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Sati Prasad Chattopadhyay
 @ Sati Prasad Chattopadhyay (Khatu Chary)
 Shyamalendu Chatterjee @ Shyamalendu Chattopadhyay (Shenconya)

For, SIDS Properties & Developers Private Limited

Abina Dasgupta

Pradip Kumar Nag

Pradip Nag

Puja Samanta

Director

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and executed on this 3rd day of February 2023

Additional District Sub-Registrar
BURDWAN

06 FEB 2023

www.sidsproperties.com

06 FEB 2023

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2013 তারিখ 31/01/23
 নামের নং: SSDS Properties & Dev
 কোম্পানি নাম: Burdwan জেলা: PVA Ltd
 ঠিকানা: [Blank]
 খাম ১ম ক্রমিকী হইতে বর্ণিত [Blank] 06 DEC 2022
 প্রধান ভেস্তার-মহাশয়ের দপ্তর
 আই.সি.সি. অফিস, বর্ধমান
 ইমেইল নং- ৩/১২৮৮
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sati Prasad chattopadhyay
 @ sati Prasad chattopadhyay
 (Bhattacharya)

VC.T.S
 2876

sati Prasad chattopadhyay
 @ sati Prasad chattopadhyay
 (Bhattacharya)

VC.T.S
 2877



Shyamalendu Chatterjee
 @ Shyamalendu Chattopadhyay
 (Bhattacharya)

VC.T.S
 2878

Additional District Sub-Registrar
 BURDWAN

Abir Dargupta.

VC.T.S
 2879

03 FEB 2023

Pradipto Kumar Nag
 @ Pradipto Nag PRO



VCTI
2880

Puja Samanta



SK. Sarit
s/o - SK Mansur Ali
vill - Koria
PO - Baikunthapur
P.S - Sakrigurh
Dist. - Purba Bardhaman
Pin - 713104

Additional District Sub-Registrar
BURDWAN

03 FEB 2023

Sati Prasad Chattopadhyay
Sati Prasad Chattopadhyay
(Chattacharya)

Shyamalendu Chatterjee (Shyamalendu
Chatterjee) (Chattacharya)

For, SVD'S Properties & Developments Private Limited

Abina Dargupta
Pradip Kumar Nag
Pradip Nag
Puja Samanta

Director

Kartick Chandra Nag, by nationality- Indian, resident of Jagat Berh, P.o.- Sripally, P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin- 713103; and c) **MRS. PUJA SAMANTA**, PAN-OZAPS0909B, D/o- Mr. Asit Samanta, W/o-Mr. Priyam Dawn, by nationality- Indian, resident of Laksmipur G.T.Road, Bahir Sarbamangala Para, P.o. & P.s.- Burdwan, Dist.- Purba Bardhaman, Pin- 713101, hereinafter referred to and called for the sake of brevity as the "**DEVELOPER**" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the properties more fully described in the FIRST Schedule hereunder originally belonged to one Pranabeshwar Sarkar, who became owner of the same by dint of Deed of Sale being No.4031 for the year'1947, recorded in Book No.-1 Vol. No.33, Page- 260 to 267, registered at the office at District Sub Register. Subsequently, after mutating his name under Khatian No.1718 in the R.S. R.O.R, during his ownership and possession, said Pranabeshwar Sarkar transferred the properties more fully described in the FIRST Schedule hereunder in favour of Shibarani Devi, by dint of Deed of Sale being No.442 for the year'1949, recorded in Book No.-I, Vol.No.-5, Page 295 to 299, registered at the office of the then District Sub-Register, Burdwan, who thereafter duly mutated her name in the R.S.R.O.R. and by constructing a residential house thereon started to possess the same by residing therein along with her family members. Subsequently, during her ownership and possession, said Shibarani Devi transferred the



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Sati Prasad Chattopadhyay
@Sati Prasad Chattopadhyay
(Bhattacharya)

Shyamalendu Chattopadhyay @ Shyamalendu
Chattopadhyay (Bhattacharya)

For NDA Properties & Developments Private Limited

Abina Dasgupta

Radi Karmakar

Radi Karmakar

Puja Karmakar

Director

properties more fully described in the First Schedule hereunder in favour of her two sons MR. SATI PRASAD CHATTOPADHYAY @ SATIPRASAD CHATTOPADHYAY (BHATTACHARYA) and MR. SHYAMALENDU CHATTERJEE @ SHYAMALENDU CHATTOPADHYAY (BHATTACHARYA), by dint of two Deeds of Gift being No. 2623 for the year'2008, recorded in Book No. 1, Vol. No. 103, Page No.-177 to 181 and Deed of Gift being No. 2624 for the year'2008, recorded in Book No.1, Vol. No. 103, Page No. 182 to 186, both are registered at the Office of the A.D.S.R. Burdwan. After becoming owner of the properties, more fully described in the FIRST Schedule hereunder by dint of aforesaid two Deeds of Gift, the LAND OWNERS herein after duly mutating their name in the present L.R.R.O.R. during their ownership and possession of the land, more fully described in the FIRST Schedule herein below, the aforesaid LAND OWNERS, for considerable period of time have been thinking of developing multi-storied Residential Complex consisted of several self contained Flats and Parking spaces thereon, after demolishing the existing residential building, in such manner as may yield them greater advantage and financial benefit. But as the LAND OWNERS herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financially and technically, have been searching for competent DEVELOPER. Having learnt of intention of the LAND OWNERS, the DEVELOPER herein, which is a highly reputed Developer, having vast experience, knowledge and skill in the field of real estate development, upon making inspection and search and having been duly satisfied as to marketable title of the land, more fully described in the FIRST



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@Sati Prasad Chattopadhyay
(Shattacharya)

Shyamalendu Chatterjee @Shyamalendu
Chattopadhyay (Shattacharya)

For SSSS Properties & Developers Private Limited

Abina Dasgupta

Pradip Kumar Nag

Pradip Nag

Pooja Banerjee
Director

Schedule hereunder, has approached the LAND OWNERS with an offer to develop the land, *more fully described in the **FIRST** Schedule hereunder*, at its own costs and expenses and in such manner which will afford the LAND OWNERS herein greater financial advantage and benefits.

AND WHEREAS the LAND OWNERS herein having been satisfied about competency and reputation of the DEVELOPER herein have accepted the offer and agreed to engage the DEVELOPER to develop Multi-Storied Residential Complex to be named as "Annapurna Enclave", consisted of several self-contained Flats, Parking spaces, together with other amenities and common facilities on 'Bastu' class of land, *more fully described in the FIRST Schedule hereunder*, on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows: -

ARTICLE- I DEFINITIONS

In these presents, unless there is something in the subject or context inconsistent with:-

- So
- I. LAND:- shall mean 'BASTU' class of Land measuring an area of 8,310 Sq.ft, more or less, situated at P.s.-Burdwan Sadar, Dist.- Purba Bardhaman, Mouza- Bardhaman, J.L. No. 30, appertaining to R.S. Khatian No. 5164 & 5390, L.R. Khatian No. 20264 & 20324, comprised in R.S. Plot No.-8776 & 8766/8823, corresponding to L.R. Plot No.- 11362 & 11363 with in local limit of Burdwan Municipality under Ward No. 33, more fully described in the FIRST Schedule hereunder.



