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19.02.21  
C-2207113

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

19 FEB 2021

*[Signature]*  
District Sub-Registrar  
Alipura, South 24-parganas

**DEVELOPMENT AGREEMENT**

**THIS AGREEMENT** made this 19<sup>th</sup> day of February,


2021 (Two Thousand and Twenty One), **BETWEEN**

**OWNERS NO. 1:-**

**(A) SAMIR ROY (PAN NO. CKBPR1885F)** son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Business, **(B) KAJAL ROY (PAN NO DLLPR9272J)** son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Business, **(C) GOUTAM ROY (PAN NO BONPR5265J)** son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Business, **(D) BHASKAR ROY (PAN NO AQQPR8189R)** son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Service, **(E) PINTU ROY (PAN NO BURPR3368C)** son of Late Subodh Chandra Roy, By Faith Hindu, By Occupation : Business, all by nationality: Indian, all residing at 45, Ambagan, Rifle Club, P.S. Regent Park, P.O.- Bansdronei, Kolkata : 700070.

**OWNER NO. 2:-**

**SRI ARUN KUMAR CHAKRABORTY (PAN NO. ABZPC5058N)** son of Late Ranjit Chakraborty, By religion: Hindu, By Occupation: Retired Person, by nationality: Indian, residing at 45/A, Ambagan, Rifle Club, P.S. Regent Park, P.O - Bansdronei, Kolkata : 700070,





**OWNER NO. 3:-**

**SRI DEBASIS MITRA (PAN NO. ADKPM8122A)** son of Late N.C. Mitra, By religion: Hindu, By Occupation: Retired Person, by nationality: Indian, residing at 45/A, Ambagan, Rifle Club, P.S. Regent Park, P.O.- Bansdrani, Kolkata : 700070, hereinafter called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators, legal representatives and assign) of the **ONE PART** ;

**A N D**

**S.S. CONSTRUCTION**, a sole Proprietorship firm having its office at 26, Kalitala Park, Niranjana Pally Road, P.S.- Regent Park, P.O.- Bansdrani, Kolkata – 700070, District – South 24 Parganas, representative by as proprietor **SRI. SUSANTA KUMAR CHAKRABORTY (PAN NO. ANIPC5922E)**, s/o Late Anath Bandhu Chakraborty, by faith : Hindu, by occupation – Business, by nationality: Indian, residing at 37, Bansdrani Place, P.O. – Bansdrani, P.S. – Regent Park, Kolkata – 700070, hereinafter called the "**DEVELOPER**" (which term or expression shall

unless excluded by or repugnant to the subject or context be deemed to include his heirs, executors, administrators or assigns) of the OTHER PART:

AND WHEREAS one Sri. Manindra Nath Chowdhury [since deceased] was the absolute owner of ALL THAT piece and parcel of land measuring an area of 5 cottahs be a little more or less lying and situated at Mouza Bansdrani comprised in Dag No. 191 under khatian no. 705, J.L. No. 45, Touzi No. 151, being Municipal premises No. 45, Rifle Club, P.S. – Tollygunge [now Regent Park], Ward No. 113, District 24 Parganas [South].

AND WHEREAS The said Manindra Nath Chowdhury thereafter by virtue of a deed of conveyance duly registered in the office of the Sub Registrar at Alipore and recorded in Book No. I, Volume No. 62, Pages 21'8 to 220, being No. 3536 for the year 1946, sold, transferred and conveyed ALL THAT piece and parcel of land measuring an area of



5 cottahs be a little more or less lying and situated at Mouza Bansdrani comprised in Dag No. 191 under khatian no. 705, J.L. No. 45, Touzi No. 151, being Municipal premises No. 45, Rifle Club, P.s. – Tollygunge [now Regent Park], Ward No. 113, District 24 Parganas [South], more particular description whereof is given in schedule "A" hereunder written [hereinafter for brevity referred to as the said land] to Sri Khagendra Nath Naskar.

**AND WHEREAS** one that by virtue of a conveyance dated June 18, 1958 made between Sri. Khagendra Nath Naskar referred to as the vendor therein of the one part and Smt. Jyotsnarani Roy therein referred to as purchaser of the other part therein, which was duly registered in the office of the Additional Registrar at Alipore Sadar District 24 Parganas [South] and recorded in Book No. I, Volume No. 106 at pages 111 to 113, being No. 5601 for the year 1958, the said Sri. Khagendra Nath Naskar for consideration mentioned in the said deed of

conveyance sold, transferred and conveyed the said land to Smt. Jyotsnarani Roy.

**AND WHEREAS** that after purchasing the said land Smt. Jyotsnarani Roy got her name mutated in the records of the Calcutta Municipal Corporation in respect of the said land and thereafter constructed a straight two storied building on the said land after obtaining sanction from Kolkata Municipal Corporation on 17.05.2001.

**AND WHEREAS** Said Jyotsnarani Roy sold the Ground Floor portion of front side building measuring about 750 sq. ft. (more or less) built up area to SRI. ARUN KUMAR CHAKRABORTY by a registered Sale Deed which was registered at A.D.S.R. Alipore, Book No. I, Volume No. 91, Pages 219 to 230, Being No. 2800 for the year 2002 and subsequently Smt. Jyotsnarani Roy also sold the another portion of the building Ground Floor portion of the Back Side measuring about 855 sq. ft. (more or less) built up area including a Car Parking Space



measuring about 120 sq. ft. (more or less) to SRI. DEBASIS MITRA by a registered Sale Deed which was registered at A.D.S.R. Alipore, Book No. 1, Volume No. 1, Pages 1 to 14, Being No. 3607 for the year 2002.

