners herein agreed to authorise the Developer herein to construct a Multi-storied Building over the said property as specification with floors, plans, elevation, sections made in compliance with the statutory requirements in the said property at the cost of the Developer on the terms and conditions stipulated hereunder.

NOW THIS INDENTURE WITNESSETH that it is hereby agreed by and between the parties as follows :

ARTICLE "I" : DEFINITION

1.0. : **OWNERS** : Shall mean 1. **SRI TARAK NATH DEY**, 2. **SRI BISHNU DEY**, 3. **SMT. BASANTI DEY**, their legal heirs, successors, executors, legal representatives, administratives and/or assigns.

DEVELOPER : Shall mean **S & S CONSTRUCTION**, a Proprietorship firm, represented by its Sole Proprietor namely **SMT. SOMA SARKAR**,, its successors-in-office, executors, legal representatives, administratives and/or assigns.

1.1 : **THE SAID PLOT/PREMISES** : Shall mean and include the land measuring **05 Cottah** under the North DumDum Municipality as described in the **First Schedule** hereunder written.

1.2. : **BUILDING** : shall mean and include building consisting several flats and floors etc. proposed to be constructed at Holding No. 277 (517), Nabajiban Colony, Kolkata 700051, P.S. - Airport, Kolkat 700051, under North DumDum Municipality.



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1.3. : **UNIT** : shall mean the constructed area and/or spaces the building and/or constructed area capable of being occupied and enjoyed independently.

1.4. : **THE SUPER BUILT UP AREA** : shall mean the total covered area [including alcove, window box, stair, lift, lobby etc.] to comprise in the unit as certified by the LBS/Architect plus 25% covered area and aggregate of the same.

1.5. : **THE PLAN** : would mean such plan prepared by the LBS/Architect for the construction of the buildings and/or any modified and/or revised plan.

1.6. : **COMMON FACILITIES AND AMENITIES** : shall mean and include corridors, stair cases, passages, ways, shifts, common lavatories, pump room, underground water reservoir, over head water tank, water pump and motor ultimate floor of the said building and other facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment location, enjoyment, provision. maintenance and/or management of the said building.

1.7. : **TRANSFER** : shall mean, as required under The Indian Registration Act, 1908, as well as described under Transfer of Property Act 1882, for Transfer of flats, shops, Garage etc. with undivided undemarcated proportionate share of the land.

1.8. : **TRANSFeree/BUYERS** : shall mean the purchaser of any portion of the commercial, and/or residential unit of the building as to be constructed according to the sanctioned Plan of the North DumDum Municipality.

ARTICLE "II" : DATE OF COMMENCEMENT

2.1. : This agreement shall have the effect on and from the day of execution of this presence.



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ARTICLE "III" : OWNER'S REPRESENTATION

3.1. : The Owners seized and possessed of or otherwise, and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area of **05 (Five) Cottah**, comprised in R.S. & L.R. Dag No. 676, under Sabek Khatian No. 50, corresponding to R.S. Khatian No. 1069, corresponding to L.R. Khatian No. 217, lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, under North DumDum Municipality, Ward No. 01, being Holding No. 277 (517), Nabajiban Colony, Kolkata 700051, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas,

3.2. : That the said land is free from all encumbrances, charges, liens, lispence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever, and the land Owners have a clear and marketable title in respect of the said land, morefully and particularly described in the First Schedule hereunder written.

3.3. : That the land Owners herein hereby authorize and allow the Developer to demolish the existing structure/building standing over the land property at the costs and all arrangement of Developer who is also entitled to take away all the broken material/debris and to proceed with the authorised construction work accordingly over the below First Schedule property.

3.4 : That the Land Owners herein shall withdraw the existing tenant/s lying over the existing building, at her own cost and expenses and in this regard the Developer herein shall not bear any cost and expenses for that.

ARTICLE "IV" : DEVELOPER'S REPRESENTATION

4.1. : The developer hereununder take charge/responsibility to carry out the work of development of the said premises and for construction of the building consisting of several self contained flats and other units/constructions thereupon in accordance with the plan



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sanctioned by the local North DumDum Municipality and/or on the basis of the modified plan and/or revised plan thereof.