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sati Prasad chattopadhyay
@sati Prasad chattopadhyay
(Bhattacharya)

Shyamalendu Chatterjee@Shyamalendu
Chattopadhyay (Bhattacharya)

For, SSDS Properties & Developers Private Limited

Abina Dasgupta

Pradip Kumar Nag

Pradip Nag

Piya Samanta

Director

- II. BUILDING: shall mean proposed multi-stored Residential complex named "Annapurna Enclave", consisting of several self-contained Flats, and parking spaces together with other common amenities and facilities which the parties hereto have proposed to erect in or upon the land, more fully described in the FIRST Schedule hereunder, according to the building plan to be sanctioned by the Burdwan Municipality.
- III. BUILDING PLAN shall mean the plan to be sanctioned for construction and development of proposed Multi-stored Residential Complex by the Burdwan Municipality and shall include such modification or alternation as may be made by the DEVELOPER herein from time to time.
- IV. LAND OWNERS shall mean 1) **MR. SATI PRASAD CHATTOPADHYAY @ SATIPRASAD CHATTOPADHYAY (BHATTACHARYA)**, PAN-ACVPC6923F, S/o- Late Shailendra Nath Bhattacharya Chattopadhyay, resident of 27, Jagat Roy Chowdhury Road, Barisha, Thakurpukur, Maheshtala Dist.- South 24 Parganas, Pin-700008; 2) **MR. SHYAMALENDU CHATTERJEE @ SHYAMALENDU CHATTOPADHYAY (BHATTACHARYA)**, PAN-ACHPC4346E, S/o- Late Shailendranath Bhattacharya Chattopadhyay, resident of Purbasha, 14, D.N. Sarkar Road, Sarbamangala Para, Burdwan Dist- Purba Bardhaman, Pin- 713101.
- V. DEVELOPER shall mean **SSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED**, PAN-ABGC5530F, a Company registered under Companies Act 2013 being CIN- U70109WB2021PTC246852, having its registered office at Dhakeswari Colony, Vivekananda College More, P.O. Sripally, P.s.- Burdwan Sadar, Dist.-Purba Bardhaman, Pin-713103,



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Sati Prasad Chattopadhyay
@Sati Prasad Chattopadhyay
(Bhattacharya)

Riyamalendu Chatterjee
@Riyamalendu Chatterjee
(Bhattacharya)

For NPS Promote & Develop Private Limited
Abina Dasgupta
Kadip Kumar Nag
Pradip Nag
Puja Samanta
Director

represented by its Directors:-a) **MRS. ABIRA DASGUPTA**, D/o-Late Dilip Roychowdhury, W/o- Mr. Satyabrata Dasgupta, by nationality- Indian, resident of Sankaripukur, P.o.- Sripally, P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, 713103, b) **MR. PRADIP KUMAR NAG @ MR. PRADIP NAG**, S/o-Late Kartick Chandra Nag, by nationality- Indian, resident of Jagat Berh, P.o.- Sripally, P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin- 713103 and c) **MRS. PUJA SAMANTA**, D/o- Mr. Asit Samanta, W/o- Mr. Priyam Dawn, by nationality- Indian, resident of Laksmipur G.T.Road, Bahir Sarbamangala Para, P.o. & P.s.- Burdwan, Dist.- Purba Bardhaman, Pin- 713101.

- VI. **COMMON AREA AND FACILITIES:** shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as stated in details in the **FOURTH** Schedule hereunder, meant for use of Land Owners/Developer and all occupiers.
- VII. **LAND OWNERS' ALLOCATION SHALL MEAN:- 40%** (Forty)percent of the total built up area of flats and parking spaces, to be sanctioned by the Burdwan Municipality, at the Residential Complex to be constructed under the name & style of "**Annapurna Enclave**", consisted of several Self contained Flats and Parking spaces **TOGETHER WITH** proportionate undivided impartible share and/or interest of the land, more fully described in the **FIRST** Schedule hereunder **TOGETHER WITH** rights upon common areas and facilities.



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**Additional District Sub-Registrar
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Sati Prasad Chattopadhyay
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(Bhattacharya)

Shyamalendu Chatterjee
© Shyamalendu Chattopadhyay
(Chatterjee)

For SSS Properties & Developers Private Limited

Abir Darypta
Radip Kumar Nayak
Radip Nayak
Puja Darypta
Director

That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing a separate supplementary agreements between the Land Owners and Developer herein if necessary.

- VIII. **DEVELOPER'S ALLOCATION SHALL MEAN:-** 60% (Sixty) percent of the total build up area of Flats and Parking spaces, to be sanctioned by the Burdwan Municipality, at the Residential Complex to be constructed under the name & style of "**Annapurna Enclave**", consisted of several Self-contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. *That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing separate supplementary agreements between the Land Owners and Developer herein if necessary.*
- IX. **ARCHITECT/STRUCTURAL ENGINEER/CIVIL ENGINEER** shall mean any qualified person(s) or firm to be appointed or nominated by the Developer at its own cost as architect or Structural Engineer and Civil Engineer of the Complex to be constructed on the land, more fully described in the FIRST Schedule hereunder.
- X. **FLOOR AREA RATIO :-** shall mean the floor area ratio available for construction on the proposed Residential Complex according to prevailing law considering total area of the Land measuring 8310 Sq. ft. more or less.
- XI. **COVERED/BUILD UP AREA:** shall mean the Carpet Area of the flats and open terrace plus thickness of the internal walls and common external walls and pillars PROVIDED THAT if any external wall be



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Shyamalendu Chatterjee
@ Shyamalendu Chattopadhyay
(Bhattacharya)

For SSSS Properties & Developers Private Limited

Abina Dargypte

Chadip Kumar Nag

Chadip Nag

Poo Samanta

Director

common between two Flats then one - half of the area under such wall shall be included in each Flats.

- XII. **SUPER BUILT-UP AREA:** Shall mean in context to a flat, as the area of the flats, computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) with over Built-up area/Covered area and such will be used and utilized only for selling purpose and for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal. Be it mentioned here that during continuation of this Agreement, if any new Rules in respect of any Law relating to Development and Real Estate is framed by the Government and if such rule becomes effective by making the concept of "Super-Built Up Area" obsolete, then in that case the flats are to be sold in accordance with the Law and Rules to be framed by the Government.
- XIII. **UNDIVIDED SHARE:** shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to each flat, and parking space comprised in the said Residential Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- XIV. **CO-OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire Flat and Parking space in the proposed residential complex including the Land Owner and Developer for the Flats/ and Parking Spaces not alienated or agreed to be alienated.



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Additional District Sub-Registrar:
BURDWAN

03 FEB 2023

Sati Prasad Chattopadhyay
@Sati Prasad Chattopadhyay
(Shattacharya)

Shyamalendu Chattopadhyay
@Shyamalendu Chattopadhyay
(Bhattacharya)

For, SSSS Properties & Developers Private Limited

Abina Dasgupta

Pradip Kumar Nag

Pradip Nag

Puja Samanta

Director

- XV. Flat/Parking Spaces: shall mean the flats and/or parking or spaces intended to be built and/or constructed and/or the covered area capable of being enjoyed and occupied for residential purpose.
- XVI. COMMON EXPENSES: shall include all expenses to be incurred by the Co-owners for the maintenance, management and up keeping of the proposed residential complex for common purposes.
- XVII. COMMON PURPOSES: shall mean purpose of managing and maintaining the proposed residential complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas and dealing with the matter of common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective flats/parking spaces exclusively and the common portion in common.
- XVIII. ENCUMBRANCES: shall mean charges, liens, lispence, claims, liabilities, trusts, demands, acquisition and requisition.
- XIX. SINGULAR NUMBER shall include the plural.
- XX. TIME shall mean the period by which construction shall be completed by the Developer. The Developer shall complete the construction on or within 48 (Forty Eight) months from the date of sanction of building plan by the Burdwan Municipality
- XXI. **FORCE MAJEURE** shall mean and include Flood, Earthquake, Riot, War, storm, Civil Commotion, State wide Strike, Pandemic, Natural Calamities, Unavoidable circumstances or Other irresistible force or any other act and circumstances beyond reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.



