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ment is admitted to registration. The Signat  
at and the Endorsement sheet attached to this  
document are part of the document.

Additional District Sub Registrar  
Sadar, Paschim Medinipur

14 AUG 2020

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this 14<sup>th</sup> day of August,  
2020 (Two Thousand Twenty) A.D.

BETWEEN

- SRIMATI RINI CHATTERJEE**, PAN : ANFPC5606C,  
W/o. Sri Somnath Chatterjee (Chattapadhyya)  
D/o. Late Rampran Bhattacharjee  
By Caste - Hindu, by Occupation - Household work,  
By Citizen - Indian, residing at E-13, Saratpally,  
P.O., P.S., Sub-Registry Office, Municipality - Midnapore,  
Dist. - Paschim Medinipur.

Rini Chatterjee

Keya Bhowmiker

SS DEVELOPER  
Somnath Chatterjee  
59/A, BIDHAN NAGAR, MIDNAPORE

SS DEVELOPER  
Somnath Chatterjee  
59/A, BIDHAN NAGAR, MIDNAPORE

SS DEVELOPER  
Somnath Chatterjee  
59/A, BIDHAN NAGAR, MIDNAPORE

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Rini Chatterjee



Keya Banerjee



Somnath Singha Roy



Soumen Samanta

S S DEVELOPER  
Somnath Singha Roy  
59/A, BIDHAN NAGAR, MIDNAPORE

AND

2) **SRIMATI KEYA BANERJEE**, PAN : ALWPB8368D,

W/o. Sri Malay Kanti (Banerjee), Bandyopadhyya,

D/o. Late Rampran Bhattacharjee,

By Caste – Hindu, by Occupation – Household work,

By Citizen – Indian, Residing at E-11, Saratpally,

P.O., P.S., Sub-Registry Office & Municipality – Midnapore,

Dist. – Paschim Medinipur,

hereinafter jointly called OWNERS (which expression shall unless

otherwise excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, representatives, executors, administrators & assigns) of the FIRST PART.

AND

**S.S. DEVELOPER, PAN - ADZFS5977J** hereinafter called the "Developer") having its registered Office at 59/A, Bidhannagar, Midnapore Town, P.O., P.S., Municipality, Sub-Registry Office – Midnapore, District – Paschim Medinipur represented by its Partners (1) **SRI SOMNATH SINGHA ROY, PAN - AKOPS4347L**, S/o. Late Basudeb Singha Roy, by Religion – Hindu, by Occupation – Busienss, by

Rini Chatterjee  
Keya Banerjee

S S DEVELOPER  
Soumen Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

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Citizen – Indian, resident of 59/A, Bidhannagar, P.O., P.S., Municipality, Sub-registry Office – Midnapore, Dist. – Paschim Medinipur (2) **SRI SOUMEN SAMANTA, PAN – AQJPS6132J**, S/o. Late Balai Samanta, by Religion – Hindu, by Occupation – Business, by Citizen – Indian, residing at BE-75, Bidhannagar East, P.O., P.S., Municipality, Sub-Registry Office – Midnapore, Dist. – Paschim Medinipur hereinafter jointly called the DEVELOPER (which expression shall mean and include their respective heirs, representatives, executors, administrators & assigns) of the SECOND PART.

THE terms and expression of the “LAND OWNERS” and “THE DEVELOPER” wherever used and occurring in these presents unless either expressly or by necessary implication excluded by contrary to the subject or context shall always mean and include their respective heirs, successors, legal representatives, administrators, executors and assigns.

WHEREAS the above named owners, Smt. Rini Chatterjee & Smt. Keya Banerjee became the owners of land as described in the Schedule ‘A’ of this Deed of Development Agreement by a registered Deed of Gift vide No. 4631 of 2019 dated 7<sup>th</sup> November, 2019 registered in the Office of the A.D.S.R., Midnapore, executed by Smt. Gita Bhattacharjee, W/o. Late Rampran Bhattacharjee of E-11, Saratpally, P.O.&P.S., Municipality, Sub-Registry Office – Midnapore and registered in Book – 1, CD Volume No. – 1003-2019, Page No. 99963 to 99988 and since after date of gift the owners are in possession of the (A) Schedule mentioned land and mutated their respective land in the Office of the B.L. & L.R.O., Midnapore and in their name L.R.R.O.R. have prepared under Khatian 2693 & 2692 respectively under Mouza – Narampur, J.L. No. 174, under P.S. – Midnapore mentioning area 0.0335 acres each and they are paying Govt. rent in respect of their landed properties against Rent receipts and they are in possession of their lands as specifically described in Schedule (A) of this Deed of Development Agreement.

S S DEVELOPER

Sourabh Sinha  
59/A, BIDHAN NAGAR

Rini Chatterjee

Keya Banerjee

S S DEVELOPER

Soumen Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

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AND WHEREAS the above named owners became the absolute OWNERS of the land and are possession of their land more fully described in Schedule (A) below and specifically mentioned in annexed scale drawn map which will be treated as part of this Agreement by constructing Multi-Storied Building Complex as per Sanctioned Plan through reputed Developer.

AND WHEREAS the Landowner No. 1 Smt. Rini Chatterjee mutated her name in respect of her land in the Office of the B.L. & L.R.O., Sadar, Midnapore, P.S. – Midnapore, Dist. – Paschim Medinipur and her names has been recorded in L.R. Khatian No. 2693, Mouza – Narampur, J.L. No. 174 in L.R. Plot No. 838, area 0.0335 acres. AND OWNER No. 2, Smt. Keya Banerjee also mutate her name in respect of her land in the Office of the B.L. & L.R.O., Sadar – Midnapore, P.S. – Midnapore, Dist. – Paschim Medinipur and her name has been recorded in L.R. Khatian No. 2692, P.S. – Midnapore of Mouza – Narampur, J.L. No. 174 in L.R. Plot No. 838, area 0.0335 acres.

AND WHEREAS the Landowners represented that they are absolutely seized and possessed and otherwise well and sufficiently entitled to the landed property as described in Schedule 'A' and as well as in first schedule herein and that the Landowners desires that their property to be developed in to a Multi-Storied residential and as well as commercial building comprising of OWNERSHIP Flats, Commercial space and parking space etc. by entering in to a suitable agreements with the Developer and as such in facts & circumstances as described aforesaid the LANDOWNERS approached aforesaid and requested the Developer to develop the said landed property and believing on the aforesaid representation and disclosures, the developer have agreed to the request of the LANDOWNERS and here to agreed to develop the landed property on the following terms and conditions as mentioned below.