**AND WHEREAS** Smt. Jyotsnarani Roy died intestate on 18.06.2018 and his husband Sri Subodh Chandra Roy also died intestate on 18.06.2011 leaving behind their five sons namely **SAMIR ROY, KAJAL ROY, GOUTAM ROY, BHASKAR ROY, PINTU ROY** and two daughters namely **SMT. MITA ROY and SMT. RITA PAUL** became the absolute owners of the Schedule property.

**AND WHEREAS** Smt. Rita Paul and Smt. Mita Roy gifted their undivided 2/7<sup>th</sup> share of portions in favour of Bhaskar Roy, Goutam Roy, Samir Roy, Kajal Roy and Pintu Roy by a registered Deed of Gift which was registered at D.S.R.-IV, Alipore, Vide Book No. I, Volume No. 1604, Pages – 9582 to 9621, Deed No. 5563, in the year 2020. Now **SAMIR ROY, KAJAL ROY, GOUTAM ROY, BHASKAR ROY, PINTU ROY, SRI. ARUN KUMAR CHAKRABORTY AND SRI.**

DEBASIS MITRA are the joint owners of ALL THAT PIECE AND PARCEL of the land measuring about 5 cottahs (more or less) alongwith undivided proportionate share of land and structure situated at Mouza: Bansdrani, Khatian No. 705, Dag No. 191, J.L. No. 45, Touzi No. 151 being Municipal Premises No. 45, Rifle Club, P.S. – Tollygunge now Regent Park, District 24-Parganas (South), Ward No. -113 within the limits of the Kolkata Municipal Corporation, Assesse No. 311132100450, 311132102770 and 311132103086, District 24-Parganas (South) which is morefully and particularly described in the SCHEDULE hereto and hereinafter called "THE SAID PROPERTY".

AND WHEREAS Said Sri Samir Roy, Sri Kajal Roy, Sri Goutam Roy, Sri Bhaskar Roy and Sri Pintu Roy, Sri. Arun Kumar Chakraborty And Sri. Debasis Mitra amalgamated their respective portions between them by a Deed of Amalgamation which was registered at D.S.R.-IV, Alipore, Vide Book No. I, Volume No. 1604, pages 9657 to 9695, Deed No. 5816, in the year 2020.



**AND WHEREAS** the Owners herein, while seized and possessed of the said property with the intention to develop the said property have agreed with the Developer for construction of a New G+III storied Building upon the said property through the Developer and the developer has also agreed to the said proposal of the owners for development work of the said property on the terms and conditions appearing hereafter and the Developer obtaining sanctioned building plan from the Kolkata Municipal Corporation on behalf of the owners in the name of the owners in regard to proposed construction and/or development work of the said property.

**AND WHEREAS** the owners have further represented to the Developer that the owners are jointly seized and possessed of or otherwise well and sufficiently entitled to the said Property, and the said property is free from all encumbrances, charges, liens, lispensens whatsoever.

**AND WHEREAS** that it has been further agreed by and between the parties that the Developer shall build a New Building thereon at his own cost and expenses in accordance with the sanction building of the K.M.C., as per standard structural specification.

**AND WHEREAS** unless it is contrary or repugnant to the context the following words shall have the following meaning :-

A. **BUILDING** : shall mean the New G+III storied Building with lift facility to be constructed on the said property by the Developer in accordance with the plan to be sanctioned by the KMC, and shall also include flats/s, common areas, and facilities as would be available in the said sanctioned building plan.

B. **OWNERS' ALLOCATION** : The Developer has agreed to construct maximum possible area as may be sanctioned by the KMC. The owners shall be entitled to get 50% of the entire constructed area i.e. ----  
**Owners** will be provided with 7 (seven) self contained flats and a car parking of the proposed G+III storied building along with undivided

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proportionate share of the land and all other common facilities attached thereto in the following manners –

- (i) **Three flats** on the **Top Floor** measuring about 500 sq. ft. (more or less) built up area each [400 sq. ft. Carpet Area (more or less) with C.B.] on **North-East portion (Back Side), North-West portion (Front Side), South-West portion (Front Side)**, consisting of 2 (two) rooms and 01 (one) kitchen, 01(one) bath cum privy as per sanction plan.
- (ii) **One flat** on the **Second Floor** measuring about 500 sq. ft. (more or less) built up area [400 sq. ft. Carpet Area (more or less) with C.B.] at **Back Side, North East portion** consisting of 2 (two) rooms and 01 (one) kitchen, 01(one) bath cum privy as per sanction plan.
- (iii) **One flat** on the **Ground Floor** measuring about 527 sq. ft. (more or less) built up area [407 sq. ft. Carpet Area (more or less) with C.B.] at **Back Side, North East portion** consisting of 2 (two) rooms and 01 (one) kitchen, 01(one) bath cum privy as per sanction plan.
- (iv) **One self contained flat** on the **First Floor** measuring about 594 sq. ft. (more or less) built up area [475 sq. ft. Carpet Area (more or less) with

C.B.] at **Front Side, South West portion** consisting of 2 (two) rooms and 01 (one) kitchen, 01(one) bath 01 (one) W.C. as per sanction plan along with undivided proportionate share of the land and all other common facilities.