4.2. : That the building plan or any documents in relation with thereto as may be required for construction of the proposed building shall be prepared and supplied by the Developer at the cost of the Developer provided that all other additions, alterations and modifications in the plan and/or assign, documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the developer on behalf of the land Owners at the Developer own cost and expenses.

4.3. : The land Owners have handed over all the Original copy of the deeds, porchas, municipal tax receipt, Dakhila, relating to the said property of the Developer. The Developer shall complete the investigation of the market viability of the schedule plot of land.

4.4. : The land Owners shall grant to the Developer a Registered Development Power of Attorney to do all acts, deeds and things as required for the purpose of promotion as well as commercial exploitation of the schedule plot of land and also for the purpose of execution of the agreement with the intending flat purchasers in respect of the developer's allocation and collection of money from those purchasers at the time of demolishing the old existing structure and after the sanctioning the building plan.

4.5. : That within **24 (Twenty Four) months** from the date of obtaining the Sanctioned Building plan from the concerned authority and the project shall be completed by the Developer. which shall be extended for further 06 (Six) months.

4.6. The land Owners and the Developer shall be exclusively entitled to have their respective share of allocation in the residential cum commercial building with exclusive right to transfer or otherwise deal with or dispose off the same without any right, claim and



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interest therein whatsoever of the others and the land Owners shall not in anyway interfere with or disturb to the quiet and peaceful possession of the Developer allocation. It is further agreed that after dispose off the Developer share, the Developer shall have no right to any land and building save and except if it keeps any portion of the constructed plot for its own use.

4.7. : That in so far as necessary all dealings by the Developer in respect of the commercial cum residential building including agreement for sale or Transfer concerning on Developer allocation shall be in the name of the developer.

4.8. That the Developer shall at its own costs and expenses complete the commercial cum residential buildings and other constructions upon the said land in accordance with the sanctioned plan as well as revised plan and confirg to such specifications as are mentioned in the schedule hereunder written. Provided always that the developer shall remain and/or shall be held responsible for any deviation of Building Plan during construction and in that case, the Developer must clear up all litigations at their own risk without prejudice any right and interest of the land Owners.

ARTICLE "V" : DEVELOPER'S AUTHORITY

5.1. : The land Owners hereby appoint the developer as the builder and/or promoter for the purpose of the development of the said premises and/or construction of the residential cum commercial building as per the scheme of the development as herein agreed. The land Owners hereby also confirms this appointment and the Developer also accept the same.

5.2. : The land Owners doth hereby entrust the work of development of the said premises on the terms and conditions contained in this agreement.

5.3. : The Developer shall carry out the work of development in respect of the said premises :-



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a) By constructing a commercial cum a residential building or other structures in or upon the said premises at its own costs and expenses as per sanctioned plan.

b) By allotting the Owners allocation as well as possession to the Owners in time with good and habitable condition.

**ARTICLE "VI" : OWNER'S ALLOCATION &
CONSIDERATION**

6.1. : In consideration of the Owners permission and/or allowing the Developer herein to develop the said premises and construct Building thereon in the manner and in terms of conditions of this agreement and according to the sanctioned Plan of the North DumDum Municipality and further allowing and empowering the Developer to enter into agreement for sale and receive earnest money and full consideration moneys from the intending buyers and upon receiving full consideration to sell and transfer the flats of the said proposed Building to be constructed over the below First Schedule property togetherwith proportionate share of land to the intending purchasers.

The **OWNERS** herein entitled to get **35% (Thirty Five percent)** sanctioned area, according to the sanctioned building plan of local North DumDum Municipality, out of the proposed **G+3** storied building.

That after obtaining the Building sanctioned Plan from the local municipality, both the parties herein amicably settled their own allocated portion by virtue of a **Supplimentary Agreement**.

That except the aforesaid allocated portion, the Owners herein shall entitled to get a sum of **Rs. 1,80,000/- [Rupees One Lakh Eighty thousand]** only as **Refundable money** from the Developer on the date of execution of this indenture, which shall be refunded by the Land Owners herein on or before the date of handover the Owner's Allocation.



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That the Developer shall pay a sum of **Rs. 8,000/- (Rupees Eight thousand)** only per month as the charges of temporary accomodation, in favour of the Land Owners herein, during the proposed construction of the G+3 storied building, i.e, from the date of vacating the existing building till the date of handover the Owner's allocated Flat in habitable condition.