S S DEVELOPER  
Smt. H. S. Saha  
59/A, BIDHAN NAGAR, MIDNAPORE

Rini Chatterjee  
Keya Banerjee

S S DEVELOPER  
Smt. S. Saha  
59/A, BIDHAN NAGAR, MIDNAPORE

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NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND DEVELOPER HERETO AS FOLLOWS:

- 1.1 LAND OWNERS shall mean Smt. Rini Chatterjee & Smt. Keya Banerjee the owners of the landed properties mentioned in Schedule (A) below and their executors, administrators, representatives, heirs & successors.
- 1.2 DEVELOPER shall mean "S.S. DEVELOPER" having its Office at 59/A, Bidhannagar, P.O. + P.S. – Midnapore, Dist. – Paschim Medinipur which shall mean and include its Partner, successors in interest and assigns.
- 1.3 LAND PROPERTY shall mean all that piece and parcel of land together with the right, title, interest and possession over the Bastu Land more particularly described in the FIRST SCHEDULE.
- 1.4 BUILDING shall mean the Commercial and Residential Multi-Storied Building Complex to be constructed on the land property in accordance with the plan to be sanctioned by Midnapore Municipality, Midnapore and necessary permission from MKDA authority and permission from the service.
- 1.5 FLATS shall mean the super built up area consisting of bed rooms, living room, bath room, kitchen, balcony/ verandah etc. more particularly described in part one of SECOND SCHEDULE.
- 1.6 PARKING SPACE shall mean the place or area reserved for parking of the motor cars, more particularly described in the SECOND SCHEDULE.
- 1.7 COMMON FACILITIES and amenities shall include corridors hall ways, stairways, passage ways, drive ways, common lavatories, pump room, generator room, tube well, overhead tank, water

S S DEVELOPER

Somath Sishir Roy  
59/A, BIDHAN NAGAR, MIDNAPORE

Rini Chatterjee.

Keya Banerjee.

S S DEVELOPER

Soumen Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

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pumps and motors and lift arrangement and facilities such as guard room with toilet and also other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions of maintenance and management of the building including terrace of the building, common amenities if the said building, more particularly described in the THIRD SCHEDULE.

- 1.8 COMMON EXPENSES shall mean and include a proportionate share of the costs, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal Tax and property taxes and other taxes and levies related to or connected with the said building and land property.
- 1.9 SALEABLE SPACE it shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and all space required thereof.
- 1.10 LAND OWNERS' ALLOCATION shall mean the constructed area in the Building in the form of residential Flat parking space (more particularly described in Second Schedule) in the aforesaid Multi-Storied Building Complex as per specification mentioned in the FOURTH SCHEDULE herewith agreed by the LAND OWNERS & DEVELOPERS as being exclusively allocable to the owners and/or their nominee or nominees From 1<sup>st</sup> to 4<sup>th</sup> floor 40% & one car parking space to the Owners in the multistoried building and in future if the Municipality Authority permitted the Developer to construct 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> floor of the Building then the owners may get Rs. 12,00,000/- (Rupees Twelve lakh) only per floor AND remaining flats, space & parking space of the Building shall be allotted to the DEVELOPER, in which the Developer have got interest for transfer, conveyance gift, sale mortgage and charges

S S DEVELOPER

Somath Simha Raj  
59/A, BIDHAN NAGAR, MIDNAPORE

Rini Chatterjee .

Kaya Banerjee .

S S DEVELOPER

Somen Samal  
59/A, BIDHAN NAGAR, MIDNAPORE

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the remaining portion to any concerned authority and no objection will be raised by the OWNERS or by anybody else in this matter.

- 1.11. DEVELOPER'S ALLOCATION shall mean and include the total constructed area in the aforesaid building with right, title, interest in common facilities and amenities including the right to use thereof and also the car parking space, available at the said premises after providing for the LAND OWNERS' allocation as mentioned above.

After the delivery of the possession of the respective flats and parking spaces in the aforesaid building to the LANDOWNERS the Purchasers shall enjoy all rights and privileges and will be subject to the same liabilities as provided in the DEVELOPER'S Agreement or otherwise.

Upon handing over of possession of the Flats and parking spaces to the LAND OWNERS and the intending Purchasers, both shall pay to the Flat Owner's Association the proportionate share of common expenses of all taxes, outgoing and other charges, specified in the fifth schedule hereunder, written from after the date, the said Flats and parking space become ready for occupation, till the DEVELOPER hands over the possession and management of the common parts to Flat OWNERS association, to be formed for the purchase and anyone making default shall pay interest thereon @21% p.a.

## **ARTICLE II - DEVELOPER RIGHTS**

1. THE LAND OWNERS' hereby grants, subject to what has been herein after provided, the exclusive right to the DEVELOPER to built, construct, erect and complete the said apartment and to commercially exploit the same by entering into Agreement for Sale and/or transfer and/or construct in accordance with the plan to be sanctioned by Midnapore Municipality, Midnapore with or without

S S DEVELOPER  
Somth Singh Roy  
59/A, BIDHAN NAGAR, MIDNAPORE

Renu Chakraborty  
Keya Banerjee

S S DEVELOPER  
Somen Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

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amendment and/or modification made or caused by the DEVELOPER.

2. THE DEVELOPER shall be entitled to prepare or alter the plan, if as may be required under the rules at his own costs and shall pay and bear all fees, including architect's fees, charges as required to be paid or deposited for obtaining the Plan Sanctioned by Midnapore Municipality, Midnapore and for the construction of the building at the said premises, provided however that the DEVELOPER shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the DEVELOPER.

### **ARTICLE III – APPARTMENT CONSIDERATION**

On the LAND OWNERS representation about their title to and possession over the said LAND PROPERTY and relying upon the LAND OWNERS personal guarantee that has made full and correct disclosures and that they have full right, indefeasible title and absolute authority to enter into Agreement and no person/ persons other than the land OWNERS have any right, title and interest of any nature whatsoever, in the premises or any part thereof and the right, title and interest of the OWNERS in the premises is fully free from all sorts of encumbrances whatsoever and the land OWNERS have good and marketable title thereof and in consideration of the LAND OWNERS having agreed to permit the DEVELOPER to commercially exploit this land property and construct, erect and complete the building on the premises as a whole within a period of 36 (Thirty six) months from the date of approval of the building Plan by Midnapore Municipality, Midnapore.

- (a) The DEVELOPER shall prepare the plan and cause the plan to be sanctioned and to incur and bear all costs, charges and expenses for preparation, design and sanction of the entire plan. The DEVELOPER shall immediately, on the signing of the Agreement,

S.S DEVELOPER  
Sourab Singh Roy  
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Rini Chatterjee  
Keya Banerjee

S.S DEVELOPER  
Soumen Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

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submit the Building Plan with Midnapore Municipality, Midnapore and make all endeavors to obtain Sanction Plan.