(v) **One self contained flat** on the **First Floor** measuring about 625 sq. ft. (more or less) built up area [500 sq. ft. Carpet Area (more or less) with C.B.] at **Back Side, North East South portion** consisting of 2 (two) rooms and 01 (one) kitchen, 01(one) bath cum privy and 01 (one) **Car Parking Space** on **Ground Floor** measuring about **100 sq. ft. carpet area** (more or less) beside stair wall as per sanction plan along with undivided proportionate share of the land and all other common facilities.

C. **DEVELOPER'S ALLOCATION:** In lieu of or in consideration of construction cost, the Developer shall be entitled to get the remaining 50% of the entire constructed area of the proposed G + III storied building along with undivided proportionate share of the land and all other common facilities and amenities there of shall be



owned by the developer as Developers allocation in the following manner –

- (i) Entire Second Floor of the constructed area except owner's allocation as per sanction plan.
- (ii) One Flat at First Floor except owner's allocation as per sanction plan.
- (iii) Entire Ground Floor of the constructed area except owner's allocation as per sanction plan.
- (iv) One Flat at Top Floor of the constructed area except owner's allocation as per sanction plan.

D. **BUILDING PLAN**: shall mean the plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction of the New Building including all modification /amendments thereto in the said property.

E. **OWNERS' REPRESENTATIONS** :

- a) No one other than the owners have any right, title, interest, claim and/or demand over and in respect of said property.

- b) The said property is free from all encumbrances, charges, liens, lispendens, attachments, trust, acquisitions, requisition, whatsoever, and the owners further declares that there is no civil suit pending before the court in regard to the said property or part/portion thereof;
- c) The said property does not fall under the purview or scope of urban land (Ceiling & Regulations) Act, 1976 and there is no notice of acquisition or requisition either received or pending, in respect or the said property issued by any authority or authorities.
- d) The owners shall be entitled to transfer or otherwise deal with the owners' allocated portion in the proposed New Building to be constructed on the said property.
- e) The owners shall render all possible assistance and co-operation to the Developer for smooth completion of the project.



F. **DEVELOPER'S RIGHT :**

- a) The owners hereby grant subject to what has been hereinafter provided exclusive right to the Developer to build a new building on the said property in accordance with the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation and upon receiving the plan duly sanctioned, the developer shall be entitled to commence construction of the new building at his own costs and expenses without any objection/plea either from the owners or their heirs and/or assigns.
- b) The Developer shall further be entitled to cause soil testing, survey and all preparative works necessary for the sanction of the plan at the cost of the Developer.
- c) The Developer shall be exclusively entitled to the Developer's allocation as stated hereinabove in the new building with exclusive right of transfer or otherwise deal or dispose of the same at his own risk and responsibilities

without any claim or interest, therein, whatsoever of owners and the owners shall not in any way interfere or disturb, quit and peaceful possession of the Developer's allocation. The possession of the Developer allocation in the new building after handover the Owners allocation is in habitable condition. On the other hand it is also mentioned that the Developer will inform the owners to take their possessions within 07 (seven) days by verbally or in writing, if the owners fail to take the possessions within the stipulated period then the Developer will be entitled to handover the possession to the other Purchaser/ Purchasers according to the choice of the Developer. The Developer will also be entitled to stop the house rent to the owners after expiry the stipulated period. The Developer shall be further entitled to enter into agreements and receive consideration in its name for the sale of the flat/flats and other saleable spaces out of its allocated



portion, from the intending purchaser or purchasers and in nominating the intending purchaser and fixing the price of the flat/ flats and other saleable spaces, the owners shall not be entitled to have any say whatsoever. However all actions of the Developer in this regard shall be undertaken by the Developer at his own risk and responsibilities. The owners shall in concurrence with the Developer execute and register but not at the cost of expenses of the owners the Agreements and the conveyance or conveyances in respect of the proportionate share of land only out of Developer's Allocation in favour of the intending purchaser or purchasers of the flat or flats and other saleable spaces as and when required.

- d) The Developer will provide the **K.M.C. Completion Certificate** before handing over the peaceful vacant possessions to the owners of the project.

4.. The developer shall construct the proposed New Building as per Plan, specification and the owners shall give exclusive right in favour of the Developer in the said property for the said purpose.

G. **BUILDING :**

- a) The Developer shall at his own costs and expenses construct, erect and complete the said proposed new building(G+III) including Owners' allocation on the said property in accordance with the sanctioned plan as would be granted by K.M.C. with the standard materials.
- b) The Developer shall install in the said proposed building at his costs and expenses the necessary amenities for residential purpose including i.e. overhead tank, underground water reservoir etc.
- c) The Developer in his own companies name necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other



building materials allocable and similarly to apply for and obtain temporary and permanent water connections, electricity, drainage, sewerage and/or to the new building and other inputs and facilities required for the construction and enjoyment of the building for which purpose the owners shall execute in favour of the Developer a Power of Attorney.