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sati Prasad chattopadhyay
@sati Prasad chattopadhyay
(Bhattacharya)

Syamalendu Chatterjee
@ Syamalendu Chattopadhyay
(Bhattacharya)

For, SSSS Properties & Developers Private Limited

Abina Dasgupta

Pradip Kumar Nayak

Pradip Nayak

Puja Banerjee
Director

ARTICLE-II : DEVELOPMENT

The DEVELOPER herein shall develop the said Multi-storied Residential cum Commercial Complex on the terms herein agreed and in the manner as follows:-

1. By obtaining necessary sanctions and/or permission from the Burdwan Municipality and other appropriate Department and authorities.
2. By erecting and/or constructing the said residential complex in or upon the FIRST Schedule mentioned land on or within 48 (Forty Eight) months from the date of Sanction of the Building Plan.
3. By retaining, selling, transferring or otherwise disposing of flats and parking spaces including proportionate share of FIRST Schedule mentioned land Together with common amenities and facilities at the proposed Residential Complex of the Developer's allocation in favour of intending buyers and also in receive, realize, recover, appropriate proceed thereof.
4. That being satisfied about the marketable title and possession of the LANDOWNERS, the DEVELOPER herein has entered this agreement with the LAND OWNERS. If any defect in respect of title and possession of the LANDOWNERS be transpired, the LANDOWNERS shall rectify the same at an earliest at the cost of the DEVELOPER.
5. The LANDOWNERS shall keep original title deeds, record of rights and other relevant documents in respect of the land, more fully described in FIRST Schedule hereunder, in their custody. They shall provide copies of the same to the DEVELOPER as well as allow inspections by the DEVELOPER and/or its nominees or their solicitors, as and when asked for, at the cost of DEVELOPER.



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@ Sati Prasad Chattopadhyay
(Shattacharya)

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@ Shyamalendu Chattopadhyay
(Shattacharya)

For SIDS Properties & Developers Private Limited

Abina Dasgupta

Pradip Kumar Nag

Pradip Nag

Priya Samanta

Director

ARTICLE-III : RIGHTS AND OBLIGATIONS

1. The DEVELOPER in consultation with the LAND OWNERS shall be entitled to cause all such changes or modifications, as shall be required by the Burdwan Municipality or the Government or any authority or to comply with such sanction, Permission, clearance and approval as aforesaid.
2. The DEVELOPER shall abide by all laws, rules and regulations of the Government, local bodies as the case may be and shall be answerable and responsible for any deviation and/or breach of any laws, bye laws rules and regulations.
3. The DEVELOPER shall at its own cost construct the Proposed multi-storied residential complex in or upon the FIRST Schedule mentioned land in accordance with sanctioned building plan without any hindrance or disturbance by or on behalf of the LANDOWNERS or any person claiming under them. The DEVELOPER shall ensure that proposed complex will be made of I.S.I. materials, as specified more fully in the Sixth Schedule hereunder.
4. The DEVELOPER shall be entitled to use the name of the LANDOWNERS to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be required for the construction of the proposed residential complex.
5. The DEVELOPER shall be entitled to at its own cost to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as think proper. The LAND OWNERS shall sign, execute

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**Additional District Sub-Registrar
BURDWAN**

03 FEB 2023

Sati Prasad Chattopadhyay
@Sati Prasad Chattopadhyay
(Bhattacharya)

Shyamalendu Chattopadhyay
@Shyamalendu Chattopadhyay
(Bhattacharya)

For SIDS Properties & Developers Private Limited

Abina Dasgupta
- Radip Kumar Nay
- Radip Kumar Nay
Priya Samanta
Director

- and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.
6. The DEVELOPER shall pay all expenses to be incurred towards sanction of the building plan including expenses towards fees of the Architect, Structural Engineer, Civil Engineer and soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed multi-storied building.
 7. The DEVELOPER undertake to complete the construction of the building in or within 48 (Forty Eight) months to be computed from the date of sanction of the building plan by the Burdwan Municipality/Competent Authority and to handover the LANDOWNERS' allocation to the LANDOWNERS herein.
 8. The DEVELOPER undertakes to construct the proposed Residential complex in accordance with sanctioned building plan and undertake to pay damages, penalties and/or compounding fees payable to the authority or authorities concerned any deviation thereof.
 9. In carrying out the said development work and/or construction of the proposed multi-storied residential complex herein agreed, the DEVELOPER shall keep the LAND OWNERS indemnified from and against all claims or compensations.
 10. The occupancy or completion certificates shall be collected by the DEVELOPER before giving possession to the LANDOWNERS and Other prospective purchasers.
 11. The LANDOWNERS will execute and registered Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the



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@ Sati Prasad Chattopadhyay
(Bhattacharya)

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@ Shyamalendu Chatterjee
(Bhattacharya)

For SDB Properties & Developments Private Limited

Abina Dasgupta

Radip Kumar Nay

Radip Nay

Puja Samanta

Director

proposed multi-storied residential complex and enter agreement for sale, execute and register formal Deed of Sale/Deed of Conveyance together with undivided proportionate share of FIRST schedule mentioned land including right of Common amenities and facilities in connection with the DEVELOPER's allocation, appoint Architects, Engineer, Contractor, Agents etc. and to represent the LANDOWNERS before any Court of Law, the Burdwan Municipality, Burdwan Development Authority, Burdwan District Police, Fire Brigade or any other authority/authorities and sign applications, scheme, maps, any other drawing or any other writings, representations in that behalf and to appear before the authority or authorities.

12. By virtue of Power of attorney, which is to be executed by the LANDOWNERS in favour of the DEVELOPER, the DEVELOPER shall have the right to enter Agreement for Sale and subsequently execute and register formal Deed of Sale/Deed of Conveyance of its respective allocation to any intending purchaser, without obtaining any consent from the LAND OWNERS. The LANDOWNERS have no control or say regarding Sell of the DEVELOPER'S allocation. The DEVELOPER shall take entire consideration amount of its allocation in its Bank Account.
13. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required at the said proposed multi-storied Residential Complex. The Developer shall cause all Purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.



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Shyamalendu Chattopadhyay
@Shyamalendu Chattopadhyay
(Bhattacharya)

For, SSSS Properties & Developers Private Limited

Abina Dasgupta
Radip Kumar Nag
Radip Nag
Puja Samanta

Director

14. In consideration of this instant agreement, DEVELOPER shall allot the LAND OWNERS' allocation free from encumbrances and it is agreed and made clear that the DEVELOPER shall be entitled to develop and construct the proposed multi storied Residential Complex at its own cost, subject to payment of taxes and all other liabilities on and from the date of sanction of the Building plan.
15. The LAND OWNERS shall bear and pay all rates and taxes in respect of the FIRST Schedule mentioned land till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till the delivery of possession of their respective allocated flats and parking spaces ALONG WITH other common areas and facilities, completed in all respects TOGETHER WITH completion certificate to the LAND OWNERS in accordance with law.
16. That the LAND OWNERS agreed that after execution of this Development Agreement, they shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except in the manner as expressly provided.
17. The LAND OWNERS hereby also undertake that the DEVELOPER herein shall be entitled to construct and complete the proposed Multi-Storied Residential Complex on the said land, more fully described in the FIRST Schedule hereunder, in or within 48 (Forty Eight) months computed from the date of Sanction of Building Plan and to retain and enjoy and transfer the DEVELOPER'S allocation without any

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@Sati Prasad Chattopadhyay
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(Bhattacharya)

For, SSDS Properties & Developers Private Limited

Abina Dasgupta

Pradip Kumar Nayak

Pradip Nayak

Puja Kumanta
Director

interruption(s) from the LAND OWNERS or any person(s) claiming under the LAND OWNERS.

18. As soon as the construction of said multi-storied Residential Building shall be completed, in accordance with sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNERS to take possession of their respective allocation and at all times thereafter the LAND OWNERS shall be exclusively responsible for payment of all taxes and charges, whatsoever, payable in respect of LAND OWNERS' allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed complex, as a whole, then in such event it shall be apportionate on pro-rata basis.
19. On and from the date of service of the notice to take physical possession, the LAND OWNERS, their nominee/ nominees, as the case may be, in respect of LAND OWNERS' allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipments, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and



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Shyamalendu Chatterjee
(Bhattacharya)

For, SDDP Properties & Developers Private Limited

Abina Dasgupta
Pradip Kumar Nag
Pradip Nag
Priya Samanta
Director

equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly, as and from the said date the DEVELOPER or its nominees or Purchaser(s) of flat(s) and Car Parking spaces shall also be responsible to pay and bear proportionate share of the service charges for facilities of their respective portions.