- (b) The DEVELOPER shall obtain all necessary permission and/or approval and/or consent at his own costs.
- (c) The DEVELOPER shall pay all costs of supervision of the development and construction of the OWNERS allocation in the building at the said premises.
- (d) The DEVELOPER shall allocate the LAND OWNERS allocation of the constructed area in the building to be constructed at the said premises (herein called the LAND OWNERS allocation) as per proportion in first floor to top floor and One Car Parking space of the constructed area and rest floor shall be allotted to the DEVELOPER i.e. ground floor to top floor.
- (e) The DEVELOPER shall give complete possession of the LAND OWNERS allocation within thirty six (36) months from the date of receipt of Sanctioned Plan from Midnapore Municipality. The LAND OWNERS shall take possession of the property on the completion of the building and so forth of LAND OWNERS share. The aforesaid shall constitute a consideration for grant of exclusive right for the development for the said land property.

S S DEVELOPER  
Somnath Sinha  
59/A, BIDHANI NAGAR, MIDNAPORE

Rini Chatterjee  
Keya Banerjee

#### ARTICLE IV - LANDOWNER/ LAND OWNERS' ALLOCATION

It shall be the constructed area in from of such residential flats along with parking space (more particularly described in the Second Schedule) in the aforesaid building complex, as per specification mentioned in fourth schedule and agreed upon by the LANDOWNES and DEVELOPER, being exclusively allocated to the LAND OWNERS and/or their nominee or nominees.

1. It is agreed between the parties that the LAND OWNERS shall have no interest in the said multi-storied building, except the

S S DEVELOPER  
Suman Samanta  
59/A, BIDHANI NAGAR, MIDNAPORE

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Land Owners allocation. It is clearly understood that the Purchaser/s of the Flats allotted to the DEVELOPER, shall pay costs to the DEVELOPER, and Sale Deeds shall be executed by the DEVELOPER as Attorney of the LAND OWNERS in favour of the Purchaser/s.

2. The DEVELOPER shall have to shift the LAND OWNERS respective family member from the date of receiving Sanction Plan from Midnapore Municipality until delivery of possession of their allotted Flats at Developer's cots.

**ARTICLE V - BUILDER'S/ DEVELOPER'S ALLOCATION**

1. In consideration of the above the DEVELOPER shall be entitled to rest portion saleable space from Ground floor to Top Floor in the building to be constructed on the land property together with the proportionate undivided share on the said land and also together with proportionate undivided share in the common parts and facilities such as several numbers of Flat, Shop Room commercial spaces & car parking space etc. of the said premises and other service area in the said buildig, after providing for LAND OWNERS allocation as provided in Article VI herein above and the DEVELOPER shall be entitled to enter into an Agreement for Sale and transfer for the DEVELOPER'S allocation and to receive, realize and collect all moneys in that respect and it is hereby expressly agreed by and between parties hereto that for the purpose of entering into such Agreement, it shall not be obligatory on the part of the DEVELOPER to obtain any further consent of the LAND OWNERS and this Agreement by itself shall be treated as consent by the LAND OWNERS.
2. The DEVELOPER shall be entitled to mortgage, charge or to deal with the DEVELOPER'S allocation and right, title, interest under this Agreement.

S S DEVELOPER  
Somnath Singha Roy  
59/A, BIDHAN NAGAR, MIDNAPORE

Rini Chatterjee  
Kalya Banerjee

S S DEVELOPER  
Suman Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

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**ARTICLE VI - FORCE MAJEURE**

1. The DEVELOPER shall not be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented temporarily by the existence of Force Majeure and shall be suspended from the obligation during the period of Force Majeure.
2. The force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout, and/or any other act or omission beyond the control of the DEVELOPER.

**ARTICLE VII - MISCELLANEOUS**

1. The LAND OWNERS and the DEVELOPER have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construe a partnership between the DEVELOPER and the LAND OWNERS or as a joint venture between the parties hereto in any manner, nor shall the parties hereto constitute as an association of persons.
2. It is understood that from time to time to facilitate the construction of the building by DEVELOPER and transfer of Flats, various deed, matters and things, not herein specified, may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the LAND OWNERS and various applications and other documents may be required to be signed or made by the LAND OWNERS hereby undertake to do all such acts, deed, mater and things that may be reasonably required to be done in the matter and the LAND OWNERS on their behalf also undertakes to sign and execute all such additional applications and other documents, as the case may be, provided that all such deed, matters and things do not in any infringe on

S S DEVELOPER  
*Son Ah Singh Roy*  
 59/A, BIDHAN NAGAR, MIDNAPUR

*Rini Chakraborty*  
*Kalya Banerjee*

S S DEVELOPER  
*Soumen Samal*  
 59/A, BIDHAN NAGAR, MIDNAPUR

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the rights of the LAND OWNERS and/or against the spirit of this Agreement.

3. That the LAND OWNERS' will execute a General Power of Attorney in favour of the DEVELOPER or their nominee regarding construction work to be done by the DEVELOPER (Second Party) and absolute right to sell all the Flats/ Car Parking, Commercial Space, to be constructed on 'A' Schedule land along with the proportionate share of 'A' Schedule land except LAND OWNERS' allocation.
4. Nothing in these present shall be construed as a demise or conveyance in law by the LAND OWNERS of the land property or any part thereof to the DEVELOPER or as creating any right, title or interest in respect thereof to the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in term hereof provided however that the DEVELOPER shall be entitled to borrow money from any bank or other financial institutions for the purpose of constructing the above mentioned building.
5. As and from the date of completion of the building, the DEVELOPER and/or his transferee and the LAND OWNERS and/or their transferee shall be liable to pay and bear proportionate payable in respect of the space.
6. There is no existing Agreement regarding the Development or sale of the said land premises and that all other arrangement if any, prior to this Agreement, have been cancelled and are being superseded by this Agreement.
7. The LAND OWNER assures and guarantees that the land property is free from any encumbrances, charges, claim or demand whatsoever by or from any one whatsoever. THE LAND OWNERS

S S DEVELOPER  
Somnath Singh K  
59/A, BIDHAN NAGAR, MIDNAPORE

Rishi Chatterjee.  
Keya Banerjee.

S S DEVELOPER  
Somnath Singh  
59/A, BIDHAN NAGAR, MIDNAPORE

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will bear the responsibility if in future any legal complication arises regarding the right title of 'A' Schedule land.