ARTICLE VII : DEVELOPER'S ALLOCATION

7.1. : In consideration of the development work and/or contribution to the proposed building at the cost and expenses of Developer, the Developer shall get and be entitled to have all and entire area of the proposed building, except the Owner's allocations, as mentioned in the Clause VI as Owner's allocation, out of the proposed multi-storied building.

7.2. : The Developer shall be entitled to hold, occupy and possess and enjoy the entire built up area of the said building and be further entitled to deal with and/or dispose off the same in any manner whatsoever and to appropriate the entire amount of the sale proceeds and/or consideration and/or rental arising therefrom without any objection or obstruction by or on behalf of the Owners and/or any other person or party on its behalf or otherwise whatsoever.

ARTICLE VIII : PERIOD OF COMPLETION

8.1. : That the time is the essence of the instant contract and the developer at its own cost and expenses shall complete the entire project within the specified time as mentioned hereunder

a) That the Developer shall complete the said project within **24 (Twenty Four) months** from the date of sanction of the building plan at its own costs and expenses, which shall be extended for further 06 (Six) months.

b) That after completion of the proposed building, the Developer herein shall handover the Owner's allocated portions in complete

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and habitable condition, in favour of the Owners herein by issuing Possession Certificate and the said Possesion Certificate shall be treated as the full and final Owner's Allocation and the Owners herein agreed with the same.

ARTICLE IX : DEVELOPER'S OBLIGATION

9.1. It is agreed and made clear that the Owners herein shall not in any manner be liable and/or reponsible for the costs charges and expenses for the development of the said premises and/or construction of the proposed commercial cum residential building and in this respect the Developer hereby agrees to keep the Owners absolutely indemnified and harmless.

9.2. The Developer herein shall keep the Owners absolutely indemnified and harmless against all actions, claims and demands which may arise due to any deviation and/or violation of the West Bengal Municipal Act and Rules, The Contract Labour Abolition and Regulation Act, Workmen Compensation Act, 1923 and rules thereof and the West Bengal Building (Regulation of Promotion of construction and transfer of Promoters) Act. 1993, and provisions of the W.B. Sales Tax or Income Tax for the income to be accrued from this venture or any other act or rules that may be applicable.

9.3. The Developer herein shall solely be responsible or liable for the payment of salaries, wages, charges, remuneration of all mistris masons, supervisors, architects, contractors, engineers, chowkudars, darwan and other employees and staffs as may be retained appointed and/or employed by the Developer and in this regard, the Owners shall not in any manner be held responsible.

9.4. The Developer shall also be liable to indemnify the land Owners for the amount as may be incurred due to the Developer unfinished work and/or relating to the Developer allocation in the proposed residential cum commercial building and the developer shall be liable for all or any deviation from the sanctioned plan and



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if any fine and penalty be levied by any authority, the same to be paid solely by the Developer.

ARTICLE X : OWNER'S OBLIGATIONS & COVENANTS

10.1. The Owners shall render her best co-operation and assistance to the Developer in the matter of development of the said plot by construction of the proposed building as may be from time to time necessary or required.

10.2. The Owners herein shall sign, execute and deliver all application, letters and papers and documents as may be necessary or required for obtaining telephone, electricity, water, drainage, swerage and other essential and civic services, in or upon the said building or portion thereof in the name of the Owners or other person or persons.

10.3. The Owners shall not in any manner object or obstruct the carrying out of the development if and when the Developer shall construct the said commercial cum residential building and to do any act, deed, matter or development of the said premises and/or construction of the proposed building complex by the developer and selling/transferring of flats/units by the Developer to the intending purchaser/purchasers from the Developers' Allocation.

10.4. Neither the Owners nor the Developer herein shall in any manner encumber, mortgage, charge or otherwise deal with or dispose off the said plot and/or the said land of any portion thereof pending this agreement and/or development work.

10.5 The Owners herein handover their Original Title Deeds, Municipal Tax Receipt and other relating documents in regard to their title over the below schedule property, in favour of the developer herein, on the date of execution of this agreement.

10.6 That the Land Owners herein declares that, she alongwith her legal heirs and successors, shall bound to maintain and continue



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the terms and conditions of this indenture, if any mishaf and/or misunderstandings will happen between the parties herein.