20. THE LAND OWNERS' shall have exclusive right to deal with or transfer their respective allocation in the proposed multi-storied Residential Complex along with proportionate undivided share of FIRST Schedule mentioned land TOGETHER WITH common amenities and facilities and in favour of any intending purchaser (s) thereby entering agreement for sale as well as by executing and registering formal Deed of Sale/Deed of Conveyance. The DEVELOPER shall have no power to interfere or control regarding sell of the LAND OWNERS' allocation. But in course of construction and before receiving possession of their respective allocation, if the LAND OWNERS enter agreement for sale with intending Purchaser(s) in respect of their respective allocation in that event DEVELOPER shall also join and execute agreement for sale and formal Deed of Sale/Deed of Conveyance as CONFIRMING PARTY along with the LAND OWNERS herein. The LAND OWNERS will directly accept the consideration amount of their allocation from intending purchaser(s) and the DEVELOPER has no right to receive any consideration amount in respect of LAND OWNERS' allocation.



A

**Additional District Sub-Registrar
BURDWAN**

03 FEB 2023

sati Prasad chattopadhyay
@sati Prasad chattopadhyay
(Bhatta charya)

Shyamalendu Chatterjee
@ Shyamalendu Chattopadhyay
(Bhatta charya)

For: SSSS Properties & Developments Private Limited

Abira Dasgupta

Radije Kumar Nay

Radije Nay

Priya Submantra

Director

ARTICLE-IV: MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered the instant agreement purely on principal to principal basis and nothing state herein shall be deemed or construed as **Joint Venture** between the LAND OWNERS and the DEVELOPER.
2. *That in future adjustment of respective allocation of the LANDOWNERS AND DEVELOPER will be amicably resolved by executing supplementary agreement(s) between the LAND OWNERS and DEVELOPER.*
3. The LAND OWNERS OR DEVELOPER, as the case may be, shall not be considered to be in breach of any obligation, if compelled to suspend, by existence of force majeure.
4. In case of any dispute or difference, which may arise between the LAND OWNERS and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR, to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.s.- Burdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act'1996 including its statutory modification, amendment and re-enactment.



A

**Additional District Sub-Registrar
BURDWAN**

03 FEB 2023

Sati Prasad Chattopadhyay
@ Sati Prasad Chattopadhyay
(Bhatkcharya)
Shyamalendu Chatterjee
@ Shyamalendu Chattopadhyay
(Bhatkcharya)

For, SSDS Properties & Developers Private Limited

Abina Dasgupta
Radip Kumar Nag
Radip Nag
Priya Kumanta
Director

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of 'BASTU' class of Land, measuring an area of 8,310 Sq. ft, more or less, situated at P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Mouza - Bardhaman, J.L. No.-30, appertaining to R.S. Khatian No.- 5164 & 5390, L.R. Khatian No. 20264 & 20324, comprised in R.S. Plot No.- 8776 & 8766/8823, corresponding to L.R. Plot No.- 11362 & 11363, within local limits of Burdwan Municipality under Ward No. 33, Holding No.19, Mahalla-D.N. Sarkar Lane, which is identified by RED colour in the Sketch map which do form part and parcel of this presents, which is butted and bounded by :-

- ON THE NORTH :- House of Mr. Arun Ash, Sadhan Ash & Sumitra Banerjee.
- ON THE SOUTH :- D.N. Sarkar Road.
- ON THE EAST :- House of Mr. Chowngdar, Sunil Roy & Chand Gopal Dhar.
- ON THE WEST :- House of Tarak Nath Halder & Subal Routh.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(OWNERS' ALLOCATION)

40% (Forty) percent of the total build up area of flats and parking spaces, to be sanctioned by the Burdwan Municipality, at the Residential Complex to be constructed under the name & style "Annapurna Enclave", consisted of several Self contained Flats, and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule herein above TOGETHER WITH rights upon common areas and facilities.



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**Additional District Sub-Registrar
BURDWAN**

03 FEB 2023

Safi Prasad Chattopadhyay
@ Safi Prasad Chattopadhyay
(Bhattacharya)

Shyamalendu Chatterjee
@ Shyamalendu Chattopadhyay
(Bhattacharya)

For, SSDS Properties & Developers Private Limited

Abina Dasgupta

Shadip Kumar Nayak

Shadip Nayak

Priya Kumaran

Director

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

60% (Sixty) percent of the total build up area of flats and parking spaces, to be sanctioned by the Burdwan Municipality, at the Residential Complex to be constructed under the name & style "Annapurna Enclave", consisted of several Self-contained Flats, and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule herein above TOGETHER WITH rights upon common areas and facilities.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREA)

- For
- I. 'BASTU' class of Land measuring an area of 8,310 Sq. ft, more or less, situated at P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Mouza- Bardhaman, J.L. No.-30, appertaining to R.S.Khatian No. -5164 & 5390, L.R. Khatian No.20264 & 20324, comprised in R.S. Plot No.- 8776 & 8766/8823, corresponding to L.R. Plot No.- 11362 & 11363 with in local limit of Burdwan Municipality under Ward No.33, Holding No.19, Mahalla-D.N. Sarkar Lane.
 - II. Common area would be water reservoir, top roof of the each block or building, tank on the roof, staircase, septic tank, water tank, common Meter room & pump room, outside wall etc.
 - III. The foundation column, girders, beams, supports, main walls, roofs.



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**Additional District Sub-Registrar
BURDWAN**

03 FEB 2023

Sati Prasad Chattopadhyay

@ Sati Prasad Chattopadhyay
(Bhattacharya)

Shyamalendu Chatterjee

@ Shyamalendu Chattopadhyay
(Bhattacharya)

For, SSSS Properties & Developers Private Limited

Abira Dasgupta

Radip Kumar Nag

Radip Nag

Puja Samanta

Director

- IV. Walls, corridors, lobbies, stair, lift, stair-ways fire escapes, lighting arrangement in the common areas and gate, stair ways entrances and exists of the complex but excluding the corridors and lobbies, if any, situated within flats.
- V. Storage space meant for common use or for the use and enjoyment of the occupiers of the complex.
- VI. The four side open spaces at the complex premises, not meant for exclusive use and enjoyment of any particular person or flat which is to be kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.
- VII. All other parts of the building necessary or convenient to its existence, maintenance and safety or normally forming parts of the main building not being exclusively held and enjoyed by any flat owner.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(COMMON EXPENSE)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.
- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex including the exterior of the building of complex and also the common area of building of the complex.



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Additional District Sub-Registrar
BURDWAN

03 FEB 2023

Sati Prasad Chatterjee
@ Sati Prasad Chatterjee
(Bhatnagar)

Shyamalendu Chatterjee
@ Shyamalendu Chatterjee
(Bhatnagar)

For NCC Projects & Developments Limited

Abina Dasgupta
Radip Kumar Nayak
Radip Nayak
Pujan Samanta
Director

- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of mutation of his/her/their respective allocation in his/her/their name/name(s), from the date of getting physical possession of the flat(s) and parking spaces.

THE SIXTH SCHEDULE ABOVE REFERRED TO :

NATURE OF JOBS TO BE DONE BY THE DEVELOPER

Foundation and Super-structure :- The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect/Structural Engineer/Civil Engineer, duly sanctioned by the Burdwan Municipality/other Competent Authority.

Building :- R.C.C frame structure Building.

Wall :- Brick wall with cement mortar, outer wall 8-10 inch, inner or Partition wall 5 inch.

Window:- Aluminium window fitted with glass and necessary accessories.