8. It shall be obligatory on the part of the LAND OWNERS to become a member of the Flat Owners Association or society, formed by the members staying in the said building complex and this association of the Flat owners will repair and maintain the property and shall pay all the charges of various Government Duties and levies and repair or any other outgoing relating to the said property and the building shall be payable by all the FLAT OWNERS. The Flat owner's Association shall be the apex body, relating to all the interest of all FLAT OWNERS and shall work for the peaceful living of all members.
9. The building complex shall be completed within 36 (thirty Six) months/ 3 years from the date of Sanctioned of the Plan by Midnapore Municipality, Midnapore subject to the force majeure clause as mentioned above.
10. If the construction of the entire complex is not completed in all respect within thirty six months for reasons which were not within the control of the DEVELOPER further period of six months shall be granted by LAND OWNERS' to the DEVELOPER to complete the construction.
11. If construction is not completed in all respect within the grace period of six months then the LAND OWNERS in no case further extension beyond six months can be granted to the DEVELOPER.
12. The Municipal Taxes, Service Tax, Land Revenue and Electric Bills etc. will be borne by the DEVELOPER from the date of vacating of the existing house by the LAND OWNERS till the possession of the LAND OWNERS flats are given.

S S DEVELOPER  
*Samath Singh Roy*  
 59/A, BIDHAN NAGAR, MIDNAPORE

*Rini Chatterjee*  
*Keya Banerjee*

S S DEVELOPER  
*Suman Samal*  
 59/A, BIDHAN NAGAR, MIDNAPORE

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13. The LAND OWNERS shall provide vacant possession of the above mentioned Plots to the DEVELOPER immediately after signing this Agreement. The Builder will start the construction work immediately from the date of approval of the Plan by Midnapore Municipality, Midnapore and will carry on the construction work from start to finish in a regular manner and the DEVELOPER will not leave the construction of the building in the middle.
14. It is further agreed and undertake by the DEVELOPER that the LAND OWNERS shall have full right, title, OWNERSHIP interest over the built up area, allotted to the LAND OWNERS as their share more specifically described in the LAND OWNERS allocation, mentioned in the Schedule above built up area and the LAND OWNERS shall be fully entitled to transfer, convey grant, otherwise alienate or transfer their interest in any manner as deemed fit by the LAND OWNERS to any person, association or persons, firm, company, corporate body, co-operative societies, Govt. Agencies etc. on such terms & conditions as may be decided by the LAND OWNERS.
15. The LAND OWNERS or their nominee or nominees will have the same right, title and interest to the use and enjoyment of all the common facilities as the DEVELOPER or his nominees.
16. That the LAND OWNERS will hand over temporarily the following original documents to the DEVELOPER pertaining to 'A' Schedule land
- (i) Original Title Deeds.
  - (ii) Mutation and Revenue Receipt R.S.R.O.R. & L.R.R.O.R.
  - (iii) Municipal Tax Receipt.
17. That after execution of this Agreement the DEVELOPER will start necessary processing, planning, advances booking for the sale

S S DEVELOPER  
Somth Singha Rd  
59/A, BIDHAN NAGAR, MIDNAPORE

Riv Chatterjee  
Keya Banerjee

S S DEVELOPER  
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59/A, BIDHAN NAGAR, MIDNAPORE

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proportionate share of 'A' Schedule land and Flats and car parking space of the Multi-Storied apartment to be constructed on 'A' Schedule land.

18. That the LAND OWNERS will not raise any question or objection if any changes or amendment done by the DEVELOPER in the said multi-storied building.
19. That the LAND OWNERS will pay the proportionate necessary charges of fees, levied by Municipality/ Government from time to time along with other co-OWNERS of the building as applicable in similar other properties measuring 0.0670 acres or 6.70 dec. or more or less described in Schedule 'A' which has been specifically mentioned in annexed map marked in red border mark which will be treated as part of this Agreement.

#### OWNERS ALLOCATION SPECIFICATIONS

- |    |                |   |  |
|----|----------------|---|--|
| 1. | Foundation     | : | R.C.C. column and pedestal with both in foundation and in plinth   |
| 2. | Structure      | : | R.C.C. column/ beams/ slabs 1:1.5 :3 ratio   |
| 3. | Wall           | : | 8" thick external with first class brick (local available) with 6:1 cement mortar and all the partition works 5" thick brick work with 4:1 cement mortar |
| 4. | Re-enforcement | : | Tor steel Tata/ Elegend/ Sail/ Shyam<br>Cement : Lafarge/ Ultratech/ Ambuja/<br>Konark   |
| 5. | All Doors      | : | Standard quality Wooden Frame (4" x 3")<br>& shutter by Flash Door   |
| 6. | Windows        | : | Aluminium anodized window sliding type<br>(3/2 channel) of heavy gaze size 4' X 3'   |
| 7. | Grill          | : | Outside window grill covered by half inch<br>(1/2") square bar box type  |

S S DEVELOPER

*Somesh Singh Roy*  
59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER

*Suman Samanta*  
59/A, BIDHAN NAGAR, MIDNAPORE

*Rini Chelleye*

*Kaya Banerjee*

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8. Door of Bathrooms : First Class P.V.C. door with P.V.C. frame
9. Stair : 5' feet wide & step 6' with marble finish
10. Stair Railing : Half inch (½") square bar with good quality steel pipe/ iron pipe
11. Lift : Four passenger lift of good quality (Branded)
12. Floor : Tiles finishing with good quality of Vitrified.
13. Toilet : Toilet floor of marble and first quality Ceramic tiles upto 7 feet height. Separate Hot & Cold water pipe connection in each toilet. One Indian type and other European type pan
14. Water Supply : C.V.P.C. pipe with necessary fittings inner Line by P.V.C. pipe, water through own deep bored tube well
15. Kitchen : Black stone on working platform with ceramics tiles up- to 3'-0" feet height and Tiles flooring
16. Painting of Walls : Internal walls and ceiling shall have wall putty finish and a coat of cement primer plastic paints /Distemper
17. Electrical equipments : All electrical fitting of ISI mark
18. Overhead Tank : Overhead tank should be provided on the roof along with C.V.P.C. pipe line

S S DEVELOPER  
Somadh Sishu R  
59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER  
Sourav Samant  
59/A, BIDHAN NAGAR, MIDNAPORE

Rini Chatterjee  
Keya Banerjee

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**The Second Schedule above referred to : 'Building'**

The builder shall at its own cost construct, create complete in all respect the said building complex shall allocate to the Owners get 1<sup>st</sup> floor to 4<sup>th</sup> floor 40% of constructed area & one car parking space, of the building and after completion of building upto 4<sup>th</sup> floor and if the Municipal Authority permit the Developer to control further upto 7<sup>th</sup> floor then OWNERS may get Rs. 12,00,000/- (Rupees Twelve lakh) per floor from the Developer.