- d) All costs, expenses and charges including Architect fees shall be discharged by the Developer and the owner shall not bear any responsibility in this regard.
- e) The Owners shall not be held responsible for the accident, if any, occurs at the time of construction work. The Developer shall not be held exclusive responsible for the construction work after handovering the peaceful vacant possession to the owners, during the period of construction and after completion of the construction of the building.

H.

**OWNER'S OBLIGATION :**

- a) The owners have also agreed to execute and register the Deed of Sale to the nominee or nominees of the Developer only proportionate share of land after receiving their allocated flats.
  
- b) The owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing or any of the Developer's allocation in the New Building on the said property.
  
- c) The owners shall not sell, let out, grant, lease, mortgage and/or charge and/or part with the possession of the said property or any portion thereof without the consent in writing of Developer during the period of validity of Agreement.



- d) To enable the Developer to develop the said property in terms hereof the owners shall execute and register in favour of the Developer or its nominee or nominees a Power of Attorney.
- e) The owners hereby declare that there is no existing Agreement in any manner whatsoever with any party regarding the premises and/or portion thereof.
- f) The Owners shall handover all original deeds and documents in respect of the said property against proper receipts to the Developer as and when the same would be required for inspection or to produce the same before the K.M.C and any other Financial institution.
- g) The Owners is hereby agreed and confirmed that there will be no impediments or objections from their side if the Developer will employ or appoint or assign any person or

persons, company or companies or any third party to carry out the construction of the proposed multi-storied building at the said property.

- h) The Owners are also hereby declared that within the stipulated period of 24 (twenty Four) months from the date hereof they could not or can not make or file any sorts of legal proceedings etc. against the Developer in respect of the said property. If any emergency situation arise the Developer will not be liable to pay the house rent to the Owners.
- i) The owners will pay all the outstanding taxes of K.M.C./ Municipality or any other competent authority before signing this Agreement.

1. **DEVELOPER'S OBLIGATIONS :**

- a) The Developer shall construct the New Building on the said property in accordance with the sanctioned Plan and with the best of the materials and workmanship as specified hereunder with intent that the said building will



be equipped with modern amenities and impressive exteriors as per advice and as per the design of the Architect and Engineers.

- b) The owners shall pay all taxes, rates, levies and outgoings in respect of the said premises (whether existing or contingent) till the date of handing over khas vacant physical possession of the said property to the Developer for the purpose of construction and thereafter, Developer shall pay and bear all taxes, rates levies till the completion of New Building in all respects and will obtaining **Completion Certificate from the K.M.C. and Owner's** Allocation is duly physically handed over to the owners. Thereafter the owners or the nominees of the Developer or the Purchasers thereof shall pay and bear all such liabilities of rates, taxes etc., whatsoever payable to the concerned authorities according to the areas of the flat/saleable spaces etc.

- c) The Developer shall also construct and complete the building and get the entire common facilities and amenities for the said New Building at his cost and responsibilities.
- d) The Developer hereby agrees and covenants with the owners to complete the construction of the new building including owners' allocation as stated hereinabove within 24 (twenty four) months from the date of sanctioning the plan of the building and/or providing peaceful vacant khas possession of the said property from the owner, whichever is later. The Developer hereby further agrees and covenant with the owner to get 6 (Six) month extension to complete the building due to any force majeure conditions.
- e) The Developer shall on completion of the new building put the owners to their allocated portion together with all



rights in common to the common portion upon receipt of the building completion certificate from the Kolkata Municipal Corporation.

- f) The Developer shall not violate or contravene any of the provisions and Rules applicable for the construction of the said building.
- g) The Developer hereby agrees and covenants with owners not to transfer and/or assign this Development Agreement to anybody without the prior consent in writing of the owners.
- h) The Developer hereby agrees and covenants with the owners not to do any act, deed or thing whereby the owner are prevented from enjoying, selling, assigning and/or disposing of the owners' allocation as stated herein above in the said new building on the said property.
- i) Developer will provide Rs. 5000/- (Rupees Five Thousand) only per month as house rent to the each

Owner's no. 1 and 2. Developer will provide Rs. 7000/- (Rupees Seven Thousand) only per month as house rent to the Owner no. 3 till handing over the owners allocation.

- j) All the house rent will be started after handovering the peaceful vacant possession to the Developer by the Owners of the said premises.
- k) The shifting charges will be borne upon the land owners. Developer will not be liable to pay the amount.
- l) Developer will take his own custody all the scrap material or debris of the said building after demolition.

J. **DEVELOPER'S INDEMNITY :**

The Developer undertakes to the owners to indemnify and to keep their indemnified against all actions suits, costs, proceedings and claims, whatsoever, that may arise out of the Developer's action with regard to the development of the said property.



K. MISCELLANEOUS :

- a) The Owners and the Developer have entered into this Agreement purely as a contract on joint venture basis and nothing contained herein shall be deemed to construe as a Partnership between the Developer and the Owners nor the acts of the parties hereto shall constitute as an act of Association of persons.
- b) The Developer and the Owners shall mutually frame scheme for the management and administration of the said proposed New Building and/or common parts thereof and the nominees of the Developer and Purchasers shall also join to such scheme.
- c) The Developer or his nominee shall be entitled to borrow money from any Bank or Financial Institutions without creating any financial liability on the owner and also without creating any charge in the manner, whatsoever, on

the property of the owners or affecting their estate and interest in the said property or without mortgaging the land or the building to be constructed.