10.7 That the Land Owners herein also bound to clear all the tenants lying over the below schedule property, within 01 (One) month from the date of execution of this indenture.

ARTICLE XI : RATES AND TAXES

11.1. The developer to pay all municipal Taxes, electric and telephone bills from the date of handing over possession of the said premises to the developer and all other rates and taxes as may be payable by the developer relating to its allocated portion of the demise premises and in the event of failure by the Developer to pay the same, the Owners shall be entitled to recover taxes as may be paid by the Owners on account of the allocated area of the Developer.

11.2. The Developer and the transferee of the flats and other space in the building shall bear and pay the proportionate amount of the Municipal taxes and other taxes and rates whatsoever on the basis of the areas of the flat and other spaces of the building as may require by him /them respectively.

11.3. The Developer or the transferees of flat and other spaces of the said premises shall bear and pay the proportionate amount of cost of maintenance service charges on account of proper maintenance of common areas and essential service.

ARTICLE XII : DOCUMENTATION

12.1 All fees, costs, charges and expenses for preparation of the proposed transfer deeds and all other deeds and documents shall be borne by the transferee of flats/shops/office and other spaces of the proposed commercial cum residential building and such fees, costs and expenses shall have to be related to the Developer allocation /share, not in any way relating to the Owners allocated area.



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12.2. That all the deeds of transfer shall contain all the restrictions and covenants as required for the purpose of protection of the best interest of the same and all deeds, and agreements shall be drawn by the Developer or its advocate.

ARTICLE XIII : MISCELLENEOUS

13.1 That the Land Owners herein declares that, they alongwith their legal heirs and successors, shall bound to maintain and continue the terms and conditions of this indenture, if any mishaf and/or misunderstandings will happen between the parties herein.

13.2 That if the Developer herein shall obtain any permission from the North DumDum Municipality to construct any extra floor [Fourth Floor] over the proposed G+3 storied building, on that event the total construction cost of extra floor and other expenditures (including all type of charges of NDDM) etc. shall be beared by both the parties herein as 35 : 65 ratio [as same as mentioned in the allocation of both the parties herein before].

13.3 That all the Flat and other Unit Owners of the proposed building, including the Land Owners herein, shall bear the entire costs and expenses of the Transformer and main electric connection of the proposed buiding as their proportionate share.

DEVELOPMENT POWER OF ATTORNEY

THAT in continuation and also according to the terms of this Development Agreement, We, 1. **SRI TARAK NATH DEY**, having PAN ATJPD4506A and EPIC NRX0734798, 2. **SRI BISHNU DEY**, having PAN ARKPD8765C and EPIC WB/20/138/018247, both are sons of Late Narendra Nath Dey, both are residing at 277 (517), Nabajiban Colony, P.O. Birati, P.S. - Airport, Kolkata - 700051, District - North 24 Parganas, 3. **SMT. BASANTI ROY**, having PAN AHNPR2635N and EPIC IHM2441764, Wife of Sri Suprakash Roy and Daughter of Late Narendra Nath Dey, residing at DE-11, Naba



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Niketan Apartment, Narayantala East, P.O. - Aswini Nagar, P.S. - Baguiati, Kolkata 700159, District - North 24 Parganas, all are by faith - Hindu, by Nationality - Indian, by Occupation - Service and Housewife respectively, being the Land Owners/Executants herein, do hereby appoint nominate and constitute **S & S CONSTRUCTION**, a Proprietorship firm, having its office situated at 36/5, M.B. Road, Premises No. 29, Kalyan Co-Operative, P.O. Birati, P.S. - Nimta, Kolkata - 700051, District - North 24 Parganas, represented by its Sole Proprietor namely **SMT. SOMA SARKAR**, having PAN **AVJPS0965Q** and EPIC **BWC2736999**, Wife of Sri Shib Shankar Sarkar, residing at 230/1, M.B. Road, Rabindra Path, P.O. Birati, P.S. Nimta, Kolkata - 700051, District - North 24 Parganas, by Nationality - Indian, by faith - Hindu, by occupation - Business, as our true and lawful Attorney for us on our behalf to do, execute and perform all or any of the following acts, deeds, matter and things which as are follows :-

1. To enter into, hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.

2. To sign, execute and submission plan, documents, statements, undertaking, declaration as may be required for having the plan sanctioned, modified and/or altered by the local Municipal Authority or any other authorities.