**The Third Schedule above referred to : 'Common Facilities'**

1. The foundation, columns, beams, support, corridors, lobbies, stairs, stairways, landing, entrances and exists. Terrace and of the roof which shall be utilized commonly, developer and the prospective FLAT OWNERS shall have right to access whenever necessary for the purposes of repair, maintenance etc. of common amenities.
2. Common passage, driveways, excepting car parking space if any.
3. Tube well, water pump, water tank or reservoir, water pipes and other common plumbing installation with branded materials.
4. Electrical wiring, meters and fixtures (excluding which are installed for any particular flat).
5. Drainage, sewerage and rain water pipelines.
6. Boundary including outer walls of the said building and the main gate.
7. Lift arrangements along with suitable Space and lift room.
8. Such other common parts, areas, equipment, installation, fixtures, fittings, covered and open space in or about the said building as necessary for passage to user and occupancy of flat or flats in common and as are easement of necessity or the building but excluding car parking space and area.

**The Fourth Schedule above to : Specifications of Customer's/Developer's Allocation**

1. Foundation : R.C.C. column and pedestal with both in foundation and in plinth

S S DEVELOPER  
Senthil S. S. S. S. S.  
59/A, BIDHAN NAGAR, MIDNAPORE

Rini Chatterjee.  
Kanya Banerjee.

S S DEVELOPER  
Suman Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

W

2. Structure : R.C.C. column/ beams/ slabs 1:1.5 :3 ratio
3. Wall : 8" thick external with first class brick (local available) with 6:1 cement mortar and all the partition works 5" thick brick work with 4:1 cement mortar
4. Re-enforcement : Tor steel Tata/ Elegent/ Sail/ Shyam Cement : Lafarge/ Ultratech/ Ambuja/ Konark
5. All Doors : Standard quality Wooden Frame (4" x 2.5" size) & shutter by standard wood, collapsible gate should be provided in front of main gate/ door (only for owner's portion)
6. Windows : Aluminium anodized window sliding type (3 & 2 channel) of heavy gaze
7. Grill : Outside window grill covered by ½" square bar/ M.S. Grill
8. Door of Bathrooms : First Class P.V.C. door with P.V.C. frame
9. Stair : 3'-6" feet wide & step 6" with marble finish
10. Stair Railing : ½" square bar with good quality handle standard steel
11. Lift : Four passenger lift of good quality (Branded)
12. Floor : Bed Room/ Drawing/ Dining Verandah : Tiles floor (Vitrified)
13. Kitchen : (a) Floor – Tiles(Vitrified).  
(b) Wall – Ceramic tiles upto 3' – 0" on top of kitchen table.

S S DEVELOPER

Sanku Singh Roy  
59/A, BIDHAN NAGAR, MIDNAPORE

Rini Chatterjee.

Kaya Banerjee.

S S DEVELOPER

Suman Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

14. Hardware & Sanitary work : Standard quality
15. Electrical work : (a) Wiring – Concealed wiring.  
(b) Fitting – Standard quality
16. Sewerage system : Septic system with soak pit/ drainage
17. Car Parking : Parking space will be provided at extra cost as per availability.

**The Fifth Schedule above referred to ; ‘ Common Expenses’**

1. The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories, common areas and facilities including whitewashing, painting and decorating the exterior portion of the said building, the boundary walls, entrance, staircase, landing, gutters, rain water pipes, motor pumps, tube wells, wiring and installation sewers, drains and all other common parts, fittings, fixtures and requirements in under or upon the building enjoyed or used in common by OWNERS, intending purchasers, co-purchasers or occupiers thereto.
2. The cost of cleaning, maintenance and lightening the main entrance, passage, landings, staircase and other parts of the building as enjoyed or used in the common by the occupier of the said building.
3. The salaries of managers, clerks, bill collectors, chowkidar, plumbers, electrician sweepers etc. if any.
4. The cost of working, repairs, replacements and maintenance of pumps, tube well and other plumbing works including all service charges for service rendered in common to all occupiers i.e. lift maintenance, generator maintenance etc.
5. Municipal Tax, Service Tax and other outgoing etc.

SS DEVELOPER

Som H. Simha Reddy

59/A, BIDHAN NAGAR, MIDNAPUR

Rini Chelloga.

Keya Bameja.

SS DEVELOPER

Souman Samant.

59/A, BIDHAN NAGAR, MIDNAPUR

W

6. Insurance of building against earthquake, fire, mob, damages and civil commotion.
7. All electrical charges payable in common for the common portion of the said building.
8. All other expenses including printing & stationery, also expenses incurred in respect of any dispute with Midnapore Municipality, any other local authority, Government, insurance company or any other persons in relation to or be deemed by the building or any ad-hoc committee or association of the occupiers to be necessary or incidental to the maintenance and upkeep of the said building.

**The Sixth Schedule above referred to :**

1. The intending Purchaser shall be entitled to all rights, privileges, vertical and lateral support, easement, appendages whatsoever belonging to the said building or therewith usually held, used, occupied or enjoyed or reputed or known as part or parcel thereof and appurtenances hereafter more particularly set forth in the Seventh Schedule thereof.
2. The right of way in common as aforesaid in to and upon all the common passages, driveways, entrances at all times for the purposes connected with the reasonable use and enjoyment of the building and property and it is hereby declared that nothing herein contained shall permit the Purchaser or persons deriving title under the Purchaser and/or his/her, their /its servants and employees, invitees and/or customers to obstruct in any other things, the free passage, drive ways and entrance as aforesaid.
3. The right of protection of the said flat by or from all other parts of building and property so as far they protect the same.

S S DEVELOPER

*Somath Singh Roy*  
59/A, BIDHAN NAGAR, MIDNAPORE

*Rinu Chatterjee*

*Kanya Banerjee*

S S DEVELOPER

*Soumitra Samanta*  
59/A, BIDHAN NAGAR, MIDNAPORE

*N*

**The Seventh Schedule above Referred to**

The under mentioned right, easements and privileges to the said Flats shall be expected and be reserved up to the other co-purchasers and/or occupiers of other part or the said building.

1. The right of flow in common with the purchaser and other person aforesaid of electricity, water, soil or waste form and to any part (other than the said Flats) to the other part of the said building through pipes, drains, wires or conduits lying or being in under through or over the said Flats and so far as may be reasonable for the beneficial use occupation and enjoyment of the other parts of the building.
2. The right of protection of other part/s of the said building or all parts of the said Flats as the same and/or does normally protect.
3. The right as would otherwise become vested to the Purchaser by means by any structural alteration to the said Flat or otherwise in a manner to lessee or diminish and support enjoyed by other parts of the said building.
4. The right of without workmen and with necessary material to enter form time to time upon the said Flat for the purpose of rebuilding, repairing, cleaning or replacing so far as may be necessary such pipes, drains, wires and conduits as aforesaid provided always that save in case of emergency the builder, co-purchasers and occupiers of other part or parts of the said building shall give to the intending purchaser at prior 48 hrs. written notice of its or their intention for such entry as aforesaid.