- d) The Owners shall not be responsible and/or liable for any financial or other liabilities arising out of any sale by the Developer or for any kind arising out of the death, injury of any worker, labours etc. appointed by the Developer and/or its agent contractor, nominee or nominees.
- e) Only court having territorial jurisdiction over the property shall have the right to entertain and try all proceedings between the parties with regard to the Agreement.
- f) Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part



of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement /Final document for transfer of property between the owners and the Developer in anyway. This clause shall have overriding effect to anything written in these document in contrary to this clause.

**THE SCHEDULE ABOVE REFERRED TO :**

(The Said Property)

**ALL THAT** the piece and parcel of land measuring 5 cottahs(more or less) alongwith undivided proportionate share of land alongwith a structure measuring about 200 sq. ft. (more or less) comprised in Mouza: Bansdroni, Khatian No. 705, Dag No. 191, J.L. No. 45, Touzi No. 151 being Municipal Premises No. 45, Rifle Club, P.S. – Tollygunge now Regent Park, District 24-Parganas (South),

Ward no. -113 within the limits of the Kolkata Municipal Corporation,  
District 24-Parganas (South), butted and bounded as follows:-

- ON THE NORTH** : 46, Rifle Club, House of Binod  
Kundu.
- ON THE SOUTH** : 6 feet wide common passage.
- ON THE EAST** : 54, Rifle Club, House of Late Palan  
Chandra Naskar
- ON THE WEST** : 18 feet wide K.M.C. Road.

**THE SCHEDULE "C" REFERRED TO ABOVE :**

- R.C.C. work : As per sanctioned plan (structural drawing).  
Brick Work : 1<sup>st</sup> class or 2<sup>nd</sup> class picket should be used at  
brick work. Outer brick work will be 8"  
and inner wall will be 5" & 3" with 1:4 sand  
cement mortar.
- Plaster Work : Any wall plaster (inside or outside and any  
ceiling plaster would be with cement/sand.  
1:4, 1:5 mortar.
- Putty Work : All the inside wall should be finished by the  
Putty.
- Outside Finish : Durocem or similar colour after completion  
of the entire building.
- Floor Work : 2/2 white cutting marble with 4 inches  
scatting or 2x2 Square divided with cutted  
and polished (2 times cutted with machine

- after that finished with acid with the machine one time).
- Skirting Dado upto 6" height staircase landing : 4" skirting dado white colour marble casted 1<sup>st</sup> 'O' upto 6', eight black and white colour of chips properly cutted and polished 2 times cutted with manual labour one time. Provide **lift facility**.
- Cooking Platform and sink : Finished with black stone.
- Toilet Floor : Finished with marble.
- Kitchen Floor : Finished with marble.
- Kitchen wall only : Kitchen front wall tiles will be upto the kitchen window.
- Top of the Cooking Platform upto 2'-6" Tiles Work : 6' height tiles would fixing at toilet wall and W/C wall.
- Door frame : 4"x2" 1/2" Sal wood or frame according to the door size: 6' - 6"
- Door : Main - 1 1/2" thick of flush door with both side painted with wood primer and necessary fittings and lock arrangements.
- Window : Aluminium channel covered with Grill properly painted with primer.
- Water supply : Main source of water would be the supply of Kolkata Municipal Corporation water should be storied in a underground reservoir and it be pushed and to an overhead reservoir by one H.P. and electric operated pump (standard make) water should be supply to each flat from the overhead tank.
- Sanitary & Plumbing : Septic tank would be as per C.C. specification. All soil pipe would be of C.I. 4" dia properly fixed with the wall and



- connected with the septic tank.  
Main water line from road to underground to overhead reservoir through pump by 1" tube of standard make all connections between overhead reservoir to each flat by 3/4" tube of standard make.  
All the internal connection viz. inside the bathroom, kitchen would be 1/2 tube of standard make open system.
- Bathroom : One English type all would be open (non connected) with cistern. All P.V.C. material would be of standard make and white colour. Bathroom wall covered with 6 feet tiles. Two Nos. of bib cock and 1 Geysers Point, 1 light point, 1 shower connection would be provided, 2 point of Tap Water connection.
- Basin & Sink : 1 corner basin would be provided at the bathroom white colour with all fittings. Black stone sink would be provided at kitchen.
- Electric : One exhaust point at kitchen, Excluding bulb, tube, fan, ball exhaust fan etc.  
The first party would not expenses for meter deposit, service charges or any expenses towards W.B.S.E.B. The first party would be do the arrangement for main line lying. Main switch fixing and other work connected with the main line drawing.
- Bedroom : Light points, fan points, power points (15 Amps.) at Board Power points of (15Amps.) each for T.V. and Refrigerator, one A.C. point at any one bedroom.