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Additional District Sub-Registrar
BURDWAN

03 FEB 2023

Sati Prasad Chattopadhyay
@ Sati Prasad Chattopadhyay
(Bhattacharya)

Snyamalendu Chatterjee
@ Snyamalendu Chattopadhyay
(Bhattacharya)

For SSSS Properties & Developments Private Limited
Abina Dasgupta
Pradip Kumar Nay
Pradip Nay
Dijya Samanta
Director

Main Doors:- Frame- Malaysian Sal, Shutter/Palla- Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.

Internal Doors :- Frame- Malaysian Sal and Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.

Flooring :- Standard Marble/Vitrified Tiles flooring.

Kitchen :- Black stone cooking platform fitted with sink and work self 2 inch height glazed tiles all over the cooking platform. Marble/Vitrified Tiles flooring.

Toilet :- Standard tiles flooring and walls.

Water Supply:- PVC pipe with standard fittings in kitchen/toilet.

Sources of Water Supply :- Overhead tank along with Electrically operated pump.

Painting :- Inside and outside of each building of the complex shall be finished with standard colour.

And

Other works to be done extra as per quotation basis.

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



A

**Additional District Sub-Registrar
BURDWAN**

03 FEB 2023

SIGNED AND SEALED at Purba Bardhaman

In presence of: -

- 1) SK Sareit
S/O - SK Mansur Ali
vill - Kosia
P.O - Baikunthapur
P.S - Saktigarh
Dist - Purba Bardhaman
Pin - 713104
- 2) Priyam Dawn
S/O Asit Dawn
Shresthi, Vivekananda College More
Burdwan - 713103

Sati Prasad Chattopadhyay
@ Sati Prasad Chattopadhyay (Bhattacharya)
Shyamalendu Chatterjee
@ Shyamalendu Chattopadhyay
(Bhattacharya)

SIGNATURE OF LAND OWNERS

For, SSDS Properties & Developers Private Limited

Abina Dasgupta.
Radip Kumar Nag @
Radip Nag
Puja Samanta
Director

SIGNATURE OF DEVELOPER

Drafted by me

Subrata Ghosh

(SUBRATA GHOSH)

Advocate

Enrolment No.-WB/1325/2002



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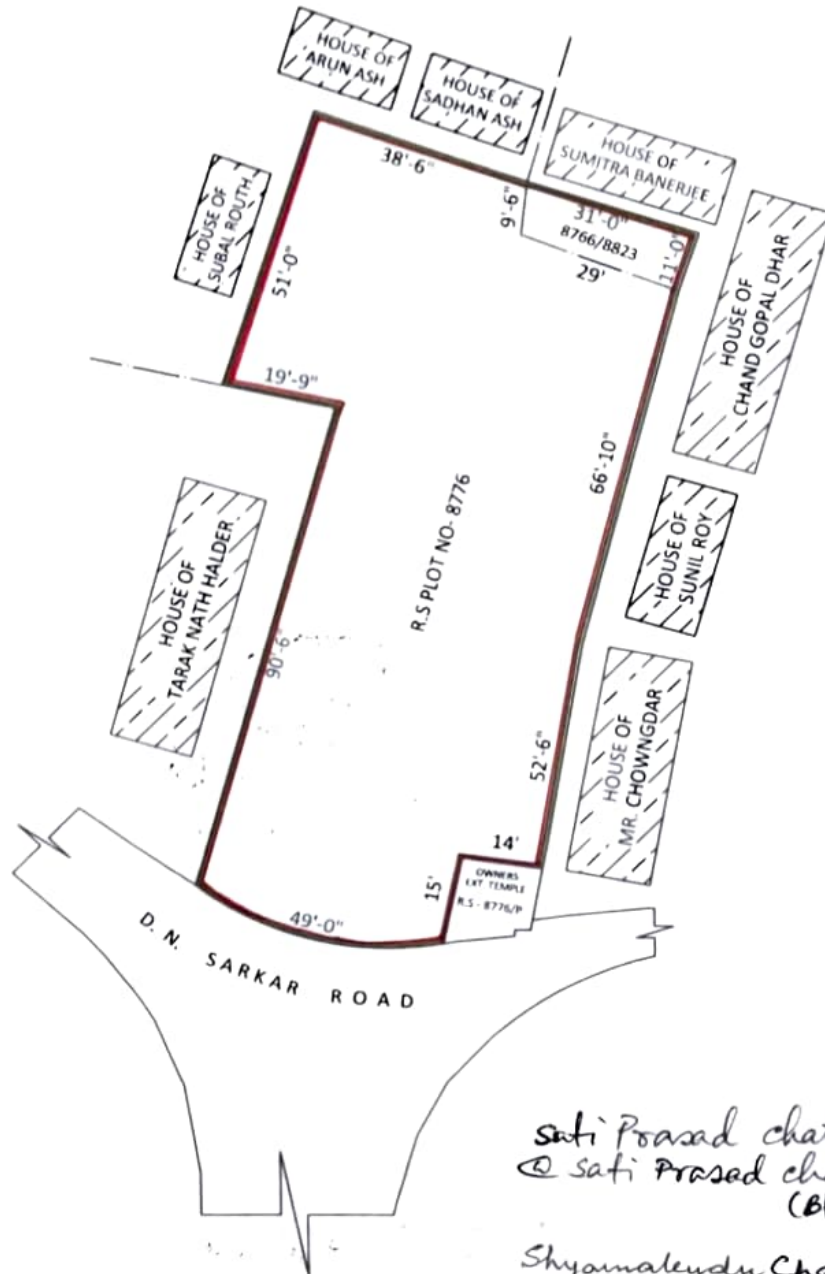
**Additional District Sub-Registrar
BURDWAN**

03 FEB 2023



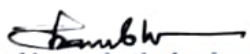
Sketch map of the Vacant land, which is the subject matter of this Development agreement, measuring an area of 8310 Sq.ft, located at Dist.-Purba Barddhaman, P.s.- Burdwan Sadar, Mouza-Burdwan, J.L No. - 30, appertaining to R.S. Khatian No. - 5164 & 5390, L.R Khatian No. - 20264 & 20324, comprised in R.S. Plot No. - 8776 & 8766/8823, L.R. Plot No. - 11362 & 11363, within the limits of Burdwan Municipality, under Ward No.33, Holding No.-19, Mahala-D.N.Sarkar Lane, which is marked and identified by Red Colour.

SCALE- 33'-1" (INCH)



sati Prasad Chattopadhyay
@ sati Prasad Chattopadhyay
(Bhattacharya)

Shyamalendu Chatterjee
@ Shyamalendu Chattopadhyay
(Bhattacharya)


Shambhunath Chakraborty
(Survey Engineer)
REGD. NO. - D181963707
BURDWAN

DRAWN BY

SIGNATURE



Additional District Sub-Registrar,
BURDWAN

03 FEB 2023

Finger Prints of MR. SATI PRASAD CHATTOPADHYAY @ SATIPRASAD CHATTOPADHYAY (BHATTACHARYA)



*Sati Prasad Chattopadhyay
@ Sati Prasad Chattopadhyay (Bhattacharya)*

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

*Sati Prasad Chattopadhyay
@ Sati Prasad Chattopadhyay (Bhattacharya)*

Signature of **MR. SATI PRASAD CHATTOPADHYAY @ SATIPRASAD CHATTOPADHYAY (BHATTACHARYA)**

Finger Prints of MR. SHYAMALENDU CHATTERJEE @ SHYAMALENDU CHATTOPADHYAY (BHATTACHARYA)



*Shyamalendu Chatterjee
@ Shyamalendu Chatterjee (Bhattacharya)*

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

*Shyamalendu Chatterjee
@ Shyamalendu Chatterjee (Bhattacharya)*

Signature of **MR. SHYAMALENDU CHATTERJEE @ SHYAMALENDU CHATTOPADHYAY (BHATTACHARYA)**

Finger Prints of **MRS. ABIRA DASGUPTA**



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

Abira Dasgupta

Signature of **MRS. ABIRA DASGUPTA**

Finger Prints of **MR. PRADIP NAG**













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

Pradip Kumar Nag
Pradip Nag

Signature of **MR. PRADIP NAG**

Finger Prints of MRS. PUJA SAMANTA



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

Puja Samanta
Signature of MRS. PUJA SAMANTA



A

Additional District Sub-Registrar
BURDWAN

03 FEB 2023

धार्मिक सेवा संख्या /PERMANENT ACCOUNT NUMBER

ACVPC6923F



नाम /NAME

SATI PRASAD CHAITOPADHYAY

पिता का नाम /FATHER'S NAME

SAILENDRA NATH BHATTACHERJEE

जन्म तिथि /DATE OF BIRTH

21-02-1953

हस्ताक्षर /SIGNATURE

Sati Prasad
Chattopadhyay.