3. To appear and represent us before the necessary authorities including the local North DumDum Municipality, the Competent Authority under the Urban Land (Ceiling and Regulation) Act., 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanction plans before any other authorities.

4. To pay fees obtained such other order or permission from the necessary authorities and to engage Engineers, Architects, Expert



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and other Agents, Contractors, Sub-Contractors for the aforesaid purpose as our said Attorney shall think proper.

5. To receive the excess amount or lees if any paid for the purpose sanction, modification and/or alteration of the Development Plans to any authority or authorities.

6. To deal with, if any lawful occupant lawfully or otherwise stay in at different portion of the said premises in any manner as the said attorney may deem fit and proper for getting the said premises vacated from them and for that purpose to sign, execute and enter in to all sorts of agreement and to do all other acts, deeds or things as may be necessary therefore.

7. To Develop the said premises by making construction of building thereon as per the sanction plan which was already approved by the local Municipality or any other authority.

8. To apply for and obtain electricity, gas, water connection, swerage, drainage, telephone and other connections of any other utilizes to the said premises and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

9. To utilize or shift or have connected the existing electricity connection, if any, in the proposed premises in such manner as the said Attorney may think fit and proper.

10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises including the rents and/or license fees from the occupants thereof.

11. To appear and represent us before all authorities including those under the local Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose



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to sign, execute and submit necessary papers and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

12. To enter into any agreements for Sale of Flats/other units of the proposed multi-storied building, (except the Owner's allocated portions), as per Development Agreement with the intending Purchaser and to received the earnest money and full amount of consideration from the intending Purchaser.

The said Attorney also empowered or authorized to dispose to or sell out the entire Flats and other units of the proposed multi-storied building, (except the Owner's allocated portions) and to receive the total consideration from them and in that case no permission is required from the Owners and the Owners have or shall have no objection for the same.

13. To apply for mutation and to record the name of the respective Flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

14. To file and submit the declarations, statements, applications and/or returns to the competent authority or any other authority or authorities in connection with the matters wherein contained.

15. To commence, procure, enforce, answer or oppose all actions and oilier legal proceedings and demands, touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or in respect of the said premises in which the said estate is now or may hereafter be interested or concerned and if think fit to compromise, settle, referred to arbitration in any such action or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

16. To affix signboard or install any hoardings on the Schedule Plot of land in the name of the Developer firm.



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17. To advertise in the Newspaper or through any other for procuring purchaser for selling the Flats and other units, except the Owner's allocated portions in the proposed building.

18. To file and defend suits, cases, appeals and whatsoever nature for and on our behalf or to be instituted preferred by or against us by any person or persons in respect of the said proposed premises and also to present and prosecute wrote application in respect thereof.

19. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or another authority whatsoever and to sign and verify applications thereof.

20. To sign, declare and/or affirm any plaint, written statements, petition affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

21. To deposit and withdraw fees, documents and moneys in and from the Court or Courts and/other person or persons or authority and give valid receipt and discharge there for.

22. To enter into agreement for Sale, jointly or severally as per Development Agreement and/or to receive advance/earnest money or total consideration in respect of the Flats and other units and the proportionate share of the land or in any portion thereof for transferring and conveying the proportionate right, title, interest out of the under mentioned schedule of land and to handover the copies of the relevant documents in regard to our title of the land to such intending purchaser or purchasers as the case may be.

It is further noted that in such case the advance receivable by our Attorney will not be claimed or demanded by us and at the same time we shall not be liable for any transaction. But the said Attorney is absolutely entitled and empowered to dispose off



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the said Flats/other units, except the Owners allocated portions, mentioned in the Development Agreement at its own discretions without taking any permission from us.

23. For all or any of the purpose stated hereinbefore to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents and the said Attorney can act as he/she will deemed fit and proper. To present any sale deed or deeds of conveyances before the concerned Additional District Sub-Registrar or District Sub-Registrar or Registrar of Assurances, Kolkata jointly or severally for getting such deeds registered in our name and on our behalf in respect of Units of Developer's Allocation only.