**SCHEDULE 'A'**

ALL THAT piece and parcel situated at Mouza – Narampur, J.L. No. 174, Dist. – Paschim Medinipore, P.O. + P.S. + Municipality, Sub-Registry Office – Midnapore, Municipal Holding No. 0159 (Old), 638

S S DEVELOPER  
Sanku Saha  
59/A, BIDHAN NAGAR, MIDNAPORE

Rini Chatterjee  
Keya Bomerji

S S DEVELOPER  
Soumen Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

*h*

(New), Ward No. 24 (Sabek) 23, (New), Sabek L.R. Khatian No. 117,  
Mutated L.R. Khatian No. 2693, 2692

R.S. Plot No.	L.R. Plot No.	Area as per Documents	Area as per physical possession
15	838	0.0650 acres	0.0670 acres

**Butted and Bounded by :**

North : 20' wide pucca Rasta. South : 30' wide pucca Rasta.

East : Land & House of Pabitra Tripathi.

West : Land & House of Panchu Rani Pal.

IN WITNESSES WHEREOF the Land owners & Developer have executed this Development Agreement by put their respective signatures on this the day 14<sup>th</sup> of August, 2020 at Midnapore in presence of witness after understanding the contents of this Deed of Development Agreement.

Drafted by : Hatrigoade Manna  
Address  
WBF 9357917187  
Jutges Court, Midnapore.

Witness :

1. Debabrato Pramanik  
S/O Late Ram ch. Pramanik  
vill + P.O Abesh. P.S. Medinipur  
Dist paschim Medinipur
2. Malay Kanti Bandyopadhyay  
S/O Lt Ugra Das Bandyopadhyay  
E/11, Sarat Pally, Midnapore.

Typed by :

This Deed of Development Agreement has been typed in 22pages including stamp papers and has 2 witness and 1 (one) extra page are annexed with this Deed which contents both hands finger impression of Owners and Developer.

Rini Chatterjee .  
Keya Banerjee .

S S DEVELOPER  
Soumen Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER  
Somabh Singh R  
59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER  
Somabh Singh R  
59/A, BIDHAN NAGAR, MIDNAPORE

Rini Chatterjee .  
Keya Banerjee .

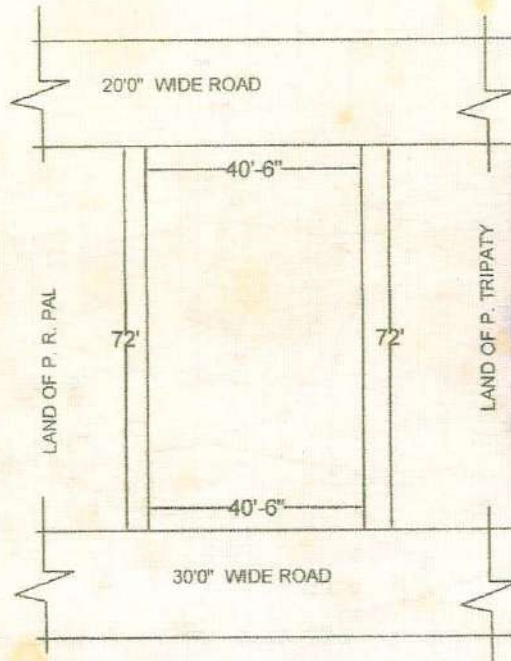
S S DEVELOPER  
Soumen Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

MOUZA- NARAM PUR , J.L. NO- 174 , P.O.+ P.S.- MIDNAPORE

DIST. - PASCHIM MEDINIPUR

N

SCALE - 1" = 30'-0"



Rini Chatterjee,  
Keya Banerjee.

S.S DEVELOPER  
Somnath Singha Roy  
59/A, BIDHAN NAGAR, MIDNAPORE

FIRST PARTY / LAND OWNERS

SECOND PARTY / DEVELOPER

- 1.) SMT. RINI CHATTERJEE  
W/O SRI SOMNATH CHATTERJEE
- 2.) SMT. KEYA BANERJEE  
W/O SRI MALAY BANERJEE  
SARATPALLY , P.O.+P.S.MIDNAPORE  
DIST. - PASCHIM MEDINIPUR.

- SS DEVELOPER PROP. OF
- 1.) SRI SOMNATH SINGHA ROY
  - 2.) SRI SOUMEN SAMANTA
- 59/A BIDHAN NAGAR , P.S.- MIDNAPORE  
DIST. - PASCHIM MEDINIPUR.

LAND SCHEDULE-

R.S. PLOT NO	L.R. PLOT NO	AREA IN	
		SQ. FT.	ACRES
15 (P)	838	2916.0	0.0670

S.S DEVELOPER  
Soumen Samanta  
59/A, BIDHAN NAGAR, MIDNAPORE

DRAWN BY.-

S.S. ADHIKARY  
SURVEYOR  
MEDINIPUR



These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine

*Kaya Bamerjer*

These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine

*Rin Chhela*

These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine

*Soumen Soumen*

These are my left hand finger impression

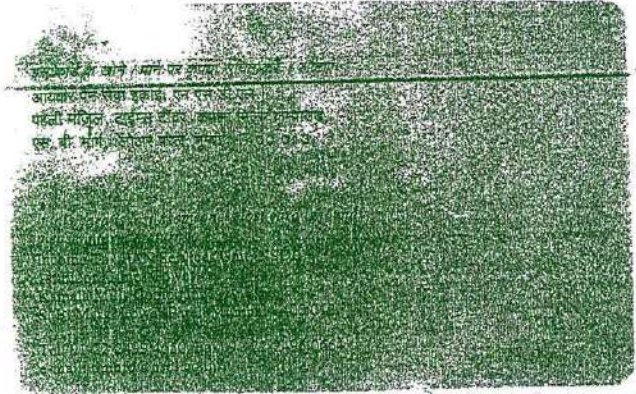
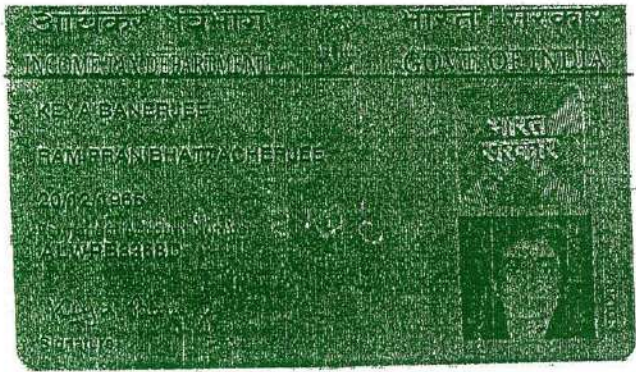