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

SIGNED, SEALED & DELIVERED

by the PARTIES at Kolkata in the presence of :

WITNESSES:

1. Anirban Chakraborty  
Alipore Police Court  
Kol - 27.
2. Avra Sengupta  
Alipore Police Court  
Kol - 27.

1. Samir Roy.
  2. Rajal Roy.
  3. Goutam Roy
  4. Bhosidar Roy
  5. Pintu Roy.
  6. Anand Chakraborty
  7. 
- OWNERS

S. S. CONSTRUCTION

Susanta Kumar Chakraborty  
Proprietor

DEVELOPER

Drafted by :

Anirban Chakraborty  
Advocate, F-681/06.  
Alipore Police Court,  
Kolkata : 700027.





Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SAMIR ROY

Signature Samir Roy



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name KAJAL ROY

Signature Kajal Roy



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name GOUTAM ROY

Signature Goutam Roy



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name BHASKAR ROY

Signature Bhaskar Roy





Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name PINTU ROY  
Signature Pintu Roy



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name ARUN KUMAR CHAKRABORTY  
Signature Arun K. Chakraborty



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name DEBASIS MITRA  
Signature Debasis Mitra



Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

left hand					
right hand					

Name SUSANTA KUMAR CHAKRABORTY  
Signature Susanta Kumar Chakraborty

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABZPC5058N



नाम / NAME

ARUN KUMAR CHAKRABORTY

पिता का नाम / FATHER'S NAME

RANJIT KUMAR CHAKRABORTY

जन्म तिथि / DATE OF BIRTH

16-06-1950

हस्ताक्षर / SIGNATURE


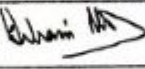
*Arun Kumar Chakraborty*

*[Handwritten Signature]*

आयकर अधिकारी, प. नं. 11

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



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADKPM8122A	
नाम /NAME	DEBASIS MITRA	
पिता का नाम /FATHER'S NAME	NARESH CHANDRA MITRA	
जन्म तिथि /DATE OF BIRTH	16-12-1957	
हस्ताक्षर /SIGNATURE		Vasna Sen आयकर अधुक्त, प.सं.-II COMMISSIONER OF INCOME-TAX, W.B. - II

*Handwritten notes:*  
 1. *Debasis Mitra*  
 2. *For registration of goods*  
 3. *Vasna Sen*





आयकर विभाग  
INCOME TAX DEPARTMENT  
SAMIR ROY



भारत सरकार  
GOVT. OF INDIA

SUBODH CHANDRA ROY

07/07/1967

Permanent Account Number

CKBPR1885F

*Samir Roy*  
Signature



इस कार्ड के खोने / पाते पर कृपया सूचित करें / खीटाएं :  
आयकर विन सेवा इकाई, एनएसडी  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Banglow Chowk,  
Pune - 411 016.

Tel: 91 22 2722 8081  
e-mail: [pan@nsdl.com](mailto:pan@nsdl.com)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DLLPR9272J

पति / नाम  
KAJAL ROY

पिता का नाम / Father's Name  
SUBOCH CHANDRA ROY

जन्म तिथि / Date of Birth  
01/01/1963

*Kajal Roy*  
Signature







आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BHASKAR ROY

SUBODH ROY

05/02/1975

Permanent Account Number

AQQPBB189F

*Bhaskar*  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BONPR5265J

नाम / Name  
GOUTAM ROY

पिता का नाम / Father's Name  
SUBODH CHANDRA ROY

जन्म की तारीख / Date of Birth  
02/11/1967

Goutam Roy  
हस्ताक्षर / Signature



31072017

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटकर  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नैर डीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
Please inform / return to:  
Income Tax PAN Services Unit, NSDL,  
5th 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: [tinfo@nsdl.co.in](mailto:tinfo@nsdl.co.in)



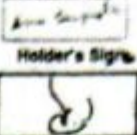
**INDIAN MOTOR DRIVING LICENCE**  
WEST BENGAL STATE

WB-2020150112098 Issue Dt. 03/12/2015

Name	AVRA SENGUPTA	
SDW of	AMTARHA SENGUPTA	
Blood Gr.	U	DOB * 15/02/1984
Address	26, KAILASH GHOSH ROAD SO. BARISHA, PS - HARIDEPUR KOLKATA 700008	
Authorised to Drive Throughout India		
Valid Till	Vehicle Class	Issue Dt.
N.T. 15/02/2034	MCWD	03/12/2015
Trans		
App No 37001515		
Print Date 18/12/2015		



Holder's Sign



L Authority  
South 24 PGS

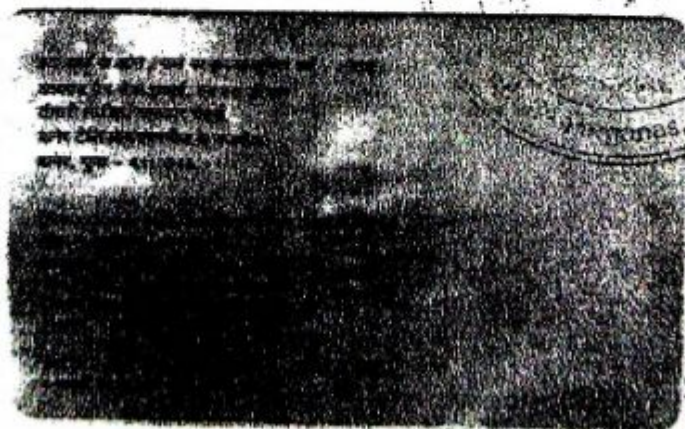




**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**SUSANTAKUMAR CHAKRABORTY**  
**ANATH KANDU CHAKRABORTY**  
**ANIPCO**  
 Signature:

**भारत सरकार**  
**GOVT. OF INDIA**







Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16032000207115/2021	Serial No/Year	1603001016/2021
Transaction id	0000407779	Date of Receipt	19/02/2021 12:10PM
Deed No / Year	I - 160301003 / 2021		
Presentant Name	Mr SUSANTA KUMAR CHAKRABORTY		
Land Lord	Mr SAMIR ROY,Mr KAJAL ROY,Mr GOUTAM ROY,Mr BHASKAR ROY,Mr PINTU ROY,Mr ARUN KUMAR CHAKRABORTY,Mr DEBASIS MITRA		
Developer	MS S.S.CONSTRUCTION		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 5,00,000/-	Market Value	Rs. 76,41,001/-
Stamp Duty Paid	Rs. 1,000/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 32/-	Fees Articles	E, H, M(b)
Standard User Charge	429/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	S772995	08/02/2021	1,000/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		32/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		429/-
Requisition Form Fee		50/-



\*Total Amount Received by Cash Rs. 511/-

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(Debasish Dhar)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
III SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



### Major Information of the Deed

Deed No :	I-1603-01003/2021	Date of Registration :	19/02/2021
Query No / Year	1603-2000207115/2021	Office where deed is registered	
Query Date	28/01/2021 7:51:03 PM		1603-2000207115/2021
Applicant Name, Address & Other Details	Anirban Chakraborty Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980652448, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 76,41,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rifle Club Road, , Premises No: 45, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha	4,50,000/-	75,00,001/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>				<b>8.25Dec</b>	<b>4,50,000 /-</b>	<b>75,00,001 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	1,41,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 17 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>50,000 /-</b>	<b>1,41,000 /-</b>	



## Major Information of the Deed

Deed No :	I-1603-01003/2021	
Query No / Year	1603-2000207115/2021	Date of Registration : 19/02/2021
Query Date	28/01/2021 7:51:03 PM	Office where deed is registered :
Applicant Name, Address & Other Details	Anirban Chakraborty Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980652448, Status : Advocate	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction : [4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 5,00,000/-	Market Value : Rs. 76,41,001/-
Stampduty Paid(SD)	Rs. 10,020/- (Article:48(g))	Registration Fee Paid : Rs. 53/- (Article:E, E)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rifle Club Road, , Premises No: 45, , Ward No: 113 Pin Code : 700070



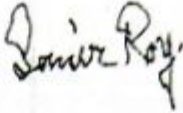


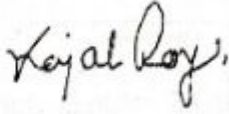


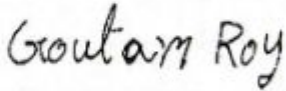
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		4,50,000/-	75,00,001/-	Width of Approach Road: 18 Ft.,
<b>Grand Total :</b>				<b>8.25Dec</b>	<b>4,50,000 /-</b>	<b>75,00,001 /-</b>	

### Structure Details :



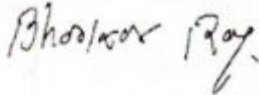


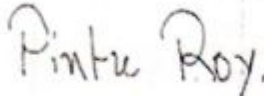


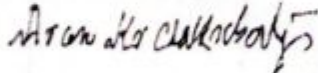



Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	1,41,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 17 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>50,000 /-</b>	<b>1,41,000 /-</b>	



**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SAMIR ROY</b> Son of Late Subodh Chandra Roy Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office			
	19/02/2021	LTI 19/02/2021	19/02/2021	
45, Ambagan, Rifle Club, P.O:- Bansdroni, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CKxxxxxx5F, Aadhaar No: 44xxxxxxxx1664, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr KAJAL ROY</b> Son of Late Subodh Chandra Roy Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office			
	19/02/2021	LTI 19/02/2021	19/02/2021	
45, Ambagan, Rifle Club, P.O:- Bansdroni, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DLxxxxxx2J, Aadhaar No: 96xxxxxxxx9247, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mr GOUTAM ROY</b> Son of Late Subodh Chandra Roy Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office			
	19/02/2021	LTI 19/02/2021	19/02/2021	
45, Ambagan, Rifle Club, P.O:- Bansdroni, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOxxxxxx5J, Aadhaar No: 41xxxxxxxx5120, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office				



4	Name	Photo	Finger Print	Signature
	<b>Mr BHASKAR ROY</b> Son of Late Subodh Chandra Roy Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office			
		19/02/2021	LTI 19/02/2021	19/02/2021
45, Ambagan, Rifle Club, P.O:- Bansdrani, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxxx9R, Aadhaar No: 90xxxxxxxx9791, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Mr PINTU ROY</b> Son of Late Subodh Chandra Roy Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office			
		19/02/2021	LTI 19/02/2021	19/02/2021
45, Ambagan, Rifle Club, P.O:- Bansdrani, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx8C, Aadhaar No: 26xxxxxxxx3827, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Mr ARUN KUMAR CHAKRABORTY</b> Son of Late Ranjit Chakraborty Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office			
		19/02/2021	LTI 19/02/2021	19/02/2021
45/A, Ambagan, Rifle Club, P.O:- Bansdrani, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx8N, Aadhaar No: 23xxxxxxxx7684, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	<b>Mr DEBASIS MITRA</b> Son of Late N.C. Mitra Executed by: Self, Date of Execution: 19/02/2021 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office			
		19/02/2021	LTI 19/02/2021	19/02/2021