And we do hereby ratify and confirm and agree or undertake to ratify and confirm all acts, deeds, matters and things whatsoever our said Attorney shall lawfully do or cause to be done or perform under or by virtue of these presents including in such confirmation and other works will be completed or the whole deal/transaction as per the said Development Agreement notwithstanding no expenses power is given herein.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of **05 (Five) Cottah**, be the same a little more or less, comprised in R.S. & L.R. Dag No. 676, under Sabek Khatian No. 50, corresponding to R.S. Khatian No. 1069, corresponding to L.R. Khatian No. 217 [recorded in the name of Atul Chandra Dey], lying and situated at **MOUZA - BISHARPARA**, J.L No. 5, Re. Su. No. 89, Touzi No. 172, under North DumDum Municipality, Ward No. 01, being Holding No. 277 (517), Nabajiban Colony, Kolkata 700051, P.S. - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), District - North 24 Parganas **TOGETHER WITH** all types of easement rights, which is butted and bounded by :

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ON THE NORTH : L/o Subrata Das.
ON THE SOUTH : L/o Sibud Dey
ON THE EAST : L/o Mihir Podder.
ON THE WEST : 23'-0" wide Municipal Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO
SPECIFICATION**

R.C.C : R.C.C. framed structure with columns, beams.

BRICK WORK : First & 2nd class brick as available in the market. Full /Medium Course Sand, Branded Cement Co.

FLOORING : Vitrified Tiles with 4" skirting.

WALLS : All outer walls and inner walls are 8" and 5" & 3" together with cement plastering and Putty.

DOOR : Main Door would be made of Commercial Flash Door with lamination. All Door Frame will be Shal Wood and other Doors will be Commercial flash doors.

WINDOWS : Alluminium Sliding with glass panel and MS Square Grill.

KITCHEN : Floor Tiles with 4" skirting, Slab for placement of gas with Black stone and glazed tiles will be fitted upto 3' height over the said Slab.

TOILET : Commode with Tiles flooring with 4" skirting and the toilet wall height would be 6' height by glazed tiles of good quality.

PLUMBING : Concealed with adequate point.

ELECTRIC : Concealed with adequate requisite 20 points excluding A/C, washing machine point & Inverter, Geizure point.

STAIR-LANDING : Developer's Choice.



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BALCONY : Balcony covered with 3' height MS Square Grill.

LIFT : Developer's Choice.

The specification can be altered according to the mutuality of the parties. Except the aforesaid specification, any extra cost shall be beared by the Land Owners herein.

THIRD SCHEDULE AS REFERRED TO HEREIN ABOVE

(COMMON AREAS)

1. The entire land or space lying vacant for municipal propose exepting the sold out portion by the Owners lying within the said premises.

2. The foundation columns, girders, beams, supports, main walls, main gate of the premises and the landing to the building and staircase.

4. The installation for common services such as the drainage system In the premises, water supply, arrangements in the premises and electrical connection and other amenities of the said premises.

5. Reservoir on the roof of the top floor of the building Sub-mercible pump, pipes ducts and all apparatus and installations the premises for the common use with the premises, to be installed by the developer of its own costs and expenses if the concerned authority grants nessary permission to installed the said deep tubewell.

6. Septic tank, soak pits and the sewerage lines thereto connected.

7. All other areas, facilities and amenities in the prem ses which are intended for common use.



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

SIGNED, SEALED & DELIVERED

by the PARTIES in the presence of following WITNESSES :-

1. Uttam Sankar
Rajendra path
Pziratik Kol :- 7057

1) Tarak Nath Dey

2) Pishu Dey

2. Sunil Kumar
DE 11 Narayana Con-
Kolkata 159

3) Basanti Roy

SIGNATURE OF THE OWNERS/
EXECUTANTS

S. & S. CONSTRUCTION
Somasankar
Proprietor

SIGNATURE OF THE DEVELOPER/ATTORNEY

DRAFTED BY :

Sk. Abdul Mahid.
A/984/1220/18

Sk. Abdul Mahid
Advocate
Barasat Judges' Court

LETTER SETTINGS :

(Kuntal Singha Roy)
Barasat Court.