These are my right hand finger impression



Above both hands finger print impression are of mine

*Somath Sishe Raj*



0505 Keya Banerjee



ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 2017/00176/02916

To  
 কেয়া ব্যানার্জী  
 Keya Banerjee  
 W/O Malay Kanti Bandyopadhyay  
 E - 11  
 SARAT PALLY Midnapore  
 Midnapore West Midnapore  
 West Bengal 721101  
 3222264306

2018608



UH030168089IN



আপনার আধার সংখ্যা/Your Aadhaar No. :

**9051 7805 0433**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



কেয়া ব্যানার্জী  
 Keya Banerjee  
 জন্ম তারিখ / Year of Birth : 1965  
 মহিলা / Female



**9051 7805 0433**

আধার - সাধারণ মানুষের অধিকার

*Keya Banerjee*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RINI CHATTERJEE  
RAMPRAN BHATTACHARJEE

15/05/1964

Permanent Account Number

ANEPG5806C

*Rini Chatterjee*

Signature



*In case this card is lost, please kindly inform the nearest  
Income Tax PAN Services Unit, ITO/SO  
Plot No. 3, Sector 11, CBD-Belapur,  
New Mumbai - 400 614.  
इस कार्ड के खोने/पड़े या कृपया नवी दिल्ली/कोलकाता  
ऑफिस/सब-ऑफिस/आयकर विभाग, नवी मुंबई-400 614  
पर सूचना देना।*

*Rini Chatterjee*

স্বাধীনতা অধিকার

Government of India



রিনি চাট্জার্জী  
Rini Chatterjee

জন্মতারিখ/DOB: 15/05/1964  
মহিলা / Female



5316 1715 3193

আধার - সাধারণ মানুষের অধিকার



স্বাধীনতা অধিকার

Unique Identification Authority of India

ঠিকানা: / সোমনাথ চাট্জার্জী  
ই, শরীফগামী, মেদিনীপুর  
মেদিনীপুর, পশ্চিম মেদিনীপুর  
পশ্চিমবঙ্গ

Address: W/O Somnath  
Chatterjee, E-13,  
SARTPALLAY, Midnapore,  
Midnapore, West Midnapore,  
West Bengal, 721101

5316 1715 3193

1842  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Rini Chatterjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AQJPS6132J



नाम /NAME  
SOUMEN SAMANTA

पिता का नाम /FATHER'S NAME  
BALAJI CHANDRA SAMANTA

जन्म तिथि /DATE OF BIRTH  
16-06-1973

हस्ताक्षर /SIGNATURE

*Soumen Samanta*

*S. S. Samanta*

आयकर आयुक्त, प.सं.-III

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

इस कार्ड के खो /मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Soumen Samanta*



ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 2017/80707/34304

Download Date: 21/07/2017

To  
সৌমেন সামন্ত  
Soumen Samanta  
B.E. 75 BIDHAN NAGARPURBA  
STATION ROAD  
MEDINIPUR  
Midnapore  
West Midnapore Midnapore  
West Bengal - 721101  
9434385556

Generation Date: 12/06/2017

Signature valid

Digitally signed by  
Soumen Samanta  
DN: cn=Soumen Samanta, o=UIDAI, ou=Unique Identification Authority of India, email=soumen@uidai.gov.in, c=IN, date=2017.07.12 13:00:00



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6429 0838 1586**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

সৌমেন সামন্ত  
Soumen Samanta  
জন্মতারিখ/ DOB: 16/06/1973  
পুরুষ / MALE



**6429 0838 1586**

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

**INFORMATION**

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- To establish identity, authenticate online.
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- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিনীত পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:

বি.ই 75 বিধান নগর পূর্ব, স্টেশন  
রোড, মেদিনীপুর, মেদিনীপুর (এম),  
পশ্চিম মেদিনীপুর,  
পশ্চিমবঙ্গ - 721101

**Address:**

B.E. 75 BIDHAN NAGARPURBA,  
STATION ROAD, MEDINIPUR,  
Midnapore, West Midnapore,  
West Bengal - 721101

**6429 0838 1586**

1947

help@uidai.gov.in

www.uidai.gov.in

*Soumen Samanta*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AKOPS4347L



नाम / Name  
SOMNATH SINGHA ROY

पिता का नाम / Father's Name  
BASUDEB SINGHA ROY

जन्म की तिथि /  
Date of Birth  
05/10/1968

हस्ताक्षर / Signature

05112019

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

आयकर सेन सेवा इकाई, इन एस डी एल  
चौथी मंजिल, मनी 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  
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](mailto:tininfo@nsdl.co.in)

Som Nath Singha Roy

14 AUG 2020





ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: I058/I0513/01901

To  
10/11/2012 সোমনাথ সিংহ রায়  
Somnath Singha Roy  
S/O Basudeb Sinha Roy  
DEWAN NAGAR  
Midnapore  
Midnapore West Midnapore  
West Bengal 721101



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4330 6171 4135**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA

সোমনাথ সিংহ রায়  
Somnath Singha Roy  
জন্ম মাস / Year of Birth : 1968  
পুরুষ / Male



**4330 6171 4135**



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

### INFORMATION

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- Aadhaar will be helpful in availing Government and Non-Government services in future.

18201785



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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
S/O বাসুদেব সিংহ রায়, দেওয়ান  
নগর, মেদিনীপুর (এম),  
মেদিনীপুর, পশ্চিম মেদিনীপুর,  
পশ্চিমবঙ্গ, 721101

Address:  
S/O Basudeb Sinha Roy,  
DEWAN NAGAR,  
Midnapore, Midnapore, West  
Midnapore, West Bengal,  
721101



1947  
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,  
Bangaluru-560 001

Somnath Singha Roy

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**



**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
 Permanent Account Number Card

**ADZFS5977J**

नाम / Name  
**S.S DEVELOPER**

निगमन/गठन की तारीख  
 Date of Incorporation/Formation  
**01/08/2019**



22082019

**इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:**  
 आयकर पैन सेवा इकाई, एन एस डी एल  
 मंत्रि मंजिल, मंत्री स्टर्लिंग,  
 प्लॉट नं. 341, सर्वे नं. 997/8,  
 मॉडेल 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  
 4th Floor, Mantri Sterling,  
 Plot No. 341, Survey No. 997/8,  
 Model Colony, Near Deep Bungalow Chowk,  
 Pune - 411 016.