आयकर अधिकारी, प.सं.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

Sati Prasad Chattopadhyay
© Sati Prasad Chattopadhyay
(Bhattacharya)



ভারতীয় বিনিয়ুট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভাষিকার্ত্তির আই ডি / Enrollment No.: 1040/21161/01738

To
সতীপ্রসাদ চট্টোপাধ্যায়
SATIPRASAD CHATTOPADHYAY
27 JAGAT ROY CHOWDHURY ROAD
BARISHA
Barisha
Barisha
Thakurpukur Mahestola South 24 Parganas
West Bengal 700008

23/11/2013
79288873



MN792888734FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8043 9567 7034

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সতীপ্রসাদ চট্টোপাধ্যায়
SATIPRASAD CHATTOPADHYAY
পিতা : শৈলেন্দ্রনাথ চট্টোপাধ্যায়
Father : Shailendranath Bhattacharya Chattopadhyay
জন্মতারিখ / DOB : 21/02/1953
পুরুষ / Male



8043 9567 7034

আধার - সাধারণ মানুষের অধিকার

sati Prasad chattopadhyay
@ sati Prasad chattopadhyay
(Bhattacharyee)



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ডানিকাতুকির আই ডি / Enrollment No.: 1058/20130/01897

To

শ্যামলেন্দু চ্যাটার্জী

Shyamalendu Chatterjee

S/O: Sailendranath Chatterjee

PURBASHA 14 D.N SARKAR ROAD

SARBAMANGALA PARA

Burdwan

Burdwan

Burdwan - I Bardhaman

West Bengal 713101

9433347772

13/09/2013
44018951



MN440189518FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9522 4596 3374

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শ্যামলেন্দু চ্যাটার্জী

Shyamalendu Chatterjee

জন্মতারিখ / DOB : 17/01/1955

পুরুষ / Male



9522 4596 3374

আধার - সাধারণ মানুষের অধিকার

Shyamalendu Chatterjee
@ Shyamalendu Chatterjee
(Bhattacharya)

PERMANENT ACCOUNT NUMBER

ACHPC4346E



नाम / NAME

SHYAMALENDU CHATTERJEE

पिता का नाम / FATHER'S NAME

SALENDRA NATH BHATTACHERJEE

जन्म तिथि / DATE OF BIRTH

17-01-1955

हस्ताक्षर / SIGNATURE

Shyamalendu Chatterjee

SB

आयकर अधिकारी, व.स. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के जो / जिस खाने पर कुचक जारी करने
पते अधिकारी को सूचित / वापस कर दें
संयुक्त प्रशासन (पट्टा) एवं तकनीकी),
कै-7,
पॉस्टल बंगला,
कलकत्ता - 700 069.

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Joint Commissioner of Income-Tax (Systems & Technical),
P-7,
Chowringhee Square,
Kolkata- 700 069.

Shyamalendu Chatterjee
@ Shyamalendu Chatterjee
(Bhattacharya)



आधार

ভারত সরকার

Unique Identification Authority of India

Government of India

ভাটিকাচুক্তির আই ডি / Enrollment No.: 1058/76814/00847

To

আবীরা দাসগুপ্তা

Abira Dasgupta

W/O. Satyabrata Dasgupta

3NO. SHANKHARI PUKUR SADORGHAT ROAD

SHREE PALLY

BURDWAN

Sripalli

Burdwan - I Bardhaman

West Bengal 713103

18/09/2013
37299999



MN372999995FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5631 7194 9607

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



আবীরা দাসগুপ্তা

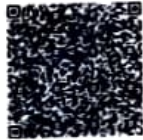
Abira Dasgupta

জন্মতারিখ / DOB 20/03/1983

মহিলা / Female

5631 7194 9607

আধার - সাধারণ মানুষের অধিকার



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



আধার

ঠিকানা:

W/O: সত্যব্রত দাসগুপ্তা, ৩নং
শাংখারী পুকুর, সদরঘাট রোড, শ্রী
পল্লী, বর্ধমান, শ্রীপুরী, পশ্চিমবঙ্গ,
713103

Address:

W/O: Satyabrata Dasgupta, 3NO.
SHANKHARI PUKUR,
SADORGHAT ROAD, SHREE
PALLY, BURDWAN, Bardhaman,
Sripalli, West Bengal, 713103

5631 7194 9607



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Abira Dasgupta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYNPD7693M



नाम / Name
ABINA DASGUPTA

पिता का नाम / Father's Name
DILIP ROYCHOWDHURY

05112021

जन्म की तारीख /
Date of Birth
20/03/1983

Abina Dasgupta
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीट करें:

आयकर सेवा इकाई, एन एन सी यूएन
चौथी मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.




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please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Abina Dasgupta

श्री १०८ संकेत / PERMANENT ACCOUNT NUMBER
ABFPN4183K



नाम / NAME
PRADIP KUMAR NAG

पिता का नाम / FATHER'S NAME
KARTICK CHANDRA NAG

जन्म तिथि / DATE OF BIRTH
27-11-1955

हस्ताक्षर / SIGNATURE
Pradip Kumar Nag.

कलकत्ता, १४/११
COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / भ्रष्ट होने पर कुत्सा जारी करने वाले अधिकारी को सूचित / वापस कर दे सहायक आयकर अधिकारी,

कै. 7.

वीरगंज इलाका,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta-700 069.

Pradip Kumar Nag

@ Pradip Nag

भारत सरकार
GOVERNMENT OF INDIA



Pradip Kumar Nag
DOB: 27/11/1955
Male / MALE



5136 4929 5667

NERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O. Karick Chandra Nag, JAGAT
BERH, Barddhaman (m),
Barddhaman,
West Bengal - 713103

5136 4929 5667

NERA AADHAAR, MERI PEHACHAN

Pradip Kumar Nag
@ Pradip Nag



ভারত সরকার
Government of India



পূজা সামন্ট
PUJA SAMANTA
পিতা : অসিত সামন্ট
Father ASIT SAMANTA
জন্মতারিখ / DOB 18/09/1989
মহিলা / Female



7531 1725 5857

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
লক্ষীপুর জি.টি রোড, বর্ধমান,
বাহির সর্বমঙ্গলা(পি), বুরদওয়ান,
বর্ধমান, পশ্চিম বেঙ্গল, 713101

Address
LAKSMIPUR G T RODE
BARDDHAMAN, Bahir
Sarbamangala (P) Burdwan,
Bardhaman, West Bengal 713101

7531 1725 5857

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Puja Samanta

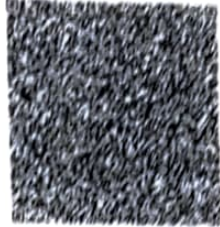
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
OZAPS0909B



नाम/Name
PUJA SAMANTA

पिता का नाम/Father's Name
ASIT SAMANTA

जन्म की तारीख/
Date of Birth
18/09/1989

Puja Samanta
Signature

17122021

Puja Samanta

भारत सरकार

Government of India



भारतीय संविधान प्राधिकरण
Unique Identification Authority of India

Address: BAIKUNTHAPUR,
korla, Baikunthapur,
Baikunthapur, Bardhaman,
West Bengal, 713101