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MEMO OF CONSIDERATION

RECEIVED from within named Developer a sum of Rs. 1,80,000/- (Rupees One Lakh Eighty thousand) only as follows :

<u>Date</u>	<u>Cheque</u>	<u>Bank</u>	<u>Amount</u>
18/12/2022	NEFT	I.O.B., Birati	30,000.00
08/02/2023	NEFT	I.O.B., Birati	1,30,000.00
08/02/2023	By Cash		20,000.00
			<u>Total Rs. 1,80,000.00</u>

WITNESSES :

1. Atam Sankar
Ravindra Path
Birati. Kol. - 70051

2. Rajib Muneer
H.N. Muneer Road
New Barrack
Kol. - 70031

1) Tarank Nath Dey

2) Bishnu Dey

3) Basanta Roy

SIGNATURE OF THE OWNERS/
EXECUTANTS













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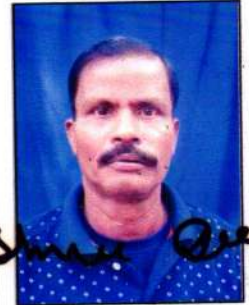
10 FEB 2023

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Bishnu Roy

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত













ডান হাত

Bishnu Roy
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Basanti Roy

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

Basanti Roy
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



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UNDER RULE 44A OF THE I.R. ACT 1908

(1) komasarkar.

Name

Status - Presentant



komasarkar.

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

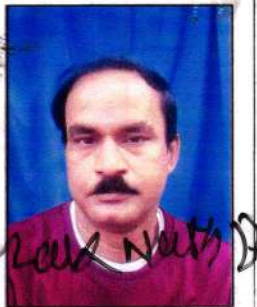
All the above fingerprints are of the abovenamed person and attested by the said person

komasarkar.
Signature of the presentant

(2)

Name TARAK NATH DEY

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



Tarak Nath Dey

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Tarak Nath Dey

Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



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



192022230290435391

GRN Details

GRN:	192022230290435391	Payment Mode:	Online Payment
GRN Date:	10/02/2023 12:56:25	Bank/Gateway:	State Bank of India
BRN :	IK0CCGVST9	BRN Date:	10/02/2023 12:57:22
GRIPS Payment ID:	100220232029043537	Payment Init. Date:	10/02/2023 12:56:25
Payment Status:	Successful	Payment Ref. No:	2000321372/2/2023

[Query No:*Query Year]

Depositor Details

Depositor's Name:	S & S CONSTRUCTION
Address:	NIMTA
Mobile:	6291247794
Depositor Status:	Buyer/Claimants
Query No:	2000321372
Applicant's Name:	Mr Kuntal Singha Roy
Identification No:	2000321372/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	10/02/2023
Period To (dd/mm/yyyy):	10/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000321372/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	71
2	2000321372/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	1828
Total				1899

IN WORDS: ONE THOUSAND EIGHT HUNDRED NINETY NINE ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



100220232029043537

GRIPS Payment Detail

GRIPS Payment ID:	100220232029043537	Payment Init. Date:	10/02/2023 12:56:25
Total Amount:	1899	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CCGVST9	BRN Date:	10/02/2023 12:57:22
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: S & S CONSTRUCTION
Mobile: 6291247794


Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230290435391	Directorate of Registration & Stamp Revenue	1899
Total			1899


IN WORDS: ONE THOUSAND EIGHT HUNDRED NINETY NINE ONLY.

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




ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন


IDENTITY CARD CDK3015757
 পরিচয় পত্র



Elector's Name Rajib Mukherjee
 নির্বাচকের নাম রাজীব মুখার্জী
Father's Name Ratan Mukherjee
 পিতার নাম রতন মুখার্জী
Sex M
 লিঙ্গ পুং
Age as on 1.1.2005 27
 ১.১.২০০৫-এ বয়স ২৭

Rajib Mukherjee.
Used registration purpose used only.

Address:
 103 Haren Mukherjee Road, Purba Ansta) 3 Gholi
 North 24 Parganas 743276


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 104-Khardah
 বিধানসভা নির্বাচন কেন্দ্র : ১০৪-খারদাহ
District: North 24 Parganas জেলা: উত্তর ২৪ পরগণা
Date: 09.07.2005 তারিখ: ০৯.০৭.২০০৫