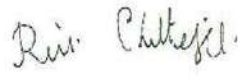


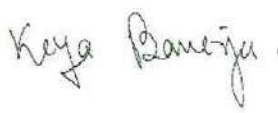
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
 e-mail: tininfo@nsdl.co.in



Soumen Samanta

Somth Singh Ref

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt Rini Chatterjee (Presentant )</b> Wife of Shri Somnath Chatterjee Chattapadhyya Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office	 14/08/2020	 LTI 14/08/2020	 14/08/2020
E-13, Saratpally, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx6C, Aadhaar No: 53xxxxxxxx3193, Status :Individual, Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt Keya Banerjee</b> Wife of Shri Malay Kanti Banerjee Bandyopadhyya Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office	 14/08/2020	 LTI 14/08/2020	 14/08/2020
E-11, Saratpally, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx8D, Aadhaar No: 90xxxxxxxx0433, Status :Individual, Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>S. S. DEVELOPERS</b> 59/A, Bidhannagar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 , PAN No.:: ADxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

### Major Information of the Deed



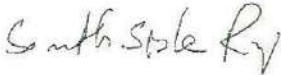



Deed No :	I-1003-02573/2020	Date of Registration	14/08/2020
Query No / Year	1003-2000958453/2020	Office where deed is registered	
Query Date	14/08/2020 1:45:28 PM	1003-2000958453/2020	
Applicant Name, Address & Other Details	Debabrata Pramanik Abash, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 7001538814, Status :Deed Writer		
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. 10,00,000/-	Rs. 1,66,65,680/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Narampur Municipal Road, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-838 (RS :-15 )	LR-2693	Commerci al	Vastu	3.35 Dec	5,00,000/-	83,32,840/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-838 (RS :-15 )	LR-2692	Commerci al	Vastu	3.35 Dec	5,00,000/-	83,32,840/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>6.7Dec</b>	<b>10,00,000 /-</b>	<b>166,65,680 /-</b>	
	<b>Grand Total :</b>				<b>6.7Dec</b>	<b>10,00,000 /-</b>	<b>166,65,680 /-</b>	

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Somnath Singha Roy</b> Son of Late Basudeb Singha Roy Date of Execution - 14/08/2020, , Admitted by: Self, Date of Admission: 14/08/2020, Place of Admission of Execution: Office			
	Aug 14 2020 5:27PM	LTI 14/08/2020	14/08/2020	
59, Bidhannagar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7L, Aadhaar No: 43xxxxxxxx4135 Status : Representative, Representative of : S. S. DEVELOPERS (as Partners)				
2	<b>Name</b> <b>Shri Soumen Samanta</b> Son of Late Balai Samanta Date of Execution - 14/08/2020, , Admitted by: Self, Date of Admission: 14/08/2020, Place of Admission of Execution: Office			
	Aug 14 2020 5:28PM	LTI 14/08/2020	14/08/2020	
BE-75, Bidhannagar East, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2J, Aadhaar No: 64xxxxxxxx1586 Status : Representative, Representative of : S. S. DEVELOPERS (as Partners)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Debabrata Pramanik</b> Son of Late Ram Chandra Pramanik Abash, P.O:- Abash, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721102			
	14/08/2020	14/08/2020	14/08/2020
Identifier Of Smt Rini Chatterjee, Smt Keya Banerjee, Shri Somnath Singha Roy, Shri Soumen Samanta			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Rini Chatterjee	S. S. DEVELOPERS-3.35 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Keya Banerjee	S. S. DEVELOPERS-3.35 Dec

## Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Narampur Municipal Road, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 838, LR Khatian No:- 2693	Owner:রিনি চ্যাটার্জী, Gurdian:সোমনা চ্যাটার্জ, Address:শরতপল্লী মেদিনীপুর , Classification:বাস্ত, Area:0.03350000 Acre,	Smt Rini Chatterjee
L2	LR Plot No:- 838, LR Khatian No:- 2692	Owner:কেয়া ব্যানার্জী, Gurdian:মলয় কান্ত ব্যানার্জ, Address:শরতপল্লী মেদিনীপুর , Classification:বাস্ত, Area:0.03350000 Acre,	Smt Keya Banerjee

**Endorsement For Deed Number : I - 100302573 / 2020**

**On 14-08-2020**

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

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

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

Presented for registration at 17:24 hrs on 14-08-2020, at the Office of the A.D.S.R. MIDNAPORE by Smt Rini Chatterjee , 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 1,66,65,680/-

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

Execution is admitted on 14/08/2020 by 1. Smt Rini Chatterjee, Wife of Shri Somnath Chatterjee Chattapadhyya, E-13, Saratpally, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Smt Keya Banerjee, Wife of Shri Malay Kanti Banerjee Bandyopadhyya, E-11, Saratpally, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife

Identified by Shri Debabrata Pramanik, , Son of Late Ram Chandra Pramanik, Abash, P.O: Abash, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 14-08-2020 by Shri Somnath Singha Roy, Partners, S. S. DEVELOPERS, 59/A, Bidhannagar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Identified by Shri Debabrata Pramanik, , Son of Late Ram Chandra Pramanik, Abash, P.O: Abash, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Deed Writer

Execution is admitted on 14-08-2020 by Shri Soumen Samanta, Partners, S. S. DEVELOPERS, 59/A, Bidhannagar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Identified by Shri Debabrata Pramanik, , Son of Late Ram Chandra Pramanik, Abash, P.O: Abash, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Deed Writer

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2020 5:28PM with Govt. Ref. No: 192020210060695361 on 14-08-2020, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AQNAQI7 on 14-08-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4895, Amount: Rs.5,000/-, Date of Purchase: 14/08/2020, Vendor name: Satya Charan Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2020 5:28PM with Govt. Ref. No: 192020210060695361 on 14-08-2020, Amount Rs: 35,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AQNAQI7 on 14-08-2020, Head of Account 0030-02-103-003-02

*Rabindranath Sau*

**RABINDRANATH SAU  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MIDNAPORE  
Paschim Midnapore, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1003-2020, Page from 60725 to 60764  
being No 100302573 for the year 2020.



*Rabindranath Sau*

Digitally signed by RABINDRANATH SAU  
Date: 2020.08.17 17:39:31 +05:30  
Reason: Digital Signing of Deed.

**(RABINDRANATH SAU) 2020/08/17 05:39:31 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MIDNAPORE  
West Bengal.**

**(This document is digitally signed.)**