45/A, Ambagan, Rifle Club, P.O:- Bansdrone, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx2A, Aadhaar No: 35xxxxxxxx1518, Status :Individual, Executed by: Self, Date of Execution: 19/02/2021  
 , Admitted by: Self, Date of Admission: 19/02/2021 ,Place : Office



**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS S.S.CONSTRUCTION</b> 26, Kalitala Park, Niranjana Pally Road, P.O:- Bansdrone, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: ANxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Mr SUSANTA KUMAR CHAKRABORTY (Presentant)</b> Son of Late Anath Bandhu Chakraborty Date of Execution - 19/02/2021, , Admitted by: Self, Date of Admission: 19/02/2021, Place of Admission of Execution: Office</p>   <p>Signature: <i>Susanta Kumar Chakraborty</i></p> <p>Feb 19 2021 11:52AM LTI 19/02/2021 19/02/2021</p>
	<p>37, Bansdrone Place,, P.O:- Bansdrone, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS S.S.CONSTRUCTION (as Proprietor)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Avra Sengupta</b> Son of Late Amitava Sengupta Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			<i>Avra Sengupta</i>
	19/02/2021	19/02/2021	19/02/2021
Identifier Of Mr SAMIR ROY, Mr KAJAL ROY, Mr GOUTAM ROY, Mr BHASKAR ROY, Mr PINTU ROY, Mr ARUN KUMAR CHAKRABORTY, Mr DEBASIS MITRA, Mr SUSANTA KUMAR CHAKRABORTY			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR ROY	MS S.S.CONSTRUCTION-1.17857 Dec
2	Mr KAJAL ROY	MS S.S.CONSTRUCTION-1.17857 Dec
3	Mr GOUTAM ROY	MS S.S.CONSTRUCTION-1.17857 Dec
4	Mr BHASKAR ROY	MS S.S.CONSTRUCTION-1.17857 Dec
5	Mr PINTU ROY	MS S.S.CONSTRUCTION-1.17857 Dec
6	Mr ARUN KUMAR CHAKRABORTY	MS S.S.CONSTRUCTION-1.17857 Dec
7	Mr DEBASIS MITRA	MS S.S.CONSTRUCTION-1.17857 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR ROY	MS S.S.CONSTRUCTION-28.57142900 Sq Ft
2	Mr KAJAL ROY	MS S.S.CONSTRUCTION-28.57142900 Sq Ft
3	Mr GOUTAM ROY	MS S.S.CONSTRUCTION-28.57142900 Sq Ft
4	Mr BHASKAR ROY	MS S.S.CONSTRUCTION-28.57142900 Sq Ft
5	Mr PINTU ROY	MS S.S.CONSTRUCTION-28.57142900 Sq Ft
6	Mr ARUN KUMAR CHAKRABORTY	MS S.S.CONSTRUCTION-28.57142900 Sq Ft
7	Mr DEBASIS MITRA	MS S.S.CONSTRUCTION-28.57142900 Sq Ft



On 19-02-2021

**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 11:48 hrs on 19-02-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUSANTA KUMAR CHAKRABORTY .

**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 76,41,001/-

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

Execution is admitted on 19/02/2021 by 1. Mr SAMIR ROY, Son of Late Subodh Chandra Roy, 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Mr KAJAL ROY, Son of Late Subodh Chandra Roy, 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 3. Mr GOUTAM ROY, Son of Late Subodh Chandra Roy, 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 4. Mr BHASKAR ROY, Son of Late Subodh Chandra Roy, 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 5. Mr PINTU ROY, Son of Late Subodh Chandra Roy, 45, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 6. Mr ARUN KUMAR CHAKRABORTY, Son of Late Ranjit Chakraborty, 45/A, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 7. Mr DEBASIS MITRA, Son of Late N.C. Mitra, 45/A, Ambagan, Rifle Club, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person

Indetified by Mr Avra Sengupta, , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 19-02-2021 by Mr SUSANTA KUMAR CHAKRABORTY, Proprietor, MS S.S.CONSTRUCTION (Sole Proprietorship), 26, Kalitala Park, Niranjan Pally Road, P.O:- Bansdrani, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Indetified by Mr Avra Sengupta, , Son of Late Amitava Sengupta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2021 8:29PM with Govt. Ref. No: 192020210224745041 on 10-02-2021, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AYZYV3 on 10-02-2021, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000/-  
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**Description of Stamp**

1. Stamp: Type: Impressed, Serial no S772995, Amount: Rs.1,000/-, Date of Purchase: 08/02/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/02/2021 8:29PM with Govt. Ref. No: 192020210224745041 on 10-02-2021, Amount Rs: 9,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AYZYYV3 on 10-02-2021, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 31029 to 31081  
being No 160301003 for the year 2021.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.02.23 18:24:26 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/02/23 06:24:26 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)