Major Information of the Deed








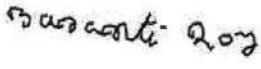
Deed No :	I-1502-00998/2023	Date of Registration	10/02/2023
Query No / Year	1502-2000321372/2023	Office where deed is registered	
Query Date	06/02/2023 10:45:43 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kuntal Singha Roy Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 6290929203, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,80,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 28,34,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,071/- (Article:48(g))	Rs. 1,860/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Nabajiban, Mouza: Bisharpara, JI No: 5, Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-676 (RS :-)	LR-217	Bastu	Bastu	5 Katha	1/-	28,34,999/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	1 /-	28,34,999 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Tarak Nath Dey (Presentant) Son of Late Narendra Nath Dey Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
	277(517), Nabajiban Colony, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Atxxxxxx6a, Aadhaar No: 43xxxxxxxx9144, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
2	Name Shri Bishnu Dey Son of Late Narendra Nath Dey Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
	277(517), Nabajiban Colony, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Arxxxxxx5c, Aadhaar No: 98xxxxxxxx5273, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
3	Name Smt Basanti Roy Wife of Shri Suprakash Roy Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office	 10/02/2023	 LTI 10/02/2023	 10/02/2023
	DE-11, Naba Niketan Apartment, Narayantala East, City:- , P.O:- Aswini Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx5N, Aadhaar No: 82xxxxxxxx9539, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			



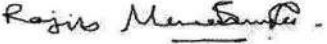
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S & S CONSTRUCTION 36/5, M.B Road, Premises No. 29, Kalyan Cooperative, City:- , P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 , PAN No.:: AVxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Soma Sarkar Wife of Shib Shankar Sarkar Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office	Photo  Feb 10 2023 3:39PM	Finger Print  LTI 10/02/2023	Signature  10/02/2023
230/1, M.B Road, Rabindra Path, City:- , P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Avxxxxxx5q, Aadhaar No: 69xxxxxxxx5888 Status : Representative, Representative of : S & S CONSTRUCTION (as Developer)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajib Mukherjee Son of Late Ratan Mukherjee Barasat Court, City:- , P.O:- Baras, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 10/02/2023	 10/02/2023	 10/02/2023
Identifier Of Shri Tarak Nath Dey, Shri Bishnu Dey, Smt Basanti Roy, Smt Soma Sarkar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Tarak Nath Dey	S & S CONSTRUCTION-2.75 Dec
2	Shri Bishnu Dey	S & S CONSTRUCTION-2.75 Dec
3	Smt Basanti Roy	S & S CONSTRUCTION-2.75 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Nabajiban, Mouza: Bisharpara, JI No: 5, Pin Code : 700051

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 676, LR Khatian No:- 217	Owner:আব্দুল চন্দ্র দে, Gurdian:ভোলানাথ , Address:নিজ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 10-02-2023

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

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

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

Presented for registration at 14:00 hrs on 10-02-2023, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Tarak Nath Dey , one of the Executants.

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 28,34,999/-

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

Execution is admitted on 10/02/2023 by 1. Shri Tarak Nath Dey, Son of Late Narendra Nath Dey, 277(517), Nabajiban Colony, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Service, 2. Shri Bishnu Dey, Son of Late Narendra Nath Dey, 277(517), Nabajiban Colony, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Service, 3. Smt Basanti Roy, Wife of Shri Suprakash Roy, DE-11, Naba Niketan Apartment, Narayantala East, P.O: Aswini Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife

Identified by Mr Rajib Mukherjee, , , Son of Late Ratan Mukherjee, Barasat Court, P.O: Baras, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-02-2023 by Smt Soma Sarkar, Developer, S & S CONSTRUCTION (Sole Proprietorship), 36/5, M.B Road, Premises No. 29, Kalyan Cooperative, City:- , P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051

Identified by Mr Rajib Mukherjee, , , Son of Late Ratan Mukherjee, Barasat Court, P.O: Baras, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,860.00/- (B = Rs 1,800.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,828/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 12:57PM with Govt. Ref. No: 192022230290435391 on 10-02-2023, Amount Rs: 1,828/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCGVST9 on 10-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,071/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 71/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2634, Amount: Rs.5,000.00/-, Date of Purchase: 10/02/2023, Vendor name: Subrata Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2023 12:57PM with Govt. Ref. No: 192022230290435391 on 10-02-2023, Amount Rs: 71/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCGVST9 on 10-02-2023, Head of Account 0030-02-103-003-02

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 33551 to 33590

being No 150200998 for the year 2023.



Digitally signed by RITA LEPCHA
Date: 2023.02.23 12:52:15 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2023/02/23 12:52:15 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