Sk Sarif

Father: Sk Mansur Ali

DOB: 12/10/1975

Male



8492 5935 8174

8492 5935 8174

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आधार - आम आदमी का अधिकार

Sk Sarif



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0203000061/2023	Date of Application	03/02/2023
Query No / Year	02032000272274/2023		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr MIRJA RAJA BEGG		
Stamp duty Payable	Rs. 10,010/-		
Registration Fees Payable	Rs. 14/-		
Applicant Name of the Visit Commission	Mr Mirja Reja Begg		
Applicant Address	Burdwan		
Place of Commission	14 D N SARKAR ROAD SARBAMANGALA PARA, City:- Not Specified, P.O:- BURDWAN, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		
Expected Date and Time of Commission	03/02/2023 4:00 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			







Government of West Bengal

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




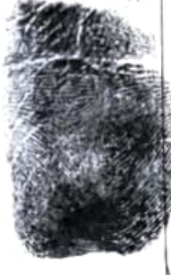


OFFICE OF THE A.D.S.R. Bardhaman, District Name :Purba Bardhaman



Signature / LTI Sheet of Query No/Year 02032000272274/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SATI PRASAD CHATTOPADHYAY Alias Mr SATIPRASAD CHATTOPADHYAY BHATTACHARYA 27 JAGAT ROY CHOWDHURY ROAD BARISHA THAKURPUKUR MAHESHTALA, City:- Not Specified, P.O:- KOLKATA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700008	Land Lord			Sati Prasad Chattopadhyay @ Sati Prasad Chattopadhyay (Bhattacharya) 03/02/23.
2	Mr SHYAMALENDU CHATTERJEE Alias Mr SHYAMALENDU CHATTOPADHYAY BHATTACHARYA 14 D N SARKAR ROAD SARBAMANGALA PARA, City:- Not Specified, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Land Lord			Shyamalendu Chatterjee @ Shyamalendu Chattopadhyay (Chatter Charya) 03/02/23

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs ABIRA DASGUPTA SANKARIPUKUR, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Represent ative of Developer [SSDS PROPER TIES & DEVELOP ERS PRIVATE LIMITED]			Abina Dasgupta 31/2/23
4	Mr PRADIP KUMAR NAG JAGAT BERH, City:- Not Specified, P.O:- SIRPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Represent ative of Developer [SSDS PROPER TIES & DEVELOP ERS PRIVATE LIMITED]			Pradip Kumar Nag Pradip Nag 03/02/2023
5	Mrs PUJA SAMANTA LAKSHMIPUR G T ROAD BAHIR SARBAMANGALA PARA, City:- Not Specified, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Represent ative of Developer [SSDS PROPER TIES & DEVELOP ERS PRIVATE LIMITED]			Puja Samanta 3.2.2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SK SARIF Son of SK MANSUR ALI KORIA, City:- Burdwan, P.O:- BAIKUNTHAPUR, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Mr SATI PRASAD CHATTOPADHYAY, Mr SHYAMALENDU CHATTERJEE, Mrs ABIRA DASGUPTA, Mr PRADIP KUMAR NAG, Mrs PUJA SAMANTA			SK. Sarif 03/02/23

(Sanjit Sardar)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 Bardhaman
 Purba Bardhaman, West
 Bengal

2577



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

76AB 439700

BEFORE THE EXECUTIVE MAGISTRATE AT PURBA BARDHAMAN

AFFIDAVIT

I, **SHYAMALENDU CHATTERJEE**, son of Late Sailendranath Chatterjee, aged about 67 years, by faith - Hindu, by occupation - Retired person, residing at Purbasha, 14, D.N. Sarkar Road, P.O. Burdwan, P.S. Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, West Bengal do hereby solemnly affirm and declare as follows :-

1. That I am a citizen of India by birth.
2. That my actual name is **SHYAMALENDU CHATTERJEE**, son of Late Sailendranath Chatterjee which has been duly recorded in my Aadhaar Card being No. 9522 4596 3374 as well as in my PAN being No. ACHPC4346E and some valuable papers and documents.
3. That my name has been mentioned as **SHYAMALENDU CHATTOPADHYAY (BHATTACHARYA)**, son of Late Sailendranath Chatterjee in a Deed being No. 2624 of 2008.
4. That **SHYAMALENDU CHATTERJEE**, son of Late Sailendranath Chatterjee & **SHYAMALENDU CHATTOPADHYAY (BHATTACHARYA)**, son of Late Sailendranath Chatterjee is one and same identical person i.e. myself.

That all the statements made above are true to the best of my knowledge and belief.



S. Chatterjee
 Identified by
 Advocate Solemnly
 Affirmed before me this day
 he day of

Shyamalendu Chatterjee
Signature/LTI of the Deponent

Identified by me & signed in my presence

Mirza Raja Begg
ADVOCATE

Mirza Raja Begg
Advocate
Dist. Judges Court, Purba Bardhaman

NB/293/2006

2/02/23

Executive Magistrate
Purba Bardhaman
06/02/23

Advocate
Purba Bardhaman



6.2.23
পূর্বচম বঙ্গাল WEST BENGAL 76AB 439699

BEFORE THE NOTARY PUBLIC AT PURBA BARDHAMAN

AFFIDAVIT

I, **SATIPRASAD CHATTOPADHYAY**, son of Late Sailendranath Chatterjee, aged about 70 years, by faith - Hindu, by occupation - Retired person, residing at 27, Jagat Roy Chowdhury Road, P.O. & P.S. Barisha, District - 24 Paraganas, PIN - 700008, West Bengal do hereby solemnly affirm and declare as follows :-

1. That I am a citizen of India by birth.
2. That my actual name is **SATIPRASAD CHATTOPADHYAY**, son of Late Sailendranath Chatterjee which has been duly recorded in my PAN being No. ACVPC6923F and in my Aadhaar Card and some valuable papers and documents.
3. That my name has been mentioned as **SATIPRASAD CHATTOPADHYAY (BHATTACHARYA)**, son of Late Sailendranath Chatterjee in a Deed being No. 2623 of 2008.
4. That **SATIPRASAD CHATTERJEE**, son of Late Sailendranath Chatterjee & **SATIPRASAD CHATTOPADHYAY (BHATTACHARYA)**, son of Late Sailendranath Chatterjee is one and same identical person i.e. myself.
5. That all the statements made above are true to the best of my knowledge and belief.

Sati Prasad Chattopadhyay
Signature/LTI of the Deponent

Identified by me & signed in my presence

WITNESSES AFFIRMED & DECLARED BEFORE ME ON IDENTIFICATION

A. K. Chowdhury
NOTARY

6.2.23

Aliza Kaja Begum
ADVOCATE
WB/793/2006

Major Information of the Deed

Deed No :	I-0203-00911/2023	Date of Registration	06/02/2023
Query No / Year	0203-2000272274/2023	Office where deed is registered	
Query Date	01/02/2023 7:45:19 PM	A D S R Bardhaman, District Purba Bardhaman	
Applicant Name, Address & Other Details	MIRJA RAJA BEGG BURDWAN Thana Bardhaman District Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No 9153720531 Status Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration [No of Declaration 1]		
Set Forth value	Market Value		
Rs 2/-	Rs 93,48,772/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 10.010/- (Article 48(g))	Rs 14/- (Article E, E)		
Remarks	Received Rs 50/- (FIFTY only) from the applicant for issuing the assentment slip (Urban area)		

Land Details :

District: Purba Bardhaman, P S - Barddhaman, Municipality: BURDWAN, Road: D N Sarkar Road, Mouza: Burdwan
 Ward No: 33 JI No: 30, Pin Code: 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-11362 (RS -)	LR-20264	Bastu	Bastu	4155 Sq Ft	1/-	46,74,386/-	Width of Approach Road: 25 Ft. Adjacent to Metal Road.

District: Purba Bardhaman, P S - Barddhaman, Municipality: BURDWAN, Road: D N Sarkar Road, Mouza: Burdwan
 Ward No: 33, Holding No: 19 JI No: 30, Pin Code: 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-11363 (RS -)	LR-20324	Bastu	Bastu	4155 Sq Ft	1/-	46,74,386/-	Width of Approach Road: 25 Ft. Adjacent to Metal Road.
Grand Total :					19.0438Dec	2/-	93,48,772/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SATI PRASAD CHATTOPADHYAY, (Alias: Mr SATIPRASAD CHATTOPADHYAY BHATTACHARYA) (Presentant) Son of Late SHAILENDRA NATH BHATTACHARYA CHATTOPADHYAY 27 JAGAT ROY CHOWDHURY ROAD BARISHA THAKURPUKUR MAHESHTALA, City:- Not Specified, P.O:- KOLKATA, P.S:-Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACxxxxx3F,Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Pvt. Residence</p>
2	<p>Mr SHYAMALENDU CHATTERJEE, (Alias: Mr SHYAMALENDU CHATTOPADHYAY BHATTACHARYA) Son of Late SHAILENDRA NATH BHATTACHARYA CHATTOPADHYAY 4 D N SARKAR ROAD SARBAMANGALA PARA, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ACxxxxx6E,Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED DHAKESWARI COLONY VIVEKANANDA COLLEGE MORE, City:- Not Specified, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.: ABxxxxx0F,Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs ABIRA DASGUPTA Daughter of Late DILIP ROYCHOWDHURY SANKARIPUKUR, City:- Burdwan, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AYxxxxx3M,Aadhaar No Not Provided by UIDAI Status: Representative, Representative of : SSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED (as DIRECTOR)</p>
2	<p>Mr PRADIP KUMAR NAG Son of Late KARTICK CHANDRA NAG JAGAT BERH, City:- Not Specified, P.O:- SIRPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: ABxxxxx3K,Aadhaar No Not Provided by UIDAI Status: Representative, Representative of : SSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED (as DIRECTOR)</p>

3 Mrs PUJA SAMANTA

Daughter of Mr ASIT SAMNATALAKSHMIPUR G T ROAD BAHIR SARBAMANGALA PARA, City - Not Specified, P O - SRIPALLY, P S - Bardhaman
District - Purba Bardhaman, West Bengal, India, PIN - 713103, Sex: Female, By Caste: Hindu,
Occupation: Business, Citizen of: India, PAN No : OZxxxxxx9B, Aadhaar No Not Provided by UIDAI
Status: Representative, Representative of: SSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED
(as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
SK SARIF Son of SK MANSUR ALI KORIA, City - Burdwan, P O - BAIKUNTHAPUR, P S - Bardhaman District - Purba Bardhaman, West Bengal, India, PIN - 713104			

Identifier Of Mr SATI PRASAD CHATTOPADHYAY, Mr SHYAMALENDU CHATTERJEE, Mrs ABIRA DASGUPTA, Mr PRADIP KUMAR NAG, Mrs PUJA SAMANTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SATI PRASAD CHATTOPADHYAY	SSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED-4155 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SHYAMALENDU CHATTERJEE	SSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED-4155 Sq Ft

Land Details as per Land Record

District Purba Bardhaman, P S - Bardhaman, Municipality BURDWAN, Road D N. Sarkar Road, Mouza. Burdwan.
Ward No 33 JI No 30, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 11362 LR Khatian No - 20264	Owner সতীপ্রসাদ চট্টোপাধ্যায়, Gurdian শৈলেন্দ্রনাথ , Address নিজ , Classification বাস্তু, Area 0.09300000 Acre.	Mr SATI PRASAD CHATTOPADHYAY

District Purba Bardhaman, P S - Bardhaman, Municipality BURDWAN, Road D.N. Sarkar Road, Mouza. Burdwan.
Ward No 33 Holding No 19 JI No: 30, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No - 11363 LR Khatian No - 20324	Owner শ্যামলেন্দু চট্টোপাধ্যায় (ভট্টাচার্য্য), Gurdian শৈলেন্দ্র নাথ ভট্টাচার্য্য, Address নিজ , Classification বাস্তু, Area 0.00400000 Acre.	Mr SHYAMALENDU CHATTERJEE

On 03-02-2023

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

Presented for registration at 19 05 hrs on 03-02-2023, at the Private residence by Mr SATI PRASAD CHATTOPADHYAY Alias Mr SATIPRASAD CHATTOPADHYAY BHATTACHARYA, 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 93,48,772/-

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

Execution is admitted on 03/02/2023 by 1. Mr SATI PRASAD CHATTOPADHYAY, Alias Mr SATIPRASAD CHATTOPADHYAY BHATTACHARYA, Son of Late SHAILENDRA NATH BHATTACHARYA CHATTOPADHYAY, JAGAT ROY CHOWDHURY ROAD BARISHA THAKURPUKUR MAHESHTALA, P.O KOLKATA, Thana Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Mr SHYAMALENDU CHATTERJEE, Alias Mr SHYAMALENDU CHATTOPADHYAY BHATTACHARYA, Son of Late SHAILENDRA NATH BHATTACHARYA CHATTOPADHYAY, 4 D N SARKAR ROAD SARBAMANGALA PARA, P O BURDWAN, Thana Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by SK SARIF, . . . Son of SK MANSUR ALI, KORIA, P.O BAIKUNTHAPUR, Thana Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 03-02-2023 by Mrs ABIRA DASGUPTA, DIRECTOR, SSSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED (Public Limited Company), DHAKESWARI COLONY VIVEKANANDA COLLEGE MORE, City - Not Specified, P O:- SRIPALLY, P S -Bardhaman
.. District -Purba Bardhaman, West Bengal, India, PIN - 713103

Indetified by SK SARIF, . . . Son of SK MANSUR ALI, KORIA, P.O BAIKUNTHAPUR, Thana Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Execution is admitted on 03-02-2023 by Mr PRADIP KUMAR NAG, DIRECTOR, SSSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED (Public Limited Company), DHAKESWARI COLONY VIVEKANANDA COLLEGE MORE, City - Not Specified, P O:- SRIPALLY, P S -Bardhaman
.. District -Purba Bardhaman, West Bengal, India, PIN - 713103

Indetified by SK SARIF, . . . Son of SK MANSUR ALI, KORIA, P.O BAIKUNTHAPUR, Thana Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Execution is admitted on 03-02-2023 by Mrs PUJA SAMANTA, DIRECTOR, SSSDS PROPERTIES & DEVELOPERS PRIVATE LIMITED (Public Limited Company), DHAKESWARI COLONY VIVEKANANDA COLLEGE MORE, City - Not Specified, P O:- SRIPALLY, P S -Bardhaman
.. District -Purba Bardhaman, West Bengal, India, PIN - 713103

Indetified by SK SARIF, . . . Son of SK MANSUR ALI, KORIA, P.O BAIKUNTHAPUR, Thana Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 06-02-2023

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2023 2:08PM with Govt. Ref. No: 192022230277862711 on 02-02-2023, Amount Rs. 14/-, Bank AXIS Bank (UTIB0000005), Ref. No. 326154718 on 02-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,010/-

Description of Stamp

1 Stamp Type Impressed, Serial no 2213, Amount Rs 1,000.00/-, Date of Purchase 31/01/2023, Vendor name Mahadeb Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2023 2:08PM with Govt. Ref. No: 192022230277862711 on 02-02-2023, Amount Rs. 9,010/-, Bank AXIS Bank (UTIB0000005), Ref. No. 326154718 on 02-02-2023, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 26279 to 26330

being No 020300911 for the year 2023.



Digitally signed by SANJIT SARDAR

Date: 2023.02.07 12:16:10 +05:30

Reason: Digital Signing of Deed

(Sanjit Sardar) 2023/02/07 12:16:10 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)

সিক নং..... 7595 তারিখ..... U D DEC 2022
নাম..... Sati Prasad Chattopadhyay
বাসিন্দা..... Barsha, South 24 Parganas
সংখ্যা..... 10
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স্বাক্ষর



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